



# Development Charges Background Study

Town of Ingersoll

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For Public Circulation and Comment

May 2, 2019

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# Table of Contents

	Page
<b>1. Introduction.....</b>	<b>1-1</b>
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
<b>2. Town of Ingersoll Current D.C. Policy .....</b>	<b>2-1</b>
2.1 By-law Enactment.....	2-1
2.2 Services Covered .....	2-1
2.3 Timing of D.C. Calculation and Payment .....	2-1
2.4 Indexing .....	2-1
2.5 Redevelopment Allowance .....	2-1
2.6 Exemptions .....	2-2
2.7 Current Schedule of Charges .....	2-2
<b>3. Anticipated Development in the Town of Ingersoll .....</b>	<b>3-1</b>
3.1 Requirement of the Act .....	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast .....	3-1
3.3 Summary of Growth Forecast .....	3-1
<b>4. The Approach to the Calculation of the Charge .....</b>	<b>4-1</b>
4.1 Introduction .....	4-1
4.2 Services Potentially Involved .....	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-7
4.5 Capital Forecast.....	4-7
4.6 Treatment of Credits .....	4-8
4.7 Existing Reserve Funds .....	4-8
4.8 Deductions.....	4-9
4.8.1 Reduction Required by Level of Service Ceiling .....	4-9
4.8.2 Reduction for Uncommitted Excess Capacity .....	4-10
4.8.3 Reduction for Benefit to Existing Development.....	4-10



# Table of Contents (Cont'd)

	Page
4.8.4	Reduction for Anticipated Grants, Subsidies and Other Contributions..... 4-12
4.8.5	The 10% Reduction ..... 4-12
4.9	Municipal-wide vs. Area Rating..... 4-12
4.10	Allocation of Development ..... 4-13
<b>5.</b>	<b>D.C.-Eligible Cost Analysis by Service ..... 5-1</b>
5.1	Introduction ..... 5-1
5.2	Service Levels and 10-Year Capital Costs for D.C. Calculation..... 5-1
5.2.1	Roads and Related Services..... 5-1
5.2.2	Fire Services ..... 5-2
5.2.3	Parks and Recreation Services ..... 5-3
5.2.4	Administration ..... 5-3
<b>6.</b>	<b>D.C. Calculation ..... 6-1</b>
<b>7.</b>	<b>D.C. Policy Recommendations and D.C. By-law Rules ..... 7-1</b>
7.1	Introduction ..... 7-1
7.2	D.C. By-law Structure ..... 7-2
7.3	D.C. By-law Rules..... 7-2
7.3.1	Payment in any Particular Case..... 7-2
7.3.2	Determination of the Amount of the Charge..... 7-2
7.3.3	Application to Redevelopment of Land (Demolition and Conversion)..... 7-3
7.3.4	Exemptions (full or partial) ..... 7-4
7.3.5	Phasing in ..... 7-5
7.3.6	Timing of Collection ..... 7-5
7.3.7	Indexing ..... 7-5
7.3.8	D.C. Spatial Applicability ..... 7-5
7.4	Other D.C. By-law Provisions ..... 7-7
7.4.1	Categories of Services for Reserve Fund and Credit Purposes..... 7-7
7.4.2	By-law In-force Date ..... 7-7
7.4.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing ..... 7-7
7.5	Other Recommendations ..... 7-7
<b>8.</b>	<b>Asset Management Plan ..... 8-1</b>
8.1	Introduction ..... 8-1
<b>9.</b>	<b>By-law Implementation ..... 9-1</b>
9.1	Public Consultation Process ..... 9-1
9.1.1	Introduction ..... 9-1



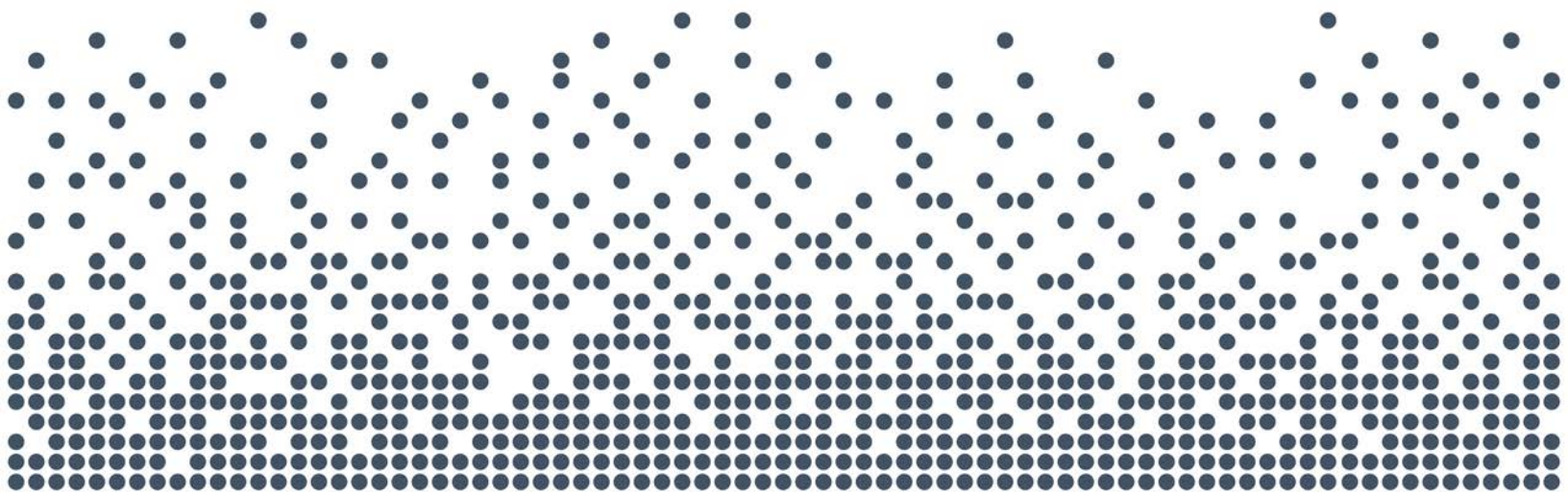
# Table of Contents (Cont'd)

	Page
9.1.2 Public Meeting of Council.....	9-1
9.1.3 Other Consultation Activity.....	9-1
9.2 Anticipated Impact of the Charge on Development.....	9-2
9.3 Implementation Requirements.....	9-3
9.3.1 Introduction.....	9-3
9.3.2 Notice of Passage.....	9-3
9.3.3 By-law Pamphlet.....	9-3
9.3.4 Appeals.....	9-4
9.3.5 Complaints.....	9-4
9.3.6 Credits.....	9-5
9.3.7 Front-Ending Agreements.....	9-5
9.3.8 Severance and Subdivision Agreement Conditions.....	9-5
<b>Appendix A Background Information on Residential and Non-Residential Growth Forecast.....</b>	<b>A-1</b>
<b>Appendix B Historical Level of Service Calculations.....</b>	<b>B-1</b>
<b>Appendix C Cash-Flow Calculation.....</b>	<b>C-1</b>
<b>Appendix D Long-Term Capital and Operating Cost Examination.....</b>	<b>D-1</b>
<b>Appendix E Local Service Policy.....</b>	<b>E-1</b>
<b>Appendix F Proposed D.C. By-law.....</b>	<b>F-1</b>



## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
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
sq.m	square metre
T.F.A.	total floor area



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

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

Watson & Associates Economists Ltd. (Watson) was retained by the Town to undertake the D.C. study process in 2018. The process was undertaken, in part, with the broader County and Area-Municipal D.C. Steering Committee<sup>1</sup> to provide efficiency and consistency in the process and methodology amongst the participating municipalities. Moreover, Watson worked with the Town's senior staff in preparing the D.C. analysis and policy recommendations specific to this background study.

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 F).

In addition, the report is designed to set out the Town's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved. Finally, the study addresses post-adoption implementation requirements (Chapter 9) 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

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<sup>1</sup> County and Area-Municipal D.C. Steering Committee included staff members for the County and all area municipalities, with the exception of the City of Woodstock.





requirements for the preparation of a background study and calculation of a D.C. is provided herein.

## 1.2 Summary of the Process

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The public meeting required under Section 12 of the D.C.A., has been scheduled for June 10, 2019. 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 at least 60 days prior to by-law passage.

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

Process Steps	Dates
1. Project initiation meetings with Town staff	June 18, 2018
2. Data collection, staff interviews, preparation of D.C. calculations	July – December, 2018
3. Joint Council Information Session	July 10, 2018
4. Development Industry Stakeholder Consultation	August 13, and September 5, 2018



Process Steps	Dates
5. Preparation of draft D.C. background study and review of draft findings with staff	January – March, 2019
6. Joint Council Information Session	March 13, 2019
7. Development Industry Stakeholder Consultation	March 21 and March 25, 2019
8. D.C. background study and proposed D.C. by-law available to public	By May 9, 2019
9. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
10. Public Meeting of Council	June 10, 2019
11. Council considers adoption of D.C. background study and passage of by-law	July 8, 2019
12. Newspaper notice given of by-law passage	By 20 days after passage
13. Last day for by-law appeal	40 days after passage
14. Town makes available D.C. pamphlet	by 60 days after in force date



# Chapter 2

## Town of Ingersoll Current D.C. Policy



## 2. Town of Ingersoll Current D.C. Policy

### 2.1 By-law Enactment

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The Town passed By-law 14-4760 on July 14, 2014 under the D.C.A, 1997. The by-law, imposes uniform municipal-wide D.C.s by service for all permissible municipal services.

### 2.2 Services Covered

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The following services are covered under By-law 14-4760:

- Fire Protection;
- Parks and Recreation;
- General Government;
- Roads and Related; and
- Stormwater

### 2.3 Timing of D.C. Calculation and Payment

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D.C.s are payable at the time the first building permit is issued and are collected by the Town's Building Department.

### 2.4 Indexing

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Rates shall be indexed on April 1 of each year by the percentage change recorded in the most recent Non-Residential Building Construction Price Index produced by Statistics Canada.

### 2.5 Redevelopment Allowance

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As a result of the redevelopment of land, a credit shall be allowed, provided that the land was improved by occupied structures within a five year period prior to the issuance of a building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit was issued or the



building or structure was removed in accordance with the municipality’s assessment roll records.

## 2.6 Exemptions

The following non-statutory exemptions are provided under By-law 14-4760:

- Non-residential uses;
- Farm buildings
- Temporary buildings or structures;
- Affordable housing;
- Places of worship exempt under Section 3 of the *Assessment Act*;
- Development in the Central Business District and Entrepreneurial Area: and
- A public hospital under the *Public Hospitals Act*.

## 2.7 Current Schedule of Charges

Table 2-1 summarizes the current schedule of charges imposed under By-law 2014-028 and indexed to April 1, 2019.

Table 2-1  
Current Schedule of Charges

Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
<b>Municipal Wide Services:</b>				
Roads and Related	2,679	1,441	1,082	1,981
Fire Services	199	108	80	147
Parks and Recreation	787	424	317	582
Stormwater	73	40	29	54
General Government	255	137	104	189
<b>Total Municipal Wide Services</b>	<b>3,993</b>	<b>2,150</b>	<b>1,612</b>	<b>2,953</b>



# Chapter 3

## Anticipated Development in the Town of Ingersoll



## 3. Anticipated Development in the Town of Ingersoll

### 3.1 Requirement of the Act

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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 development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services, over a 10-year (2019-2029) and a longer term (2019-2041) time horizon.

