

Town of Kingsville Development Charges Background Study

November 8, 2017



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 **Planning for growth**

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List of Acronyms and Abbreviations

| Acronym | Full Description of Acronym |
|----------------|------------------------------------|
| D.C. | Development Charge |
| D.C.A. | Development Charges Act, 1997 |
| G.F.A. | Gross floor area |
| N.F.P.O.W. | No Fixed Place of Work |
| 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.s. | Subsection |
| S.W.M. | Stormwater management |
| sq.ft. | Square foot or square feet |

Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Kingsville 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 Town;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
 - 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 amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of ten-year historical service calculation;
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit; and

- 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of Bill 73. These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
 - a. Area-rating: Council must consider the use of area-specific charges;
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle;
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law; and
 - d. Timing of Collection of D.C.s: The D.C.A. now requires D.C.s to be collected at the time the first building permit is issued.
4. The growth forecast (Chapter 3) on which the Town-wide D.C. is based, projects the following population, housing and non-residential floor area for the ten-year (2017 to 2026), 20-year (2017 to 2036), and buildout periods.

| Measure | 10 Year | 20 Year | Urban Buildout | Urban Buildout (including Greenhouses) |
|--|-----------|-----------|------------------------|---|
| | 2017-2026 | 2017-2036 | 2017-Urban Buildout | 2017-Urban Buildout |
| (Net) Population Increase | 1,945 | 4,170 | 6,742 | 6,742 |
| Residential Unit Increase | 1,090 | 2,099 | 3,615 | 3,615 |
| Non-Residential Gross Floor Area Increase (sq.ft.) | 6,318,600 | 6,800,700 | 1,497,700 | 7,417,500 |

Source: Watson & Associates Economists Ltd. forecast 2017

5. On February 11, 2013, the Town of Kingsville passed By-law 12-2013 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law was amended on March 25, 2013 via By-law 27-2013. The Town's D.C. by-law will expire on February 11, 2018. The Town is undertaking a D.C. public process and anticipates passing a new by-law on January 8, 2018. The mandatory public meeting has been set for December 11, 2017.

6. The Town's residential D.C. currently in effect is \$8,246 for single detached dwelling units for Town-wide services. The non-residential charge is \$0.37 per sq.ft. for Town-wide services. The Town also imposes urban charges for stormwater and wastewater services (in addition to the Town-wide D.C.s). The Ruthven, Kingsville and Lakeshore West areas' D.C.s are \$697 for single detached units and \$0.34 per sq.ft. for non-residential development. The Cottam area's D.C.s are \$1,968 for single detached units and \$1.10 per sq.ft. for non-residential development. Note, the Cottam area D.C.s have been discounted 50% from the calculated rates.
7. This report has undertaken a recalculation of the charge based on future identified needs (presented in Table ES-1 for residential and non-residential). Charges have been provided on a Town-wide basis for all services except water, wastewater and stormwater. The urban charges have been combined into one rate for all urban development. Additionally, water D.C.s have now been incorporated into the charges. In the past, water services have been included in the draft reports, however, the charges were removed at time of adoption. The corresponding single detached unit charges are \$7,411 for Town-wide services and \$5,823 for urban services. The non-residential charge is \$0.59 per sq.ft. of building area for Town-wide services and \$1.74 per sq.ft. of building area for urban services. These rates are submitted to Council for its consideration.
8. New categories have been added to the schedule of charges (provided in ES-1) for Council's consideration. Bunk houses have been included as a residential category and are proposed to be charged on a per capita basis, with a maximum charge based on 10 persons. Wind turbines and greenhouses have been added as non-residential categories. Wind turbines are proposed to be calculated on a per unit basis and are calculated equivalent to the single detached unit rates for services related to a highway, fire, police, administration, and non-administration space. Greenhouses have been included on a per sq.ft. basis for the services noted above for wind turbines, as well as water services.

Table ES-1
Town of Kingsville
Schedule of Development Charges

| Service | RESIDENTIAL | | | | | NON-RESIDENTIAL | | |
|--|-----------------------------------|---------------------------|-------------------------------------|-----------------|---------------------------|----------------------------------|--------------------------|-------------------------|
| | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Bunk Houses* (per capita) | (per sq.ft. of Gross Floor Area) | Greenhouses (per sq.ft.) | Wind Turbine (per unit) |
| Town-Wide Services: | | | | | | | | |
| Services Related to a Highway | 5,129 | 2,470 | 3,039 | 3,540 | 1,727 | 0.54 | 0.54 | 5,129 |
| Municipal Parking Spaces | 42 | 20 | 25 | 29 | 14 | 0.00 | - | - |
| Fire Protection Services | - | - | - | - | - | 0.00 | - | - |
| Police Services | 153 | 74 | 91 | 106 | 52 | 0.02 | 0.02 | 153 |
| Indoor & Outdoor Recreation Services | 1,518 | 731 | 900 | 1,048 | 511 | 0.02 | - | - |
| Library Services | 306 | 147 | 181 | 211 | 103 | 0.00 | - | - |
| Administration | 237 | 114 | 140 | 164 | 80 | 0.01 | 0.01 | 237 |
| Non-Administration Facilities | 26 | 13 | 15 | 18 | 9 | 0.00 | - | 26 |
| Total Town-Wide Services | 7,411 | 3,569 | 4,391 | 5,116 | 2,495 | 0.59 | 0.57 | 5,545 |
| Urban Services | | | | | | | | |
| Stormwater Drainage and Control Services | 192 | 92 | 114 | 133 | 65 | 0.11 | - | - |
| Wastewater Services | 2,051 | 988 | 1,215 | 1,416 | 691 | 1.13 | - | - |
| Water Services | 3,580 | 1,724 | 2,121 | 2,471 | 1,205 | 0.50 | 0.50 | - |
| Total Urban Services | 5,823 | 2,804 | 3,450 | 4,020 | 1,961 | 1.74 | 0.50 | - |
| GRAND TOTAL RURAL AREA | 7,411 | 3,569 | 4,391 | 5,116 | 2,495 | 0.59 | 0.57 | 5,545 |
| GRAND TOTAL URBAN AREA | 13,234 | 6,373 | 7,841 | 9,136 | 4,456 | 2.33 | 1.07 | 5,545 |

*Bunk houses charged on a per capita basis, per building, up to a maximum of 10 persons per building.

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 6-7. A summary of these costs is provided below:

| | |
|---|----------------------|
| Total gross expenditures planned over the next five years | \$ 48,605,125 |
| Less: | |
| Benefit to existing development | \$ 17,239,242 |
| Post planning period benefit | \$ 1,128,100 |
| Ineligible re: Level of Service | \$ - |
| Mandatory 10% deduction for certain services | \$ 271,424 |
| Grants, subsidies and other contributions | \$ - |
| Net Costs to be recovered from development charges | \$ 29,966,359 |

Hence, \$18.64 million (or an annual amount of \$3.73 million) will need to be contributed from taxes and rates, or other sources. Of this amount, \$1.13 million will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$48.61 million over the next five years, of which \$29.97 million (62%) is recoverable from D.C.s. Of this net amount, \$23.03 million is recoverable from residential development and \$6.93 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following services are calculated based on an urban build-out forecast:

- Stormwater Drainage and Control Services;
- Wastewater Services; and
- Water Services (includes greenhouse gross floor area and employment).

The following services are calculated based on an 18-year forecast:

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

All other services are calculated based on a ten-year forecast. These include:

- Parking;

- Indoor and Outdoor Recreation;
- Library Services;
- Administration; and
- Non-administration Space.

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

- Adopting the charges and policies recommended herein;
- Considering additional exemptions to the by-law; and
- Considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).

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.) (s.10) and, accordingly, recommends new D.C.s and policies for the Town of Kingsville.

The Town retained Watson & Associates Economists Ltd. (Watson) to undertake the development charge (D.C.) study process throughout 2017. Watson worked with Town staff in preparing the D.C. analysis and policy recommendations.

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town'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 G).

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

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

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

1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for December 11, 2017. 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 Town'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 8, 2017.

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 Town of Kingsville

| | |
|---|---------------------------------|
| 1. Data collection, staff review, engineering work, D.C. calculations and policy work | Summer 2017 to Fall 2017 |
| 2. Background study and proposed by-law available to public | November 8, 2017 |
| 3. Public meeting advertisement placed in newspaper(s) | No later than November 20, 2017 |
| 4. Public meeting of Council | December 11, 2017 |
| 5. Council considers adoption of background study and passage of by-law | January 8, 2018 |
| 6. Notice given of by-law passage in newspaper(s) | By 20 days after passage |
| 7. Last day for by-law appeal | 40 days after passage |
| 8. Town makes pamphlet available (where by-law not appealed) | By 60 days after in force date |

1.3 Changes to the D.C.A.: Bill 73

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

1.3.1 Area Rating

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

- 1) Section 2(9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services 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. Further discussion is provided in section 7.4.4.

1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an Asset Management Plan (s.10 (2) c.2). The asset management plan 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 asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality’s existing assumptions, approaches and policies on asset management planning. This examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

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

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

This D.C. study is being provided to the public on November 8, 2017 to ensure the new requirements for release of the study are met.

1.3.4 Timing of Collection of D.C.s

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

1.3.5 Other Changes

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

2. Current Town of Kingsville Policy

2.1 Schedule of Charges

On February 11, 2013, the Town of Kingsville passed By-law 12-2013 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law was amended on March 25, 2013 via By-law 27-2013 to incorporate the exemptions identified in section 2.6 of this chapter. The Town's D.C. by-law will expire on February 11, 2018. The Town is undertaking a D.C. public process and anticipates passing a new by-law on January 8, 2018. The mandatory public meeting has been set for December 11, 2017.

These by-laws impose D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as at November 1, 2017.

**Table 2-1
Town of Kingsville
Current Development Charges**

| Service | Residential | | | | Non-Residential |
|---|------------------------|--------------|----------------------------------|---------------------------------|---------------------|
| | Single & Semi Detached | Multiples | Apartments with >= 2 Bedrooms | Apartments with < 2 Bedrooms | per ft ² |
| Town-wide Services | | | | | |
| Services Related to a Highway | 4,406 | 3,215 | 2,588 | 2,005 | 0.28 |
| Municipal Parking Spaces | 82 | 60 | 48 | 37 | 0.01 |
| Other Transportation Services | 144 | 105 | 85 | 66 | 0.01 |
| Fire Protection Services | 571 | 417 | 335 | 260 | 0.02 |
| Police Services | 161 | 118 | 95 | 73 | 0.01 |
| Outdoor Recreation Services | 2,396 | 1,749 | 1,408 | 1,090 | 0.03 |
| Indoor Recreation Services | 60 | 44 | 35 | 27 | - |
| Library Services | 180 | 131 | 106 | 82 | - |
| Administration | 217 | 158 | 127 | 99 | 0.01 |
| Non-Administration Facilities | 29 | 21 | 17 | 13 | - |
| Total Town-wide | 8,246 | 6,018 | 4,844 | 3,752 | 0.37 |
| Urban Area Services - Ruthven, Kingsville and Lakeshore West Areas | | | | | |
| Storm Water Drainage and Control Services | 36 | 26 | 21 | 16 | 0.02 |
| Wastewater Services | 661 | 482 | 388 | 301 | 0.32 |
| Total Ruthven, Kingsville, and Lakeshore West Areas | 8,943 | 6,526 | 5,253 | 4,069 | 0.71 |
| Urban Area Services - Cottam Area | | | | | |
| Storm Water Drainage and Control Services | 18 | 13 | 11 | 8 | 0.01 |
| Wastewater Services | 1,950 | 1,423 | 1,145 | 887 | 1.09 |
| Total Cottam Area | 10,214 | 7,454 | 6,000 | 4,648 | 1.47 |

2.2 Services Covered

The following services are covered under By-law 12-2013 (as amended):

- Services Related to a Highway;
- Municipal Parking Spaces;
- Other Transportation Services;

- Fire Protection;
- Police;
- Outdoor Recreation;
- Indoor Recreation;
- Library;
- Administration;
- Non-administration Space;
- Stormwater Drainage and Control Services; and
- Wastewater Services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of building permit issuance and are collected by the Town of Kingsville Building Department. Despite the above, Council from time to time, and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

2.4 Indexing

Rates shall be indexed annually on January 1st by the percentage change recorded in the average annual Non-Residential Construction Price Index produced by Statistics Canada.

2.5 Redevelopment Allowance

As a result of the redevelopment of land, if a building or structure existing on the same land within 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. 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:

- A place of worship;
- A bona fide farm building; and
- A greenhouse.

3. Anticipated Development in the Town of Kingsville

3.1 Requirements of the Act

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 section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which D.C.s can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Kingsville will be required to provide services, over a ten-year (mid-2017 to mid-2027), 20-year (mid-2017 to mid-2037) and buildout time horizon.

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

The D.C. growth forecast has been derived based on discussions with Town staff regarding historical development trends, phasing, land availability and market demand. In compiling the growth forecast, the following information sources were also relied upon to assess residential and non-residential development potential for the Town of Kingsville over the forecast period, including:

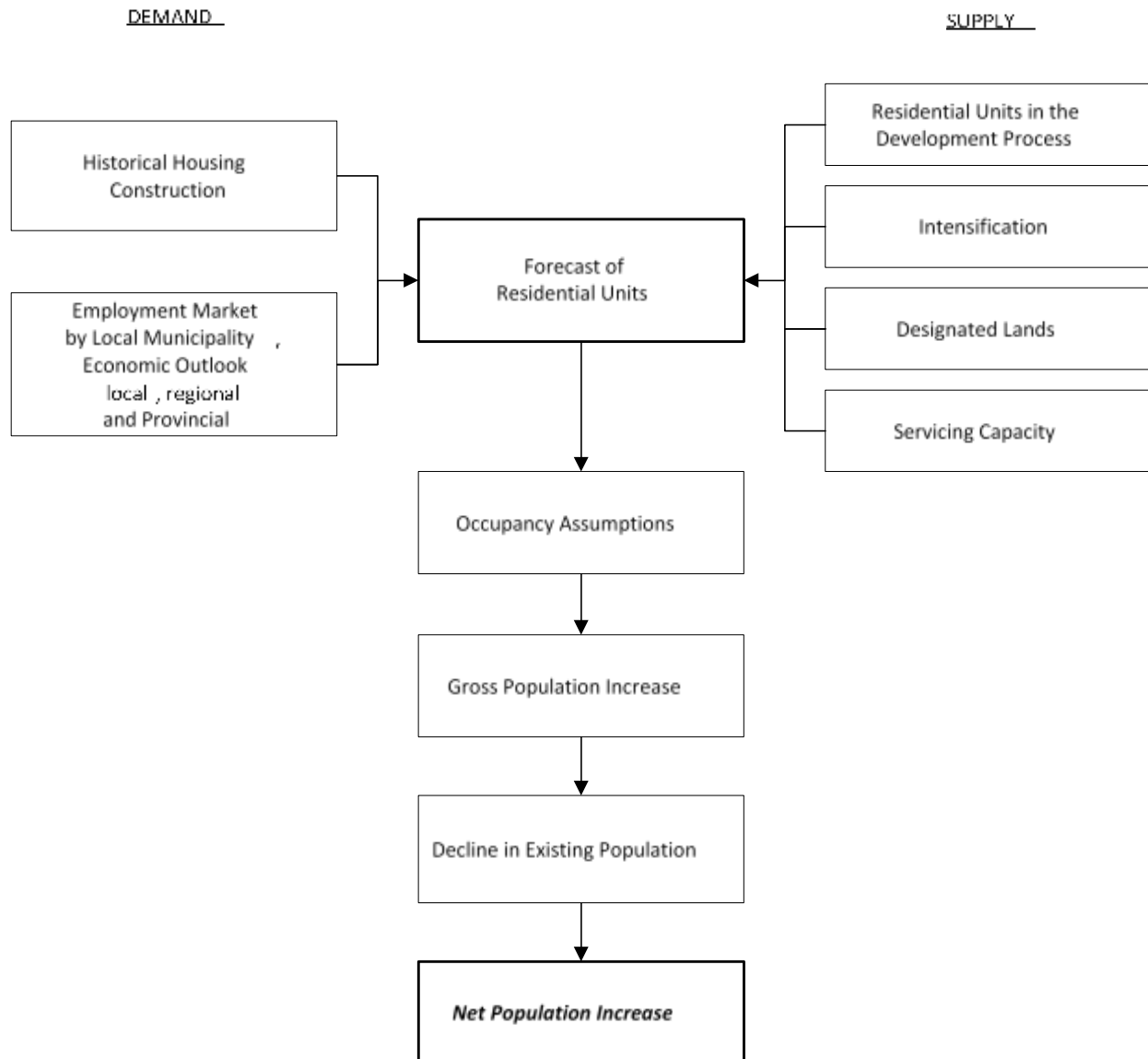
- Town of Kingsville – Development Charges Background Study, 2012;
- Foundation Report: Essex County Official Plan Review – The County of Essex, August 2011 (N. Barry Lyon Consultants Ltd.);
- 2001, 2006, 2011, and 2016 Census Data;
- A review of historical residential and non-residential activity;
- A review of residential and non-residential land supply; and
- Discussions with Town staff regarding the anticipated residential and non-residential development trends.

3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A. The discussion provided herein summarizes the anticipated growth for the

Town and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Figure 3-1 below, and Schedule 1 in Appendix A.

Figure 3-1
Population and Household Forecast Model



As identified in Table 3-1 and Schedule 1 (Appendix A), the Town's population is anticipated to reach approximately 23,880 by 2027, 26,240 by 2037 and 29,460 by buildout. This represents an increase of 2,060, 4,420, and 7,640 persons, respectively, over the ten-year, 20-year and buildout forecast periods. The population forecast summarized herein from Schedule 1 excludes the net Census undercount, which is estimated at approximately 4%. The Census undercount represents the net number of persons missed during Census enumeration. In calculating the D.C., the net Census undercount has been excluded from the growth forecast. Accordingly, all references provided herein to the population forecast exclude the net Census undercount. Provided below is a summary of the key assumptions and findings regarding the Town of Kingsville D.C. growth forecast.

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

- The unit mix for the Town was derived from historical development activity, designated urban land supply, (as per Schedule 6 and 7) and discussions with Planning staff regarding anticipated development trends for the Town.
- Based on the above, the long-term (2017 to 2037) household growth forecast is comprised of a housing unit mix of approximately 78% low density (single detached and semi-detached), 16% medium density (multiples except apartments) and 6% 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 for the Town of Kingsville by development location. The percentage of forecast housing growth between 2017 and 2037 by settlement area and remaining rural area is summarized below.

| | Housing Growth (Units) | % |
|--|------------------------|------|
| Urban (Ruthven/Kingsville/ Lakeshore West) | 1,844 | 88% |
| Urban (Cottam) | 105 | 5% |
| Rural | 150 | 7% |
| Total | 2,099 | 100% |

**Table 3-1
Town of Kingsville
Residential Growth Forecast Summary**

| Year | | Including Census Undercount ¹ | Excluding Census Undercount | | | Housing Units | | | | | |
|-------------|---------------------|--|-----------------------------|-----------------------------|--|-----------------------------|------------------------------------|-------------------------|-------|---------------------|-----------------------------|
| | | Population | Population | Institutional Population | Population Excluding Institutional Population | Singles & Semi- Detached | Multiple Dwellings ² | Apartments ³ | Other | Total Households | Person Per Unit (PPU) |
| Historical | Mid 2001 | 20,400 | 19,619 | 1,143 | 18,476 | 6,095 | 270 | 415 | 25 | 6,805 | 2.88 |
| | Mid 2006 | 21,740 | 20,908 | 1,888 | 19,020 | 6,575 | 430 | 420 | 25 | 7,450 | 2.81 |
| | Mid 2011 | 22,220 | 21,362 | 1,322 | 20,040 | 6,825 | 490 | 365 | 40 | 7,720 | 2.77 |
| | Mid 2016 | 22,410 | 21,552 | 1,232 | 20,320 | 7,010 | 525 | 400 | 40 | 7,975 | 2.70 |
| Forecast | Mid 2017 | 22,690 | 21,819 | 1,247 | 20,572 | 7,129 | 525 | 400 | 40 | 8,094 | 2.70 |
| | Mid 2027 | 24,840 | 23,882 | 1,365 | 22,516 | 8,021 | 667 | 456 | 40 | 9,184 | 2.60 |
| | Mid 2037 | 27,290 | 26,242 | 1,500 | 24,742 | 8,764 | 862 | 527 | 40 | 10,193 | 2.57 |
| | Buildout | 30,630 | 29,455 | 1,684 | 27,772 | 9,819 | 1,176 | 674 | 40 | 11,709 | 2.52 |
| Incremental | Mid 2001 - Mid 2006 | 1,340 | 1,289 | 745 | 544 | 480 | 160 | 5 | 0 | 645 | |
| | Mid 2006 - Mid 2011 | 480 | 454 | -566 | 1,020 | 250 | 60 | -55 | 15 | 270 | |
| | Mid 2011 - Mid 2016 | 190 | 190 | -90 | 280 | 185 | 35 | 35 | 0 | 255 | |
| | Mid 2016 - Mid 2017 | 280 | 267 | 15 | 252 | 119 | 0 | 0 | 0 | 119 | |
| | Mid 2017 - Mid 2027 | 2,150 | 2,062 | 118 | 1,944 | 892 | 142 | 56 | 0 | 1,090 | |
| | Mid 2017 - Mid 2037 | 4,600 | 4,423 | 253 | 4,170 | 1,635 | 337 | 127 | 0 | 2,099 | |
| | Mid 2017 - Buildout | 7,940 | 7,636 | 436 | 7,200 | 2,690 | 651 | 274 | 0 | 3,615 | |

Source: Watson & Associates Economists Ltd., August 2017. Derived from the Foundation Report: Essex County Official Plan Review, August 2011, N. Barry Lyon Consultants Limited.

1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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 certain services, such as parks, recreation and libraries, to a ten-year planning horizon. Services related to a highway, police and fire services utilize a 20-year planning horizon, and water, wastewater and stormwater services utilize a longer urban forecast period.

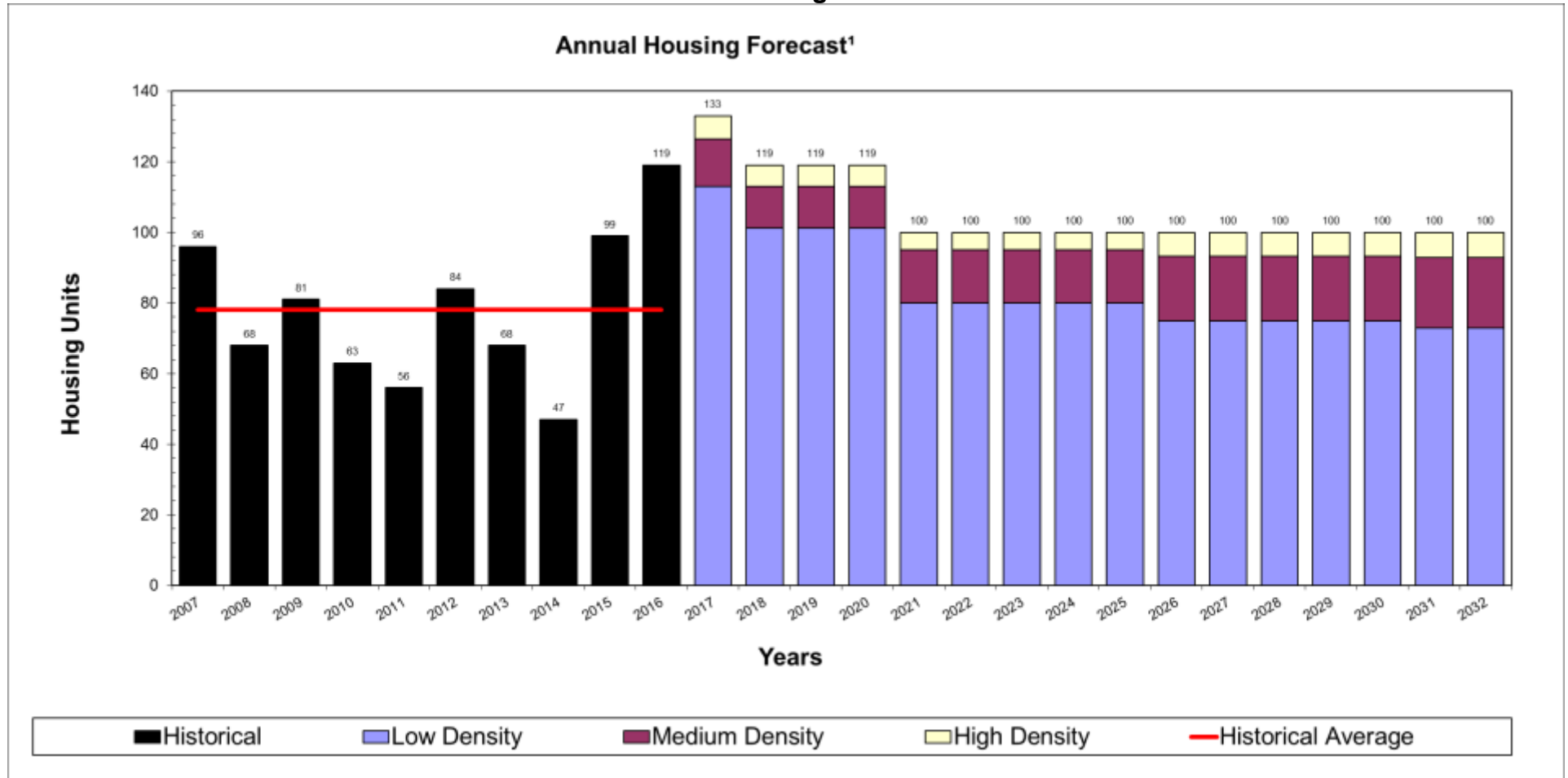
4. Population in New Units (Appendix A – Schedules 2 through 9)

- The number of housing units to be constructed in the Town of Kingsville during the planning periods is presented on Figure 3-2. Over the 20-year term (2017 to 2037) forecast period, the Town is anticipated to average 105 new housing units per year.
- Population in new units is derived from Schedules 3, 4, 5a and 5b, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit by dwelling type for new units.
- Schedules 8a and 8b summarize the average number of persons per unit (P.P.U.) for the new housing units by age and type of dwelling, based on 2011 custom Census data for the Town of Kingsville and Essex County. The 20-year average P.P.U.s by dwelling type are as follows:
 - Low density (Town of Kingsville): 2.97
 - Medium density (Essex County): 2.05
 - High density (Essex County): 1.64

5. Existing Units and Population Change (Appendix A – Schedules 2, 3, 4, and 5)

- Existing households as of 2017 are based on the 2016 Census households, plus estimated residential units constructed between 2016 and mid-2016, assuming a 6-month lag between construction and occupancy (see Schedule 2).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2017 to 2037 forecast period is estimated at approximately 1,590.

**Figure 3-2
Town of Kingsville
Annual Housing Forecast**



Source: Historical housing activity (2007-2016) based on Statistics Canada building permits, Catalogue 64-001-XIB

2017 housing growth derived by Watson & Associates Economist Ltd.

1. Growth Forecast represents calendar year.

6. Employment (Appendix A – Schedules 10 through 12)

- The employment projection is largely based on the activity rate method, which is defined as the number of jobs in the Town 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.
- The Town's 2011¹ employment base by place of work is outlined in Schedule 10. The 2011 employment base is comprised of the following sectors:
 - 930 primary (approximately 17%);
 - 640 work at home employment (approximately 11%);
 - 1,646 industrial (approximately 30%);
 - 1,596 commercial/population-related (approximately 29%); and
 - 765 institutional (approximately 14%).
- The 2011 employment base by usual place of work, including work at home, is approximately 5,576 jobs.
- The Town's 2017 employment base is estimated at 5,884 based on a review of non-residential development trends between 2011 and 2016. The Town's employment base is anticipated to reach approximately 6,690 by 2027, 7,590 by 2037 and 8,450 at buildout.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment, which is the basis for the D.C.A. employment forecast. The impact on the Town's services from work at home employees has already been included in the population forecast. Accordingly, work at home employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Town of Kingsville (excluding work at home employment) is anticipated to reach approximately 5,920 by 2027, 6,750 by 2037 and 7,500 at buildout. This represents an employment increase of 690, 1,520 and 2,270 additional jobs over the ten-year, 20-year and buildout periods, respectively.

¹ 2011 Employment is based on Statistics Canada 2011 Places of Work Employment dataset.

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

- Square footage estimates are calculated in Schedule 10b based on the following employee density assumptions:¹
 - 1,200 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental non-residential G.F.A. increase is anticipated to be approximately 6,318,600 sq.ft. over the ten-year forecast period, 6,800,700 sq.ft. over the 20-year forecast period, and 7,430,600 over the buildout forecast period.
- In terms of percentage growth, the 20-year incremental G.F.A. forecast by sector is broken down as follows:
 - Greenhouse – approximately 87%;
 - Industrial – approximately 7%;
 - Commercial/population-related – approximately 2%; and
 - Institutional – approximately 3%.

¹ Based on Watson & Associates Economists Ltd. employment surveys.

4. The Approach to Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

A number of these services are defined in s.s.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 s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Town’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, s.s.5(1)3, which requires Town 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.

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.

Figure 4-1
The Process of Calculating a D.C. under the D.C.A.

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

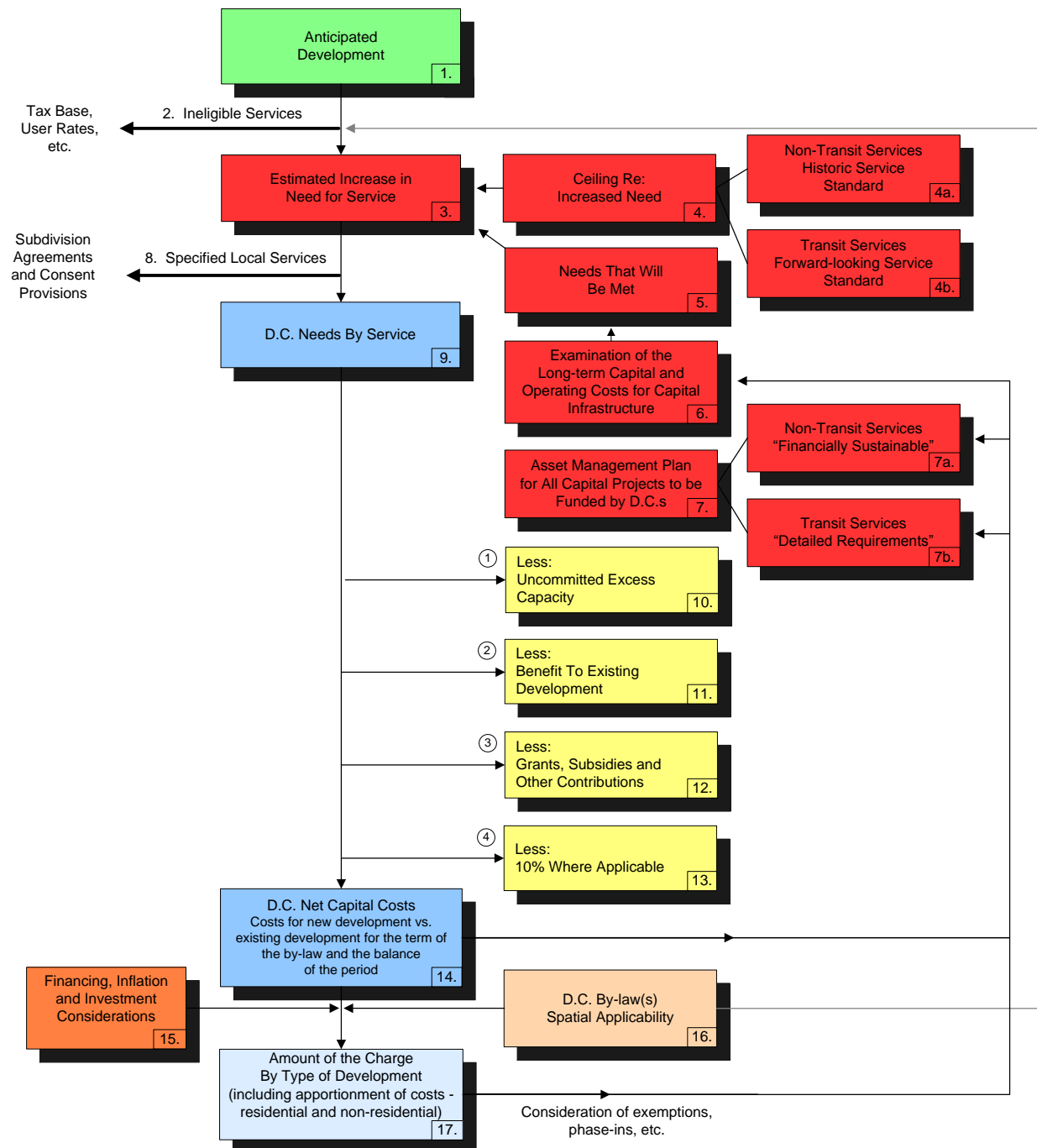


Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

| 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 | 90 |
| | Yes | 2.4 Municipal parking spaces - outdoor | 90 |
| | Yes | 2.5 Works yards | 100 |
| | Yes | 2.6 Rolling stock ¹ | 100 |
| | n/a | 2.7 Ferries | 90 |
| | n/a | 2.8 Airport | 90 |
| 3. Stormwater Drainage and Control Services | Yes | 3.1 Main channels and drainage trunks | 100 |
| | Yes | 3.2 Channel connections | 100 |
| | Yes | 3.3 Retention/detention ponds | 100 |
| 4. Fire Protection Services | Yes | 4.1 Fire stations | 100 |
| | Yes | 4.2 Fire pumpers, aerials and rescue vehicles ¹ | 100 |
| | Yes | 4.3 Small equipment and gear | 100 |

¹with 7+ year life time

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

| Categories of Municipal Services | Eligibility for Inclusion in the D.C. Calculation | Service Components | Maximum Potential D.C. Recovery % |
|---|---|--|-----------------------------------|
| 5. Outdoor Recreation 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 | 90 |
| | Yes | 5.3 Development of district parks | 90 |
| | Yes | 5.4 Development of municipal-wide parks | 90 |
| | Yes | 5.5 Development of special purpose parks | 90 |
| | Yes | 5.6 Parks rolling stock ¹ and yards | 90 |
| 6. Indoor Recreation Services | Yes | 6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) | 90 |
| | Yes | 6.2 Recreation vehicles and equipment ¹ | 90 |
| 7. Library Services | Yes | 7.1 Public library space (incl. furniture and equipment) | 90 |
| | n/a | 7.2 Library vehicles ¹ | 90 |
| | No | 7.3 Library materials | 90 |
| 8. Electrical Power Services | Ineligible | 8.1 Electrical substations | 0 |
| | Ineligible | 8.2 Electrical distribution system | 0 |
| | Ineligible | 8.3 Electrical system rolling stock | 0 |
| 9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres | Ineligible | 9.1 Cultural space (e.g. art galleries, museums and theatres) | 0 |
| | Ineligible | 9.2 Tourism facilities and convention centres | 0 |
| 10. Wastewater Services | Yes | 10.1 Treatment plants | 100 |
| | Yes | 10.2 Sewage trunks | 100 |
| | n/a | 10.3 Local systems | 0 |
| | Yes | 10.4 Vehicles and equipment ¹ | 100 |

¹with 7+ year life time

| Categories of Municipal Services | Eligibility for Inclusion in the D.C. Calculation | Service Components | Maximum Potential D.C. Recovery % |
|--------------------------------------|---|--|-----------------------------------|
| 11. Water Supply Services | No Yes n/a Yes | 11.1 Treatment plants 11.2 Distribution systems 11.3 Local systems 11.4 Vehicles and equipment ¹ | 100 100 0 100 |
| 12. Waste Management Services | Ineligible Ineligible No No | 12.1 Landfill collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Waste diversion facilities 12.4 Waste diversion vehicles and equipment ¹ | 0 0 90 90 |
| 13. Police Services | Yes No Yes | 13.1 Police detachments 13.2 Police rolling stock ¹ 13.3 Small equipment and gear | 100 100 100 |
| 14. Homes for the Aged | n/a n/a | 14.1 Homes for the aged space 14.2 Vehicles ¹ | 90 90 |
| 15. Child Care | n/a n/a | 15.1 Child care space 15.2 Vehicles ¹ | 90 90 |
| 16. Health | n/a n/a | 16.1 Health department space 16.2 Health department vehicles ¹ | 90 90 |
| 17. Social Housing | n/a | 17.1 Social housing space | 90 |
| 18. Provincial Offences Act (P.O.A.) | n/a | 18.1 P.O.A. space | 90 |
| 19. Social Services | n/a | 19.1 Social service space | 90 |
| 20. Ambulance | n/a n/a | 20.1 Ambulance station space 20.2 Vehicles ¹ | 90 90 |
| 21. Hospital Provision | Ineligible | 21.1 Hospital capital contributions | 0 |

¹with 7+ year life time

| Categories of Municipal Services | Eligibility for Inclusion in the D.C. Calculation | Service Components | Maximum Potential D.C. Recovery % |
|--|---|--|--|
| 22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards | Ineligible Ineligible Ineligible | 22.1 Office space 22.2 Office furniture 22.3 Computer equipment | 0 0 0 |
| 23. Other Services | Yes Yes | 23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital | 0-100 0-100 |

¹with a 7+ year life time

²same percentage as service component to which it pertains

| 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. |

4.5 Capital Forecast

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

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

The capital costs include:

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

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

4.6 Treatment of Credits

Section 8, para. 5 of O.Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." Subsection 17, para. 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 be included in the D.C. calculations.

4.7 Eligible Debt and Committed Excess Capacity

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

indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges; for example, this may have been done as part of previous D.C. processes. It is noted that no projects have been included which require debenture financing. Therefore, no interest costs are included within the capital detail sheets.

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 8 of subsection 5(1).”

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

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

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

The Town's D.C. Reserve Fund Balance by service at December 31, 2016 (adjusted to reflect outstanding commitments) is shown below:

| Service | Balance as at December 31, 2016 | Commitments | Balance After Commitments |
|---|--|-----------------------|--------------------------------------|
| <i>Town-wide Services</i> | | | |
| Services Related to a Highway | (\$551,942.94) | (\$85,725.00) | (\$637,667.94) |
| Other Transportation Services | (\$78,541.52) | (\$17,869.00) | (\$96,410.52) |
| Municipal Parking Spaces | \$5,217.03 | | \$5,217.03 |
| Police Services | \$53,586.11 | | \$53,586.11 |
| Fire Protection Services | \$288,730.29 | | \$288,730.29 |
| Outdoor Recreation Services | \$598,262.96 | (\$66,420.00) | \$531,842.96 |
| Indoor Recreation Services | \$528,124.78 | | \$528,124.78 |
| Library Services | (\$608,534.57) | | (\$608,534.57) |
| Administration | \$117,448.65 | (\$22,826.00) | \$94,622.65 |
| Non-Administration Facilities | (\$20,988.28) | | (\$20,988.28) |
| <i>Kingsville Services</i> | | | \$0.00 |
| Storm Water Drainage and Control Services | \$196,087.47 | (\$100,000.00) | \$96,087.47 |
| Wastewater Services | \$554,868.98 | | \$554,868.98 |
| Water Supply Services | \$0.00 | | \$0.00 |
| <i>Cottam Services</i> | | | \$0.00 |
| Storm Water Drainage and Control Services | (\$53,955.84) | | (\$53,955.84) |
| Wastewater Services | (\$70,558.27) | | (\$70,558.27) |
| Water Supply Services | \$0.00 | | \$0.00 |
| Total | \$957,804.85 | (\$292,840.00) | \$664,964.85 |

Note: Amounts in brackets are Deficit balances. It is recommended that the commitments be funded from the D.C. reserve fund prior to year-end.

4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

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

¹ Reserve balance to be combined with Administration Studies.

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 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 ten-year period immediately preceding the preparation of the background study...” O.Reg. 82.98 (s.4) goes further to indicate that “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

With respect to transit services, the changes to the Act as a result of Bill 73 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 s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Town’s “excess capacity,” other than excess capacity which is “committed” (discussed above in section 4.6).

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities. For example, if 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 following:

- 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, that do not have a fixed service area.

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

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

demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (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 s.6).

4.9.5 The 10% Reduction

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

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

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.

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 new legislation now requires that a D.C. background study must include an Asset Management Plan (s.10 (2)c.2). The asset management plan 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 asset management plan related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality's existing assumptions, approaches and policies on the asset management planning. This examination has been included in Appendix F.

4.13 Transit

The most significant changes to the Act relate to transit services. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (section 5.2.(i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per section 8(2) of the Regulations):
 - 1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.
 - 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the ten-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the ten-year period immediately following the preparation of the background study.
 - 3. An identification of the anticipated excess capacity that would exist at the end of the ten-year period immediately following the preparation of the background study.
 - 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the ten-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.

5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the ten-year period immediately following the preparation of the background study.

C. A new forward looking service standard (as per 6.1(2) of the Regulations):

1. The service is a discrete service.
2. No portion of the service that is intended to benefit anticipated development after the ten-year period immediately following the preparation of the background study may be included in the estimate.
3. No portion of the service that is anticipated to exist as excess capacity at the end of the ten-year period immediately following the preparation of the background study may be included in the estimate.

D. A very detailed asset management strategy and reporting requirements (section 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 Town does not currently, and in the near future does not intend to, provide transit services. Therefore, the above calculations and reporting requirements are not required.

5. D.C.-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 s.5(1) paragraphs 2 to 8 in the D.C.A., and described in Chapter 4, was followed in determining D.C.-eligible costs.

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

5.2 Service Levels and ten-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the "softer" services over a ten-year planning period. Each service component is evaluated on two format sheets: the average historical ten-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Parking

The Town currently provides parking services from 326 parking spaces throughout the Town. This equates to an average quantity/quality service standard of \$120/capita in parking services which provides approximately \$233,600 in D.C.-eligible funding over the ten-year forecast period.

The Town has identified the need for a downtown lot, and Cedar Island Marina parking improvements. The development of these spaces is estimated to cost \$375,000. Of this total amount, \$24,100 is attributed to growth in the post-2026 period and \$281,250 is attributable to existing development. The reserve fund balance of \$5,217 has been netted off the calculations. After the 10% mandatory deduction, approximately \$57,500 has been included in the D.C. calculations.

The growth-related costs for parking have been allocated 74% residential and 26% non-residential based on the incremental growth in population to employment, for the ten-year forecast period.

Town of Kingsville
Service: Parking Spaces

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Subtotal | Less: Other (e.g. 10% Statutory Deduction) | Potential DC Recoverable Cost | | |
|--------|---|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------|---|-------------------------------|-------------------|-----------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | | | Total | Residential Share | Non-Residential Share |
| | 2017-2026 | | | | | | | | | | | 74% | 26% |
| 1 | Downtown Lot | 2017-2022 | 200,000 | | | 200,000 | 150,000 | | 50,000 | 5,000 | 45,000 | 33,300 | 11,700 |
| 2 | Cedar Island Marina Parking Improvements | 2022-2032 | 175,000 | 24,100 | | 150,900 | 131,250 | | 19,650 | 1,965 | 17,685 | 13,087 | 4,598 |
| | Reserve Fund Adjustment | | | | | | 5,217 | | (5,217) | | (5,217) | (3,861) | (1,356) |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | Total | | 375,000 | 24,100 | - | 350,900 | 286,467 | - | 64,433 | 6,965 | 57,468 | 42,526 | 14,942 |

5.2.2 Indoor and Outdoor Recreation Services

The Town currently has 150.2 acres of parkland within its jurisdiction. This parkland consists of various sized community, neighbourhood, and district parks. The Town has slightly increased the level of service over the historic ten-year period (2007 to 2016). The average quantity service standard is 6.7 acres of parkland and 4.1 parkland amenities items per 1,000 population. The Town also provides 0.2 kilometres of trails and 1.1 parks vehicles per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), park trails, and park vehicles, the level of service provided is approximately \$1,334 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately \$2.59 million.

With respect to recreation facilities, there are currently three facilities provided by the Town, amounting to a total of 66,339 sq.ft. of space. The Town also provides 1,144 linear feet of marina docks. The average historical level of service for the previous ten years equates to an investment of \$847 per capita. The Town also provides seven recreation vehicles to service these facilities. The average historical level of service for the previous ten years equates to an investment of \$17 per capita. Based on these service standards, the Town is eligible to collect approximately \$1.68 million from D.C.s for facility space.

In total, the Town is eligible to collect approximately \$4.27 million from indoor and outdoor recreation D.C.s.

Based on the projected growth over the ten-year forecast period, the Town has identified \$5,797,200 in future capital costs for parkland development. These projects include the development of additional parks including amenities and trails as well as additional vehicles. Allocations for existing development benefit of approximately \$2.8 million have been made. The reserve fund balance of \$1,059,986 has been deducted from the growth-related capital costs. The net growth capital cost after the mandatory 10% deduction, and the deductions noted above, is approximately \$1,631,820. This amount has been included in the D.C. calculations.

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

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville

Service: Indoor & Outdoor Recreation

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Subtotal | Less: | Potential DC Recoverable Cost | | |
|--------|---|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|------------------|--------------------------------------|-------------------------------|-------------------|-----------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | | Other (e.g. 10% Statutory Deduction) | Total | Residential Share | Non-Residential Share |
| | 2017-2026 | | | | | | | | | | | 95% | 5% |
| | Parkland | | - | - | | - | - | | - | - | - | - | - |
| 1 | Mettawa's Park Expansion (including amenities) | 2018 | 3,200,000 | - | | 3,200,000 | 1,600,000 | | 1,600,000 | 160,000 | 1,440,000 | 1,368,000 | 72,000 |
| 2 | Timber Lake Park | 2017 | 10,000 | - | | 10,000 | - | | 10,000 | 1,000 | 9,000 | 8,550 | 450 |
| 3 | Porrone/Mucci Branco Park | 2019 | 18,500 | - | | 18,500 | - | | 18,500 | 1,850 | 16,650 | 15,818 | 833 |
| 4 | York Park Sports Field | 2023 | 300,000 | - | | 300,000 | - | | 300,000 | 30,000 | 270,000 | 256,500 | 13,500 |
| 5 | Lions Hall Sports Fields | 2018-2019 | 350,000 | - | | 350,000 | 280,000 | | 70,000 | 7,000 | 63,000 | 59,850 | 3,150 |
| 6 | Cedar Island Marina & Beach | 2023 | 1,000,000 | - | | 1,000,000 | 750,000 | | 250,000 | 25,000 | 225,000 | 213,750 | 11,250 |
| | | | | | | | | | | | | | |
| | Amenities | | - | - | | - | - | | - | - | - | - | - |
| 7 | Play structure Timber Creek | 2017 | 55,000 | - | | 55,000 | - | | 55,000 | 5,500 | 49,500 | 47,025 | 2,475 |
| 8 | Play structure Porrone | 2019 | 61,900 | - | | 61,900 | - | | 61,900 | 6,190 | 55,710 | 52,925 | 2,786 |
| | | | | | | | | | | | | | |
| | Trails | | | | | | | | | | | | |
| 9 | Walking/Biking Trails | 2023-2026 | 313,500 | - | | 313,500 | 78,375 | | 235,125 | 23,513 | 211,613 | 201,032 | 10,581 |
| 10 | Hard Surface | 2023-2026 | 391,800 | - | | 391,800 | 97,950 | | 293,850 | 29,385 | 264,465 | 251,242 | 13,223 |
| | | | | | | | | | | | | | |
| | Vehicles | | | - | | - | - | | - | - | - | - | - |
| 11 | Auto Floor Scrubber | 2018 | 6,500 | - | | 6,500 | - | | 6,500 | 650 | 5,850 | 5,558 | 293 |
| 12 | F150 Pickup Truck | 2018 | 30,000 | - | | 30,000 | - | | 30,000 | 3,000 | 27,000 | 25,650 | 1,350 |
| 13 | F150 Pickup Truck | 2018 | 30,000 | - | | 30,000 | - | | 30,000 | 3,000 | 27,000 | 25,650 | 1,350 |
| 14 | 1/2 Tonne Pickup | 2018 | 30,000 | - | | 30,000 | - | | 30,000 | 3,000 | 27,000 | 25,650 | 1,350 |
| | | | | | | | | | | | | | |
| | Reserve Fund Adjustment | | | | | | 1,059,968 | | (1,059,968) | | (1,059,968) | (1,006,969) | (52,998) |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | Total | | 5,797,200 | - | - | 5,797,200 | 3,866,293 | - | 1,930,907 | 299,088 | 1,631,820 | 1,550,229 | 81,591 |

5.2.3 Library Services

While the provision of library services within Essex is a County service, the local municipalities are required to provide the library facilities. The Town provides three library facilities which total 13,619 sq.ft. in library space. Over the past ten years, the average level of service was 0.56 sq.ft. of space per capita or an investment of \$169 per capita. Based on the service standard over the past ten years, the Town would be eligible to collect a total of approximately \$329,100 from D.C.s for library services.