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

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In compiling the growth forecast, the following specific information sources were consulted to assess the residential and non-residential development potential for the Town over the forecast period, including:

- Oxford County Phase One Comprehensive Review: Population, Housing and Employment Forecast and Area Municipality Growth Allocations (Updated) January 23, 2019;
- Historical residential and non-residential building permit data for 2008 to 2018 period; and
- Available Census data regarding population, housing and employment.

### 3.3 Summary of Growth Forecast

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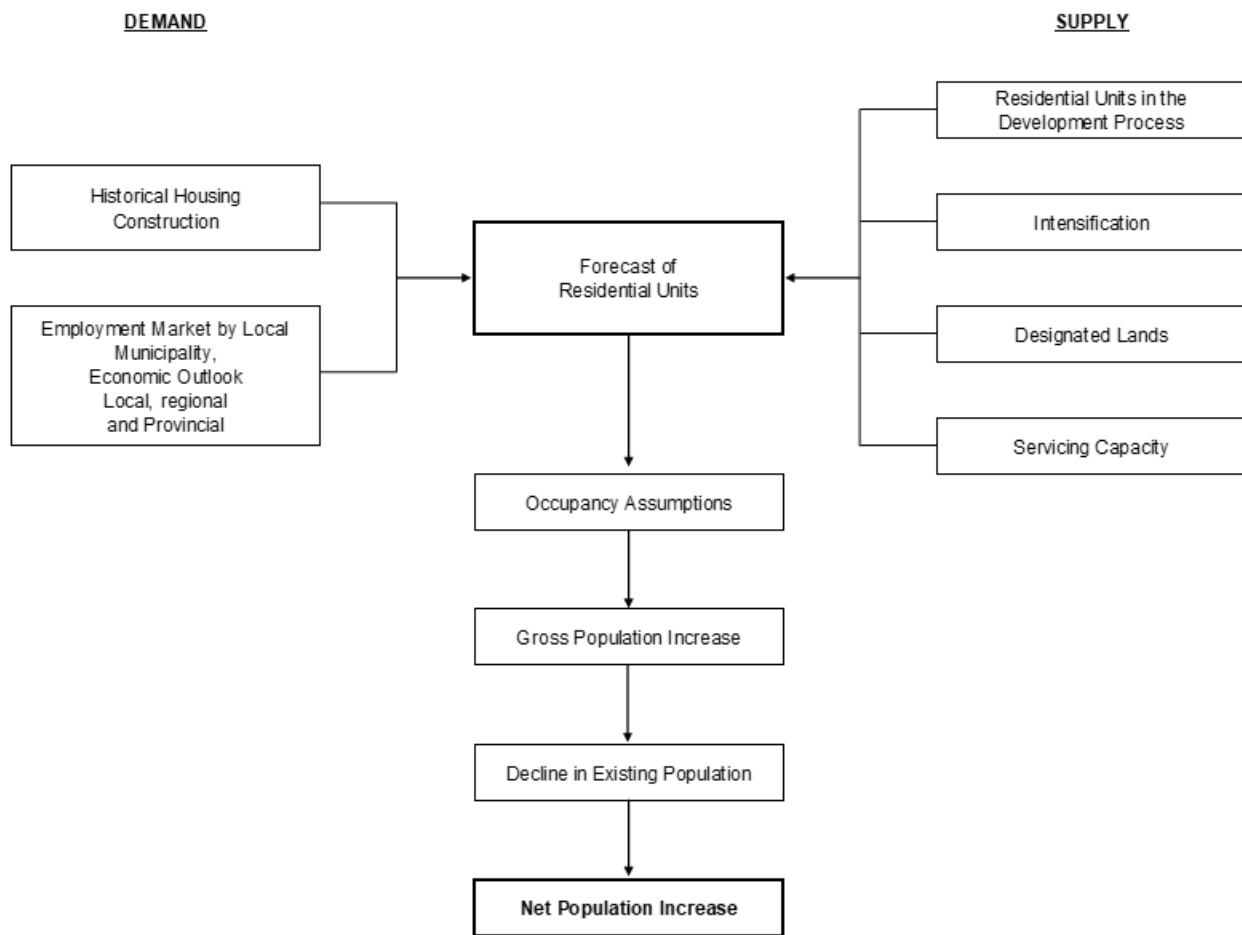
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the



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

As identified in Table 3-1 and *Schedule 1*, the Town's population is anticipated to reach approximately 15,380 by 2029 and 17,600 by 2041, resulting in an increase of approximately 1,950 and 4,170 persons, respectively, over the 10-year and longer term forecast periods.<sup>1</sup>

Figure 3-1  
Population and Household Projection Model



<sup>1</sup> The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%.





Table 3-1  
Town of Ingersoll  
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households		Equivalent Institutional Households
Historical	<i>Mid 2006</i>	12,080	11,760	165	11,595	3,610	375	550	30	4,565	150	2.576
	<i>Mid 2011</i>	12,480	12,146	171	11,975	3,819	376	574	16	4,785	155	2.538
	<i>Mid 2016</i>	13,110	12,757	177	12,580	4,005	465	600	15	5,085	161	2.509
Forecast	<i>Mid 2019</i>	13,800	13,428	180	13,248	4,209	483	684	15	5,391	164	2.491
	<i>Mid 2024</i>	14,850	14,455	196	14,259	4,494	519	788	15	5,816	178	2.485
	<i>Mid 2029</i>	15,800	15,381	211	15,169	4,734	560	879	15	6,188	192	2.486
	<i>Mid 2031</i>	16,140	15,710	218	15,492	4,825	575	910	15	6,325	198	2.484
	<i>Mid 2041</i>	18,080	17,598	248	17,351	5,292	645	1,070	15	7,022	225	2.506
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>400</b>	<b>386</b>	<b>6</b>	<b>380</b>	<b>209</b>	<b>1</b>	<b>24</b>	<b>-14</b>	<b>220</b>	<b>5</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>630</b>	<b>611</b>	<b>6</b>	<b>605</b>	<b>186</b>	<b>89</b>	<b>26</b>	<b>-1</b>	<b>300</b>	<b>6</b>	
	<b>Mid 2016 - Mid 2019</b>	<b>690</b>	<b>671</b>	<b>3</b>	<b>668</b>	<b>204</b>	<b>18</b>	<b>84</b>	<b>0</b>	<b>306</b>	<b>3</b>	
	<b>Mid 2019 - Mid 2024</b>	<b>1,050</b>	<b>1,027</b>	<b>16</b>	<b>1,011</b>	<b>285</b>	<b>36</b>	<b>104</b>	<b>0</b>	<b>425</b>	<b>14</b>	
	<b>Mid 2019 - Mid 2029</b>	<b>2,000</b>	<b>1,953</b>	<b>31</b>	<b>1,921</b>	<b>525</b>	<b>77</b>	<b>195</b>	<b>0</b>	<b>797</b>	<b>28</b>	
	<b>Mid 2019 - Mid 2031</b>	<b>2,340</b>	<b>2,282</b>	<b>38</b>	<b>2,244</b>	<b>616</b>	<b>92</b>	<b>226</b>	<b>0</b>	<b>934</b>	<b>34</b>	
	<b>Mid 2019 - Mid 2041</b>	<b>4,280</b>	<b>4,170</b>	<b>68</b>	<b>4,103</b>	<b>1,083</b>	<b>162</b>	<b>386</b>	<b>0</b>	<b>1,631</b>	<b>61</b>	

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

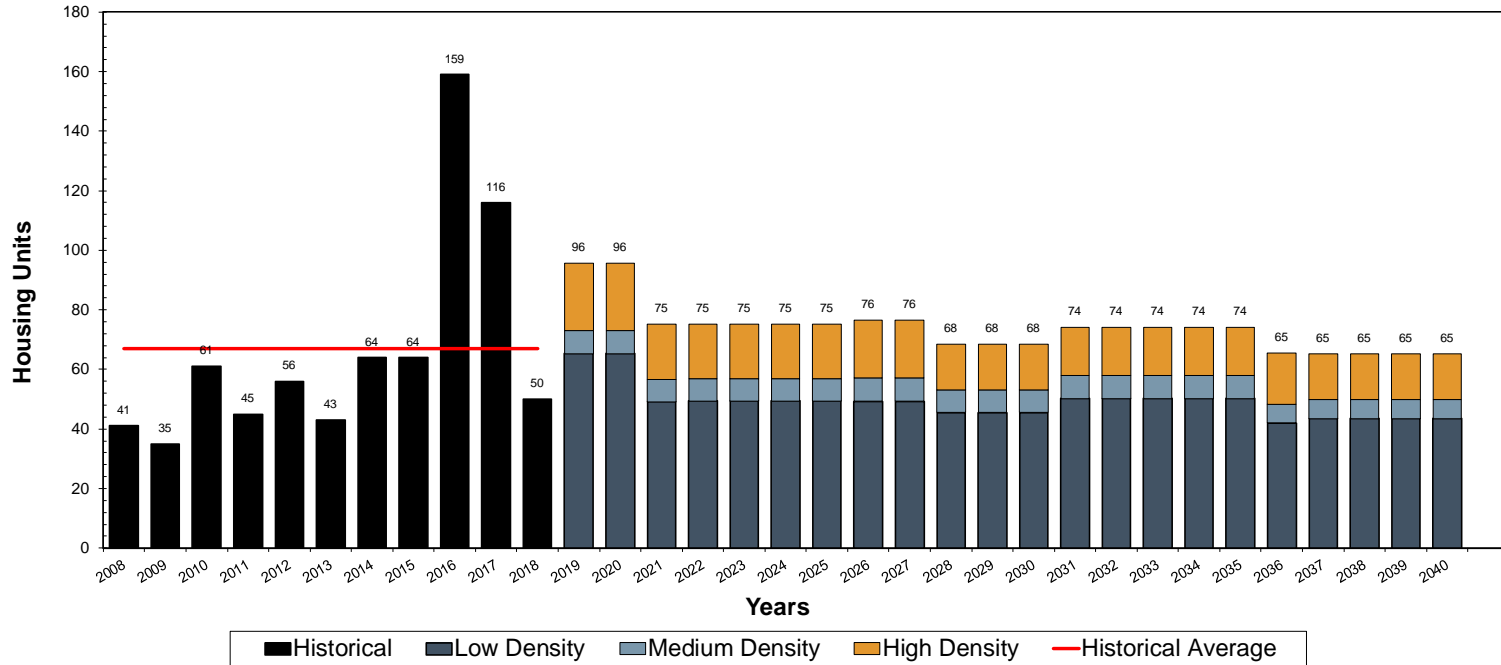
<sup>1</sup> Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

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

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



Figure 3-2  
Town of Ingersoll  
Annual Housing Forecast



Source: Historical housing activity from Oxford County Planning Department, 2007-2017.

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



Provided below is a summary of the key assumptions and findings regarding the Town of Ingersoll D.C. growth forecast update.

1. Unit Mix (Appendix A – Schedules 1, 2, 3, 4a, 4b, 4c and 5)

- The unit mix for the Town was derived from the Oxford County Phase One Comprehensive Review, as well as historical development activity (as per Schedule 6);
- Based on the above indicators, the 2019 to 2041 household growth forecast is comprised of a unit mix of 66% low density (single detached and semi-detached), 10% medium density (multiples except apartments) and 24% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type and location of development for Town by urban serviced area and remaining rural; and
- The percentage of forecast housing growth between 2019 and 2041 by development location is summarized below.