The D.C. includes the reserve fund shortfall balance of \$608,535 resulting from the expansion to Library Branch No. 1 Kingsville, with \$279,500 attributable to growth in the post-2026 period, and \$329,035 attributable to growth in the current 2017 to 2026 forecast period.

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

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville
Service: Library Facilities

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Subtotal | Less: Other (e.g. 10% Statutory Deduction) | Potential DC Recoverable Cost | | |
|--------|---|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|----------------|--|-------------------------------|-------------------|-----------------------|
| | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | | | Total | Residential Share | Non-Residential Share |
| | 2017-2026 | | | | | | | | | | 95% | 5% |
| | Reserve Fund Adjustment | 608,535 | 279,500 | | 329,035 | - | | 329,035 | | 329,035 | 312,583 | 16,452 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | Total | 608,535 | 279,500 | - | 329,035 | - | - | 329,035 | - | 329,035 | 312,583 | 16,452 |

5.2.4 Administration

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Town's capital works program. The Town has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

- Waterfront Area Development Strategy;
- Secondary Plans;
- Development Charges Studies;
- Official Plan and Zoning By-law Reviews;
- Community Improvement Plan; and
- Fire Master Plan.

The gross cost of these studies is \$516,200, of which \$47,750 is attributable to existing benefit. The reserve fund balance of \$94,623 has been netted from the growth-related capital costs. The net growth-related capital cost, after the mandatory 10% deduction, is approximately \$327,300. This amount has been included in the D.C. calculations.

These costs have been allocated 74% residential and 26% non-residential based on the incremental growth in population to employment for the ten-year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville

Service: Administration Studies

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Subtotal | Less: | Potential DC Recoverable Cost | | |
|--------|---|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|----------------|--------------------------------------|-------------------------------|-------------------|-----------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | | Other (e.g. 10% Statutory Deduction) | Total | Residential Share | Non-Residential Share |
| | 2017-2026 | | | | | | | | | | | 74% | 26% |
| 1 | Waterfront Area Development Strategy | 2023 | 43,600 | - | | 43,600 | - | | 43,600 | 4,360 | 39,240 | 29,038 | 10,202 |
| 2 | Ruthven Secondary Plan | 2023 | 32,700 | - | | 32,700 | - | | 32,700 | 3,270 | 29,430 | 21,778 | 7,652 |
| 3 | Cottam Secondary Plan | 2023 | 32,700 | - | | 32,700 | - | | 32,700 | 3,270 | 29,430 | 21,778 | 7,652 |
| 4 | Development Charge Study | 2017 | 35,000 | - | | 35,000 | - | | 35,000 | 3,500 | 31,500 | 23,310 | 8,190 |
| 5 | Development Charge Study | 2022 | 35,000 | - | | 35,000 | - | | 35,000 | 3,500 | 31,500 | 23,310 | 8,190 |
| 6 | 5 yr Official Plan Review | 2017 | 81,700 | - | | 81,700 | - | | 81,700 | 8,170 | 73,530 | 54,412 | 19,118 |
| 7 | 10 yr Official Plan Review | 2027 | 125,000 | - | | 125,000 | - | | 125,000 | 12,500 | 112,500 | 83,250 | 29,250 |
| 8 | Zoning By-law Review | 2018 | 15,000 | - | | 15,000 | - | | 15,000 | 1,500 | 13,500 | 9,990 | 3,510 |
| 9 | Community Improvement Plan | 2023 | 50,000 | - | | 50,000 | 45,000 | | 5,000 | 500 | 4,500 | 3,330 | 1,170 |
| 10 | Secondary Plan NEQ Area | 2021 | 30,000 | - | | 30,000 | - | | 30,000 | 3,000 | 27,000 | 19,980 | 7,020 |
| 11 | Secondary Plan - Infill Study | 2019 | 30,000 | - | | 30,000 | - | | 30,000 | 3,000 | 27,000 | 19,980 | 7,020 |
| 12 | Fire Master Plan | 2021 | 5,500 | - | | 5,500 | 2,750 | | 2,750 | | 2,750 | 2,035 | 715 |
| | Reserve Fund Adjustment | | - | - | | - | 94,623 | | (94,623) | | (94,623) | (70,021) | (24,602) |
| | | | | | | | | | | | | | |
| | Total | | 516,200 | - | - | 516,200 | 142,373 | - | 373,827 | 46,570 | 327,257 | 242,170 | 85,087 |

5.2.5 Non-Administration Space

The Town provides Planning, Building, and Engineering Department space, for a total of 1,950 sq.ft. of space. Over the past ten years, the average level of service was 0.089 sq.ft. of space per capita or an investment of \$25 per capita. Based on this service standard, the Town would be eligible to collect approximately \$48,400 from D.C.s for non-administrative facility space over the ten-year period.

A provision for additional space has been included at \$40,000. This provision includes recovery for the reserve fund deficit of \$20,988. Therefore, after the 10% mandatory deduction, the growth-related cost included in the D.C. calculation is \$36,000.

The growth-related capital costs have been allocated based on the ten-year population/employment ratio, resulting in 74% of the costs related to residential development and 26% of the costs related to non-residential development.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville

Service: Non-Administrative Space

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Subtotal | Less: Other (e.g. 10% Statutory Deduction) | Potential DC Recoverable Cost | | |
|--------|---|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------|--|-------------------------------|-------------------|-----------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | | | Total | Residential Share | Non-Residential Share |
| | 2017-2026 | | | | | | | | | | | 74% | 26% |
| 1 | Provision for Additional Space for Building, Planning and Engineering | 2021 | 40,000 | - | | 40,000 | - | | 40,000 | 4,000 | 36,000 | 26,640 | 9,360 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | Total | | 40,000 | - | - | 40,000 | - | - | 40,000 | 4,000 | 36,000 | 26,640 | 9,360 |

Note: The provision includes recovery for the reserve fund deficit of \$20,988.

5.3 Service Levels and 20-Year Capital Costs for Kingsville's D.C. Calculation

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

5.3.1 Services Related to a Highway

Roads

Kingsville owns and maintains 204.9 km of rural, semi-urban, and urban roads. The types of roads include gravel, tar and chip, paved with no curbs, and paved with curbs. The Town also provides 51.5 km of sidewalks, and 1,909 traffic signals and streetlights. This provides an average level of investment of \$5,726 per capita, resulting in a D.C.-eligible recovery amount of \$23.88 million over the 20-year forecast period.

With respect to future needs, the identified services related to a highway program totals \$27.79 million. The capital projects include various works related to adding capacity to the highway system including road improvements/expansions, intersection improvements, sidewalks, streetlights, and the local share of County-wide active transportation. In addition to these costs, the reserve fund deficit of \$637,668 has been included. A deduction for existing benefit of \$9.97 million has been made, along with a deduction of \$4.70 million for works that benefit growth in the post-2036 period. This results in a D.C.-eligible amount of \$13,115,818 to be recovered over the current forecast period (2017 to 2036).

Public Works Facilities and Fleet

The Public Works Department has a variety of vehicles valued at a total of approximately \$3.31 million. The inventory provides for a per capita standard of \$146. Over the forecast period, the D.C.-eligible amount for vehicles is approximately \$607,900.

Additional vehicles have been identified for the forecast period, amounting to \$650,000 of gross capital costs. A deduction for post period benefit in the amount of \$243,000 has been deducted from the calculations. As the 10% mandatory deduction does not apply, the growth-related capital cost included in the D.C. calculation is \$407,000.

The Town operates their Public Works service out of four facilities. The facilities provide 21,903 sq.ft. of building area, providing for an average level of service of 0.79 sq.ft. per capita or \$119 per capita. This level of service provides the Town with a maximum

D.C.-eligible amount for recovery over the 20-year forecast period of approximately \$496,900.

The Town has identified the need to expand the Public Works yard. The total cost of this, including land, outside storage, fencing, drainage, etc., has been identified as \$544,600, however it is anticipated that this will occur later in the forecast and benefit growth post-2036. As a result, the entire project cost has been applied to post period benefit. This amount will be captured in future D.C. studies. The reserve fund deficit of \$96,411 has been included in the calculations for recovery.

The residential/non-residential capital costs allocation for all services related to a highway is a 73%/27% split which is based on the incremental growth in population to employment for the 20-year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville

Service: Services Related to a Highway - Roads

| Prj .No | Increased Service Needs Attributable to Anticipated Development | Useful Life (years) | Timing (year) From | Timing (year) To | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential DC Recoverable Cost | | |
|---------|---|---------------------|--------------------|------------------|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|-------------------------------|-------------------|-----------------------|
| | | | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| | 2017-2036 | | | | | | | | | | | | 73% | 27% |
| 1 | Road 2- County Road 45 to east dead end | 50 | 2020 | | 2020 | 653,600 | - | | 653,600 | 215,700 | | 437,900 | 319,667 | 118,233 |
| 2 | County Road 20/Main Street | 50 | 2017 | 2022 | 2017-2022 | 163,400 | - | | 163,400 | 53,900 | | 109,500 | 79,935 | 29,565 |
| 3 | Main Street and Heritage Road - Install traffic signals & provision of left turn lanes | 50 | 2017 | 2022 | 2017-2022 | 334,400 | - | | 334,400 | 250,800 | | 83,600 | 61,028 | 22,572 |
| 4 | Jasperson Drive - Realignment south of Road 2 East | 50 | 2017 | 2022 | 2017-2022 | 1,717,800 | - | | 1,717,800 | 171,800 | | 1,546,000 | 1,128,580 | 417,420 |
| 5 | Main Street (Queen to Cemetery Road) - Provision of a Centre Left Turn Lane | 50 | 2017 | 2022 | 2017-2022 | 297,400 | - | | 297,400 | - | | 297,400 | 217,102 | 80,298 |
| 6 | Road 3 East - Graham Road to County Road 34 - Reconstruct to accommodate vehicular loading | 50 | 2022 | 2032 | 2022-2032 | 773,400 | 328,700 | | 444,700 | 386,700 | | 58,000 | 42,340 | 15,660 |
| 7 | Road 3 East - Sprinks Drive To County Road 34 - Reconstruct to accommodate vehicular loading | 50 | 2023 | 2032 | 2023-2032 | 514,100 | 218,500 | | 295,600 | 257,100 | | 38,500 | 28,105 | 10,395 |
| 8 | Kratz Road - Road 2 East to Seacliff - Reconstruct to accommodate vehicular loading | 50 | 2022 | 2027 | 2022-2027 | 967,300 | 411,100 | | 556,200 | 483,700 | | 72,500 | 52,925 | 19,575 |
| 9 | Graham Sideroad - Road 2 East to Seacliff - Reconstruct to accommodate vehicular loading | 50 | 2017 | 2022 | 2017-2022 | 967,300 | - | | 967,300 | 483,700 | | 483,600 | 353,028 | 130,572 |
| 10 | Graham Sideroad - Road 2 East to Road 4 East - Reconstruct to accommodate vehicular loading | 50 | 2017 | 2022 | 2017-2022 | 2,662,200 | - | | 2,662,200 | 1,996,700 | | 665,500 | 485,815 | 179,685 |
| 11 | Main Street and Jasperson - Provision of a westbound right turn lane | 50 | 2017 | 2020 | 2017-2020 | 375,000 | - | | 375,000 | 93,800 | | 281,200 | 205,276 | 75,924 |
| 12 | Road 2 East - Division Road to Kratz Road - Reconstruct to Urban Standard - 3 km with 4 intersections | 50 | 2017 | 2022 | 2017-2022 | 4,410,500 | - | | 4,410,500 | 1,102,600 | | 3,307,900 | 2,414,767 | 893,133 |
| 13 | Road 2 East - 300m west of Queen Boulevard to Union Avenue (County Road 45) - Reconstruct to Urban Standard | 50 | 2017 | 2022 | 2017-2022 | 938,750 | - | | 938,750 | 469,400 | | 469,350 | 342,626 | 126,725 |
| 14 | Road 2 East - Kratz Road to 300m west of Queen Boulevard - Reconstruct to accommodate vehicular loading (rural) | 50 | 2017 | 2022 | 2017-2022 | 2,500,000 | - | | 2,500,000 | 625,000 | | 1,875,000 | 1,368,750 | 506,250 |
| 15 | Road 2 West - Division Road to Fox Lane - Reconstruct to Urban Standard | 50 | 2022 | 2032 | 2022-2032 | 4,004,200 | 3,403,600 | | 600,600 | - | | 600,600 | 438,438 | 162,162 |
| | Sidewalks: | 50 | | | | | | | | | | | | |
| 16 | County Road 20 to York Subdivision | 50 | 2023 | | 2023 | 217,900 | 87,600 | | 130,300 | 71,900 | | 58,400 | 42,632 | 15,768 |
| 17 | Road 3 West (County Road 29 to Jack Miner Bird Sanctuary) | 50 | 2018 | | 2018 | 155,800 | - | | 155,800 | 51,400 | | 104,400 | 76,212 | 28,188 |

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville

Service: Services Related to a Highway - Roads

| Prj .No | Increased Service Needs Attributable to Anticipated Development 2017-2036 | Useful Life (years) | Timing (year) From | Timing (year) To | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential DC Recoverable Cost | | |
|---------|---|---------------------|--------------------|------------------|---------------|--------------------------------------|---------------------|------------------|-------------------|---------------------------------|---|-------------------------------|--------------------------|------------------------------|
| | | | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 73% | Non-Residential Share 27% |
| | Streetlights: | 50 | | | | | | | | | | | | |
| 18 | County Road 50 from York Subdivision - Streetlights | 50 | 2017 | 2022 | 2017-2022 | 217,900 | - | | 217,900 | 71,900 | | 146,000 | 106,580 | 39,420 |
| 19 | County Road 20 to York Subdivision - Streetlights | 50 | 2023 | | 2023 | 217,900 | 87,600 | | 130,300 | 71,900 | | 58,400 | 42,632 | 15,768 |
| 20 | County Road 45 (County Road 20 to County Road 34) - Streetlights | 50 | 2017 | 2022 | 2017-2022 | 108,900 | - | | 108,900 | 35,900 | | 73,000 | 53,290 | 19,710 |
| | County-wide Active Transportation (local share only): | 50 | | | | | | | | | | | | |
| 21 | County Road 34 West (250m north of King Avenue to Cottam Settlement Area Boundary) | 50 | 2022 | 2027 | 2022-2027 | 64,700 | 19,400 | | 45,300 | 32,400 | | 12,900 | 9,417 | 3,483 |
| 22 | County Road 34 East (230m south of Clark Street To Cottam Settle Area Boundary) | 50 | 2022 | 2027 | 2022-2027 | 79,100 | 23,700 | | 55,400 | 39,600 | | 15,800 | 11,534 | 4,266 |
| 23 | County Road 50 (County Road 23 to 90m south of Sycamore Avenue) | 50 | 2017 | | 2017 | 294,800 | - | | 294,800 | 147,400 | | 147,400 | 107,602 | 39,798 |
| 24 | County Road 50 (90m south of Sycamore Avenue to Cull Drive) | 50 | 2017 | 2022 | 2017-2022 | 230,100 | - | | 230,100 | 115,100 | | 115,000 | 83,950 | 31,050 |
| 25 | County Road 34 (County Road 45 to 100m east of Elgin Street) | 50 | 2017 | 2022 | 2017-2022 | 35,900 | - | | 35,900 | 18,000 | | 17,900 | 13,067 | 4,833 |
| 26 | County Road 45 (County Road 20, County Road 34) | 50 | 2022 | 2027 | 2022-2027 | 245,100 | 73,500 | | 171,600 | 122,600 | | 49,000 | 35,770 | 13,230 |
| 27 | County Road 20 (Chrysler Canada Greenway to County Road 31) | 50 | 2017 | 2022 | 2017-2022 | 1,380,300 | - | | 1,380,300 | 690,200 | | 690,100 | 503,773 | 186,327 |
| 28 | Road 3 (County Road 29 to Conservatory) | 50 | 2022 | 2027 | 2022-2027 | 155,800 | 46,700 | | 109,100 | 77,900 | | 31,200 | 22,776 | 8,424 |
| 29 | Road 3 (County Road 31 to 130m west of 31) | 50 | 2022 | 2027 | 2022-2027 | 12,000 | 3,600 | | 8,400 | 6,000 | | 2,400 | 1,752 | 648 |
| 30 | Transportation Master Plan Update | 50 | 2022 | | 2022 | 65,000 | - | | 65,000 | 32,500 | | 32,500 | 23,725 | 8,775 |
| 31 | Seacliff Drive - 210m east of Kratz Road to 200m west of County Road 45 - Provision for cyclists | 50 | 2017 | 2022 | 2017-2022 | 1,364,900 | - | | 1,364,900 | 1,023,700 | | 341,200 | 249,076 | 92,124 |
| 32 | Seacliff Drive - 200m West of County Road 45 to County Road 31 - Provision for cyclists - multi-use pathway | 50 | 2017 | | 2017 | 1,023,900 | - | | 1,023,900 | 767,900 | | 256,000 | 186,880 | 69,120 |
| | Reserve Fund Adjustment | | | | | 637,668 | - | | 637,668 | - | | 637,668 | 465,498 | 172,170 |
| | Total | | | | | 27,787,018 | 4,704,000 | - | 23,083,018 | 9,967,200 | - | 13,115,818 | 9,574,547 | 3,541,271 |

[illegible]

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville

Service: Services Related to a Highway - Public Works Facilities

| Prj .No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential DC Recoverable Cost | | |
|---------|--|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|-------------------------------|--------------------------|------------------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 73% | Non-Residential Share 27% |
| | 2017-2036 | | | | | | | | | | |
| 1 | Public Works Yard Expansion including land, outside storage, fencing, drainage, etc. | 2036 | 544,600 | 544,600 | | - | - | | - | - | - |
| 2 | Reserve Fund Adjustment | | 96,411 | - | | 96,411 | - | | 96,411 | 70,380 | 26,031 |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| | Total | | 641,011 | 544,600 | - | 96,411 | - | - | 96,411 | 70,380 | 26,031 |

5.3.2 Police Services

The Town is currently serviced by one police station located within the municipality. The facility provides 6,000 sq.ft. of building area, providing for a per capita average level of service of 0.28 sq.ft. per capita or \$97 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of approximately \$405,600.

The Town has provided a provision for additional space in the amount of \$1.7 million, based on a future, anticipated expansion to the current facility. Post period benefit and benefit to existing amounts have been identified as \$531,900 and \$709,000, respectively. Therefore, after the reduction due to the reserve fund balance of \$53,586, the total D.C.-eligible amount included in the D.C. calculation is \$405,500.

There are 24 equipped police officers at this time, with a service standard of \$7/capita. A police officer costs approximately \$6,200 to outfit (each officer is equipped with a radio, firearm, magazines for the gun, handcuffs, bullet proof vest and other amenities). The total D.C.-eligible amount calculated for police equipment and gear over the forecast period is approximately \$28,800.

No capital needs have been identified by the Town at this time. Future growth-related needs will be reviewed in subsequent D.C. studies.

The allocation between residential and non-residential development is 73%/27% based on population/employment over the 20-year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville

Service: Police Facilities

| Prj .No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential DC Recoverable Cost | | |
|---------|---|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|-------------------------------|--------------------------|------------------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 73% | Non-Residential Share 27% |
| | 2017-2036 | | | | | | | | | | |
| 1 | Provision for Additional Space | 2023-2026 | 1,700,000 | 531,900 | | 1,168,100 | 709,000 | | 459,100 | 335,143 | 123,957 |
| | Reserve Fund Balance | | | | | | 53,586 | | (53,586) | (39,118) | (14,468) |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | Total | | 1,700,000 | 531,900 | - | 1,168,100 | 762,586 | - | 405,514 | 296,025 | 109,489 |

5.3.3 Fire Protection Services

Kingsville currently operates its fire services from 11,200 sq.ft. of facility space, providing for a per capita average level of service of 0.52 sq.ft. per capita or \$111 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the forecast period of approximately \$461,700.

The fire department has a current inventory of 13 vehicles. The total D.C.-eligible amount calculated for fire vehicles over the forecast period is approximately \$1,171,900, based on a standard of \$281 per capita.

No capital needs have been identified at this time for additional fire space or vehicles.

The fire department provides 263 items of equipment and gear for the use in fire services. This results in a calculated average level of service for the historical ten-year period of \$58 per capita, providing for a D.C.-eligible amount over the forecast period of approximately \$242,300 for small equipment and gear.

Based on growth-related needs, the fire department has identified the need for additional equipment and gear for four part-time firefighters, a washer-extractor, and a provision for equipment for the Emergency Operations Centre. The gross capital cost for the related equipment is \$52,500. All works identified are related to growth, however, the reserve fund balance of \$288,730 is enough to fund the identified works. As a result, no growth-related cost have been included in the D.C. calculations for fire services.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 73% being allocated to residential development and 27% being allocated to non-residential development.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville

Service: Fire Small Equipment and Gear

| Prj .No | Increased Service Needs Attributable to Anticipated Development 2017-2036 | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential DC Recoverable Cost | | |
|---------|--|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|-------------------------------|--------------------------|------------------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 73% | Non-Residential Share 27% |
| 1 | Part-time Firefighters (4) | 2017 | 24,000 | - | | 24,000 | - | | 24,000 | 17,520 | 6,480 |
| 2 | Washer-Extractor | 2017 | 8,500 | - | | 8,500 | - | | 8,500 | 6,205 | 2,295 |
| 3 | Provision for Equipment for Emergency Operations Centre | 2019 | 20,000 | | | 20,000 | - | | 20,000 | 14,600 | 5,400 |
| | Reserve Fund Balance | | | | | | 52,500 | | (52,500) | (38,325) | (14,175) |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | Total | | 52,500 | - | - | 52,500 | 52,500 | - | - | - | - |

Note: The reserve fund balance of \$288,730 is enough to cover the costs of the anticipated works, therefore no growth-related capital costs have been included in the D.C. calculations

5.4 Service Levels and Urban Buildout Capital Costs for Kingsville's D.C. Calculation

This section evaluates the development-related capital requirements for those services with urban buildout capital costs.

5.4.1 Stormwater Drainage and Control Services

There are two projects identified for inclusion in the D.C. which apply to stormwater drainage and control services. These projects are the Esseltine drainage works and the stormwater master plan. These projects total \$4.3 million in gross capital costs, of which \$3.5 million has been identified as existing benefit. A deduction to recognize the reserve fund balance of \$42,132 has been made, resulting in a total of \$757,868 attributable to growth and included in the D.C. calculations.

The allocations between residential and non-residential growth are calculated based on the population to employment ratio over the urban buildout growth forecast period. This results in a split of 79% residential and 21% non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Kingsville
Service: Stormwater

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential DC Recoverable Cost | | |
|--------|---|------------------|---|------------------------|---------------------|---------------------|---------------------------------------|--|-------------------------------|---------------------------------|-------------------------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 79% | Non-Residential Share 21% |
| | 2017-Urban Buildout | | | | | | | | | | |
| 1 | Esseltine Drainage Works | 2018 | 4,200,000 | - | | 4,200,000 | 3,500,000 | | 700,000 | 553,000 | 147,000 |
| 2 | Stormwater Master Plan | 2018 | 100,000 | - | | 100,000 | - | | 100,000 | 79,000 | 21,000 |
| | Reserve Fund Adjustment | | - | - | | - | 42,132 | | (42,132) | (33,284) | (8,848) |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | Total | | 4,300,000 | - | - | 4,300,000 | 3,542,132 | - | 757,868 | 598,716 | 159,152 |

5.4.2 Wastewater Services

In the previous D.C. background study, wastewater services were split into two area-specific charges. These areas were the Ruthven, Kingsville, & Lakeshore West areas and the Cottam area. This study combines the works into one urban area which provides for one wastewater rate for all urban development.

Updated costing information has been provided for the Phase II Capacity Expansion L.S.W. P.C.P., Kingsville P.C.P. Lagoons Quality Upgrade, the wastewater master plan, and the Cottam Sewage Lagoon projects. Since the previous study, the Town has identified additional works including the Lakeshore East Trunk Sewer and Pumping Station, the Ruthven Pumping Station Upgrade, and the Lakeside Park Sanitary Sewer Twinning. Altogether, these projects provide for a gross capital cost of \$14.14 million. Deductions for benefit to existing (\$2.48 million) and post period benefit (\$3.58 million) have been made to the capital costs. A further reduction of \$484,311 has been attributed to recognize the combined reserve fund balances. Therefore, the total growth-related amount of \$8,077,699 has been included in the D.C. calculation.

The allocations between residential and non-residential growth are calculated based on allocations to buildout for population vs. employment in the urban area. This allocation results in a split of 79% residential and 21% non-residential.