<b>Development Location</b>	<b>Percentage Housing Growth, 2019-2041</b>
Urban Serviced Area	100%
Unserviced Urban Settlement Areas and Remaining Rural Area	0%
<b>Total</b>	<b>100%</b>

3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services utilize a longer planning period.

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



- The number of permanent housing units to be constructed in Town during the short- and long-term periods is presented on Figure 3-2. Over the 10-year and longer term forecast periods, the Town is anticipated to average approximately 80 and 74 new housing units per year, respectively.
- Institutional population<sup>1</sup> is anticipated to grow by approximately 70 persons between 2019 and 2041.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit by dwelling type for new units.
- Schedule 7a summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated P.P.U. for all density types has been adjusted to account for the P.P.U. trends which has been recently experienced in both new and older units, largely due to the aging of the population. Adjusted 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.061
  - Medium density: 1.923
  - High density: 1.539
  - Institutional: 1.107

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

- Existing households for 2019 are based on the 2016 Census households, plus estimated residential units constructed between 2017 and 2018 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 10-year and longer term forecast period is approximately 130 and 120, respectively

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<sup>1</sup> Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.107 depicts 1-bedroom and 2 or more-bedroom units in these special care facilities.



## 6. Employment (Appendix A, Schedules 9a, 9b, 10 and 11)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data (place of work) for Town is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 30 primary (<1%);
  - 310 work at home employment (4%);
  - 5,093 industrial (62%);
  - 1,903 commercial/population related (23%); and
  - 920 institutional (11%).
- The 2016 employment by usual place of work, including work at home, is estimated at 8,255. An additional 720 employees have been identified for the Town in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>1</sup> The 2016 employment base, including N.F.P.O.W., totals approximately 8,975.
- Total employment, including work at home and N.F.P.O.W., for the Town is anticipated to reach approximately 10,270 by 2029, and 11,470 by 2041. This represents an employment increase of approximately 890 for the 10-year forecast period, and 2,080 for the longer term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from these employees has already been included in the population forecast. The impacts on municipal services regarding N.F.P.O.W. employees are less clear, given the transient nature of these employees. Furthermore, since these employees have no fixed work

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



address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C. calculation.

- Total employment for the Town (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 9,120 by 2029 and 10,180 by 2041. This represents an employment increase of approximately 790 and 1,850 over the 10-year and longer term forecast periods, respectively.

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

- Square meter estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 139 sq.m. per employee for industrial;
  - 51 sq.m. per employee for commercial/population-related; and
  - 65 sq.m. per employee for institutional employment.
- The Town-wide incremental G.F.A. increase is anticipated to be 79,700 sq.m. over the 10-year forecast period and 189,800 sq.m. over the longer term forecast period.
- In terms of percentage growth, the longer term incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 80%;
  - commercial/population-related – 13%; and
  - institutional – 7%.
- The percentage of forecast employment growth between 2019 and 2041 by development location is summarized below.

<b>Development Location</b>	<b>Percentage Employment Growth, 2019-2041</b>
Urban Serviced Area	100%
Unserviced Urban Settlement Areas and Remaining Rural Areas	0 %
<b>Total</b>	<b>100%</b>



# Chapter 4

## The Approach to the Calculation of the Charge



## 4. The Approach to the 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

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Table 4-1 lists the full range of municipal 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

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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 that 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.





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

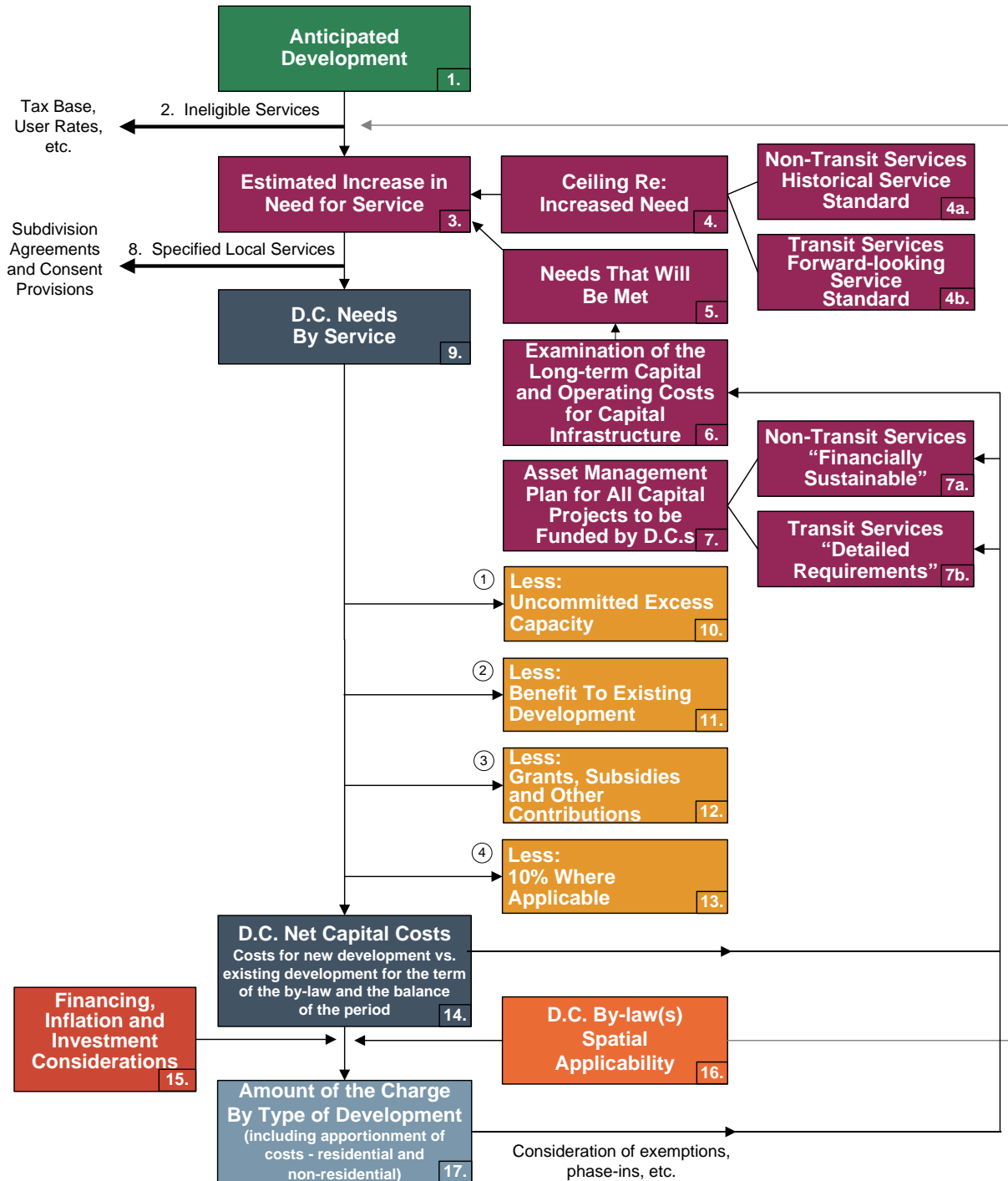




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>1</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	No	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100

<sup>1</sup>with 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
	n/a	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock <sup>1</sup> 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 <sup>1</sup>	90
7. Library Services	n/a	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library vehicles <sup>1</sup>	90
	n/a	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	n/a	10.1 Treatment plants	100
	n/a	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment <sup>1</sup>	100

<sup>1</sup>with 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	n/a	11.1 Treatment plants	100
	n/a	11.2 Distribution systems	100
	n/a	11.3 Local systems	0
	n/a	11.4 Vehicles and equipment <sup>1</sup>	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	90
	n/a	12.4 Waste diversion vehicles and equipment <sup>1</sup>	90
13. Police Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock <sup>1</sup>	100
	n/a	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles <sup>1</sup>	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles <sup>1</sup>	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles <sup>1</sup>	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	20.1 Ambulance station space	90
	n/a	20.2 Vehicles <sup>1</sup>	90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

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<sup>1</sup>with 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 <sup>2</sup> 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

<sup>1</sup>with a 7+ year life time

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

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



## 4.4 Local Service Policy

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

## 4.5 Capital Forecast

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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

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Section 8, paragraph 5, of O.Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." Subsection 17, paragraph 4, of the same Regulation indicates that "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. The Town has no outstanding credit obligations.

## 4.7 Existing Reserve Funds

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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 10-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 adjusted D.C. Reserve Fund Balance by service at December 31, 2018 is shown below:

Table 4-1  
December 31, 2018 Adjusted Reserve Fund Balances

Service	Adjusted Balance
Fire Services	51,830
Roads and Related	291,515
Parks and Recreation	568,410
Administration Studies	130,107
<b>Total</b>	<b>1,041,863</b>

## 4.8 Deductions

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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:

### **4.8.1 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 Town over the 10-year period immediately preceding the preparation of the background study..." O.Reg. 82.98 (s.4) goes further to indicate that "...both the quantity and quality of a service

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<sup>1</sup> Reserve balance to be combined with Administration Studies.





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 services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

#### ***4.8.2 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.”

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

#### ***4.8.3 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 services cap in 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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



#### **4.8.4 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 (O.Reg. 82.98 s.6). 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. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

#### **4.8.5 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, waste water services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks and recreation, libraries, childcare/social services, the Provincial Offences Act, 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.

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

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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 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 7.3.8.



## 4.10 Allocation of Development

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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.



# Chapter 5

## D.C.-Eligible Cost Analysis by Service



## 5. D.C.-Eligible Cost Analysis by Service

### 5.1 Introduction

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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. However, over time, municipal projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

### 5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

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This section evaluates the development-related capital requirements for all services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

#### 5.2.1 *Roads and Related Services*

The Town has a current inventory of 26.35 kilometres of collector and arterial roads, 31 bridges and culverts, 73 kilometres of sidewalks, and 27 traffic signals and streetlights resulting in an invested historical level of service of \$4,418 per capita. Furthermore, the Town operates 14,266 sq.ft. of depots and domes and 32 vehicle and equipment items in the provision of this service. The total historical level of infrastructure investment equates to a \$4,925 per capita level of service. When applied to the forecast population growth to 2028 (i.e. 1,953 population), a maximum D.C. eligible cost of \$9.6 million could be expected to meet the future increase in needs for service.



Review of the Town's 2014 D.C. Background Study, capital budget, and discussion with staff have identified future needs required to service new development in the Town over the 10-year forecast period. These capital needs include various road extensions and upgrades, and additional public works storage space to maintain the additional infrastructure. Furthermore, outstanding debt payments have also been identified for previously completed D.C. eligible projects (King Street West Reconstruction and Streetlight Expansion program). In total, \$4.9 million in gross capital costs have been identified in the Roads and Related Services program. A total of \$2.1 million has been deducted from the growth-related capital needs, recognizing the benefit to existing development. After deducting a further \$291,500 recognizing the Town's uncommitted D.C. reserve fund balance, \$2.5 million has been included in the D.C. calculation.

Net growth-related capital costs for Roads and Related Services have been allocated between future residential and non-residential development based on the relationship of incremental population and employment growth over the 10-year forecast period (i.e. 72% residential and 28% non-residential).

### **5.2.2 Fire Services**

The Town currently provides a total of 9,260 sq.ft. of facility space for Fire Services. In addition to facility space, the Town also provides Fire Services through the operation of 7 vehicles and 28 items of fire equipment and gear, including equipment for 26 fire fighters. In total, the per capital average level of service provided through the capital infrastructure has been \$450. In aggregate the maximum D.C. eligible amount that could be included in the calculation of the charge for Fire Services is \$878,400.

Based on the Town's 2014 D.C. Background Study and discussions with staff, the Town is anticipating a new Aerial truck and equipment for three additional fire fighters over the forecast period. In total, \$1.5 million in gross capital costs have been identified for the Fire Services capital program.

The gross capital costs for the capital program discussed above have been reduced by \$1.2 million to reflect the benefit to existing development of the replacement of existing infrastructure. After deducting the existing D.C. reserve fund balances of \$51,800 to reflect funds already having been collected towards these needs, a total of \$255,700 in growth-related Fire Services needs have been included in the calculation of the D.C.



The net growth-related costs for Fire Services have been allocated between residential and non-residential development, 72% residential and 28% non-residential, based on forecast incremental population and employment growth over the period.

### **5.2.3 Parks and Recreation Services**

With respect to Parks and Recreation Services, the Town currently maintains 57 acres of developed parkland and 62 amenity items and outdoor park buildings in its parks. This level of investment results in an average invested amount per capita of \$892. The Town also provides service through the provision of 105,168 sq.ft. of facility space and 28 vehicles and equipment items. The Town's total level of service over the historical 10-year period averaged \$3,472 per capita. In total, the maximum D.C. eligible amount for Parks and Recreation Services over the 10-year forecast period is \$6.8 million based on the established level of service.

Over the 10-year forecast period the Town will require an additional Ice Pad to meet the needs of development, as well as various other parkland improvement projects. The gross capital cost of these projects is \$10.5 million. Of this cost \$9.5 million has been deducted as a post period benefit reflecting the express oversizing of the second Ice Pad for future development beyond the 2028. \$391,800 has been deducted from the capital costs, to reflect the benefit to existing development as well as further deduction of \$66,200 for the statutory 10% deduction. After deducting a further \$568,400 reflective of existing D.C. reserve fund balances collected towards these needs, a net capital costs of \$27,700 has been included in the collection of the charge.

While Parks and Recreation Services usage is predominately residential-based, there is some use of the services by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.

### **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 and to support the preparation of future D.C. background studies. 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 future D.C. Background Studies, as well as other planning studies and servicing studies.

The cost of these studies is \$541,600, of which \$156,500 is attributable to the benefit to existing development. After deducting \$84,300 for other growth-related contributions towards these needs, \$19,400 for the mandatory 10% deduction, and \$130,100 for the existing uncommitted D.C. reserve fund balance, a net capital cost of \$151,200 and has been included in the D.C. calculation.

These costs have been allocated 72% residential and 28% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



## Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj.No	Increased Service Needs Attributable to Anticipated Development  2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 72%	Non-Residential Share 28%
	<b>Roads</b>									
1	Fuller Street Extension	2024	1,957,000	-	1,957,000	-		1,957,000	1,409,040	547,960
2	Haines Street Extension	2027	33,000	-	33,000	22,000		11,000	7,920	3,080
3	Clark Rd. E. Reconstruction - Harris to Boundary Rd.	2024	1,146,700	-	1,146,700	764,467		382,233	275,208	107,025
4	Intersection Upgrade - Clark Road East	2021	56,200	-	56,200	-		56,200	40,464	15,736
5	NPV Principal - King Street West Reconstruction	2019-2023	470,723	-	470,723	282,434		188,289	135,568	52,721
6	NPV Interest - King Street West Reconstruction	2019-2023	83,972		83,972	50,383		33,589	24,184	9,405
7	NPV Principal - Street Light Expansion	2019-2025	950,495	-	950,495	868,946		81,549	58,715	22,834
8	NPV Interest - Street Light Expansion	2019-2025	81,214		81,214	74,246		6,968	5,017	1,951
	<b>Public Works</b>									
9	Salt Brine Tankage & Containment	2022	25,000	-	25,000	20,000		5,000	3,600	1,400
10	Salt Storage Expansion	2025	100,000	-	100,000	-		100,000	72,000	28,000
	Reserve Fund Adjustment							(291,515)	(209,891)	(81,624)
	<b>Total</b>		<b>4,904,304</b>	<b>-</b>	<b>4,904,304</b>	<b>2,082,476</b>	<b>-</b>	<b>2,530,313</b>	<b>1,821,825</b>	<b>708,488</b>





## Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:	Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028									95%	5%
	<b>Indoor Recreation</b>										
1	Construction of 2nd Ice Pad at Arena Land Acquisition for 2nd Ice Pad at Arena	2022	382,500	76,749	305,751	-	305,751	30,575	275,176	261,417	13,759
2	2nd Ice Pad Construction	2022-2028	9,617,500	9,413,609	203,891	-	203,891	20,389	183,502	174,327	9,175
3	Victoria Park Fitness Equipment replacement and expansion	2019	150,000		150,000	134,900	15,100	1,510	13,590	12,911	680
4	Victoria Park -Parking Lot Upgrades	2019	76,500	-	76,500	66,731	9,769	977	8,793	8,353	440
	<b>Parkland</b>										
5	Riverfront Park & Trail Development - Phase 1	2021	100,000	-	100,000	-	100,000	10,000	90,000	85,500	4,500
6	Cheese Museum Pavillion	2019	65,000	-	65,000	56,699	8,301	830	7,471	7,097	374
7	Installation of New Water Feature - Splash pad	2019	25,500	-	25,500	22,244	3,256	326	2,931	2,784	147
8	Washrooms\New Change Rooms- Vic Park	2021	127,500	-	127,500	111,218	16,282	1,628	14,654	13,921	733
	Reserve Fund Adjustment						(568,410)		(568,410)	(539,990)	(28,421)
	<b>Total</b>		<b>10,544,500</b>	<b>9,490,358</b>	<b>1,054,142</b>	<b>391,791</b>	<b>93,942</b>	<b>66,235</b>	<b>27,706</b>	<b>26,321</b>	<b>1,385</b>





# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council have been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 5. Table 6-1 presents the Town-wide D.C. calculation for all Town-wide services over the 10-year planning horizon (i.e. 2019-2028).

The calculation for residential development is generated on a per capital basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). Special care/special needs facilities would be considered residential dwelling units and charged the small apartment D.C. The non-residential D.C. has been calculated uniformly on a per sq.m. of G.F.A. basis.

Wind Turbine developments would be defined as industrial development within the growth forecast. As these developments do not produce G.F.A. similar to other industrial developments, a charging mechanism is deemed. For each Wind Turbine, a charge is deemed equivalent to a residential single detached unit, as it relates to Roads and Related, Fire, and Administration Studies Services only.

The cash-flow calculations of the maximum D.C.s s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken by service for each forecast development type, i.e. residential, and non-residential. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 1% earnings on D.C. reserve fund balances and 3% interest charged for reserve fund borrowing.

Table 6-2 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.m. of G.F.A. for non-residential development, and per wind turbine.

Table 6-3 compares the Town's existing charges to the charges proposed herein (Table 6-2), for a single detached residential dwelling unit and per sq.m. of G.F.A. for non-residential development. The calculated charges are \$3,227 for a single detached residential dwelling unit, and \$10.68 per sq.m. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 19% decrease (-\$766) over the



current charges of \$3,993. The Town does not currently impose D.C.s on non-residential development.

Table 6-1  
Municipal-Wide Services D.C. Calculation  
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m <sup>2</sup>
1. Roads and Related	\$ 1,821,825	\$ 708,488	\$ 2,750	\$ 9.15
2. Fire Services	184,082	71,588	275	0.91
4. Parks and Recreation	26,321	1,385	27	0.04
5. Administration Studies	108,897	42,349	175	0.58
<b>TOTAL</b>	<b>\$2,141,125</b>	<b>\$823,809</b>	<b>\$3,227</b>	<b>\$10.68</b>
Financing Costs	\$57,767	\$27,346		
D.C.-Eligible Capital Cost	\$2,198,892	\$851,155		
10-Year Gross Population/GFA Growth (m <sup>2</sup> )	2,086	79,700		
<b>Cost Per Capita/Non-Residential GFA (m<sup>2</sup>)</b>	<b>\$1,054.12</b>	<b>\$10.68</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.061	\$3,227		
Apartments - 2 Bedrooms +	1.632	\$1,720		
Apartments - Bachelor and 1 Bedroom	1.104	\$1,164		
Other Multiples	1.923	\$2,027		

Table 6-2  
Schedule of Calculated D.C.s

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m <sup>2</sup> of Gross Floor Area)	(per Wind Turbine)
<b>Municipal Wide Services:</b>						
Roads and Related	2,750	1,466	992	1,728	9.15	2,750
Fire Services	275	147	99	173	0.91	275
Parks and Recreation	27	14	10	17	0.04	
Administration Studies	175	93	63	110	0.58	175
<b>Total Municipal Wide Services</b>	<b>3,227</b>	<b>1,720</b>	<b>1,164</b>	<b>2,028</b>	<b>10.68</b>	<b>3,200</b>





Table 6-3  
Comparison of Current and Calculated D.C.s

**Residential (Single Detached) Comparison**

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Roads and Related	2,679	2,750
Fire Services	199	275
Parks and Recreation	787	27
Administration Studies	328	175
<b>Total Municipal Wide Services</b>	<b>3,993</b>	<b>3,227</b>

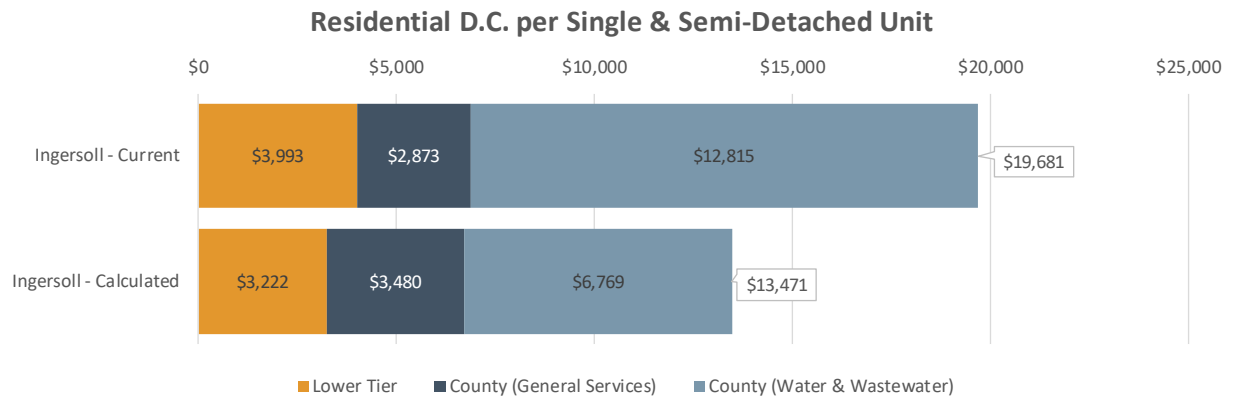
**Non-Residential (per m<sup>2</sup>) Comparison**

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Roads and Related	-	9.15
Fire Services	-	0.91
Parks and Recreation	-	0.04
Administration Studies	-	0.58
<b>Total Municipal Wide Services</b>	<b>-</b>	<b>10.68</b>

New development within the Town would be subject to paying not only the Town's D.C. but also the applicable D.C. for Oxford County. When combining the County's applicable D.C. (draft calculations), which is decreasing by \$6,334 compared to current rates, with the calculated decrease in the Town's D.C., the overall D.C. payable would decrease by \$7,105. The Town is recommending maintaining the current policy of exempting all non-residential development. The total D.C.s payable (Town and County charges) for a residential single and semi-detached dwelling are presented in Table 6-4 under the current by-law and as calculated herein.