[illegible]

*Reserve fund balance includes both the Ruthven, Kingsville, and Lakeshore West Area Wastewater and Cottam Area Wastewater reserve fund balances

5.4.3 Water Services

The Town has identified the need to provide water distribution services to the Southwest Kingsville Service Area. The works required have been provided to the Town based on work undertaken by Stantec in 2017. These works provide for six stages of development and include three 400 mm watermain, one 300 mm watermain, a 1,050 mm trunk watermain twinning, and two 600 mm watermain twinings. In total, the gross capital cost identified is \$19.8 million. A 25% deduction for benefit to existing development has been provided for the share of the work that will remedy the issue of insufficient fire flows in the area. Therefore, the net growth-related capital cost included in the D.C. calculation is \$14.85 million.

The costs for water services have been split between residential and non-residential development based on the population to employment growth ratio over the urban buildout growth forecast period. Note that future greenhouse space is provided for in the rural area, however, these facilities will require water servicing. Therefore, the growth related to the greenhouse square footage and employees has been added to the urban buildout square footage and employment growth used for stormwater and wastewater services. This results in a residential/non-residential split of 75%/25%.

[illegible]

6. D.C. Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed for stormwater services and wastewater services, respectively, based upon an urban buildout planning horizon. Table 6-3 calculates the proposed D.C.s to be imposed for water services based upon an urban buildout horizon (adjusted for greenhouse space and employment). Table 6-4 calculates the proposed uniform D.C. for police services, fire protection services, and services related to a highway, to be imposed on anticipated development in the Town over a 20-year planning horizon. Table 6-5 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for municipal parking, indoor and outdoor recreation services, library services, administration and non-administration facilities over a ten-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments – 2 bedrooms+, apartments – bachelor and 1 bedroom, and all other multiples). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Town services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charges in Tables 6-1 through 6-5.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of gross floor area.

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

Development Charges for Other Categories

Wind Turbines

Commensurate with the Province's initiatives towards "greener" sources of power generation, commercial wind turbines are being built in many communities across Ontario. As these forms of structures are somewhat unique, the establishment of a D.C. for this form of development has not been addressed specifically. The Town is proposing charging D.C.s for wind turbines based on Town services as a single-family home. The rate imposed on a single-family home for services related to a highway, police, fire, administration, and non-administration space, will be applied to wind turbines.

Bunk Houses

Currently the Town is imposing a charge for bunk houses based on the "other multiples" rate. The proposed by-law and schedule of charges has been updated to provide for a charge for bunk houses on a per capita basis.

Greenhouses

Currently, the Town exempts greenhouses from D.C.s. Greenhouses represent a large portion of the growth in sq.ft. for the Town. The proposed by-law and schedule of charges includes a special charge for greenhouses which is applied on a per sq.ft. basis for services related to a highway, police, fire, administration, non-administration space, and water services. This is provided for Council's consideration.

Table 6-1
Town of Kingsville
Development Charge Calculation
Urban Area Services
2017 to Urban Buildout

| SERVICE | 2017 \$ D.C.-Eligible Cost | | 2017 \$ D.C.-Eligible Cost | |
|--|----------------------------|-----------------|----------------------------|------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| 1. <u>Stormwater Drainage and Control Services</u> | \$ | \$ | \$ | \$ |
| 1.1 Channels, drainage and ponds | 598,716 | 159,152 | 192 | 0.11 |
| | 598,716 | 159,152 | 192 | 0.11 |
| | | | | |
| TOTAL | \$598,716 | \$159,152 | \$192 | 0.11 |
| | | | | |
| D.C.-ELIGIBLE CAPITAL COST | \$598,716 | \$159,152 | | |
| Buildout Gross Population/G.F.A. Growth (sq.ft.) | 9,240 | 1,497,700 | | |
| Cost Per Capita/Non-Residential G.F.A. (sq.ft.) | \$64.80 | \$0.11 | | |
| <u>By Residential Unit Type</u> | <u>P.P.U.</u> | | | |
| Single and Semi-Detached Dwelling | 2.97 | \$192 | | |
| Apartments - 2 Bedrooms + | 1.43 | \$93 | | |
| Apartments - Bachelor and 1 Bedroom | 1.76 | \$114 | | |
| Other Multiples | 2.05 | \$133 | | |

Table 6-2
Town of Kingsville
Development Charge Calculation
Urban Area Services
2017 to Urban Buildout

| SERVICE | 2017 \$ D.C.-Eligible Cost | | 2017 \$ D.C.-Eligible Cost | |
|--|----------------------------|-----------------|----------------------------|------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| 2. <u>Wastewater Services</u> | \$ | \$ | \$ | \$ |
| 2.1 Treatment plants & sewers | 6,381,382 | 1,696,317 | 2,051 | 1.13 |
| | 6,381,382 | 1,696,317 | 2,051 | 1.13 |
| | | | | |
| TOTAL | \$6,381,382 | \$1,696,317 | \$2,051 | 1.13 |
| | | | | |
| D.C.-ELIGIBLE CAPITAL COST | \$6,381,382 | \$1,696,317 | | |
| Buildout Gross Population/G.F.A. Growth (sq.ft.) | 9,240 | 1,497,700 | | |
| Cost Per Capita/Non-Residential G.F.A. (sq.ft.) | \$690.63 | \$1.13 | | |
| <u>By Residential Unit Type</u> | <u>P.P.U.</u> | | | |
| Single and Semi-Detached Dwelling | 2.97 | \$2,051 | | |
| Apartments - 2 Bedrooms + | 1.43 | \$988 | | |
| Apartments - Bachelor and 1 Bedroom | 1.76 | \$1,216 | | |
| Other Multiples | 2.05 | \$1,416 | | |

Table 6-3
Town of Kingsville
Development Charge Calculation
Urban Area Services
2017 to Urban Buildout (adjusted for greenhouse space)

| SERVICE | 2017 \$ D.C.-Eligible Cost | | 2017 \$ D.C.-Eligible Cost | |
|--|----------------------------|-----------------|----------------------------|------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| 3. <u>Water Services</u> | \$ | \$ | \$ | \$ |
| 3.1 Watermains | 11,137,500 | 3,712,500 | 3,580 | 0.50 |
| | 11,137,500 | 3,712,500 | 3,580 | 0.50 |
| | | | | |
| TOTAL | \$11,137,500 | \$3,712,500 | \$3,580 | 0.50 |
| D.C.-ELIGIBLE CAPITAL COST | \$11,137,500 | \$3,712,500 | | |
| Buildout Gross Population/G.F.A. Growth (sq.ft.) | 9,240 | 7,417,500 | | |
| Cost Per Capita/Non-Residential G.F.A. (sq.ft.) | \$1,205.36 | \$0.50 | | |
| <u>By Residential Unit Type</u> | <u>P.P.U.</u> | | | |
| Single and Semi-Detached Dwelling | 2.97 | \$3,580 | | |
| Apartments - 2 Bedrooms + | 1.43 | \$1,724 | | |
| Apartments - Bachelor and 1 Bedroom | 1.76 | \$2,121 | | |
| Other Multiples | 2.05 | \$2,471 | | |

Table 6-4
Town of Kingsville
Development Charge Calculation
Town-wide Services
2017 to 2036

| SERVICE | 2017 \$ D.C.-Eligible Cost | | 2017 \$ D.C.-Eligible Cost | |
|--|----------------------------|-----------------|----------------------------|------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| | \$ | \$ | \$ | \$ |
| 4. <u>Services Related to a Highway</u> | | | | |
| 4.1 Roads | 9,574,547 | 3,541,271 | 4,940 | 0.52 |
| 4.2 Related facilities | 70,380 | 26,031 | 36 | 0.00 |
| 4.3 Related fleet | 297,110 | 109,890 | 153 | 0.02 |
| | 9,942,037 | 3,677,192 | 5,129 | 0.54 |
| 5. <u>Fire Protection Services</u> | | | | |
| 5.1 Fire facilities | 0 | 0 | 0 | 0.00 |
| 5.2 Fire vehicles | 0 | 0 | 0 | 0.00 |
| 5.3 Small equipment and gear | 0 | 0 | 0 | 0.00 |
| | 0 | 0 | 0 | 0.00 |
| 6. <u>Police Services</u> | | | | |
| 6.1 Police facilities | 296,025 | 109,489 | 153 | 0.02 |
| 6.2 Small equipment and gear | 0 | 0 | 0 | 0.00 |
| | 296,025 | 109,489 | 153 | 0.02 |
| | | | | |
| TOTAL | \$10,238,062 | \$3,786,680 | \$5,282 | \$0.56 |
| | | | | |
| D.C.-ELIGIBLE CAPITAL COST | \$10,238,062 | \$3,786,680 | | |
| Buildout Gross Population/G.F.A. Growth (sq.ft.) | 5,757 | 6,800,700 | | |
| Cost Per Capita/Non-Residential G.F.A. (sq.ft.) | \$1,778.37 | \$0.56 | | |
| <u>By Residential Unit Type</u> | <u>P.P.U.</u> | | | |
| Single and Semi-Detached Dwelling | 2.97 | \$5,282 | | |
| Apartments - 2 Bedrooms + | 1.43 | \$2,543 | | |
| Apartments - Bachelor and 1 Bedroom | 1.76 | \$3,130 | | |
| Other Multiples | 2.05 | \$3,646 | | |

Table 6-5
Town of Kingsville
Development Charge Calculation
Town-wide Services
2017 to 2026

| SERVICE | 2017 \$ D.C.-Eligible Cost | | 2017 \$ D.C.-Eligible Cost | |
|--|----------------------------|------------------|----------------------------|---------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| | \$ | \$ | \$ | \$ |
| 7. <u>Municipal Parking Spaces</u> | | | | |
| 7.1 Municipal parking spaces | 42,526 | 14,942 | 42 | 0.00 |
| | 42,526 | 14,942 | 42 | 0.00 |
| 8. <u>Indoor & Outdoor Recreation Services</u> | | | | |
| 8.1 Indoor & Outdoor Recreation Services | 1,550,229 | 81,591 | 1,518 | 0.02 |
| | 1,550,229 | 81,591 | 1,518 | 0.02 |
| 9. <u>Library Services</u> | | | | |
| 9.1 Library facilities | 312,583 | 16,452 | 306 | 0.00 |
| | 312,583 | 16,452 | 306 | 0.00 |
| 10. <u>Administration</u> | | | | |
| 10.1 Studies | 242,170 | 85,087 | 237 | 0.01 |
| 11. <u>Non-Administration Facilities</u> | | | | |
| 11.1 Non-Administration facilities | 26,640 | 9,360 | 26 | 0.00 |
| TOTAL | \$2,174,148 | \$207,431 | \$2,129 | \$0.03 |
| D.C.-ELIGIBLE CAPITAL COST | \$2,174,148 | \$207,431 | | |
| Buildout Gross Population/G.F.A. Growth (sq.ft.) | 3,033 | 6,318,600 | | |
| Cost Per Capita/Non-Residential G.F.A. (sq.ft.) | \$716.83 | \$0.03 | | |
| <u>By Residential Unit Type</u> | <u>P.P.U.</u> | | | |
| Single and Semi-Detached Dwelling | 2.97 | \$2,129 | | |
| Apartments - 2 Bedrooms + | 1.43 | \$1,025 | | |
| Apartments - Bachelor and 1 Bedroom | 1.76 | \$1,262 | | |
| Other Multiples | 2.05 | \$1,470 | | |

Table 6-6
Town of Kingsville
Development Charge Calculation
Total All Services

| | 2017 \$ D.C.-Eligible Cost | | 2017 \$ D.C.-Eligible Cost | |
|---|----------------------------|-----------------|----------------------------|------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| | \$ | \$ | \$ | \$ |
| Urban-wide Services Buildout - All Urban Areas | 18,117,598 | 5,567,969 | 5,823 | 1.74 |
| Town-wide Services 20-Year | 10,238,062 | 3,786,680 | 5,282 | 0.56 |
| Town-wide Services 10-Year | 2,174,148 | 207,431 | 2,129 | 0.03 |
| TOTAL TOWN-WIDE | 12,412,210 | 3,994,112 | 7,411 | 0.59 |
| TOTAL URBAN AREA | 30,529,809 | 9,562,081 | 13,234 | 2.33 |

Table 6-7
Town of Kingsville
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred Over the Life of the By-law

| SERVICE | TOTAL GROSS COST | SOURCES OF FINANCING | | | | | | |
|---|---------------------|---------------------------------|---------------------|---------------|----------------------|------------------------|---------------------|--------------------|
| | | TAX BASE OR OTHER NON-DC SOURCE | | | | POST DC PERIOD BENEFIT | DC RESERVE FUND | |
| | | OTHER DEDUCTIONS | BENEFIT TO EXISTING | OTHER FUNDING | LEGISLATED REDUCTION | | RESIDENTIAL | NON-RESIDENTIAL |
| 1. Stormwater Drainage and Control Services | | | | | | | | |
| 1.1 Channels, drainage and ponds | 4,300,000 | 0 | 3,500,000 | 0 | 0 | 0 | 632,000 | 168,000 |
| 2. Wastewater Services | | | | | | | | |
| 2.1 Treatment plants & sewers | 9,662,000 | 0 | 1,230,050 | 0 | 0 | 1,128,100 | 5,770,042 | 1,533,809 |
| 3. Water Services | | | | | | | | |
| 3.1 Watermains | 12,500,000 | 0 | 3,125,000 | 0 | 0 | 0 | 7,031,250 | 2,343,750 |
| 4. Services Related to a Highway | | | | | | | | |
| 4.1 Roads | 16,944,558 | 0 | 7,200,117 | 0 | 0 | 0 | 7,113,442 | 2,630,999 |
| 4.2 Related facilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4.3 Related fleet | 245,000 | 0 | 0 | 0 | 0 | 0 | 178,850 | 66,150 |
| 5. Fire Protection Services | | | | | | | | |
| 5.1 Fire facilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5.2 Fire vehicles | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5.3 Small equipment and gear | 52,500 | 0 | 0 | 0 | 0 | 0 | 38,325 | 14,175 |
| 6. Police Services | | | | | | | | |
| 6.1 Police facilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6.2 Small equipment and gear | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7. Municipal Parking Spaces | | | | | | | | |
| 7.1 Municipal parking spaces | 166,667 | 0 | 125,000 | 0 | 4,167 | 0 | 27,750 | 9,750 |
| 8. Indoor & Outdoor Recreation Services | | | | | | | | |
| 8.1 Indoor & Outdoor Recreation Services | 4,497,200 | 0 | 2,056,325 | 0 | 244,088 | 0 | 2,086,948 | 109,839 |
| 9. Library Services | | | | | | | | |
| 9.1 Library facilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10. Administration | | | | | | | | |
| 10.1 Studies | 197,200 | 0 | 2,750 | 0 | 19,170 | 0 | 129,707 | 45,573 |
| 11. Non-Administration Facilities | | | | | | | | |
| 11.1 Non-Administration facilities | 40,000 | 0 | 0 | 0 | 4,000 | 0 | 26,640 | 9,360 |
| TOTAL EXPENDITURES & REVENUES | \$48,605,125 | \$0 | \$17,239,242 | \$0 | \$271,424 | \$1,128,100 | \$23,034,954 | \$6,931,405 |

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

7.1 Introduction

s.s.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.

s.s.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 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay 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 s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

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

7.2 D.C. By-law Structure

It is recommended that:

- the Town uses a uniform Town-wide D.C. calculation for all Town-wide services;
- water, wastewater, and stormwater services, be imposed on the urban service areas of the Town; and
- one Municipal D.C. by-law be used for all services.

7.3 D.C. 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., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

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

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of sq.ft. of gross floor area 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 Administration studies and Non-administration facilities, the costs have been based on a population vs. employment growth ratio (74%/26%) for residential and non-residential, respectively) over the ten-year forecast period;
 - for Indoor & Outdoor Recreation and Library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for Services Related to a Highway, Police, and Fire Services, a 73% residential/27% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
 - for Wastewater and Stormwater services, a 79% residential/21% non-residential allocation has been made based on population to employment growth within the Town over the urban buildout forecast period; and
 - for Water services a 75% residential/25% non-residential allocation has been made based on population vs. employment growth over the buildout urban forecast period, adjusted to include greenhouse space and employees.
- 3) D.C.s for bunk houses shall be charged on a per capita basis, with a maximum charge per building based on 10 persons.

7.3.3 Application to Redevelopment of Land

As a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of 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. 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.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.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 (s.3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- a place of worship; and
- a bona fide farm building.

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

A D.C. that is applicable under Section 5 of the D.C.A. shall be calculated and payable;

- where a permit is required under the Building Code Act in relation to a building or structure, the owner shall pay the D.C. at the issuance of the first building permit, prior to the commencement of development or redevelopment as the case may be; and
- Despite above, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1st, 2019 and each year thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (CANSIM Table 327-0043)¹ for the most recent year-over-year period.

7.3.8 The Applicable Areas

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

- All Town-wide Services – the full residential and non-residential charge will be imposed on all lands within the Town (except for greenhouse and wind turbine development);
- Wind Turbines – services related to a highway, fire protection, police, administration studies, and non-administration facilities will be applied per wind turbines based on the single-detached unit rate;
- Greenhouses – services related to a highway, fire protection, police, administration studies, and water services will be applied per sq.ft. of greenhouse space based on the non-residential rate;
- Water, Wastewater, and Stormwater – the full residential and non-residential charge will be imposed on the urban service areas of the Town (except for greenhouse developments).

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are currently reserved in 13 separate reserve funds: Services Related to a Highway, Other Transportation Services, Police Services, Fire Protection Services, Municipal Parking Services, Outdoor Recreation Services, Indoor Recreation Services, Library Services, Administration, Non-administrative Space, Stormwater Services, and Wastewater Services (Ruthven, Kingsville, and Lakeshore West areas and Cottam area). It is recommended that the Town combine the

¹ O.Reg 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. As of the end of December, 2013 this catalogue has been discontinued and replaced by this web based table.

wastewater reserve funds, combine the services related to a highway and other transportation reserve funds, combine indoor and outdoor recreation, and establish a reserve fund for water services. Appendix D outlines the reserve fund policies that the Town 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 the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98).

7.4.4 *Area Rating*

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

1. Section 2(9) of the Act now requires a municipality to implement area specific D.C.s for either specific services 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.

Presently, the Town’s by-law provides for area rating for wastewater and stormwater services. All other Town services are recovered based on a uniform, Town-wide basis. It is recommended that water, wastewater, and stormwater services are provided based on an urban area basis. There are several reasons why the Town-wide services have not been imposed on an area-specific basis including:

1. All Town services, with the exception of water, wastewater and stormwater, require that the average ten-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds which 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 Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Town-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 & C. The D.C.s would be lower in Area A (as all services are now funded) and higher in B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to B and C due to reduced revenue.
3. Many services which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the Town-wide charges on a uniform Town-wide basis and calculate the water, wastewater, and stormwater services on an urban area basis.

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 the charges on a Town-wide basis for all services and on a uniform urban-area basis for water, wastewater, and stormwater services”;

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated November 8, 2017, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated November 8, 2017, as amended (if applicable);”

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

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

8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Town 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 Town 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 Town D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area 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 higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other Town 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 Town 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 which follow overview the requirements in each case.

8.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the Town 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;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

8.3.3 By-law Pamphlet

In addition to the "notice" information, the Town 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 general description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

8.3.4 Appeals

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

8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Town 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 20-25 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 Town Council to the O.M.B.

8.3.6 Credits

Sections 38-41 of the D.C.A. set out a number of credit requirements, which apply where a Town 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 Town agrees to expand the credit to other services for which a D.C. is payable.

8.3.7 Front-Ending Agreements

The Town and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Town 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 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town 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 s.51 or s.53 of the *Planning Act*, except for:

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

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

In this regard, if the Town 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 Town D.C.s related to the site.

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

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

Schedule 1 Town of Kingsville Residential Growth Forecast Summary

| Year | | Including Census Undercount ¹ | Excluding Census Undercount | | | Housing Units | | | | | |
|-------------|---------------------|--|-----------------------------|--------------------------|---|-------------------------|---------------------------------|-------------------------|-------|------------------|-----------------------|
| | | Population | Population | Institutional Population | Population Excluding Institutional Population | Singles & Semi-Detached | Multiple Dwellings ² | Apartments ³ | Other | Total Households | Person Per Unit (PPU) |
| Historical | Mid 2001 | 20,400 | 19,619 | 1,143 | 18,476 | 6,095 | 270 | 415 | 25 | 6,805 | 2.88 |
| | Mid 2006 | 21,740 | 20,908 | 1,888 | 19,020 | 6,575 | 430 | 420 | 25 | 7,450 | 2.81 |
| | Mid 2011 | 22,220 | 21,362 | 1,322 | 20,040 | 6,825 | 490 | 365 | 40 | 7,720 | 2.77 |
| | Mid 2016 | 22,410 | 21,552 | 1,232 | 20,320 | 7,010 | 525 | 400 | 40 | 7,975 | 2.70 |
| Forecast | Mid 2017 | 22,690 | 21,819 | 1,247 | 20,572 | 7,129 | 525 | 400 | 40 | 8,094 | 2.70 |
| | Mid 2027 | 24,840 | 23,882 | 1,365 | 22,516 | 8,021 | 667 | 456 | 40 | 9,184 | 2.60 |
| | Mid 2037 | 27,290 | 26,242 | 1,500 | 24,742 | 8,764 | 862 | 527 | 40 | 10,193 | 2.57 |
| | Buildout | 30,630 | 29,455 | 1,684 | 27,772 | 9,819 | 1,176 | 674 | 40 | 11,709 | 2.52 |
| Incremental | Mid 2001 - Mid 2006 | 1,340 | 1,289 | 745 | 544 | 480 | 160 | 5 | 0 | 645 | |
| | Mid 2006 - Mid 2011 | 480 | 454 | -566 | 1,020 | 250 | 60 | -55 | 15 | 270 | |
| | Mid 2011 - Mid 2016 | 190 | 190 | -90 | 280 | 185 | 35 | 35 | 0 | 255 | |
| | Mid 2016 - Mid 2017 | 280 | 267 | 15 | 252 | 119 | 0 | 0 | 0 | 119 | |
| | Mid 2017 - Mid 2027 | 2,150 | 2,062 | 118 | 1,944 | 892 | 142 | 56 | 0 | 1,090 | |
| | Mid 2017 - Mid 2037 | 4,600 | 4,423 | 253 | 4,170 | 1,635 | 337 | 127 | 0 | 2,099 | |
| | Mid 2017 - Buildout | 7,940 | 7,636 | 436 | 7,200 | 2,690 | 651 | 274 | 0 | 3,615 | |
| | | | | | | | | | | | |

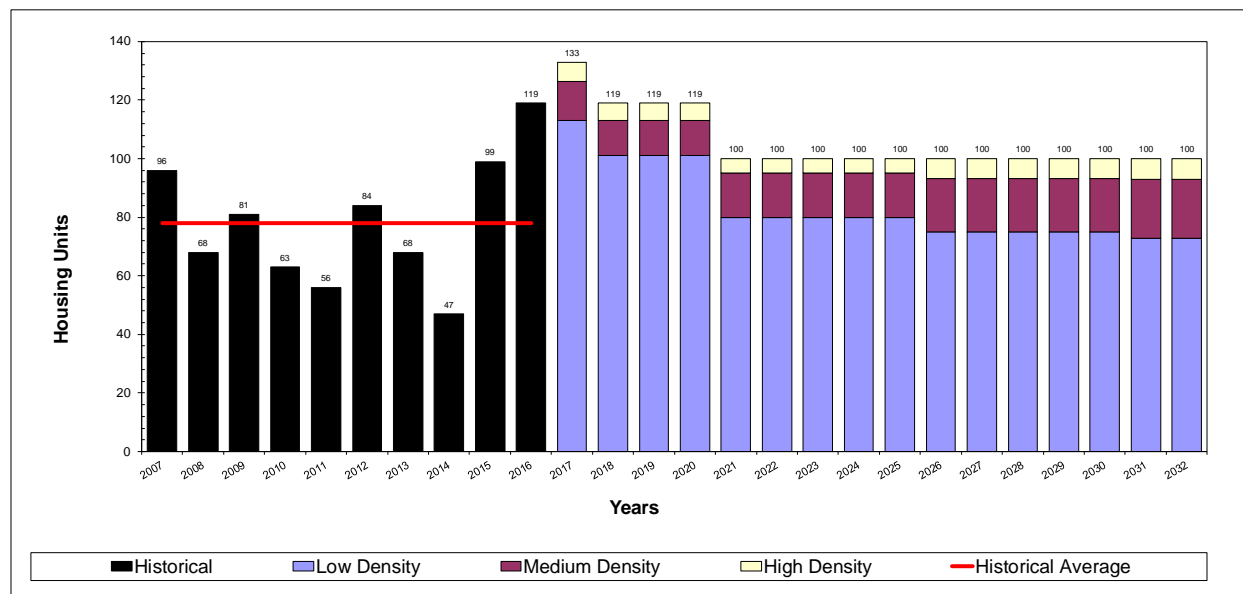
Source: Watson & Associates Economists Ltd., August 2017. Derived from the Foundation Report: Essex County Official Plan Review, August 2011, N. Barry Lyon Consultants Limited.