Table 6-4  
Comparison of Current and Calculated D.C.s (Town and County of Oxford)





# Chapter 7

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



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

### 7.1 Introduction

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This chapter outlines the D.C. policy recommendations and by-law rules.

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;
- 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; and

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) paragraphs 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 and discussions with the Oxford County and Area-Municipality D.C. Steering Committee.



## 7.2 D.C. By-law Structure

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It is recommended that:

- the Town uses a uniform Town-wide D.C. calculation for all municipal services; and
- one municipal D.C. by-law be used for all services.

## 7.3 D.C. By-law Rules

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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:

- 1) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the Planning Act;
- 2) the approval of a minor variance under Section 45 of the Planning Act;
- 3) a conveyance of land to which a by-law passed under Section 50(7) of the Planning Act applies;
- 4) the approval of a plan of subdivision under Section 51 of the Planning Act;
- 5) a consent under Section 53 of the Planning Act;
- 6) the approval of a description under Section 50 of the Condominium Act; or
- 7) 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 25 years. Costs allocated to non-residential uses will be assigned to



industrial, commercial and institutional uses based on the total floor area (T.F.A.) constructed. T.F.A. is defined as:

- The sum total of the total areas of all floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and;
    - includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls partitions;
    - where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors, including the ground floor, that are directly beneath the roof of the building or structure.
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

### ***7.3.3 Application to Redevelopment of Land (Demolition and Conversion)***

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

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

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 5 years prior to the issuance of a building permit.



No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the active by-law. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

Where a building cannot be demolished until the new building has been erected, the owner shall notify the Town in writing and pay the applicable D.C. for the new building in full and, if the existing building is demolished not later than twelve (12) months from the date a building permit is issued for the new building, the Town shall provide a refund for the D.C. paid. If more than twelve months is required to demolish the existing building, the Owner may make a written request to the Town to extend the time in which the existing building must be demolished.

#### **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

- Non-residential uses;
- Farm buildings
- Temporary buildings or structures;
- Temporary dwelling units;
- Affordable housing;
- Places of worship exempt under Section 3 of the Assessment Act;



- Development in the Central Business District and Entrepreneurial Area;
- Long-term care homes; and
- A public hospital under the Public Hospitals Act.

For the purposes of funding non-statutory exemptions, the charge for Farm Buildings has been determined to be \$0.32 per sq.m. of G.F.A. reflective of the lower demand for service and density of development.

### **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. prior to the issuance of a permit or prior to the commencement of development or redevelopment as the case may be; and
- 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.

### **7.3.7 Indexing**

All D.C.s will be subject to mandatory indexing annually on April 1<sup>st</sup> of each year, in accordance with provisions under the D.C.A.

### **7.3.8 D.C. Spatial Applicability**

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. Amendments to the D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. This has been the Town's approach in prior D.C. by-laws. When area-specific charges are used, it is generally to





underpin master servicing and front-end financing arrangements for more localized capital costs.

The rationale for maintaining a municipal-wide D.C. approach is based, in part, on the following:

- The ten-year service level from all applicable services across the municipality can be included to establish an upper ceiling on the amount of funds which can be collected. If a D.C. by-law applied to only a part of the municipality, the level of service cannot exceed that which would be determined if the by-law applied to the whole municipality. As such, when applied to forecast growth within the specific area, it would establish an area specific level of service ceiling which could reduce the total revenue recoverable for the municipality, potentially resulting in D.C. revenue shortfalls and impacts on property taxes and user rates.
- Municipal-wide D.C.s ensures a consistent approach to financing the entire cost associated with growth-related capital projects. For example, user rates and property taxes are required to finance the share of growth-related capital projects not recoverable by D.C.s and all associated operating costs. Therefore, the use of area specific D.C.s results in a share of growth-related capital costs being recovered from a specific area, with the remaining capital costs of the projects (i.e. non-D.C. recoverable share) and the associated operating costs with those new assets being recovered from uniform user rates and property taxes, applied to the entire municipality.
- Attempting to impose an area-specific D.C. potentially causes equity issues in transitioning from a municipal-wide approach to an area-specific approach. An area of a municipality that is less developed and becomes subject to an area specific D.C., could face a significant increase in D.C. rates, as the municipality will not benefit from drawing on the pool of D.C. funding and may have contributed regional D.C.s to fund capital required to support development in other communities of the municipality. Whereas, another part of the municipality that has experienced significant growth which required substantial capital investments, benefitted from the capital investments being financed by municipal-wide D.C.s. The implementation of area specific development charges could result in varying D.C.s across the municipality, which may impact the ability to attract investment into parts of the community.



- Services are generally available across the Town, used often by all residents and are not restricted to one specific geographic area. The use of a municipal-wide D.C. approach reflects these system-wide benefits of service and more closely aligns with the funding principles of service provision (e.g. uniform municipal-wide property tax rates, etc.).

Based on the foregoing and discussions with Town staff, there is no apparent justification for the establishment of area-specific D.C.s at this time. The recommendation is to continue to apply municipal-wide D.C.s for all services.

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

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### ***7.4.1 Categories of Services for Reserve Fund and Credit Purposes***

It is recommended that the Town's D.C. collections be contributed into four (4) separate reserve funds, including: Roads and Related Services, Fire Services, Parks and Recreation Services, and Administration Studies.

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

The proposed by-law under D.C.A., 1997 will come into force on the July 14, 2019.

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

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

## **7.5 Other Recommendations**

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**It is recommended that Council:**

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 2, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 2, 2019”

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



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



# Chapter 8

## Asset Management Plan



## 8. Asset Management Plan

### 8.1 Introduction

---

The changes to the D.C.A. (new section 10(c.2)) in 2016 require that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

**The A.M.P. shall,**

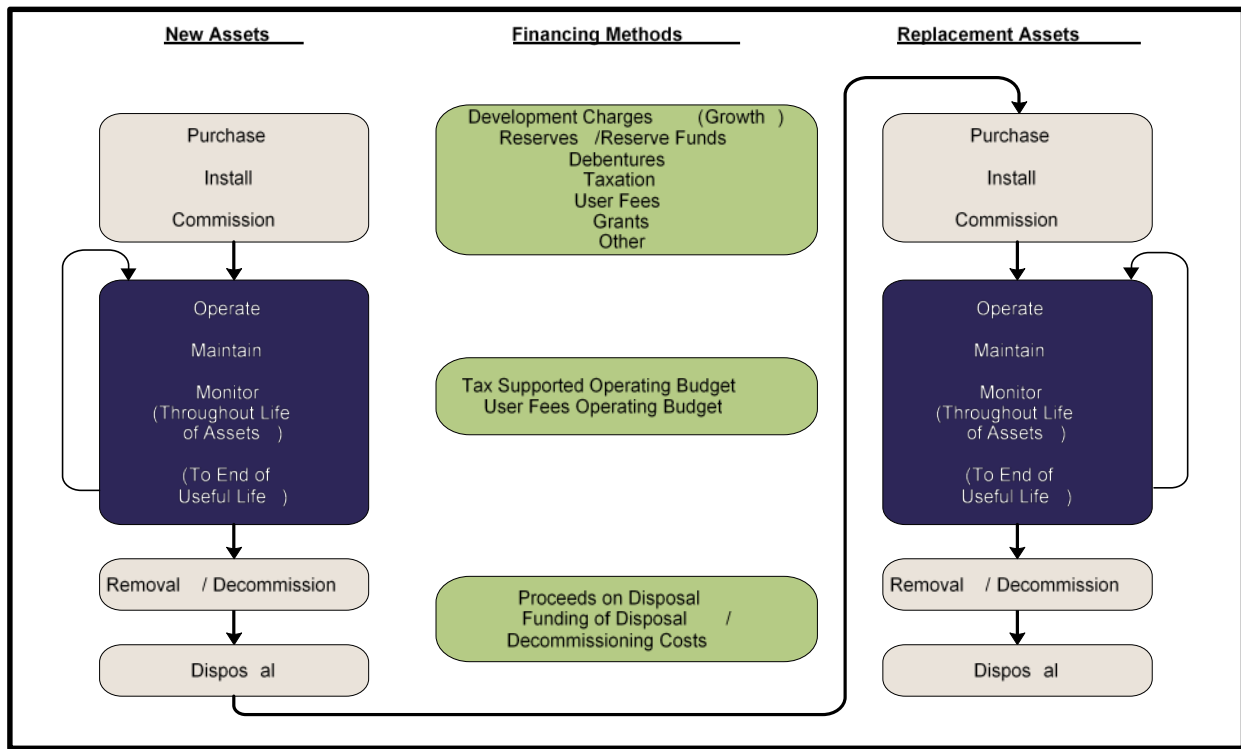
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Town has previously completed its AMP in 2014, however, the AMP did not address growth related assets. As a result, the asset management requirement for this D.C. Background Study must be undertaken in the absence of this complete information.



In recognition to the schematic in Section 8.1, the following table (presented in 2019\$) 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. Furthermore, as only the present infrastructure gap been considered at this time within the A.M.P., 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 2019 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 \$2.2 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 \$1.9 million. This amount, totalled with the existing operating revenues of \$19.0 million, provides annual revenues of \$20.9 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1  
Town of Ingersoll  
Asset Management – Future Expenditures and Associated Revenues (2019\$)

	2029 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	180,858
Annual Debt Payment on Post Period Capital <sup>2</sup>	692,670
<b>Lifecycle:</b>	
Annual Lifecycle - Town Wide Services	721,588
<b>Incremental Operating Costs (for D.C. Services)</b>	1,336,286
<b>Total Expenditures</b>	<b>2,238,732</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	19,007,889
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	1,948,180
<b>Total Revenues</b>	<b>20,956,069</b>

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

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

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





# Chapter 9

## By-law Implementation



## 9. By-law Implementation

### 9.1 Public Consultation Process

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#### **9.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **9.1.2 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 Local Planning Appeal Tribunal (L.P.A.T.) (formerly the Ontario Municipal Board (O.M.B.)).

#### **9.1.3 Other Consultation Activity**

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, 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.

## 9.2 Anticipated Impact of the Charge on Development

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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.



## 9.3 Implementation Requirements

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### 9.3.1 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.

### 9.3.2 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.

### 9.3.3 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 L.P.A.T., 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.

### **9.3.4 Appeals**

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. 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, along with the County of Oxford and Area-Municipalities has carried out a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

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



### **9.3.6 Credits**

Sections 38 to 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.

### **9.3.7 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 to 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.