1. Census Undercount estimated at approximately 4%. Note: Population including the Undercount has been rounded.

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Figure A-1 Annual Housing Forecast¹



Source: Historical housing activity (2007-2016) based on Statistics Canada building permits, Catalogue 64-001-XIB

2017 housing growth derived by Watson & Associates Economist Ltd.

1. Growth Forecast represents calendar year.

**Schedule 2
Town of Kingsville**

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 | Institutional Population | Net Population Including Institutional |
|--|-----------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------------|---------------------------------|-------------------------|--------------------------|--|
| Urban Ruthaven/Kingsville/Lakeshore | 2017-2027 | 769 | 137 | 55 | 961 | 2,655 | (1,001) | 1,654 | 108 | 1,762 |
| | 2017-2037 | 1,406 | 317 | 121 | 1,844 | 5,026 | (1,460) | 3,566 | 233 | 3,799 |
| | 2017 - Buildout | 2,376 | 616 | 263 | 3,254 | 8,751 | (2,369) | 6,382 | 402 | 6,783 |
| Urban Cottam | 2017-2027 | 22 | 6 | 2 | 30 | 81 | (54) | 27 | 6 | 32 |
| | 2017-2037 | 79 | 20 | 6 | 105 | 285 | (79) | 206 | 13 | 218 |
| | 2017 - Buildout | 134 | 35 | 12 | 181 | 489 | (129) | 360 | 22 | 382 |
| Rural | 2017-2027 | 100 | - | - | 100 | 297 | (33) | 264 | 4 | 268 |
| | 2017-2037 | 150 | - | - | 150 | 446 | (48) | 398 | 8 | 406 |
| | 2017 - Buildout | 180 | - | - | 180 | 535 | (77) | 458 | 13 | 471 |
| Town of Kingsville | 2017-2027 | 892 | 142 | 56 | 1,090 | 3,033 | (1,088) | 1,945 | 118 | 2,062 |
| | 2017-2037 | 1,635 | 337 | 127 | 2,099 | 5,757 | (1,586) | 4,170 | 253 | 4,423 |
| | 2017 - Buildout | 2,690 | 651 | 274 | 3,615 | 9,775 | (2,575) | 7,200 | 436 | 7,636 |

Source: Watson & Associates Economists Ltd., 2017

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with Town staff regarding future development prospects.

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Schedule 3
Town of Kingsville
Current Year Growth Forecast
Mid 2016 to Mid 2017**

| | | Population (Net of Institutional) |
|---|---|--------------------------------------|
| Mid 2016 Population | | 20,320 |
| Occupants of New Housing Units, Mid 2016 to Mid 2017 | <i>Units (2)</i> | 119 |
| | <i>multiplied by persons per unit (3)</i> | 2.52 |
| | <i>gross population increase</i> | 300 |
| Decline in Housing Unit Occupancy, Mid 2016 to Mid 2017 | <i>Units (4)</i> | 7,975 |
| | <i>multiplied by ppu decline rate (5)</i> | -0.0061 |
| | <i>total decline in population</i> | -48 |
| Population Estimate to Mid 2017 | | 20,572 |
| <i>Net Population Increase, Mid 2016 to Mid 2017</i> | | 252 |

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

| Structural Type | Persons Per Unit ¹ | % Distribution of Estimated Units ² | Weighted Persons Per Unit Average |
|------------------------------------|----------------------------------|---|--------------------------------------|
| <i>Singles & Semi Detached</i> | 2.52 | 100% | 2.52 |
| <i>Multiples (6)</i> | 2.15 | 0% | 0.00 |
| <i>Apartments (7)</i> | 1.63 | 0% | 0.00 |
| Total | | 100% | 2.52 |

¹ Based on 2011 Census custom database

² Based on Building permit/completion activity

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

Schedule 4
Town of Kingsville
Ten Year Growth Forecast
Mid 2017 to Mid 2027

| | | | Population (Net of Institutional) |
|---|---|---------|--------------------------------------|
| Mid 2017 Population | | | 20,572 |
| Occupants of New Housing Units, Mid 2017 to Mid 2027 | <i>Units (2)</i> | 1,090 | |
| | <i>multiplied by persons per unit (3)</i> | 2.78 | |
| | <i>gross population increase</i> | 3,033 | 3,033 |
| Decline in Housing Unit Occupancy, Mid 2017 to Mid 2027 | <i>Units (4)</i> | 8,094 | |
| | <i>multiplied by ppu decline rate (5)</i> | -0.1345 | |
| | <i>total decline in population</i> | -1,088 | -1,088 |
| Population Estimate to Mid 2027 | | | 22,516 |
| <i>Net Population Increase, Mid 2017 to Mid 2027</i> | | | 1,944 |

(1) Mid 2017 Population based on:

2016 Population (20,320) + Mid 2016 to Mid 2017 estimated housing units to beginning of forecast period (119 x 2.52 = 300) + (7,975 x -0.0061 = -48) = 20,572

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

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

| Structural Type | Persons Per Unit ¹ | % Distribution of Estimated Units ² | Weighted Persons Per Unit Average |
|------------------------------------|----------------------------------|---|--------------------------------------|
| <i>Singles & Semi Detached</i> | 2.97 | 82% | 2.43 |
| <i>Multiples (6)</i> | 2.05 | 13% | 0.27 |
| <i>Apartments (7)</i> | 1.64 | 5% | 0.08 |
| <i>one bedroom or less</i> | 1.76 | | |
| <i>two bedrooms or more</i> | 1.43 | | |
| Total | | 100% | 2.78 |

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2017 households based upon 7,975 (2016 Census) + 119 (Mid 2016 to Mid 2017 unit estimate) = 8,094

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

(6) Includes townhomes and apartments in duplexes.

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

**Schedule 5a
Town of Kingsville
Twenty Year Growth Forecast
Mid 2017 to Mid 2037**

| | | Population (Net of Institutional) |
|---|---|--------------------------------------|
| Mid 2017 Population | | 20,572 |
| Occupants of New Housing Units, Mid 2017 to Mid 2037 | <i>Units (2)</i> | 2,099 |
| | <i>multiplied by persons per unit (3)</i> | 2.74 |
| | <i>gross population increase</i> | 5,757 |
| Decline in Housing Unit Occupancy, Mid 2017 to Mid 2037 | <i>Units (4)</i> | 8,094 |
| | <i>multiplied by ppu decline rate (5)</i> | -0.1960 |
| | <i>total decline in population</i> | -1,586 |
| Population Estimate to Mid 2037 | | 24,742 |
| <i>Net Population Increase, Mid 2017 to Mid 2037</i> | | 4,170 |

(1) Mid 2017 Population based on:

2016 Population (20,320) + Mid 2016 to Mid 2017 estimated housing units to beginning of forecast period (119 x 2.52 = 300) + (7,975 x -0.0061 = -48) = 20,572

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

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

| Structural Type | Persons Per Unit ¹ | % Distribution of Estimated Units ² | Weighted Persons Per Unit Average |
|------------------------------------|----------------------------------|---|--------------------------------------|
| <i>Singles & Semi Detached</i> | 2.97 | 78% | 2.31 |
| <i>Multiples (6)</i> | 2.05 | 16% | 0.33 |
| <i>Apartments (7)</i> | 1.64 | 6% | 0.10 |
| <i>one bedroom or less</i> | 1.76 | | |
| <i>two bedrooms or more</i> | 1.43 | | |
| Total | | 100% | 2.74 |

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2017 households based upon 7,975 (2016 Census) + 119 (Mid 2016 to Mid 2017 unit estimate) = 8,094

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

(6) Includes townhomes and apartments in duplexes.

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

**Schedule 5b
Town of Kingsville
Buildout Growth Forecast
Mid 2017 to Buildout**

| | | | Population (Net of Institutional) |
|---|--|---------|--------------------------------------|
| Mid 2017 Population | | | 20,572 |
| Occupants of New Housing Units, Mid 2017 to Buildout | <i>Units (2)</i> | 3,615 | |
| | <i>multiplied by persons per unit (3)</i> | 2.70 | |
| | <i>gross population increase</i> | 9,775 | 9,775 |
| Decline in Housing Unit Occupancy, Mid 2017 to Buildout | <i>Units (4)</i> | 8,094 | |
| | <i>multiplied by ppu. decline rate (5)</i> | -0.3182 | |
| | <i>total decline in population</i> | -2,575 | -2,575 |
| Population Estimate to Buildout | | | 27,772 |
| <i>Net Population Increase, Mid 2017 to Buildout</i> | | | 7,200 |

(1) Mid 2017 Population based on:

2016 Population (20,320) + Mid 2016 to Mid 2017 estimated housing units to beginning of forecast period (119 x 2.52 = 300) + (7,975 x -0.0061 = -48) = 20,572

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

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

| Structural Type | Persons Per Unit ¹ | % Distribution of Estimated Units ² | Weighted Persons Per Unit Average |
|------------------------------------|----------------------------------|---|--------------------------------------|
| <i>Singles & Semi Detached</i> | 2.97 | 74% | 2.21 |
| <i>Multiples (6)</i> | 2.05 | 18% | 0.37 |
| <i>Apartments (7)</i> | 1.64 | 8% | 0.12 |
| <i>one bedroom or less</i> | 1.76 | | |
| <i>two bedrooms or more</i> | 1.43 | | |
| Total | | 100% | 2.70 |

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2017 households based upon 7,975 (2016 Census) + 119 (Mid 2016 to Mid 2017 unit estimate) = 8,094

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

(6) Includes townhomes and apartments in duplexes.

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

**Schedule 6
Town of Kingsville**

Summary of Housing Units in the Development Approvals Process and Housing Potential on Designated Vacant Residential Lands

| Stage of Development | Total Housing Units | | | |
|---|---------------------------------|------------------------------------|----------------------------------|--------------|
| | Low-Density ¹ | Medium-Density ² | High-Density ³ | Total |
| Active/Proposed Developments | 1,500 | 401 | 153 | 2,053 |
| Active/Proposed Developments (Percent) | 73% | 20% | 7% | 100% |
| Potential (No Application) ⁴ | 875 | 250 | 125 | 1,250 |
| Potential (No Application) (Percent) | 70% | 20% | 10% | 100% |
| Total | 2,375 | 651 | 278 | 3,303 |
| Percent Total | 72% | 20% | 8% | 100.0% |

Source: Town of Kingsville Planning Department, September 2017

1. Single and Semi-Detached
2. Townhomes and Apartments in Duplexes
3. Apartments
4. Estimated by Watson & Associates 2017.

Schedule 7
Town of Kingsville
Historical Residential Building Permits
Years 2007-2016

| Year | Residential Building Permits | | | |
|------------------------------|------------------------------|------------------------|-------------------------|------------|
| | Singles & Semi Detached | Multiples ¹ | Apartments ² | Total |
| 2007 | 84 | 12 | 0 | 96 |
| 2008 | 60 | 8 | 0 | 68 |
| 2009 | 75 | 6 | 0 | 81 |
| 2010 | 58 | 4 | 1 | 63 |
| 2011 | 49 | 0 | 7 | 56 |
| Sub-total | 326 | 30 | 8 | 364 |
| Average (2007 - 2011) | 65 | 6 | 2 | 73 |
| % Breakdown | 89.6% | 8.2% | 2.2% | 100.0% |
| 2012 | 73 | 3 | 8 | 84 |
| 2013 | 46 | 0 | 22 | 68 |
| 2014 | 43 | 4 | 0 | 47 |
| 2015 | 89 | 0 | 10 | 99 |
| 2016 | 119 | 0 | 0 | 119 |
| Sub-total | 370 | 7 | 40 | 417 |
| Average (2012 - 2016) | 74 | 1 | 8 | 83 |
| % Breakdown | 88.7% | 1.7% | 9.6% | 100.0% |
| 2007 - 2016 | | | | |
| Total | 696 | 37 | 48 | 781 |
| Average | 70 | 4 | 5 | 78 |
| % Breakdown | 89.1% | 4.7% | 6.1% | 100.0% |

Source: Statistics Canada building permit data.

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Schedule 8a
Town of Kingsville
Persons Per Units by Age and Type of Dwelling
(2011 Census)

| Age of Dwelling | Singles and Semi-Detached | | | | | | Adjusted PPU ¹ | 20 Year Average |
|-----------------|---------------------------|--------------|--------------|--------------|--------------|--------------|---------------------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | | |
| 1-5 | 0.786 | - | - | 2.900 | - | 2.554 | 2.52 | |
| 6-10 | - | - | - | 3.258 | - | 3.265 | 3.22 | |
| 11-15 | - | - | - | 3.221 | - | 3.232 | 3.20 | |
| 16-20 | - | - | - | 3.015 | - | 2.975 | 2.95 | 2.97 |
| 20-25 | - | - | - | 2.760 | - | 2.879 | 2.87 | |
| 25-35 | - | - | - | 2.946 | - | 2.936 | 2.93 | |
| 35+ | - | 1.733 | 1.935 | 2.678 | 4.276 | 2.556 | 2.55 | |
| Total | 1.029 | 2.167 | 2.114 | 2.829 | 4.588 | 2.724 | | |

| Age of Dwelling | Multiples ² | | | | | | Adjusted PPU ¹ | 15 Year Average |
|-----------------|------------------------|----------|--------------|--------------|----------|--------------|---------------------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | | |
| 1-5 | - | - | - | - | - | 1.818 | 1.87 | |
| 6-10 | - | - | - | 1.929 | - | 1.900 | 1.96 | |
| 11-15 | - | - | 1.667 | - | - | 1.720 | 1.76 | 1.86 |
| 16-20 | - | - | - | - | - | - | - | |
| 20-25 | - | - | - | - | - | - | - | |
| 25-35 | - | - | - | - | - | - | - | |
| 35+ | - | - | - | - | - | - | - | |
| Total | 0.609 | - | 2.038 | 3.192 | - | 2.053 | | |

| Age of Dwelling | Apartments ³ | | | | | | Adjusted PPU ¹ | 15 Year Average |
|-----------------|-------------------------|--------------|--------------|----------|----------|--------------|---------------------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | | |
| 1-5 | - | - | - | - | - | - | - | |
| 6-10 | - | - | - | - | - | - | - | |
| 11-15 | - | - | - | - | - | - | - | |
| 16-20 | - | - | - | - | - | - | - | |
| 20-25 | - | - | - | - | - | - | - | |
| 25-35 | - | - | - | - | - | - | - | |
| 35+ | - | 1.282 | 3.364 | - | - | 1.636 | - | |
| Total | 0.600 | 1.262 | 4.000 | - | - | 1.592 | | |

| Age of Dwelling | All Density Types | | | | | | Adjusted PPU ¹ | 15 Year Average |
|-----------------|-------------------|--------------|--------------|--------------|--------------|--------------|---------------------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | | |
| 1-5 | - | - | 2.143 | 2.695 | - | 2.500 | - | |
| 6-10 | - | - | 1.786 | 3.090 | - | 3.088 | - | |
| 11-15 | - | - | 2.364 | 3.057 | - | 2.956 | - | |
| 16-20 | - | - | 2.769 | 2.957 | - | 2.761 | - | |
| 20-25 | - | - | 2.500 | 2.712 | - | 2.667 | - | |
| 25-35 | - | - | - | 2.923 | - | 2.778 | - | |
| 35+ | - | 1.427 | 1.945 | 2.668 | 4.448 | 2.457 | - | |
| Total | 0.429 | 1.565 | 2.038 | 2.780 | 4.547 | 2.598 | | |

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

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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

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

**Schedule 8b
Essex County
Persons Per Unit by Age and Type of Dwelling
(2011 Census)**

| Age of Dwelling | Singles and Semi-Detached | | | | | | Adjusted PPU ¹ | 20 Year Average |
|-----------------|---------------------------|--------------|--------------|--------------|--------------|--------------|---------------------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | | |
| 1-5 | - | 1.857 | 2.125 | 3.202 | 4.256 | 3.132 | 3.10 | |
| 6-10 | - | - | 1.832 | 3.211 | 4.570 | 3.217 | 3.20 | |
| 11-15 | - | - | 2.328 | 3.238 | 4.096 | 3.256 | 3.25 | |
| 16-20 | - | 1.000 | 2.125 | 3.113 | 3.837 | 3.100 | 3.10 | 3.16 |
| 20-25 | - | - | 1.950 | 2.946 | 3.411 | 2.876 | 2.87 | |
| 25-35 | - | - | 2.190 | 2.932 | 4.071 | 2.914 | 2.91 | |
| 35+ | - | 1.481 | 1.980 | 2.736 | 3.471 | 2.568 | 2.57 | |
| Total | - | 1.504 | 1.997 | 2.926 | 3.891 | 2.816 | | |

| Age of Dwelling | Multiples ² | | | | | | Adjusted PPU ¹ | 20 Year Average |
|-----------------|------------------------|--------------|--------------|--------------|-------|--------------|---------------------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | | |
| 1-5 | - | - | 1.821 | 2.840 | - | 2.255 | 2.15 | |
| 6-10 | - | - | 1.854 | 1.926 | - | 1.846 | 1.80 | |
| 11-15 | - | - | 2.000 | 2.270 | - | 2.056 | 2.03 | |
| 16-20 | - | - | 1.500 | 2.397 | - | 2.218 | 2.20 | 2.05 |
| 20-25 | - | - | 1.500 | 2.231 | - | 1.813 | 1.81 | |
| 25-35 | - | - | 1.405 | 2.647 | - | 1.772 | 1.77 | |
| 35+ | - | 1.462 | 1.975 | 2.853 | - | 2.251 | 2.25 | |
| Total | - | 1.370 | 1.793 | 2.406 | - | 2.071 | | |

| Age of Dwelling | Apartments ³ | | | | | | Adjusted PPU ¹ | 20 Year Average |
|-----------------|-------------------------|--------------|--------------|--------------|-------|--------------|---------------------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | | |
| 1-5 | - | - | 1.462 | - | - | 1.696 | 1.63 | |
| 6-10 | - | - | 1.339 | - | - | 1.338 | 1.31 | |
| 11-15 | - | - | 1.543 | 1.250 | - | 1.552 | 1.54 | |
| 16-20 | - | 1.211 | 1.703 | - | - | 2.074 | 2.06 | 1.64 |
| 20-25 | - | - | 1.909 | - | - | 1.793 | 1.79 | |
| 25-35 | - | 1.139 | 1.526 | - | - | 1.246 | 1.24 | |
| 35+ | - | 1.234 | 1.701 | 2.583 | - | 1.484 | 1.48 | |
| Total | 1.417 | 1.229 | 1.614 | 2.846 | - | 1.528 | | |

| Age of Dwelling | All Density Types | | | | | |
|-----------------|-------------------|--------------|--------------|--------------|--------------|--------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total |
| 1-5 | - | 1.688 | 1.910 | 3.149 | 4.150 | 2.980 |
| 6-10 | - | 2.000 | 1.686 | 3.114 | 4.530 | 3.003 |
| 11-15 | - | 1.615 | 1.942 | 3.155 | 4.086 | 3.074 |
| 16-20 | - | 1.441 | 1.896 | 3.116 | 3.782 | 2.979 |
| 20-25 | - | 1.412 | 1.872 | 2.937 | 3.411 | 2.800 |
| 25-35 | - | 1.348 | 1.701 | 2.918 | 3.800 | 2.650 |
| 35+ | - | 1.346 | 1.924 | 2.726 | 3.519 | 2.468 |
| Total | - | 1.387 | 1.889 | 2.902 | 3.872 | 2.689 |

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

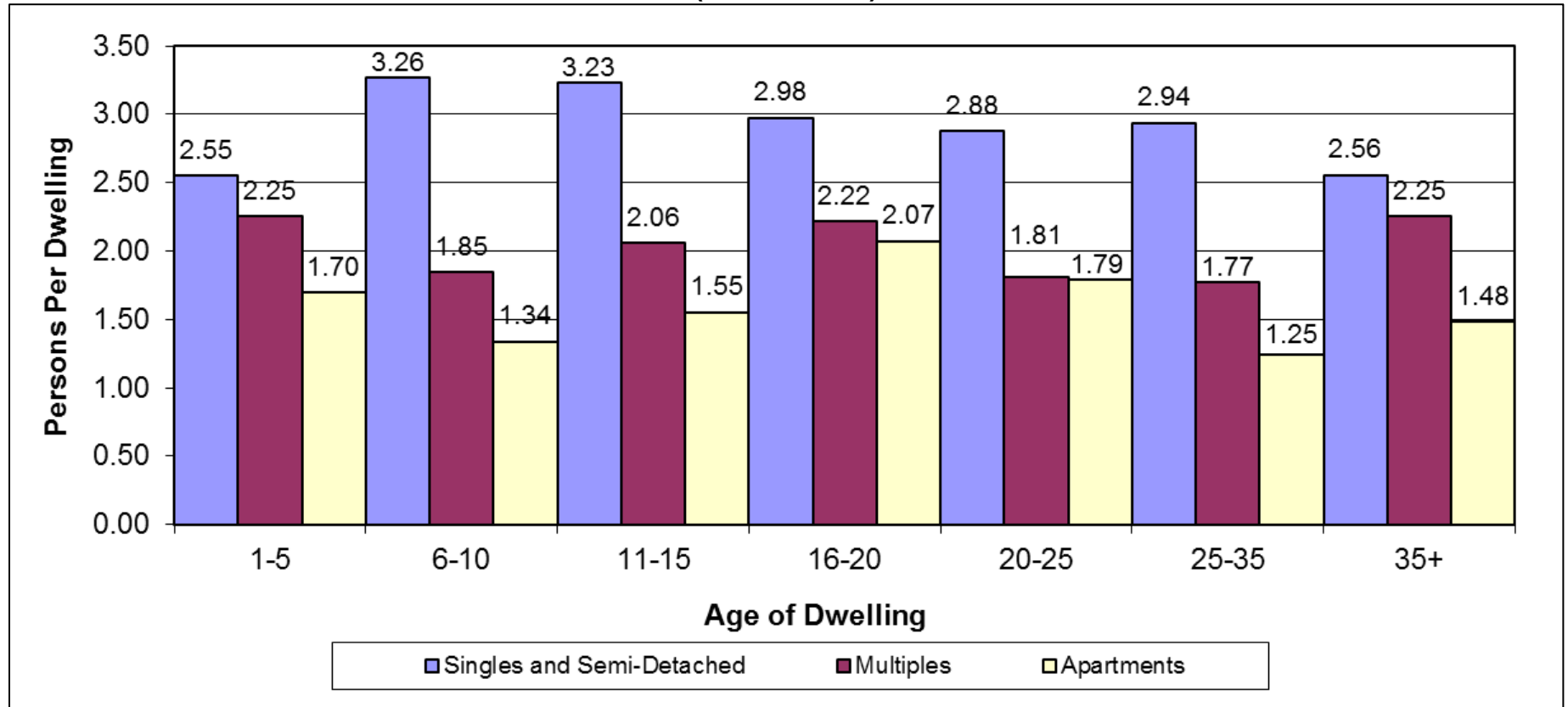
2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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

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

Schedule 9
Town of Kingsville
Persons Per Unit by Structural Type and Age of Dwelling
(2011 Census)



Schedule 10a
Town of Kingsville
Employment Forecast, 2017 to Buildout

| Period | Population | Activity Rate | | | | | | Employment | | | | | |
|----------------------------|------------|---------------|--------------|------------|--------------------------------------|---------------|---------|------------|--------------|------------|--------------------------------------|---------------|-------|
| | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total |
| Mid 2001 | 19,619 | 0.051 | 0.076 | 0.061 | 0.070 | 0.033 | 0.291 | 995 | 1,490 | 1,206 | 1,376 | 640 | 5,706 |
| Mid 2006 | 20,908 | 0.071 | 0.048 | 0.069 | 0.079 | 0.044 | 0.311 | 1,475 | 1,000 | 1,446 | 1,656 | 925 | 6,501 |
| Mid 2011 | 21,362 | 0.044 | 0.030 | 0.077 | 0.075 | 0.036 | 0.261 | 930 | 640 | 1,646 | 1,596 | 765 | 5,576 |
| Mid 2017 | 21,819 | 0.047 | 0.030 | 0.077 | 0.078 | 0.036 | 0.268 | 1,030 | 654 | 1,681 | 1,754 | 766 | 5,884 |
| Mid 2027 | 23,882 | 0.053 | 0.032 | 0.078 | 0.078 | 0.039 | 0.280 | 1,255 | 763 | 1,868 | 1,867 | 933 | 6,687 |
| Mid 2037 | 26,242 | 0.057 | 0.032 | 0.080 | 0.078 | 0.042 | 0.289 | 1,505 | 841 | 2,095 | 2,052 | 1,101 | 7,594 |
| Buildout | 29,455 | 0.051 | 0.032 | 0.082 | 0.078 | 0.044 | 0.287 | 1,505 | 944 | 2,407 | 2,303 | 1,286 | 8,446 |
| Incremental Change | | | | | | | | | | | | | |
| Mid 2001 - Mid 2006 | 1,289 | 0.020 | -0.028 | 0.008 | 0.009 | 0.012 | 0.020 | 480 | -490 | 240 | 280 | 285 | 795 |
| Mid 2006 - Mid 2011 | 454 | -0.027 | -0.018 | 0.008 | -0.004 | -0.008 | -0.050 | -545 | -360 | 200 | -60 | -160 | -925 |
| Mid 2011 - Mid 2017 | 457 | 0.004 | 0.000 | 0.000 | 0.003 | 0.000 | 0.007 | 100 | 14 | 35 | 158 | 1 | 308 |
| Mid 2017 - Mid 2027 | 2,062 | 0.0053 | 0.0020 | 0.0012 | 0.0005 | 0.0033 | 0.0123 | 225 | 110 | 188 | 114 | 167 | 803 |
| Mid 2017 - Mid 2037 | 4,423 | 0.0101 | 0.0021 | 0.0028 | 0.0005 | 0.0062 | 0.0217 | 475 | 188 | 414 | 298 | 335 | 1,711 |
| Mid 2017 - Buildout | 7,636 | 0.0039 | 0.0021 | 0.0047 | 0.0005 | 0.0079 | 0.0190 | 475 | 291 | 727 | 549 | 520 | 2,562 |
| Annual Average | | | | | | | | | | | | | |
| Mid 2001 - Mid 2006 | 258 | 0.004 | -0.006 | 0.002 | 0.002 | 0.002 | 0.004 | 96 | -98 | 48 | 56 | 57 | 159 |
| Mid 2006 - Mid 2011 | 91 | -0.005 | -0.004 | 0.002 | -0.001 | -0.002 | -0.010 | -109 | -72 | 40 | -12 | -32 | -185 |
| Mid 2011 - Mid 2017 | 76 | 0.001 | 0.000 | 0.000 | 0.001 | 0.000 | 0.001 | 17 | 2 | 6 | 26 | 0 | 51 |
| Mid 2017 - Mid 2027 | 206 | 0.00053 | 0.00020 | 0.00012 | 0.00005 | 0.00033 | 0.00123 | 23 | 11 | 19 | 11 | 17 | 80 |
| Mid 2017 - Mid 2037 | 221 | 0.00051 | 0.00011 | 0.00014 | 0.00003 | 0.00031 | 0.00108 | 24 | 9 | 21 | 15 | 17 | 86 |
| Mid 2017 - Buildout | 243 | 0.00012 | 0.00007 | 0.00015 | 0.00002 | 0.00025 | 0.00060 | 15 | 9 | 23 | 17 | 17 | 81 |

Source: Watson & Associates Economists Ltd., August 2017. Derived from the Foundation Report: Essex County Official Plan Review, August 2011, N. Barry Lyon Consultants Limited.

Schedule 10b
Town of Kingsville
Employment and Gross Floor Area (G.F.A) Forecast, 2017 to Buildout

| Period | Population | Employment | | | | | Gross Floor Area in Square Feet (Estimated) ¹ | | | | |
|---------------------------|------------|------------|------------|-----------------------------------|---------------|-------|--|------------|-----------------------------------|---------------|-----------|
| | | Primary | Industrial | Commercial/ Population Related | Institutional | Total | Greenhouse ² | Industrial | Commercial/ Population Related | Institutional | Total |
| Mid 2001 | 19,619 | 995 | 1,206 | 1,376 | 640 | 4,216 | | | | | |
| Mid 2006 | 20,908 | 1,475 | 1,446 | 1,656 | 925 | 5,501 | | | | | |
| Mid 2011 | 21,362 | 930 | 1,646 | 1,596 | 765 | 4,936 | | | | | |
| Mid 2017 | 21,819 | 1,030 | 1,681 | 1,754 | 766 | 5,230 | | | | | |
| Mid 2027 | 23,882 | 1,255 | 1,868 | 1,867 | 933 | 5,923 | | | | | |
| Mid 2037 | 26,242 | 1,505 | 2,095 | 2,052 | 1,101 | 6,753 | | | | | |
| Buildout | 29,455 | 1,505 | 2,407 | 2,303 | 1,286 | 7,501 | | | | | |
| Incremental Change | | | | | | | | | | | |
| Mid 2001 - Mid 2006 | 1,289 | 480 | 240 | 280 | 285 | 1,285 | | | | | |
| Mid 2006 - Mid 2011 | 454 | -545 | 200 | -60 | -160 | -565 | | | | | |
| Mid 2011 - Mid 2017 | 457 | 450 | 337 | 366 | 1 | 294 | | | | | |
| Mid 2017 - Mid 2027 | 2,062 | 225 | 188 | 114 | 167 | 693 | 5,919,800 | 225,000 | 56,800 | 117,000 | 6,318,600 |
| Mid 2017 - Mid 2032 | 3,269 | 350 | 302 | 208 | 257 | 1,117 | 5,919,800 | 362,300 | 104,000 | 179,800 | 6,565,900 |
| Mid 2017 - Mid 2037 | 4,423 | 475 | 414 | 298 | 335 | 1,523 | 5,919,800 | 497,000 | 149,200 | 234,700 | 6,800,700 |
| Mid 2017 - Buildout | 7,636 | 475 | 727 | 549 | 520 | 2,271 | 5,919,800 | 871,900 | 274,700 | 364,200 | 7,430,600 |
| Annual Average | | | | | | | | | | | |
| Mid 2001 - Mid 2006 | 258 | 96 | 48 | 56 | 57 | 257 | | | | | |
| Mid 2006 - Mid 2011 | 91 | -109 | 40 | -12 | -32 | -113 | | | | | |
| Mid 2011 - Mid 2017 | 76 | 75 | 56 | 61 | 0 | 49 | | | | | |
| Mid 2017 - Mid 2027 | 206 | 23 | 19 | 11 | 17 | 69 | 591,980 | 22,500 | 5,680 | 11,700 | 631,860 |
| Mid 2017 - Mid 2037 | 221 | 24 | 21 | 15 | 17 | 76 | 295,990 | 24,850 | 7,460 | 11,735 | 340,035 |
| Mid 2017 - Buildout | 243 | 15 | 23 | 17 | 17 | 72 | 188,097 | 27,704 | 8,728 | 11,572 | 236,101 |

Source: Watson & Associates Economists Ltd., August 2017. Derived from the Foundation Report: Essex County Official Plan Review, August 2011, N. Barry Lyon Consultants Limited.

1. Square Foot Per Employee Assumptions

| | |
|--------------------------------|-------|
| Industrial | 1,200 |
| Commercial/ Population Related | 500 |
| Institutional | 700 |

2. Note greenhouse employment is included in primary sector. Greenhouse gross floor area buildout is based on 151 remaining net acres of lands remaining for greenhouse development (151 acres X 43,560 sq.ft./acre X 90% lot coverage = 5,919,800 sq.ft.)

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

| Development Location | Timing | Greenhouse GFA S.F | Industrial GFA S.F | Commercial GFA S.F. | Institutional GFA S.F. | Total Non-Res GFA S.F. | Employment Increase ¹ |
|--|-----------------|-----------------------|-----------------------|------------------------|---------------------------|---------------------------|-------------------------------------|
| Urban Ruthaven/Kingsville/Lakeshore | 2017-2027 | - | 210,300 | 56,800 | 114,660 | 381,760 | 453 |
| | 2017-2037 | - | 464,600 | 149,200 | 230,006 | 843,806 | 1,014 |
| | 2017 - Buildout | - | 815,200 | 274,700 | 356,916 | 1,446,816 | 1,739 |
| Urban Cottam | 2017-2027 | - | 11,300 | - | 2,340 | 13,640 | 13 |
| | 2017-2037 | - | 24,900 | - | 4,694 | 29,594 | 27 |
| | 2017 - Buildout | - | 43,600 | - | 7,284 | 50,884 | 47 |
| Rural | 2017-2027 | 5,919,800 | 3,400 | - | - | 5,923,200 | 228 |
| | 2017-2037 | 5,919,800 | 7,500 | - | - | 5,927,300 | 481 |
| | 2017 - Buildout | 5,919,800 | 13,100 | - | - | 5,932,900 | 486 |
| Town of Kingsville | 2017-2027 | 5,919,800 | 225,000 | 56,800 | 117,000 | 6,318,600 | 693 |
| | 2017-2037 | 5,919,800 | 497,000 | 149,200 | 234,700 | 6,800,700 | 1,523 |
| | 2017 - Buildout | 5,919,800 | 871,900 | 274,700 | 364,200 | 7,430,600 | 2,271 |

Source: Watson & Associates Economists Ltd., 2017

1. Employment Increase does not include No Fixed Place of Work.

2. Square feet per employee assumptions:

Industrial 1,200

Commercial 500

Institutional 700

3. Future Geenhouse sites to be serviced with water.

Schedule 11
Town of Kingsville
Non-Residential Construction Value
Years 2007 – 2016
(000's 2017 \$)

| YEAR | Industrial | | | | Commercial | | | | Institutional | | | | Total | | | |
|-----------------------------|---------------|--------------|---------------|---------------|--------------|------------|--------------|--------------|---------------|------------|------------|--------------|---------------|--------------|---------------|---------------|
| | New | Improve | Additions | Total | New | Improve | Additions | Total | New | Improve | Additions | Total | New | Improve | Additions | Total |
| 2007 | 5,564 | 2,466 | 1,050 | 9,080 | 1,208 | 1,062 | 0 | 2,270 | 97 | 240 | 0 | 337 | 6,869 | 3,768 | 1,050 | 11,687 |
| 2008 | 12,295 | 376 | 0 | 12,670 | 1,378 | 141 | 1,732 | 3,252 | 0 | 0 | 0 | 0 | 13,673 | 517 | 1,732 | 15,922 |
| 2009 | 2,133 | 236 | 9,912 | 12,281 | 3,618 | 693 | 501 | 4,812 | 12 | 665 | 0 | 677 | 5,764 | 1,594 | 10,413 | 17,770 |
| 2010 | 7,915 | 2,184 | 9,977 | 20,076 | 6,447 | 912 | 3,023 | 10,382 | 0 | 188 | 0 | 188 | 14,362 | 3,284 | 13,000 | 30,647 |
| 2011 | 22,729 | 1,364 | 42,271 | 66,364 | 756 | 280 | 0 | 1,036 | 12 | 5,303 | 0 | 5,316 | 23,497 | 6,947 | 42,271 | 72,715 |
| 2012 | 49,601 | 445 | 22,721 | 72,766 | 2,565 | 855 | 676 | 4,097 | 0 | 329 | 447 | 776 | 52,166 | 1,629 | 23,844 | 77,639 |
| 2013 | 55,513 | 1,043 | 5,078 | 61,633 | 6,081 | 1,755 | 0 | 7,836 | 31 | 1,319 | 1,809 | 3,159 | 61,624 | 4,117 | 6,887 | 72,628 |
| 2014 | 3,767 | 12,510 | 3,145 | 19,422 | 3,481 | 1,432 | 3,767 | 8,680 | 61 | 499 | 721 | 1,282 | 7,309 | 14,442 | 7,633 | 29,384 |
| 2015 | 6,217 | 1,393 | 5,197 | 12,807 | 0 | 1,009 | 140 | 1,148 | 0 | 174 | 0 | 174 | 6,217 | 2,576 | 5,336 | 14,129 |
| 2016 | 14,706 | 206 | 7,999 | 22,911 | 852 | 433 | 1,025 | 2,309 | 0 | 12 | 592 | 604 | 15,558 | 650 | 9,615 | 25,824 |
| Subtotal | 180,439 | 22,221 | 107,349 | 310,010 | 26,386 | 8,573 | 10,864 | 45,823 | 213 | 8,730 | 3,569 | 12,512 | 207,039 | 39,524 | 121,782 | 368,345 |
| Percent of Total | 58% | 7% | 35% | 100% | 58% | 19% | 24% | 100% | 2% | 70% | 29% | 100% | 56% | 11% | 33% | 100% |
| Average | 18,044 | 2,222 | 10,735 | 31,001 | 2,639 | 857 | 1,086 | 4,582 | 21 | 873 | 357 | 1,251 | 20,704 | 3,952 | 12,178 | 36,834 |
| 2007 - 2011 Period Total | | | | 120,471 | | | | 21,752 | | | | 6,518 | | | | 148,742 |
| 2007 - 2011 Average | | | | 24,094 | | | | 4,350 | | | | 1,304 | | | | 29,748 |
| % Breakdown | | | | 81.0% | | | | 14.6% | | | | 4.4% | | | | 100.0% |
| 2012 - 2016 Period Total | | | | 189,538 | | | | 24,071 | | | | 5,994 | | | | 219,603 |
| 2012 - 2016 Average | | | | 37,908 | | | | 4,814 | | | | 1,199 | | | | 43,921 |
| % Breakdown | | | | 86.3% | | | | 11.0% | | | | 2.7% | | | | 100.0% |
| 2007 - 2016 Period Total | | | | 310,010 | | | | 45,823 | | | | 12,512 | | | | 368,345 |
| 2007 - 2016 Average | | | | 31,001 | | | | 4,582 | | | | 1,251 | | | | 36,834 |
| % Breakdown | | | | 84.2% | | | | 12.4% | | | | 3.4% | | | | 100.0% |

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2016 (January, 2017) dollars using Reed Construction Cost Index

Schedule 12
Town of Kingsville
Employment to Population Ratio by Major Employment Sector, 2001 to 2011

| NAICS | | Year | | | Change | | Comments |
|--|---|--------|--------|--------|--------|-------|---|
| | | 2001 | 2006 | 2011 | 01-06 | 06-11 | |
| Employment by industry | | | | | | | Categories which relate to local land-based resources. |
| | <u>Primary Industry Employment</u> | | | | | | |
| 11 | Agriculture, forestry, fishing and hunting | 1,950 | 1,945 | 1,085 | -5 | -860 | |
| 21 | Mining and oil and gas extraction | 0 | 0 | 0 | 0 | 0 | |
| Sub-total | | 1,950 | 1,945 | 1,085 | -5 | -860 | |
| <u>Industrial and Other Employment</u> | | | | | | | Categories which relate primarily to industrial land supply and demand. |
| 22 | Utilities | 30 | 10 | 20 | -20 | 10 | |
| 23 | Construction | 160 | 245 | 215 | 85 | -30 | |
| 31-33 | Manufacturing | 780 | 780 | 850 | 0 | 70 | |
| 41 | Wholesale trade | 120 | 265 | 470 | 145 | 205 | |
| 48-49 | Transportation and warehousing | 175 | 220 | 175 | 45 | -45 | |
| 56 | Waste management and remediation services | 83 | 68 | 93 | -15 | 25 | |
| Sub-total | | 1,348 | 1,588 | 1,823 | 240 | 235 | |
| | <u>Population Related Employment</u> | | | | | | Categories which relate primarily to population growth within the municipality. |
| 44-45 | Retail trade | 530 | 535 | 465 | 5 | -70 | |
| 51 | Information and cultural industries | 40 | 65 | 35 | 25 | -30 | |
| 52 | Finance and insurance | 85 | 90 | 125 | 5 | 35 | |
| 53 | Real estate and rental and leasing | 90 | 65 | 80 | -25 | 15 | |
| 54 | Professional, scientific and technical services | 95 | 240 | 170 | 145 | -70 | |
| 55 | Management of companies and enterprises | 10 | 0 | 0 | -10 | 0 | |
| 56 | Administrative and support | 83 | 68 | 93 | -15 | 25 | |
| 71 | Arts, entertainment and recreation | 185 | 180 | 195 | -5 | 15 | |
| 72 | Accommodation and food services | 310 | 445 | 455 | 135 | 10 | |
| 81 | Other services (except public administration) | 265 | 285 | 250 | 20 | -35 | |
| Sub-total | | 1,693 | 1,973 | 1,868 | 280 | -105 | |
| | <u>Institutional</u> | | | | | | |
| 61 | Educational services | 275 | 270 | 275 | -5 | 5 | |
| 62 | Health care and social assistance | 315 | 600 | 455 | 285 | -145 | |
| 91 | Public administration | 125 | 125 | 70 | 0 | -55 | |
| Sub-total | | 715 | 995 | 800 | 280 | -195 | |
| Total Employment | | 5,706 | 6,501 | 5,576 | 795 | -925 | |
| Population | | 19,619 | 20,908 | 21,362 | 1,289 | 454 | |
| <u>Employment to Population Ratio</u> | | | | | | | |
| Industrial and Other Employment | | 0.07 | 0.08 | 0.09 | 0.01 | 0.01 | |
| Population Related Employment | | 0.09 | 0.09 | 0.09 | 0.01 | -0.01 | |
| Institutional Employment | | 0.04 | 0.05 | 0.04 | 0.01 | -0.01 | |
| Primary Industry Employment | | 0.10 | 0.09 | 0.05 | -0.01 | -0.04 | |
| Total | | 0.29 | 0.31 | 0.26 | 0.02 | -0.05 | |

Source: Statistics Canada Employment by Place of Work

Note: 2001-2011 employment figures are classified by North American Industry Classification System (NAICS) Code

Appendix B – Level of Service

Appendix B – Level of Service Ceiling
Town of Kingsville
Summary of Service Standards as per D.C.A.

| Service Category | Sub-Component | 10 Year Average Service Standard | | | | | Maximum Ceiling LOS |
|-------------------------------|--|----------------------------------|--------|-------------------------------|---------|----------------------|---------------------|
| | | Cost (per capita) | | Quantity (per capita) | | Quality (per capita) | |
| Services Related to a Highway | Services Related to a Highway - Roads | \$5,364.20 | 0.0096 | km of roadways | 558,771 | per lane km | 22,368,714 |
| | Sidewalks | \$209.40 | 0.0023 | km of roadways | 91,043 | per km | 873,198 |
| | Services Related to a Highway - Traffic Signals & Streetlights | \$152.40 | 0.0704 | No. of Traffic Signals | 2,165 | per signal | 635,508 |
| | Services Related to a Highway - Public Works Facilities | \$119.16 | 0.7862 | ft² of building area | 152 | per ft² | 496,897 |
| | Services Related to a Highway - Public Works Fleet | \$145.77 | 0.0012 | No. of vehicles and equipment | 121,475 | per vehicle | 607,861 |
| Fire | Fire Facilities | \$110.71 | 0.5247 | ft² of building area | 211 | per ft² | 461,661 |
| | Fire Vehicles | \$281.03 | 0.0006 | No. of vehicles | 468,383 | per vehicle | 1,171,895 |
| | Fire Small Equipment and Gear | \$58.11 | 0.0122 | No. of equipment and gear | 4,763 | per Firefighter | 242,319 |
| Police | Police Facilities | \$97.26 | 0.2811 | ft² of building area | 346 | per ft² | 405,574 |
| | Police Small Equipment and Gear | \$6.90 | 0.0011 | No. of equipment and gear | 6,273 | per Officer | 28,773 |
| Parking | Parking Spaces | \$120.12 | 0.0120 | No. of spaces | 10,010 | per space | 233,633 |
| Parks and Recreation | Parkland Development | \$945.42 | 0.0067 | Acres of Parkland | 141,107 | per acre | 1,838,842 |
| | Parkland Amenities | \$292.86 | 0.0041 | No. of parkland amenities | 71,429 | per amenity | 569,613 |
| | Parkland Trails | \$64.85 | 0.0002 | Km of Trails | 324,250 | per lin m. | 126,133 |
| | Parks Vehicles and Equipment | \$30.49 | 0.0011 | No. of vehicles and equipment | 27,718 | per vehicle | 59,303 |
| | Indoor Recreation Facilities | \$846.53 | 2.8085 | ft² of building area | 301 | per ft² | 1,646,501 |
| | Recreation Vehicles and Equipment | \$16.65 | 0.0003 | No. of vehicles and equipment | 55,500 | per vehicle | 32,384 |
| Library | Library Facilities | \$169.21 | 0.5602 | ft² of building area | 302 | per ft² | 329,113 |
| Non-Administrative Space | Non-Administrative Space | \$24.88 | 0.0885 | ft² of building area | 281 | per ft² | 48,392 |

Town of Kingsville
Service Standard Calculation Sheet

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

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/km) |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------------|
| Rural Roads (Gravel) | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | \$432,000 |
| Rural Roads (Tar and Chip) | 133.0 | 133.0 | 133.0 | 133.0 | 133.0 | 133.0 | 133.0 | 133.0 | 133.0 | 133.0 | \$537,000 |
| Semi-Urban (No Curbs) | 28.2 | 28.2 | 28.2 | 28.2 | 28.2 | 28.2 | 28.2 | 28.2 | 28.2 | 28.2 | \$781,000 |
| Urban (Curbs) | 4.2 | 4.2 | 4.2 | 4.2 | 4.2 | 4.2 | 4.2 | 4.2 | 4.2 | 4.2 | \$951,000 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 204.9 | 204.9 | 204.9 | 204.9 | 204.9 | 204.9 | 204.9 | 204.9 | 204.9 | 204.9 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0097 | 0.0097 | 0.0096 | 0.0096 | 0.0096 | 0.0096 | 0.0096 | 0.0095 | 0.0095 | 0.0095 |

| 10 Year Average | 2007-2016 |
|-------------------|-----------|
| Quantity Standard | 0.0096 |
| Quality Standard | \$558,771 |
| Service Standard | \$5,364 |

| DC Amount (before deductions) | 20 Year |
|-------------------------------|--------------|
| Forecast Population | 4,170 |
| \$ per Capita | \$5,364 |
| Eligible Amount | \$22,368,714 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Sidewalks
 Unit Measure: km of roadways

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/km) |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------------|
| Sidewalks (1.5 m wide concrete) | 41.0 | 41.0 | 41.0 | 41.0 | 41.0 | 41.0 | 43.0 | 43.0 | 44.0 | 44.0 | \$90,600 |
| Trails (2.4 m wide asphalt) | 5.9 | 7.0 | 6.7 | 8.0 | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | \$91,400 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 46.9 | 48.0 | 47.7 | 49.0 | 48.5 | 48.5 | 50.5 | 50.5 | 51.5 | 51.5 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0022 | 0.0023 | 0.0022 | 0.0023 | 0.0023 | 0.0023 | 0.0024 | 0.0024 | 0.0024 | 0.0024 |

| 10 Year Average | 2007-2016 |
|-------------------|-----------|
| Quantity Standard | 0.0023 |
| Quality Standard | \$91,043 |
| Service Standard | \$209 |

| DC Amount (before deductions) | 20 Year |
|-------------------------------|-----------|
| Forecast Population | 4,170 |
| \$ per Capita | \$209 |
| Eligible Amount | \$873,198 |

Town of Kingsville
Service Standard Calculation Sheet

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

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/item) |
|---------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------------|
| Streetlights | 1,385 | 1,390 | 1,395 | 1,400 | 1,405 | 1,405 | 1,405 | 1,405 | 1,902 | 1,902 | \$1,500 |
| Traffic Signals | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | \$212,400 |
| Controlled Road Crossings | | | | | | | | | 1 | 1 | \$40,000 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 1,389 | 1,394 | 1,399 | 1,404 | 1,409 | 1,410 | 1,410 | 1,410 | 1,909 | 1,909 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0659 | 0.0658 | 0.0659 | 0.0658 | 0.0660 | 0.0660 | 0.0658 | 0.0657 | 0.0889 | 0.0886 |

| 10 Year Average | 2007-2016 |
|-------------------|-----------|
| Quantity Standard | 0.0704 |
| Quality Standard | \$2,165 |
| Service Standard | \$152 |

| DC Amount (before deductions) | 20 Year |
|-------------------------------|-----------|
| Forecast Population | 4,170 |
| \$ per Capita | \$152 |
| Eligible Amount | \$635,508 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Services Related to a Highway - Public Works Facilities
 Unit Measure: ft² of building area