### **9.3.8 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.”

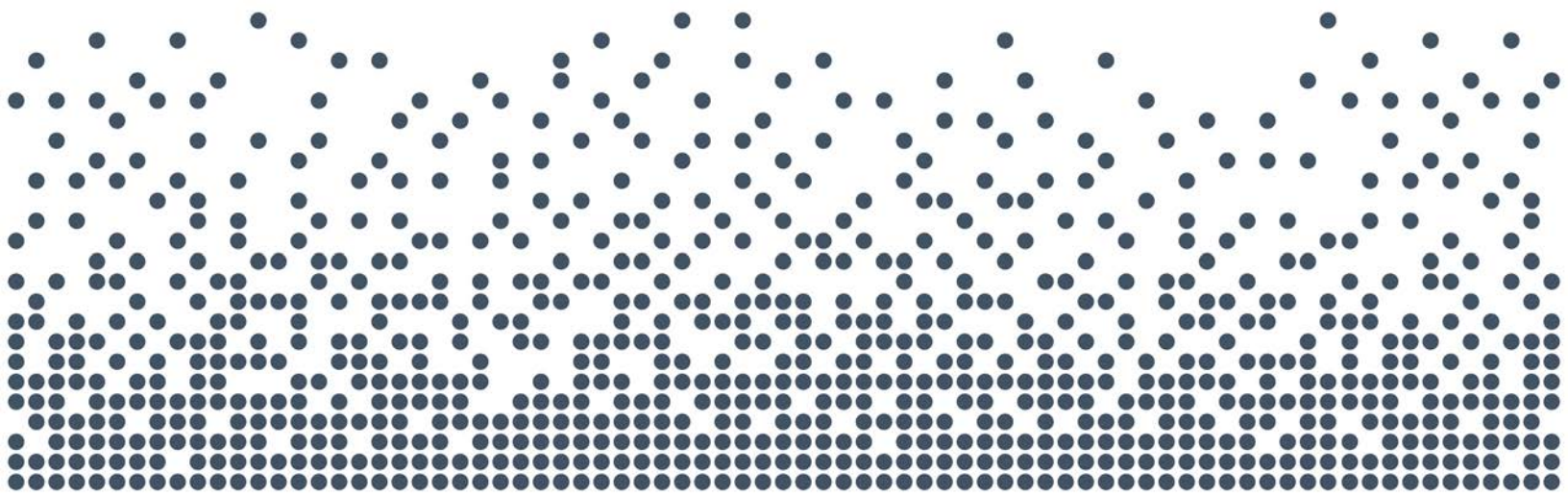


It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the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

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

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



# Appendices





# Appendix A

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



## Schedule 1 Town of Ingersoll Residential Growth Forecast Summary

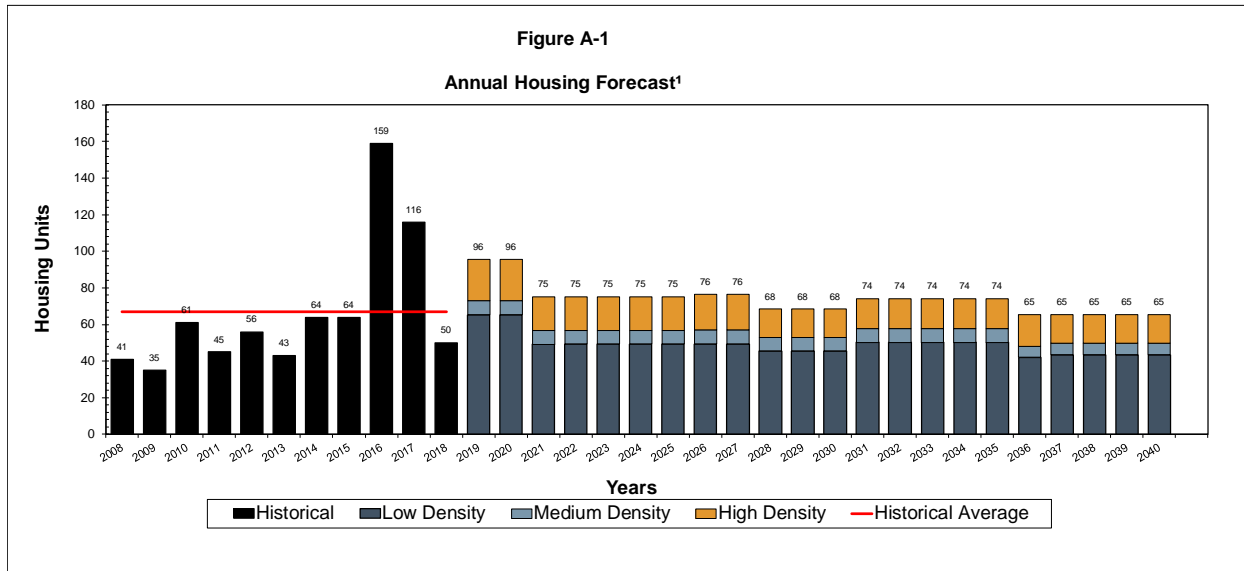
Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount					Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2006	12,080	11,760	165	11,595	3,610	375	550	30	4,565	150	2.576
	Mid 2011	12,480	12,146	171	11,975	3,819	376	574	16	4,785	155	2.538
	Mid 2016	13,110	12,757	177	12,580	4,005	465	600	15	5,085	161	2.509
Forecast	Mid 2019	13,800	13,428	180	13,248	4,209	483	684	15	5,391	164	2.491
	Mid 2024	14,850	14,455	196	14,259	4,494	519	788	15	5,816	178	2.485
	Mid 2029	15,800	15,381	211	15,169	4,734	560	879	15	6,188	192	2.486
	Mid 2031	16,140	15,710	218	15,492	4,825	575	910	15	6,325	198	2.484
	Mid 2041	18,080	17,598	248	17,351	5,292	645	1,070	15	7,022	225	2.506
Incremental	Mid 2006 - Mid 2011	400	386	6	380	209	1	24	-14	220	5	
	Mid 2011 - Mid 2016	630	611	6	605	186	89	26	-1	300	6	
	Mid 2016 - Mid 2019	690	671	3	668	204	18	84	0	306	3	
	Mid 2019 - Mid 2024	1,050	1,027	16	1,011	285	36	104	0	425	14	
	Mid 2019 - Mid 2029	2,000	1,953	31	1,921	525	77	195	0	797	28	
	Mid 2019 - Mid 2031	2,340	2,282	38	2,244	616	92	226	0	934	34	
Mid 2019 - Mid 2041	4,280	4,170	68	4,103	1,083	162	386	0	1,631	61		

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

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

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



Source: Historical housing activity from Oxford County Planning Department, 2007-2017.

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



**Schedule 2**  
**Town of Ingersoll**  
 Estimate of the Anticipated Amount, Type and Location of Residential Development for which Development Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban Serviced Area	2019 - 2024	285	36	104	425	1,102	(91)	1,011	16	1,027
	2019 - 2029	525	77	195	797	2,055	(134)	1,921	31	1,953
	2019 - 2031	616	92	226	934	2,410	(166)	2,244	38	2,282
	2019 - 2041	1,083	162	386	1,631	4,220	(118)	4,103	68	4,170
Town of Ingersoll	2019 - 2024	285	36	104	425	1,102	(91)	1,011	16	1,027
	2019 - 2029	525	77	195	797	2,055	(134)	1,921	31	1,953
	2019 - 2031	616	92	226	934	2,410	(166)	2,244	38	2,282
	2019 - 2041	1,083	162	386	1,631	4,220	(118)	4,103	68	4,170

Source: Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

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

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

Note: Figures may not add up precisely due to rounding.



Schedule 3  
Town of Ingersoll  
Current Year Growth Forecast  
Mid 2016 to Mid 2019

		Population
Mid 2016 Population (1)		12,757
Occupants of New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	306
	<i>multiplied by P.P.U. (3)</i>	2.215
	<i>gross population increase</i>	678
		678
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2019	<i>Units</i>	3
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	3
		3
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2019	<i>Units (4)</i>	5,085
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.002
	<i>total decline in population</i>	-10
		-10
Population Estimate to Mid 2019		13,428
<i>Net Population Increase, Mid 2016 to Mid 2019</i>		671

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.591	67%	1.727
<i>Multiples (6)</i>	2.118	6%	0.125
<i>Apartments (7)</i>	1.324	27%	0.364
<b>Total</b>		100%	2.215

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

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

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



Schedule 4a  
Town of Ingersoll  
5-Year Growth Forecast  
Mid 2019 to Mid 2024

		Population
Mid 2019 Population (1)		13,428
Occupants of New Housing Units, Mid 2019 to Mid 2024	<i>Units (2)</i>	425
	<i>multiplied by P.P.U. (3)</i>	2.592
	<i>gross population increase</i>	1,102
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2024	<i>Units</i>	14
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	15
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2024	<i>Units (4)</i>	5,391
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.017
	<i>total decline in population</i>	-90
Population Estimate to Mid 2024		14,455
<i>Net Population Increase, Mid 2019 to Mid 2024</i>		1,027

(1) Mid 2019 Population (1) based on:

2016 Population (12,757) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (306 x 2.215 = 678) + (3 x 1.1 = 3) = 5,085

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.061	67%	2.052
<i>Multiples (6)</i>	1.923	8%	0.163
<i>Apartments (7)</i>	1.539	24%	0.377
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
Total		100%	2.592

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

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

(4) Mid 2019 households based upon 5,085 (2016 Census) + 306 (Mid 2016 to Mid 2019 unit estimate) = 5,391

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

(6) Includes townhouses and apartments in duplexes.

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



Schedule 4b  
Town of Ingersoll  
10-Year Growth Forecast  
Mid 2019 to Mid 2029

		Population
Mid 2019 Population (1)		13,428
Occupants of New Housing Units, Mid 2019 to Mid 2029	<i>Units (2)</i>	797
	<i>multiplied by P.P.U. (3)</i>	2,579
	<i>gross population increase</i>	2,055
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2029	<i>Units</i>	28
	<i>multiplied by P.P.U. (3)</i>	1,118
	<i>gross population increase</i>	31
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	<i>Units (4)</i>	5,391
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.025
	<i>total decline in population</i>	-134
Population Estimate to Mid 2029		15,381
<i>Net Population Increase, Mid 2019 to Mid 2029</i>		1,953

(1) Mid 2019 Population (1) based on:

2016 Population (12,757) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (306 x 2.215 = 678) + (3 x 1.1 = 3) = 5,085

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.061	66%	2.016
<i>Multiples (6)</i>	1.923	10%	0.186
<i>Apartments (7)</i>	1.539	24%	0.377
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
<b>Total</b>		100%	2.579

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

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

(4) Mid 2019 households based upon 5,085 (2016 Census) + 306 (Mid 2016 to Mid 2019 unit estimate) = 5,391

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

(6) Includes townhouses and apartments in duplexes.