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Bld'g Value (\$/ft ²) | Value/ft ² with land, site works, etc. |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|---|
| Environmental Shop | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | \$96 | \$111 |
| Public Works Shop | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | \$157 | \$178 |
| Salt dome | 1,650 | 1,650 | 1,650 | 1,650 | 1,650 | 5,003 | 5,003 | 5,003 | 5,003 | 5,003 | \$109 | \$125 |
| Equipment Storage Barn | | | | | | | 5,700 | 5,700 | 5,700 | 5,700 | \$157 | \$178 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Total | 12,850 | 12,850 | 12,850 | 12,850 | 12,850 | 16,203 | 21,903 | 21,903 | 21,903 | 21,903 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.6100 | 0.6065 | 0.6050 | 0.6026 | 0.6015 | 0.7581 | 1.0218 | 1.0203 | 1.0203 | 1.0163 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.7862 |
| Quality Standard | \$152 |
| Service Standard | \$119 |

| | |
|-------------------------------|-----------|
| DC Amount (before deductions) | 20 Year |
| Forecast Population | 4,170 |
| \$ per Capita | \$119 |
| Eligible Amount | \$496,897 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Services Related to a Highway - Public Works Fleet
 Unit Measure: No. of vehicles and equipment

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/Vehicle) |
|--|------|------|------|------|------|------|------|------|------|------|-------------------------|
| Loaders | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$163,400 |
| Backhoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$130,000 |
| Grader | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$261,800 |
| 1/2 Tonne Pickups | 3 | 4 | 4 | 4 | 6 | 6 | 6 | 6 | 6 | 6 | \$52,400 |
| Medium Duty Trucks (roll-off/sign truck) | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | \$140,000 |
| Dump Trucks | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 5 | 5 | 5 | \$235,600 |
| Small Dump Trucks (F350-F550) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | \$78,500 |
| Tractor/Mower | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | \$112,200 |
| Sweeper | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$335,910 |
| Sidewalk / Utility Tractors | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | \$32,800 |
| Trackless MT6 | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | \$280,000 |
| Etnyre Spray Patcher | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$96,000 |
| Falcon Hot Patcher | | | | | | | 1 | 1 | 1 | 1 | \$32,000 |
| Wood Chipper | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$37,000 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 20 | 21 | 22 | 21 | 24 | 28 | 30 | 28 | 28 | 28 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0009 | 0.0010 | 0.0010 | 0.0010 | 0.0011 | 0.0013 | 0.0014 | 0.0013 | 0.0013 | 0.0013 |

| 10 Year Average | 2007-2016 |
|-------------------|-----------|
| Quantity Standard | 0.0012 |
| Quality Standard | \$121,475 |
| Service Standard | \$146 |

| DC Amount (before deductions) | 20 Year |
|-------------------------------|-----------|
| Forecast Population | 4,170 |
| \$ per Capita | \$146 |
| Eligible Amount | \$607,861 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Fire Facilities
 Unit Measure: ft² of building area

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Bld'g Value (\$/ft²) | Value/ft² with land, site works, etc. |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--|
| South Station-1720 Division Rd. North, Kingsville | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | 7,200 | \$178 | \$211 |
| North Station-Cottam-120 Fox Street, Cottam | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | \$178 | \$211 |
| | | | | | | | | | | | | |
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| | | | | | | | | | | | | |
| Total | 11,200 | 11,200 | 11,200 | 11,200 | 11,200 | 11,200 | 11,200 | 11,200 | 11,200 | 11,200 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.5317 | 0.5287 | 0.5274 | 0.5253 | 0.5243 | 0.5240 | 0.5225 | 0.5217 | 0.5217 | 0.5197 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.5247 |
| Quality Standard | \$211 |
| Service Standard | \$111 |

| | |
|-------------------------------|-----------|
| DC Amount (before deductions) | 20 Year |
| Forecast Population | 4,170 |
| \$ per Capita | \$111 |
| Eligible Amount | \$461,661 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Fire Vehicles
Unit Measure: No. of vehicles

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/Vehicle) |
|---------------------|------|------|------|------|------|------|------|------|------|------|-------------------------|
| Engine-Tanker 122 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$800,000 |
| Engine-Tanker 123 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$800,000 |
| Rescue 124 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$600,000 |
| Asst. Chief 214 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$45,800 |
| Brush Truck 215 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$98,000 |
| Engine 216 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$800,000 |
| Pickup 217 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$45,800 |
| Engine 218 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$800,000 |
| Aerial 219 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,310,000 |
| Rescue 220 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$600,000 |
| Boat 221 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,700 |
| Chief 212 | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | \$45,800 |
| Fire Safety Trailer | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$43,600 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 11 | 12 | 12 | 12 | 13 | 13 | 13 | 13 | 13 | 13 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0005 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.0006 |
| Quality Standard | \$468,383 |
| Service Standard | \$281 |

| | |
|-------------------------------|-------------|
| DC Amount (before deductions) | 20 Year |
| Forecast Population | 4,170 |
| \$ per Capita | \$281 |
| Eligible Amount | \$1,171,895 |

**Town of Kingsville
Service Standard Calculation Sheet**

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

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/item) |
|-----------------------------------|------|------|------|------|------|------|------|------|------|------|----------------------|
| Equipped Firefighters (full time) | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$6,000 |
| Equipped Firefighters (part time) | 54 | 54 | 54 | 54 | 54 | 54 | 54 | 54 | 54 | 54 | \$6,000 |
| Hydraulic Extrication Tool Sets | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$32,700 |
| Air Compressor and Cascade Sys | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | \$65,500 |
| SCBA | 34 | 34 | 34 | 34 | 34 | 34 | 34 | 34 | 34 | 34 | \$9,200 |
| Air Cylinders | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | \$1,400 |
| Washer-Extractor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,500 |
| Defibrillators-Fire | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$6,500 |
| Portable Radios | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | \$1,300 |
| Portable Pumps | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$4,600 |
| Positive Pressure Fans | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$5,200 |
| Ice Rescue Equipment | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$12,500 |
| Air Bag Sets | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$7,800 |
| Gas Detection Equipment | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$3,900 |
| Thermal Imaging Cameras | 2 | 2 | 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$10,000 |
| Highrise Firefighting Packs | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$500 |
| Rapid Intervention Kits | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$2,600 |
| Generators | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$2,600 |
| Power Saws | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$1,300 |
| On Board Computers | 2 | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | \$7,800 |
| Basket Rescue Stretcher | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$2,600 |
| | | | | | | | | | | | |
| Total | 255 | 256 | 256 | 261 | 263 | 263 | 263 | 263 | 263 | 263 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0121 | 0.0121 | 0.0121 | 0.0122 | 0.0123 | 0.0123 | 0.0123 | 0.0123 | 0.0123 | 0.0122 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.0122 |
| Quality Standard | \$4,763 |
| Service Standard | \$58 |

| | |
|-------------------------------|-----------|
| DC Amount (before deductions) | 20 Year |
| Forecast Population | 4,170 |
| \$ per Capita | \$58 |
| Eligible Amount | \$242,319 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Police Facilities
 Unit Measure: ft² of building area

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Bld'g Value (\$/ft ²) | Value/ft ² with land, site works, etc. |
|----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|---|
| Police Station | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | \$296 | \$346 |
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| Total | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.2848 | 0.2832 | 0.2825 | 0.2814 | 0.2809 | 0.2807 | 0.2799 | 0.2795 | 0.2795 | 0.2784 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.2811 |
| Quality Standard | 346 |
| Service Standard | \$97 |

| | |
|-------------------------------|-----------|
| DC Amount (before deductions) | 20 Year |
| Forecast Population | 4,170 |
| \$ per Capita | \$97 |
| Eligible Amount | \$405,574 |

Town of Kingsville
Service Standard Calculation Sheet

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

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/item) |
|--------------------------|------|------|------|------|------|------|------|------|------|------|----------------------|
| Equipped Police Officers | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | \$6,200 |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| Total | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.0011 |
| Quality Standard | \$6,273 |
| Service Standard | \$7 |

| | |
|-------------------------------|----------|
| DC Amount (before deductions) | 20 Year |
| Forecast Population | 4,170 |
| \$ per Capita | \$7 |
| Eligible Amount | \$28,773 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Parking Spaces
 Unit Measure: No. of spaces

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/space) |
|----------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Chestnut Street Parking Lot | - | - | 64 | 64 | 64 | 64 | 64 | 64 | 64 | 64 | \$10,000 |
| King Street Parking Lot | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | \$10,000 |
| 37 Beech St | | | | | | | | | 44 | 44 | \$10,000 |
| 13 Beech Street Parking Lot | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | \$10,000 |
| 14 Pearl Street West Parking Lot | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | \$10,000 |
| 18 Pearl St E | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | \$10,000 |
| 11 Pearl St W | - | - | - | - | - | 14 | 14 | 14 | 14 | 14 | \$10,000 |
| 40 Main St W | - | - | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | \$10,000 |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| Total | 133 | 133 | 268 | 268 | 268 | 282 | 282 | 282 | 326 | 326 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0063 | 0.0063 | 0.0126 | 0.0126 | 0.0125 | 0.0132 | 0.0132 | 0.0131 | 0.0152 | 0.0151 |

| 10 Year Average | 2007-2016 |
|-------------------|-----------|
| Quantity Standard | 0.0120 |
| Quality Standard | \$10,010 |
| Service Standard | \$120 |

| DC Amount (before deductions) | 10 Year |
|-------------------------------|-----------|
| Forecast Population | 1,945 |
| \$ per Capita | \$120 |
| Eligible Amount | \$233,633 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Parkland Development
 Unit Measure: Acres of Parkland

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/Acre) |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------------|
| Community Parks | | | | | | | | | | | |
| Mettawas | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | \$310,400 |
| Union Beach | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | \$310,400 |
| Cedar Island Park | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | \$310,400 |
| Cedar Beach Park | 2.7 | 2.7 | 2.7 | 2.7 | 2.7 | 2.7 | 2.7 | 2.7 | 2.7 | 2.7 | \$310,400 |
| Cedar Island Boat Ramp | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | \$310,400 |
| Neighbourhood parks | | | | | | | | | | | |
| Ruthven Park | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | 1.4 | \$108,900 |
| Applewood Park | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | \$108,900 |
| Santos Park | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | \$108,900 |
| Millbrook Park | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | \$108,900 |
| Prince Albert Park | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | \$108,900 |
| Coghill Park | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | \$108,900 |
| Katrish Park | 1.8 | 1.8 | 1.8 | 1.8 | 1.8 | 1.8 | 1.8 | 1.8 | 1.8 | 1.8 | \$108,900 |
| William St. Park Cottam | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | \$108,900 |
| William Ave Park | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | \$108,900 |
| York Parkland | 7.2 | 7.2 | 7.2 | 7.2 | 7.2 | 7.2 | 7.2 | 7.2 | 7.2 | 7.2 | \$108,900 |
| Little Essex Park | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | \$108,900 |
| McCallum St. Park | 3.7 | 3.7 | 3.7 | 3.7 | 3.7 | 3.7 | 3.7 | 3.7 | 3.7 | 3.7 | \$108,900 |
| Prince Albert Open Space | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | \$108,900 |
| Pinetree | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | \$108,900 |
| Lions Park | - | - | - | - | - | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | \$108,900 |
| Timbercreek Park | - | - | - | - | - | - | - | - | - | 0.6 | \$108,900 |
| Linden Beach Dog Park | - | - | - | - | - | - | - | - | - | 5.2 | \$50,000 |
| Train Court | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | \$20,000 |
| Cottam Rotary Park | - | - | - | - | - | - | - | - | - | 2.4 | \$20,000 |
| District Parks | | | | | | | | | | | |
| Kingsville Recreation Complex | 65.4 | 65.4 | 65.4 | 65.4 | 65.4 | 65.4 | 65.4 | 65.4 | 65.4 | 65.4 | \$108,900 |
| Lakeside Park | 11.3 | 11.3 | 11.3 | 11.3 | 11.3 | 11.3 | 11.3 | 11.3 | 11.3 | 11.3 | \$310,400 |
| Cottam Ridgeview Park | 23.0 | 23.0 | 23.0 | 23.0 | 23.0 | 23.0 | 23.0 | 23.0 | 23.0 | 23.0 | \$108,900 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 140.7 | 140.7 | 140.7 | 140.7 | 140.7 | 142.0 | 142.0 | 142.0 | 142.0 | 150.2 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0067 | 0.0066 | 0.0066 | 0.0066 | 0.0066 | 0.0066 | 0.0066 | 0.0066 | 0.0066 | 0.0070 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.0067 |
| Quality Standard | \$141,107 |
| Service Standard | \$945 |

| | |
|-------------------------------|-------------|
| DC Amount (before deductions) | 10 Year |
| Forecast Population | 1,945 |
| \$ per Capita | \$945 |
| Eligible Amount | \$1,838,842 |

Town of Kingsville
Service Standard Calculation Sheet

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

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/item) |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------|
| Arena | | | | | | | | | | | |
| Ball Diamonds (lights) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$155,900 |
| SoftBall Diamonds | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$64,900 |
| HardBall Diamonds | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$78,000 |
| Scrub Diamonds | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$26,000 |
| 2 Dugouts - Jasperson drive | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$6,500 |
| Soccer Pitches | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$52,000 |
| Mini-Soccer | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | \$26,000 |
| Tennis Courts (lit) | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$64,900 |
| Skateboard ramp | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$163,400 |
| Fieldhouse/Comfort Station, Jasperson Drive | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$206,000 |
| Marina | | | | | | | | | | | |
| Volleyball (Beach) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 3 | \$1,000 |
| Ridgeview Park | | | | | | | | | | | |
| Ridgeview Park Tennis Courts (unlit) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$39,000 |
| Soccer Fields | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$26,000 |
| Mini-Soccer | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$26,000 |
| SoftBall Diamonds | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$64,900 |
| Pavillion | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$517,400 |
| Splash Pad | | | | | | 1 | 1 | 1 | 1 | 1 | \$90,000 |
| Splash Pad Washrooms | | | | | | | | 1 | 1 | 1 | \$83,000 |
| Lakeside Park | | | | | | | | | | | |
| Gazebo # 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$28,500 |
| Gazebo # 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$17,200 |
| Washrooms/Change Rooms | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$136,200 |
| Lakeside Pavillion | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$789,700 |
| Cedar Island Beach | | | | | | | | | | | |
| Boat launch ramp, fuel operation, and kiosk | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$120,000 |
| Washrooms | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$105,000 |
| Cedar Beach Washrooms | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$111,100 |
| Playground Equipment | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$61,700 |
| Recreational Fencing | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$77,300 |
| General | | | | | | | | | | | |
| Basketball pads | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$39,000 |
| Play equipment | 14 | 14 | 14 | 14 | 14 | 13 | 13 | 13 | 13 | 13 | \$58,500 |
| Dog Park Fencing | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$12,000 |
| Total | 84 | 84 | 85 | 85 | 85 | 87 | 87 | 88 | 88 | 90 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0040 | 0.0040 | 0.0040 | 0.0040 | 0.0040 | 0.0041 | 0.0041 | 0.0041 | 0.0041 | 0.0042 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.0041 |
| Quality Standard | \$71,429 |
| Service Standard | \$293 |

| | |
|-------------------------------|-----------|
| DC Amount (before deductions) | 10 Year |
| Forecast Population | 1,945 |
| \$ per Capita | \$293 |
| Eligible Amount | \$569,613 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Parkland Trails
Unit Measure: Km of Trails

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/km) |
|-------------|------|------|------|------|------|------|------|------|------|------|--------------------|
| Stone paths | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.5 | 3.5 | 4.0 | 4.0 | 4.5 | \$401,600 |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.5 | 3.5 | 4.0 | 4.0 | 4.5 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0002 | 0.0002 | 0.0002 | 0.0002 | 0.0002 |

| 10 Year Average | 2007-2016 |
|-------------------|-----------|
| Quantity Standard | 0.0002 |
| Quality Standard | \$324,250 |
| Service Standard | \$65 |

| DC Amount (before deductions) | 10 Year |
|-------------------------------|-----------|
| Forecast Population | 1,945 |
| \$ per Capita | \$65 |
| Eligible Amount | \$126,133 |

Town of Kingsville
Service Standard Calculation Sheet

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

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/Vehicle) |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|
| <u>Parks Related:</u> | | | | | | | | | | | |
| Clarke Floor Scrubber | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,000 |
| Clarke Power Washer | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,000 |
| John Deere 1435 Mower | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$64,900 |
| Kubota F3080 Mower | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,500 |
| Scissor Lift | | | | | 1 | 1 | 1 | 1 | 1 | 1 | \$20,000 |
| Fantasy of Lights Tractor | | | | | | 1 | 1 | 1 | 1 | 1 | \$25,000 |
| Kioti NX4510 Tractor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$35,000 |
| Ball Diamond Groomer | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$15,000 |
| Bobcat T590 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$40,000 |
| Top Dresser Rink 1520 | | | | - | 1 | 1 | 1 | 1 | 1 | 1 | \$20,000 |
| Graco Line Painter | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$2,000 |
| Golf Cart for arena grounds | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$10,000 |
| Flatbed Trailer (20') | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$5,000 |
| Aerator | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$9,200 |
| 2005 GMC C5500 White 3 ton | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$93,100 |
| 2001 F550 Dump Truck 01-03 White | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$76,300 |
| 2006 Ford F150 (Old FD truck) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$30,000 |
| 2007 Ford F150 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$30,000 |
| 2014 Ford F150 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$30,000 |
| 2010 Ford F150 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$30,000 |
| | | | | | | | | | | | |
| <u>Lakeside Park</u> | | | | | | | | | | | |
| Kubota 4x4 Dump Cart | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$12,000 |
| Clarke Floor Scrubber | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,000 |
| | | | | | | | | | | | |
| <u>Ridgeview Park</u> | | | | | | | | | | | |
| Ball Diamond Groomers | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$15,000 |
| John Deere Mower Model 1600 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$30,000 |
| John Deere Tractor 3520 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$30,000 |
| 1999 Bush Hog 2610 Mower | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | - | \$16,100 |
| Graco Line Painter | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$2,000 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 19 | 19 | 20 | 24 | 26 | 27 | 26 | 26 | 26 | 26 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0009 | 0.0009 | 0.0009 | 0.0011 | 0.0012 | 0.0013 | 0.0012 | 0.0012 | 0.0012 | 0.0012 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.0011 |
| Quality Standard | \$27,718 |
| Service Standard | \$30 |

| | |
|-------------------------------|----------|
| DC Amount (before deductions) | 10 Year |
| Forecast Population | 1,945 |
| \$ per Capita | \$30 |
| Eligible Amount | \$59,303 |

Town of Kingsville
Service Standard Calculation Sheet

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

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Bld'g Value (\$/ft ²) | Value/ft ² with land, site works, etc. |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|---|
| Arena-1741 Jasperson Drive | 30,946 | 30,946 | 30,946 | 52,446 | 52,446 | 52,446 | 52,446 | 52,446 | 52,446 | 52,446 | \$293 | \$328 |
| Lions Hall | 10,496 | 10,496 | 10,496 | 10,496 | 10,496 | 10,496 | 10,496 | 10,496 | 10,496 | 10,496 | \$194 | \$219 |
| Unico Community Centre | - | - | - | 3,397 | 3,397 | 3,397 | 3,397 | 3,397 | 3,397 | 3,397 | \$155 | \$176 |
| Marina Docks (linear ft) | 1,144 | 1,144 | 1,144 | 1,144 | 1,144 | 1,144 | 1,144 | 1,144 | 1,144 | 1,144 | \$250 | \$250 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Total | 42,586 | 42,586 | 42,586 | 67,483 | 67,483 | 67,483 | 67,483 | 67,483 | 67,483 | 67,483 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 2.0217 | 2.0101 | 2.0052 | 3.1648 | 3.1590 | 3.1572 | 3.1483 | 3.1436 | 3.1436 | 3.1312 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 2.8085 |
| Quality Standard | \$301 |
| Service Standard | \$847 |

| | |
|-------------------------------|-------------|
| DC Amount (before deductions) | 10 Year |
| Forecast Population | 1,945 |
| \$ per Capita | \$847 |
| Eligible Amount | \$1,646,501 |

Town of Kingsville
Service Standard Calculation Sheet

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

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Value (\$/Vehicle) |
|----------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-------------------------|
| Recreation Related: | | | | | | | | | | | |
| Ice Resurfacer | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$92,600 |
| Compressor 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$39,100 |
| Compressor 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$39,100 |
| Chiller | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,600 |
| Brine Pump | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$2,000 |
| Condensor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,700 |
| Dehumidifier | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$91,300 |
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| | | | | | | | | | | | |
| Total | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 |

| | |
|------------------------|------------------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.0003 |
| Quality Standard | \$55,500 |
| Service Standard | \$17 |

| | |
|--------------------------------------|----------------|
| DC Amount (before deductions) | 10 Year |
| Forecast Population | 1,945 |
| \$ per Capita | \$17 |
| Eligible Amount | \$32,384 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Library Facilities
 Unit Measure: ft² of building area

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Bld'g Value (\$/ft ²) | Value/ft ² with land, site works, etc. |
|---|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--|---|
| Branch 1 - 40 Main Street W. Kingsville | 2,400 | 2,400 | 10,619 | 10,619 | 10,619 | 10,619 | 10,619 | 10,619 | 10,619 | 10,619 | \$250 | \$307 |
| Branch 2 - 122 Fox Street Cottam | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | \$220 | \$270 |
| Branch 3 - 1695 Elgin Street, Ruthven | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | \$250 | \$307 |
| | | | | | | | | | | | | |
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| | | | | | | | | | | | | |
| Total | 5,400 | 5,400 | 13,619 | 13,619 | 13,619 | 13,619 | 13,619 | 13,619 | 13,619 | 13,619 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.2564 | 0.2549 | 0.6413 | 0.6387 | 0.6375 | 0.6372 | 0.6354 | 0.6344 | 0.6344 | 0.6319 |

| | |
|------------------------|------------------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.5602 |
| Quality Standard | \$302 |
| Service Standard | \$169 |

| | |
|--------------------------------------|----------------|
| DC Amount (before deductions) | 10 Year |
| Forecast Population | 1,945 |
| \$ per Capita | \$169 |
| Eligible Amount | \$329,113 |

Town of Kingsville
Service Standard Calculation Sheet

Service: Non-Administrative Space
 Unit Measure: ft² of building area

| Description | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 Bld'g Value (\$/ft²) | Value/ft² with land, site works, etc. |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------------------------|---------------------------------------|
| Development Services | 1,800 | 1,800 | 1,800 | 1,800 | 1,950 | 1,950 | 1,950 | 1,950 | 1,950 | 1,950 | \$250 | \$281 |
| | | | | | | | | | | | | |
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| | | | | | | | | | | | | |
| Total | 1,800 | 1,800 | 1,800 | 1,800 | 1,950 | 1,950 | 1,950 | 1,950 | 1,950 | 1,950 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 21,064 | 21,186 | 21,238 | 21,323 | 21,362 | 21,374 | 21,435 | 21,467 | 21,467 | 21,552 |
| Per Capita Standard | 0.0855 | 0.0850 | 0.0848 | 0.0844 | 0.0913 | 0.0912 | 0.0910 | 0.0908 | 0.0908 | 0.0905 |

| | |
|-------------------|-----------|
| 10 Year Average | 2007-2016 |
| Quantity Standard | 0.0885 |
| Quality Standard | \$281 |
| Service Standard | \$25 |

| | |
|-------------------------------|----------|
| DC Amount (before deductions) | 10 Year |
| Forecast Population | 1,945 |
| \$ per Capita | \$25 |
| Eligible Amount | \$48,392 |

Appendix C – Long Term Capital and Operating Cost Examination

Appendix C – Long Term Capital and Operating Cost Examination

Town of Kingsville Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. 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 D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2016 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 life cycle cost. By definition, life cycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

| Asset | Lifecycle Cost Factors | |
|-------------------------------|------------------------|-----------|
| | Average Useful Life | Factor |
| Services Related to a Highway | 50 | 0.0118232 |
| Stormwater | 50 | 0.0118232 |
| Wastewater Services | 50 | 0.0118232 |
| Water Services | 50 | 0.0118232 |
| Indoor & Outdoor Recreation | 40 | 0.0165557 |
| Facilities | 40 | 0.0165557 |
| Parking Spaces | 20 | 0.0411567 |
| Small Equipment and Gear | 10 | 0.0913265 |
| Vehicles | 10 | 0.0913265 |

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town

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-1
Town of Kingsville
Operating and Capital Expenditure Impacts for Future Capital Expenditures

| SERVICE | GROSS COST LESS BENEFIT TO EXISTING | ANNUAL LIFECYCLE EXPENDITURES | ANNUAL OPERATING EXPENDITURES | TOTAL ANNUAL EXPENDITURES |
|--|---|----------------------------------|-------------------------------------|------------------------------|
| 1. <u>Stormwater Drainage and Control Services</u> | | | | |
| 1.1 Channels, drainage and ponds | 757,868 | 36,282 | 257,664 | 293,946 |
| 2. Wastewater Services | | | | |
| 2.1 Treatment plants & sewers | 11,659,409 | 345,979 | 761,739 | 1,107,718 |
| 3. Water Services | | | | |
| 3.1 Watermains | 14,850,000 | 769,703 | 1,424,978 | 2,194,681 |
| 4. Services Related to a Highway | | | | |
| 4.1 Roads | 17,819,818 | 888,905 | 1,343,725 | 2,232,630 |
| 4.2 Related facilities | 641,011 | 29,410 | 48,336 | 77,746 |
| 4.3 Related fleet | 650,000 | 79,774 | 49,014 | 128,788 |
| 5. Fire Protection Services | | | | |
| 5.1 Fire facilities | 0 | 0 | 0 | 0 |
| 5.2 Fire vehicles | 0 | 0 | 0 | 0 |
| 5.3 Small equipment and gear | 0 | 6,444 | 333,655 | 340,099 |
| 6. Police Services | | | | |
| 6.1 Police facilities | 937,414 | 2,455 | 604,613 | 607,068 |
| 6.2 Small equipment and gear | 0 | 0 | 0 | 0 |
| 7. Municipal Parking Spaces | | | | |
| 7.1 Municipal parking spaces | 88,533 | 6,970 | 310 | 7,280 |
| 8. Indoor & Outdoor Recreation Services | | | | |
| 8.1 Indoor & Outdoor Recreation Services | 1,930,907 | 167,008 | 227,561 | 394,569 |
| 9. Library Services | | | | |
| 9.1 Library facilities | 608,535 | 0 | 0 | 0 |
| 10. Administration | | | | |
| 10.1 Studies | 373,827 | 0 | 0 | 0 |
| 11. Non-Administration Facilities | | | | |
| 11.1 Non-Administration facilities | 40,000 | 2,160 | 22,980 | 25,140 |
| Total | 50,357,322 | 2,335,090 | 5,074,575 | 7,409,665 |

Appendix D – D.C. Reserve Fund Policy

Appendix D – D.C. Reserve Fund Policy

D.1 Legislative Requirements

The D.C.A. requires D.C. collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

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

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

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

- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established;
- transactions for the year (e.g. collections, draws);

- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the Town to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the Town, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.