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



Schedule 4c  
Town of Ingersoll  
Long Term Growth Forecast  
Mid 2019 to Mid 2031

		Population
Mid 2019 Population (1)		13,428
Occupants of New Housing Units, Mid 2019 to Mid 2031	<i>Units (2)</i>	934
	<i>multiplied by P.P.U. (3)</i>	2,580
	<i>gross population increase</i>	2,410
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2031	<i>Units</i>	34
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	37
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2031	<i>Units (4)</i>	5,391
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.031
	<i>total decline in population</i>	-165
Population Estimate to Mid 2031		15,710
<i>Net Population Increase, Mid 2019 to Mid 2031</i>		2,282

(1) Mid 2019 Population (1) based on:

2016 Population (12,757) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (306 x 2.215 = 678) + (3 x 1.1 = 3) = 5,085

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.061	66%	2.019
<i>Multiples (6)</i>	1.923	10%	0.189
<i>Apartments (7)</i>	1.539	24%	0.372
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
<b>Total</b>		100%	2.580

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

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

(4) Mid 2019 households based upon 5,085 (2016 Census) + 306 (Mid 2016 to Mid 2019 unit estimate) = 5,391

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

(6) Includes townhouses and apartments in duplexes.

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



Schedule 5  
Town of Ingersoll  
Long Term Growth Forecast  
Mid 2019 to Mid 2041

		Population
Mid 2019 Population (1)		13,428
Occupants of New Housing Units, Mid 2019 to Mid 2041	<i>Units (2)</i>	1,631
	<i>multiplied by P.P.U. (3)</i>	2,588
	<i>gross population increase</i>	4,220
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2041	<i>Units</i>	61
	<i>multiplied by P.P.U. (3)</i>	1,107
	<i>gross population increase</i>	68
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2041	<i>Units (4)</i>	5,391
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.022
	<i>total decline in population</i>	-117
Population Estimate to Mid 2041		17,598
<i>Net Population Increase, Mid 2019 to Mid 2041</i>		4,170

(1) Mid 2019 Population (1) based on:

2016 Population (12,757) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (306 x 2.215 = 678) + (3 x 1.1 = 3) = 5,085

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.061	66%	2.032
<i>Multiples (6)</i>	1.923	10%	0.191
<i>Apartments (7)</i>	1.539	24%	0.364
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
<b>Total</b>		100%	2.588

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

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

(4) Mid 2019 households based upon 5,085 (2016 Census) + 306 (Mid 2016 to Mid 2019 unit estimate) = 5,391

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

(6) Includes townhouses and apartments in duplexes.

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





Schedule 6  
Town of Ingersoll  
Historical Residential Building Permits  
Years 2008 to 2017

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2008	21	20	0	41
2009	35	0	0	35
2010	39	22	0	61
2011	37	0	8	45
2012	47	9	0	56
Sub-total	179	51	8	238
<b>Average (2008 - 2012)</b>	<b>36</b>	<b>10</b>	<b>2</b>	<b>48</b>
% Breakdown	75.2%	21.4%	3.4%	100.0%
2013	39	4	0	43
2014	51	13	0	64
2015	45	19	0	64
2016	91	14	54	159
2017	90	25	1	116
Sub-total	316	75	55	446
<b>Average (2013 - 2017)</b>	<b>63</b>	<b>15</b>	<b>11</b>	<b>89</b>
% Breakdown	70.9%	16.8%	12.3%	100.0%
2008 - 2017 Total	495	126	63	684
<b>Average</b>	<b>50</b>	<b>13</b>	<b>6</b>	<b>68</b>
% Breakdown	72.4%	18.4%	9.2%	100.0%

Source: Oxford County Planning Department, 2018

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

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



Schedule 7a  
Town of Ingersoll  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Historical Average	25 Year Average Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.839	-	2.591		
6-10	-	-	-	2.571	-	2.589		
11-15	-	-	-	3.180	-	3.133		
16-20	-	-	-	3.139	-	2.955		
20-25	-	-	-	3.055	-	2.919	2.837	3.061
25-35	-	-	-	2.648	-	2.750		
35+	-	1.308	1.871	2.680	3.556	2.520		
<b>Total</b>	-	<b>1.600</b>	<b>1.885</b>	<b>2.780</b>	<b>3.667</b>	<b>2.648</b>		

Age of Dwelling	Multiples <sup>1</sup>						25 Year Historical Average	25 Year Average Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-		
6-10	-	-	-	-	-	-		
11-15	-	-	-	-	-	-		
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	-		1.923
25-35	-	-	-	3.167	-	2.765		
35+	-	-	1.769	3.864	-	3.028		
<b>Total</b>	-	-	<b>1.813</b>	<b>3.283</b>	-	<b>2.535</b>		

Age of Dwelling	Apartments <sup>2</sup>						25 Year Historical Average	25 Year Average Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-		
6-10	-	-	-	-	-	-		
11-15	-	-	-	-	-	-		
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	-		1.539
25-35	-	-	-	-	-	-		
35+	-	-	-	-	-	-		
<b>Total</b>	-	-	-	-	-	-		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.786	2.676	-	2.453
6-10	-	-	1.500	2.523	-	2.377
11-15	-	-	1.545	3.113	-	2.957
16-20	-	-	-	3.200	-	2.837
20-25	-	-	-	2.950	-	2.781
25-35	-	-	2.056	2.758	-	2.596
35+	-	1.267	1.725	2.706	3.448	2.342
<b>Total</b>	<b>0.538</b>	<b>1.329</b>	<b>1.749</b>	<b>2.778</b>	<b>3.750</b>	<b>2.471</b>

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

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

<sup>3</sup> Adjusted based on 2011-2016 historical trends.

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

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



Schedule 7b  
Oxford County  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						Historical 25 Year Average	25 Year Forecast Average <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.067	2.928	4.958	<b>2.896</b>		
6-10	-	-	1.831	2.943	4.881	<b>2.957</b>		
11-15	-	-	1.930	2.895	5.000	<b>2.984</b>		
16-20	-	-	1.837	2.791	4.000	<b>2.720</b>		
20-25	-	-	1.868	2.823	3.920	<b>2.751</b>	2.862	3.061
25-35	-	-	1.899	2.686	3.553	<b>2.616</b>		
35+	-	1.565	1.843	2.663	4.036	<b>2.593</b>		
<b>Total</b>	-	<b>1.573</b>	<b>1.864</b>	<b>2.730</b>	<b>4.191</b>	<b>2.675</b>		

Age of Dwelling	Multiples <sup>1</sup>						Historical 25 Year Average	25 Year Forecast Average <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.667	2.378	-	<b>2.118</b>		
6-10	-	-	1.476	2.111	-	<b>1.689</b>		
11-15	-	-	1.607	1.833	-	<b>1.702</b>		
16-20	-	-	1.636	2.895	-	<b>2.273</b>		
20-25	-	-	1.800	2.200	-	<b>2.123</b>	1.981	1.923
25-35	-	-	2.091	2.788	-	<b>2.591</b>		
35+	-	1.429	1.904	2.724	-	<b>2.320</b>		
<b>Total</b>	<b>0.357</b>	<b>1.632</b>	<b>1.799</b>	<b>2.580</b>	-	<b>2.249</b>		

Age of Dwelling	Apartments <sup>2</sup>						Historical 25 Year Average	25 Year Forecast Average <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.059	1.500	-	-	<b>1.324</b>		
6-10	-	1.200	1.641	-	-	<b>1.535</b>		
11-15	-	1.063	1.619	-	-	<b>1.517</b>		
16-20	-	1.083	1.514	-	-	<b>1.429</b>		
20-25	-	1.250	1.612	-	-	<b>1.500</b>	1.461	1.539
25-35	-	1.160	1.543	-	-	<b>1.410</b>		
35+	0.500	1.146	1.693	2.263	-	<b>1.454</b>		
<b>Total</b>	<b>0.591</b>	<b>1.149</b>	<b>1.642</b>	<b>2.321</b>	-	<b>1.455</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.217	1.911	2.851	5.174	<b>2.709</b>
6-10	-	1.345	1.695	2.899	4.791	<b>2.652</b>
11-15	-	1.273	1.719	2.835	4.875	<b>2.675</b>
16-20	-	1.182	1.676	2.792	4.000	<b>2.528</b>
20-25	-	1.351	1.710	2.704	3.704	<b>2.469</b>
25-35	-	1.178	1.735	2.694	3.425	<b>2.375</b>
35+	-	1.237	1.801	2.661	4.021	<b>2.414</b>
<b>Total</b>	<b>1.800</b>	<b>1.239</b>	<b>1.775</b>	<b>2.712</b>	<b>4.147</b>	<b>2.466</b>

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

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

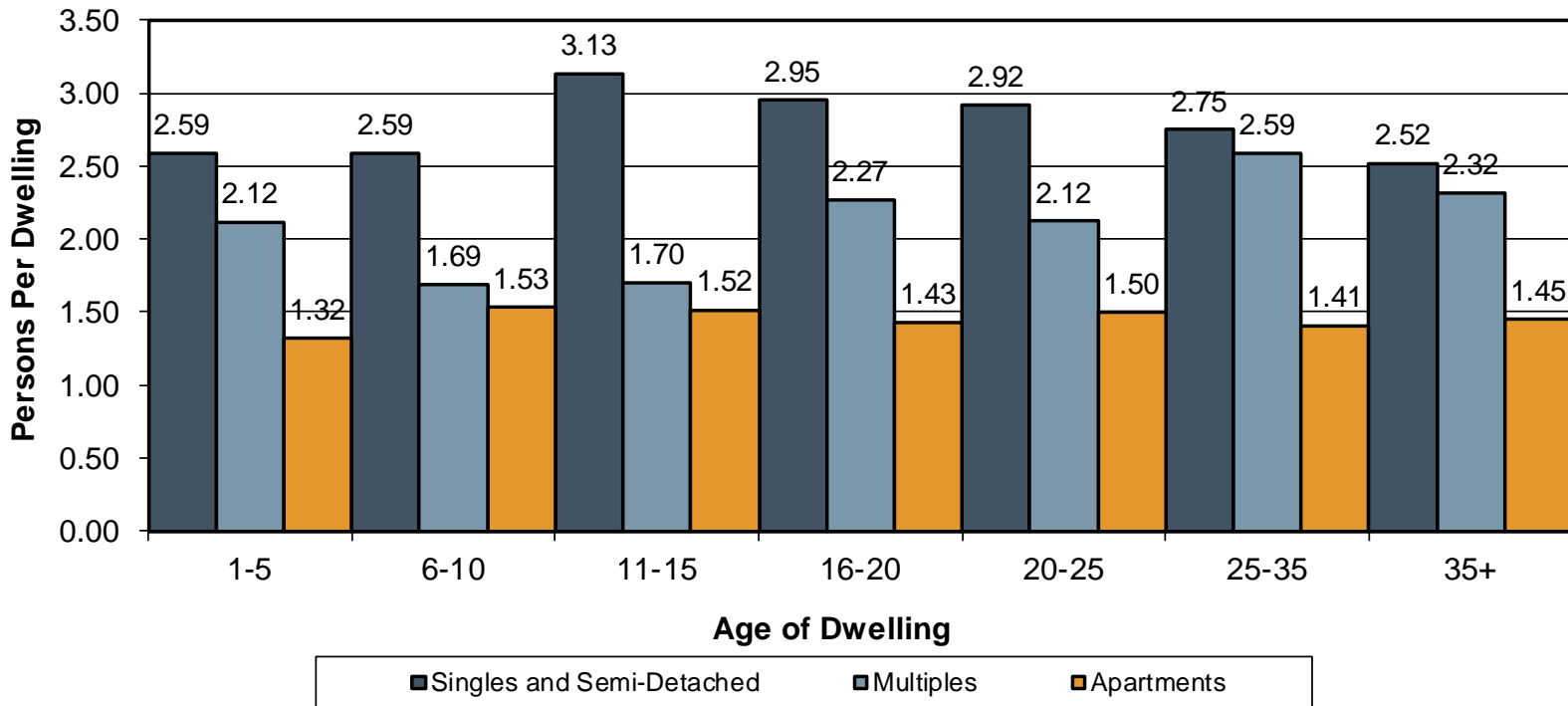
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

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



Schedule 8  
Town of Ingersoll  
Person Per Unit Structural Type and Age of Dwelling  
(2016 Census)



Multiple and Apartment P.P.U.s are based on Oxford County.