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

D.2 D.C. Reserve Fund Application

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

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

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

Table D-1
Town of Kingsville
Annual Treasurer's Statement of D.C. Reserve Funds

| Description | Services to which the Development Charge Relates | | | | | | | | | | | Total |
|---|--|------------------------|-------------------|---|--------------------|--------------------------------|--------------------------------|---|---------------------|----------------|---------------------------------------|-------|
| | Non-Discounted Services | | | | | | Discounted Services | | | | | |
| | Services Related to a Highway | Wastewater Services | Water Services | Stormwater Drainage and Control Services | Police Services | Fire Protection Services | Municipal Parking Spaces | Indoor & Outdoor Recreation Services | Library Services | Administration | Non-Administra- tion Facilities | |
| 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 | 0 |
| Less: | | | | | | | | | | | | |
| Amount Transferred to Capital (or Other) Funds ² | | | | | | | | | | | | 0 |
| Amounts Refunded | | | | | | | | | | | | 0 |
| Amounts Loaned to Other DC Service Category for Interim Financing | | | | | | | | | | | | 0 |
| Credits ³ | | | | | | | | | | | | 0 |
| Sub-Total | 0 | 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 | 0 |

¹ Source of funds used to repay the DC 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.

Attachment 1
Town of Kingsville
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

| Capital Fund Transactions | Gross Capital Cost | DC Recoverable Cost Share | | | | | Non-DC Recoverable Cost Share | | | | |
|---|--------------------|---------------------------|-------------------|---------------------------------------|---|---------------------------------------|----------------------------------|--|---|----------------|---------------------------------------|
| | | DC Forecast Period | | | Post DC Forecast Period | | Other Reserve/Reserve Fund Draws | Tax Supported Operating Fund Contributions | Rate Supported Operating Fund Contributions | Debt Financing | Grants, Subsidies Other Contributions |
| | | DC Reserve Fund Draw | DC Debt Financing | Grants, Subsidies Other Contributions | Post-Period Benefit/ Capacity Interim Financing | Grants, Subsidies Other Contributions | | | | | |
| <u>Services Related to a Highway</u> | | | | | | | | | | | |
| 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 |
| <u>Wastewater Services</u> | | | | | | | | | | | |
| Capital Cost D | | | | | | | | | | | |
| Capital Cost E | | | | | | | | | | | |
| Capital Cost F | | | | | | | | | | | |
| Sub-Total - Water | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <u>Stormwater Drainage and Control Services</u> | | | | | | | | | | | |
| Capital Cost G | | | | | | | | | | | |
| Capital Cost H | | | | | | | | | | | |
| Capital Cost I | | | | | | | | | | | |
| Sub-Total - Wastewater | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Attachment 1 (continued)
Town of Kingsville
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

| Operating Fund Transactions | Annual Debt Repayment Amount | DC Reserve Fund Draw | | Post DC Forecast Period | | | Non-DC Recoverable Cost Share | | |
|---|------------------------------|----------------------|----------|-------------------------|----------|--------|-------------------------------|----------|--------|
| | | Principal | Interest | Principal | Interest | Source | Principal | Interest | Source |
| <u>Services Related to a Highway</u> | | | | | | | | | |
| Capital Cost J | | | | | | | | | |
| Capita Cost K | | | | | | | | | |
| Capital Cost L | | | | | | | | | |
| Sub-Total - Services Related to Highways | \$0 | \$0 | \$0 | \$0 | \$0 | | \$0 | \$0 | |
| <u>Wastewater Services</u> | | | | | | | | | |
| Capital Cost M | | | | | | | | | |
| Capita Cost N | | | | | | | | | |
| Capital Cost O | | | | | | | | | |
| Sub-Total - Water | \$0 | \$0 | \$0 | \$0 | \$0 | | \$0 | \$0 | |
| <u>Stormwater Drainage and Control Services</u> | | | | | | | | | |
| Capital Cost P | | | | | | | | | |
| Capita Cost Q | | | | | | | | | |
| Capital Cost R | | | | | | | | | |
| Sub-Total - Wastewater | \$0 | \$0 | \$0 | \$0 | \$0 | | \$0 | \$0 | |

Attachment 2
Town of Kingsville
Statement of Credit Holder Transactions

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

Appendix E – Local Service Policy

Appendix E – Local Service Policy

GENERAL POLICY GUIDELINES ON DEVELOPMENT CHARGE AND LOCAL SERVICE FUNDING FOR ROAD-RELATED, STORMWATER MANAGEMENT, WATER AND SANITARY SEWER WORKS

This Appendix outlines, in general terms, the size and nature of engineered infrastructure this is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

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

A. SERVICES RELATED TO A HIGHWAY

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

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles and/or pedestrians); grading, drainage and retaining wall features; culvert structures, storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); roadway illumination systems; boulevard and median surfaces (e.g. sod and topsoil, paving, etc.); street trees and landscaping; parking lanes and lay-bys; (excluding on-street parking in the

downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

1. Collector Roads

- 1.1.** Collector roads internal to the development: Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.2.** Roads (collector and arterial) external to the development: Included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- 1.3.** For new roads external to a development which are required to connect the development to the road network, the cost of the connection will be borne by the developer unless the Town agrees to provide a contribution.
- 1.4.** Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Town or rail corridors: Included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Control Systems, Signals and Intersection Improvements (including turning lanes)

- 2.1.** On new arterial roads and arterial road improvements unrelated to a specific development: Included as part of road costing funded through D.C. calculation.
- 2.2.** On non-arterial roads, or for any private site entrances or entrances to specific development: Direct developer responsibility under s.59 of D.C.A. (as a local service).
- 2.3.** On arterial or collector road intersections with County roads: Included in County D.C.s (if applicable), included in D.C. calculation to the extent that they are Town responsibility or in certain circumstances, may be a direct developer responsibility.
- 2.4.** Intersection improvements, new or modified signalization, signal timing and optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: Included in D.C. calculation as permitted under s.5(1) of the D.C.A.

- 2.5.** The Town, at its discretion, may contribute to traffic control systems, signals and intersection improvements depending on local circumstances.

3. Streetlights

- 3.1.** Streetlights on external roads: Included in D.C. calculation (linked to collector road funding source in item 1)
- 3.2.** Streetlights within specific developments: Direct developer responsibility under s.59 of D.C.A. (as a local service).

4. Transportation Related Pedestrian and Cycling Facilities

- 4.1.** Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors: Considered part of the complete street and included in the D.C. calculation or, in exceptional circumstances, may be direct developer responsibility under s.59 of D.C.A. (as a local service).
- 4.2.** Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: Direct developer responsibility under s.59 of D.C.A. (as a local service).
- 4.3.** Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to the development and needed to support specific development or required to link with the area to which the plan relates: Direct developer responsibility under s.59 of D.C.A. (as a local service).
- 4.4.** Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: Included in D.C. calculation.

5. Noise Abatement Measures

- 5.1.** Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: Direct developer responsibility under s.59 of D.C.A. (as a local service).

- 5.2.** Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: Included in the D.C. calculation.

6. Land Acquisition for Road Allowances

- 6.1.** Land acquisition for arterial roads: Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development: Included in County or Town D.C. calculation (to the extent eligible).
- 6.2.** Land acquisition for collector roads: Dedication under the Planning Act subdivision provisions (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development: Included in D.C. calculation (to the extent eligible).
- 6.3.** Land acquisition for grade separations (beyond normal dedication requirements): Included in D.C. calculation (to the extent eligible).

7. Land Acquisition for Easements

- 7.1.** Easement costs external to subdivisions: Included in D.C. calculation.

B. PARKLAND DEVELOPMENT

Parkland development, landscape bugger blocks, features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and natural heritage systems will be reviewed and form part of the development agreement in accordance with the development manual.

C. STORMWATER MANAGEMENT

8. Storm water Management

- 8.1.** Storm water facilities for quality and/or quantity measurement, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: Direct developer responsibility under s.59 of D.C.A. (as a local service).
- 8.2.** Oversizing cost of storm water facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a D.C. project: Included in the D.C. calculation.

- 8.3.** Erosion works, inclusive of all restoration requirements, related to a development application: Direct developer responsibility under s.59 of D.C.A. (as a local service).
- 8.4.** Monitoring works: Included in D.C. calculation in accordance with s.5(1) of D.C.A.
- 8.5.** Storm sewer systems and drainage works that are required for a specific development, either external or internal to the area to which the plan relates: Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 8.6.** Note: for storm water minimum pipe sizes, refer to section D.

D. UNDERGROUND SERVICES (STORMWATER, WATER AND SANITARY SEWERS)

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

1. The costs of the following items shall be direct developer responsibilities as a local service:
 - a. Providing all underground services internal to the development, including storm, water and sanitary services;
 - b. Providing service connections from existing underground services to the development;
 - c. Providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm for water and sanitary services and 900mm for storm water services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Town;
 - d. Providing storm water management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and

- e. Water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.
2. The costs of the following items shall be paid through D.C.s:
- a. External underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water and sanitary services and 900mm for storm water services; and
 - b. Water, reservoir and/or sanitary pumping stations not required for the individual development.

E. MUNICIPAL FINANCIAL ASSISTANCE

In consultation with the Town, the developer may enter into a specific financial assistance agreement, the intent of which is to expedite development which may not otherwise be undertaken without such financial assistance. Funding through a specific financial assistance agreement will be capped at 60% of the value of the works.

All financial assistance agreements will contain, at a minimum, the following provisions:

- a) Identification of the value of works (supported by paid invoices and/or independent quotes) that are the responsibility of the developer in accordance with this Local Service Policy;
- b) Identification of term of financing period, which will not exceed 5 years;
- c) Identification of the financing rate to be charged to the developer, as set by the Town;
- d) Identification of repayment terms by the developer to the Town which may be linked to:
 - a. Time; or
 - b. Lot sale
- e) Default provision(s) which outline(s) the collection method to be taken if the repayment plan is not adhered to.

All financial assistance agreements will be entered into under Bylaw and registered against the developable lands at the expense of the developer.

Appendix F – Asset Management Plan

Appendix F – Asset Management Plan

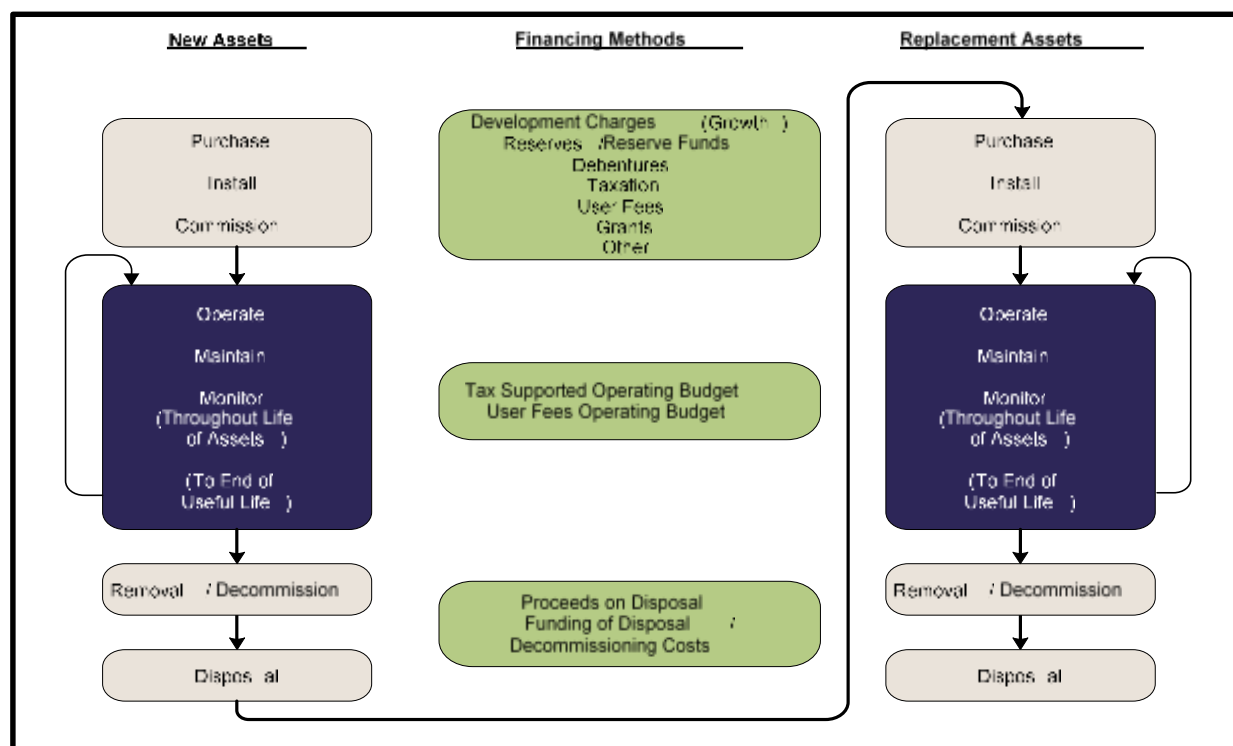
The recent changes to the D.C.A. (new section 10(2)(c.2)) require that the Background Study must include an asset management plan related to new infrastructure. Section 10(3) of the D.C.A. provides:

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 for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the approach to include within the Background Study.

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



In 2012, the Province developed *Building Together: Guide for municipal asset management plans* which outlines the key elements for an asset management plan (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 Town prepared an Asset Management Plan in 2013 for its existing assets and did not take into account future growth-related assets. As a

result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2016 \$) 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 Town's Asset Management Plan, 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 which will require financing from Town 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 2017 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 \$9.24 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 \$5.58 million. This amount, totalled with the existing operating revenues of \$29.10 million, provide annual revenues of \$34.68 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Town of Kingsville
Asset Management – Future Expenditures and Associated Revenues
2016\$

| | Sub-Total | 2036 (Total) |
|---|------------------|---------------------|
| Expenditures (Annualized) | | |
| Annual Debt Payment on Non-Growth Related Capital ¹ (2014 DC and 2016 updates) | | 1,783,836 |
| Annual Debt Payment on Post Period Capital ² | | 738,497 |
| Lifecycle: | | |
| Annual Lifecycle - Town Wide Services | \$2,386,155 | |
| Sub-Total - Annual Lifecycle | \$2,386,155 | \$2,386,155 |
| | | |
| Incremental Operating Costs (for D.C. Services) | | \$5,074,575 |
| | | |
| Total Expenditures | | \$9,244,565 |
| | | |
| Revenue (Annualized) | | |
| Total Existing Revenue ³ | | \$29,103,491 |
| Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.) | | \$5,577,676 |
| Total Revenues | | \$34,681,167 |

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR

Appendix G – Proposed D.C. By-law

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW NUMBER ____-2017

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

WHEREAS the Town of Kingsville will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Kingsville;

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

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Town of Kingsville has given notice of and held a public meeting on the 28th day of January, 2013 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign.

“Act” means the Development Charges Act, as amended, or any successor thereof;

“agreement” shall mean a contract between the municipality and an owner of land and any amendment thereto;

“apartment unit” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

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

"Bona Fide Farm" means the cultivation of land, the production of crops and the selling of such product on the premises, and the breeding and care of livestock and the selling of such livestock or the product of such livestock raised on the premises, and without limiting the generality of the foregoing includes aviaries, apiaries, fish farming, animal husbandry, and the raising and harvesting of field, bush, or tree crops, market gardening, and nurseries. However, “bona fide farm” does not include facilities for the permanent or temporary housing of persons employed on the lot;

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

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

“bunk house” means a building accessory to a permitted agricultural use containing kitchen and bathroom facilities and sleeping accommodation in individual or combination rooms for workers directly employed by the permitted use;

“capital cost” means costs incurred or proposed to be incurred by the municipality, or a local board thereof, directly or under an agreement, required for the provision of services designated in this By-law within or outside of the municipality;

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,

- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

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

“Council” means the Council of the Corporation of the Town of Kingsville;

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

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

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

“Engineering Services” means water supply services, sanitary sewer services, storm drainage and treatment services, transportation services and electrical power or energy services;

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“greenhouse” means a structure that is used for growing plants in regulated temperatures, humidity, and ventilation. A greenhouse can range from a small room carrying a few plants over the winter to an immense hearted building called a hothouse or conservatory, covering acres of ground and used for growing fruits, vegetables or flowers;

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health,

board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Town of Kingsville or any part or parts thereof;

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

“mixed use building” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“multiple dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

“municipality” means the Corporation of the Town of Kingsville;

“net capital cost” shall mean the capital cost, less capital grants, subsidies and other contributions made to the municipality or that the Council anticipates will be made, including conveyances or payments under Sections 42, 51 and 53 of the Planning Act, in respect of the capital cost;

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

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

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

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, C.A. 31, as amended, or any successor legislation thereof;

“Rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

“residential use” means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

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

“semi-detached dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

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

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

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“Town” means the area within the geographic limits of the Town of Kingsville;

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

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

2. DESIGNATION OF SERVICES

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

(a) Services Related to a Highway;

- (b) Other Transportation Services
- (c) Police Services;
- (d) Fire Protection Services;
- (e) Municipal Parking Spaces;
- (f) Outdoor Recreation Services;
- (g) Indoor Recreation Services;
- (h) Library Services;
- (i) Administration (studies);
- (j) Non-Administration Facilities;
- (k) Storm Water Drainage and Control Services;
- (l) Wastewater Services

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

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

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

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Town of Kingsville whether or not the land or use thereof is exempt from taxation under s. 13 or the Assessment Act.

3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) the Corporation of the County of Essex or a local board thereof;
- (d) a place of worship; or
- (e) a bona fide farm building.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
 - (ii) the approval of a minor variance under section 45 of the Planning Act;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (iv) the approval of a plan of subdivision under section 51 of the Planning Act;
 - (v) a consent under section 53 of the Planning Act;
 - (vi) the approval of a description under section 50 of the Condominium Act, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the Building Code Act in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building;

- 3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.
- 3.8 Exemption for Industrial Development:
- 3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.8.2 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:
- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - 2) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

Amount of Charges

Residential

- 3.10 The development charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of

residential unit, and calculated with respect to each of the services according to the type of residential use.

- 3.11 The development charges set out in Schedule B for bunk houses shall be imposed subject to section 3.10 on a per capita basis, per building, and up to a maximum of 10 persons per building.

Non-Residential

- 3.12 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use for all uses except wind turbines. Development charges described in Schedule B to this by-law shall be imposed on Wind turbines on a per unit basis.

Reduction of Development Charges for Redevelopment

- 3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 and 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, 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.

Time of Payment of Development Charges

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

3.15 Despite section 3.14, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on January 1, 2019 and annually thereafter, in accordance with the prescribed index in the Act.

6. SCHEDULES

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

Schedule A - Components of Services Designated in section 2.1

Schedule B - Residential and Non-Residential Development Charges

Schedule C - Map Illustrating the Areas Subject to the Various Charges

7. CONFLICTS

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

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

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2018.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 11:59 PM on _____, 2023 unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAWS REPEALED

- 11.1 By-law Numbers 12-2013, 27-2013, and 53-2015 are hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS ____ day of _____, 2018.

Mayor:

Town Clerk:

**SCHEDULE “A” TO BY-LAW
COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1**

100% Eligible Services

Storm Water Drainage and Control Services

Wastewater Services

Water Services

Services Related to a Highway

Roads, Bridges and Culverts

Traffic Signals

Sidewalks

Streetlights

Public Works Facilities

Public Works Fleet

Police Services

Police Stations

Police Small Equipment and Gear

Fire Protection

Fire stations

Fire pumpers, aerials, tankers and rescue vehicles

Fire Small equipment and gear

90% Eligible Services

Municipal Parking Spaces

Indoor and Outdoor Recreation Services

Parkland development, Amenities, and Trails

Recreation Facilities

Vehicles and Equipment

Library Services

Public Library Space

Administration

Growth Related Studies

Non-Administration Facilities

Schedule "B"
By-law No. ____-2018
Schedule of Development Charges

| Service | RESIDENTIAL | | | | | NON-RESIDENTIAL | | |
|--|-----------------------------------|---------------------------|-------------------------------------|-----------------|---------------------------|-------------------------------|--------------------------|-------------------------|
| | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Bunk Houses* (per capita) | (per ft² of Gross Floor Area) | Greenhouses (per sq.ft.) | Wind Turbine (per unit) |
| Town-Wide Services: | | | | | | | | |
| Services Related to a Highway | 5,129 | 2,470 | 3,039 | 3,540 | 1,727 | 0.54 | 0.54 | 5,129 |
| Municipal Parking Spaces | 42 | 20 | 25 | 29 | 14 | 0.00 | - | - |
| Fire Protection Services | - | - | - | - | - | 0.00 | - | - |
| Police Services | 153 | 74 | 91 | 106 | 52 | 0.02 | 0.02 | 153 |
| Indoor & Outdoor Recreation Services | 1,518 | 731 | 900 | 1,048 | 511 | 0.02 | - | - |
| Library Services | 306 | 147 | 181 | 211 | 103 | 0.00 | - | - |
| Administration | 237 | 114 | 140 | 164 | 80 | 0.01 | 0.01 | 237 |
| Non-Administration Facilities | 26 | 13 | 15 | 18 | 9 | 0.00 | - | 26 |
| Total Town-Wide Services | 7,411 | 3,569 | 4,391 | 5,116 | 2,495 | 0.59 | 0.57 | 5,545 |
| Urban Services | | | | | | | | |
| Stormwater Drainage and Control Services | 192 | 92 | 114 | 133 | 65 | 0.11 | - | - |
| Wastewater Services | 2,051 | 988 | 1,215 | 1,416 | 691 | 1.13 | - | - |
| Water Services | 3,580 | 1,724 | 2,121 | 2,471 | 1,205 | 0.50 | 0.50 | - |
| Total Urban Services | 5,823 | 2,804 | 3,450 | 4,020 | 1,961 | 1.74 | 0.50 | - |
| GRAND TOTAL RURAL AREA | 7,411 | 3,569 | 4,391 | 5,116 | 2,495 | 0.59 | 0.57 | 5,545 |
| GRAND TOTAL URBAN AREA | 13,234 | 6,373 | 7,841 | 9,136 | 4,456 | 2.33 | 1.07 | 5,545 |

*Bunk houses charged on a per capita basis, per building, up to a maximum of 10 persons per building.

Schedule "C"
Town of Kingsville
Map of the Urban Areas of the Town