## Schedule 9a Town of Ingersoll Employment Forecast, 2019 to 2041

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	11,760	0.003	0.026	0.443	0.167	0.066	0.706	0.044	0.750	35	305	5,213	1,968	780	8,300	520	8,820	7,995
Mid 2011	12,146	0.005	0.017	0.380	0.186	0.077	0.664	0.048	0.712	60	205	4,613	2,258	930	8,066	585	8,651	7,861
Mid 2016	12,757	0.002	0.024	0.399	0.149	0.072	0.647	0.056	0.704	30	310	5,093	1,903	920	8,255	720	8,975	7,945
Mid 2019	13,428	0.002	0.024	0.391	0.152	0.075	0.644	0.055	0.699	30	322	5,252	2,036	1,006	8,645	738	9,383	8,323
Mid 2024	14,455	0.002	0.023	0.381	0.149	0.075	0.630	0.054	0.684	30	330	5,506	2,150	1,087	9,103	780	9,883	8,773
Mid 2029	15,381	0.002	0.021	0.371	0.146	0.074	0.614	0.054	0.668	30	330	5,700	2,252	1,133	9,445	824	10,269	9,115
Mid 2031	15,710	0.002	0.021	0.368	0.146	0.073	0.610	0.053	0.664	30	330	5,783	2,292	1,150	9,585	840	10,425	9,255
Mid 2041	17,598	0.002	0.024	0.360	0.143	0.073	0.602	0.049	0.652	30	420	6,339	2,520	1,286	10,595	870	11,465	10,175
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	386	0.002	-0.009	-0.063	0.019	0.010	-0.042	0.004	-0.038	25	-100	-600	291	150	-234	65	-169	-134
Mid 2011 - Mid 2016	611	-0.003	0.007	0.019	-0.037	-0.004	-0.017	0.0083	-0.0087	-30	105	480	-356	-10	189	135	324	84
Mid 2016 - Mid 2019	671	0.000	0.000	-0.008	0.002	0.003	-0.003	-0.001	-0.005	0	12	159	133	86	390	18	408	378
Mid 2019 - Mid 2024	1,027	0.000	-0.001	-0.010	-0.003	0.000	-0.014	-0.001	-0.015	0	8	255	115	81	458	42	500	450
Mid 2019 - Mid 2029	1,953	0.000	-0.002	-0.020	-0.005	-0.001	-0.030	-0.001	-0.031	0	8	449	217	127	800	86	886	792
Mid 2019 - Mid 2031	2,282	0.000	-0.003	-0.023	-0.006	-0.002	-0.034	-0.001	-0.035	0	8	532	257	144	940	102	1,042	932
Mid 2019 - Mid 2041	4,170	-0.001	0.000	-0.031	-0.008	-0.002	-0.042	-0.006	-0.047	0	98	1,088	485	280	1,950	132	2,082	1,852
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	77	0.0004	-0.0018	-0.0127	0.0037	0.0020	-0.0083	0.00079	-0.00755	5	-20	-120	58	30	-47	13	-34	-27
Mid 2011 - Mid 2016	122	-0.0005	0.0015	0.0039	-0.0074	-0.0009	-0.0034	0.0017	-0.0017	-6	21	96	-71	-2	38	27	65	17
Mid 2016 - Mid 2019	224	0.000	0.000	-0.003	0.001	0.001	-0.001	0.000	-0.002	0	4	53	44	29	130	6	136	126
Mid 2019 - Mid 2024	205	0.000	0.000	-0.002	-0.001	0.000	-0.003	0.000	-0.003	0	2	51	23	16	92	8	100	90
Mid 2019 - Mid 2029	195	0.000	0.000	-0.002	-0.001	0.000	-0.003	0.000	-0.003	0	1	45	22	13	80	9	89	79
Mid 2019 - Mid 2031	190	0.000	0.000	-0.002	0.000	0.000	-0.003	0.000	-0.003	0	1	44	21	12	78	9	87	78
Mid 2019 - Mid 2041	190	0.000	0.000	-0.001	0.000	0.000	-0.002	0.000	-0.002	0	4	49	22	13	89	6	95	84

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

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

Note: Numbers may not add up precisely due to suppression.



Schedule 9b  
Town of Ingersoll  
Employment and Gross Floor Area (G.F.A.) Forecast, 2019 to 2041

Period	Population	Employment					Gross Floor Area in Square Meters (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional <sup>2</sup>	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	11,760	35	5,213	1,968	780	7,995				
Mid 2011	12,146	60	4,613	2,258	930	7,861				
Mid 2016	12,757	30	5,093	1,903	920	7,946				
Mid 2019	13,428	30	5,251	2,036	1,002	8,319				
Mid 2024	14,455	30	5,506	2,150	1,068	8,754				
Mid 2029	15,381	30	5,700	2,252	1,100	9,082				
Mid 2031	15,710	30	5,783	2,292	1,111	9,216				
Mid 2041	17,598	30	6,339	2,520	1,218	10,107				
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	77	25	-600	291	150	-134				
Mid 2011 - Mid 2016	122	-30	480	-355	-10	85				
Mid 2016 - Mid 2019	224	0	159	133	82	374	22,100	6,800	5,400	34,300
Mid 2019 - Mid 2024	205	0	255	114	66	435	35,500	5,800	4,200	45,500
Mid 2019 - Mid 2029	195	0	449	216	98	763	62,600	11,000	6,100	79,700
Mid 2019 - Mid 2031	190	0	532	256	109	897	74,100	13,100	6,800	94,000
Mid 2019 - Mid 2041	190	0	1,088	484	216	1,788	151,600	24,700	13,500	189,800
<b>Annual Average</b>										
Mid 2006 - Mid 2011	0	5	-120	58	30	-27				
Mid 2011 - Mid 2016	0	-6	96	-71	-2	17				
Mid 2016 - Mid 2019	0	0	53	44	27	125	7,367	2,267	1,800	11,433
Mid 2019 - Mid 2024	0	0	51	23	13	87	7,100	1,160	840	9,100
Mid 2019 - Mid 2029	0	0	45	22	10	76	6,260	1,100	610	7,970
Mid 2019 - Mid 2031	0	0	44	21	9	75	6,175	1,092	567	7,833
Mid 2019 - Mid 2041	0	0	49	22	10	81	6,891	1,123	614	8,627

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Square meter Per Employee Assumptions  
 Industrial 139  
 Commercial/ Population Related 51  
 Institutional\* 65

<sup>2</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

\* Reflects Mid 2019 - Mid 2041 forecast period

Note: Oxford County square meter per employee assumption based on specific averages for each area municipality for the County. Numbers may not add up precisely due to rounding.



Schedule 9c  
Town of Ingersoll  
Estimate of the Anticipated Amount, Type and Location of Non-Residential Development for Which Development Charges Can be Imposed

Development Location	Timing	Industrial G.F.A. sq.m. <sup>1</sup>	Commercial G.F.A. sq.m. <sup>1</sup>	Institutional G.F.A. sq.m. <sup>1</sup>	Total Non-Residential G.F.A. sq.m. <sup>2</sup>	Employment Increase <sup>2</sup>
Urban Serviced Area	2019 - 2024	35,500	5,800	4,200	45,500	435
	2019 - 2029	62,600	11,000	6,100	79,700	763
	2019 - 2031	74,100	13,100	6,800	94,000	897
	2019 - 2041	151,600	24,700	13,500	189,800	1,788
Unserviced Urban Settlement Areas and Remaining Rural Areas	2019 - 2024	-	-	-	-	-
	2019 - 2029	-	-	-	-	-
	2019 - 2031	-	-	-	-	-
	2019 - 2041	-	-	-	-	-
Town of Ingersoll	2019 - 2024	35,500	5,800	4,200	45,500	435
	2019 - 2029	62,600	11,000	6,100	79,700	763
	2019 - 2031	74,100	13,100	6,800	94,000	897
	2019 - 2041	151,600	24,700	13,500	189,800	1,788

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

Note: Figures may not add up precisely due to rounding.

<sup>1</sup> Employment Increase does not include No Fixed Place of Work.

<sup>2</sup> Square meter per employee assumptions:

Industrial	139
Commercial	51
Institutional	65

\* Reflects Mid 2019 - Mid 2041 forecast period

Note: Oxford County square meter per employee assumption based on specific averages for each area municipality for the County.



Schedule 10  
Town of Ingersoll  
Non-Residential Construction Value  
Years 2007 to 2016  
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	70	321	0	391	2,497	1,214	0	3,711	70	194	0	264	2,636	1,730	0	4,366
2008	0	2,711	3,125	5,836	1	635	5,366	6,002	26	638	0	665	27	3,984	8,491	12,502
2009	0	242	0	242	44	948	0	992	3,051	42	0	3,093	3,095	1,232	0	4,327
2010	22	1,693	1,784	3,499	2,136	1,553	4,627	8,317	10,212	13,699	0	23,911	12,371	16,945	6,411	35,727
2011	3	783	707	1,494	1,795	1,439	827	4,062	0	82	0	82	1,798	2,304	1,534	5,637
2012	179	418	4,195	4,792	1,624	631	0	2,255	3	49	0	53	1,806	1,099	4,195	7,100
2013	0	285	0	285	410	366	526	1,302	1	371	0	372	411	1,023	526	1,960
2014	0	261	1,032	1,293	619	1,040	0	1,659	0	397	0	397	619	1,699	1,032	3,350
2015	636	641	0	1,276	81	594	0	674	0	930	0	930	716	2,164	0	2,880
2016	164	74	0	238	808	245	817	1,870	7	173	0	179	978	491	817	2,286
Subtotal	1,074	7,428	10,843	19,345	10,015	8,666	12,163	30,844	13,370	16,575	0	29,946	24,459	32,670	23,006	80,135
Percent of Total	6%	38%	56%	100%	32%	28%	39%	100%	45%	55%	0%	100%	31%	41%	29%	100%
Average	179	743	2,169	1,935	1,002	867	2,433	3,084	1,910	1,658		2,995	2,446	3,267	3,287	8,014
2007 - 2011 Period Total				11,461				23,083				28,014				62,559
<b>2007 - 2011 Average</b>				<b>2,292</b>				<b>4,617</b>				<b>5,603</b>				<b>12,512</b>
% Breakdown				18.3%				36.9%				44.8%				100.0%
2012 - 2016 Period Total				7,884				7,761				1,931				17,576
<b>2012 - 2016 Average</b>				<b>1,577</b>				<b>1,552</b>				<b>386</b>				<b>3,515</b>
% Breakdown				44.9%				44.2%				11.0%				100.0%
2007 - 2016 Period Total				19,345				30,844				29,946				80,135
<b>2007 - 2016 Average</b>				<b>1,935</b>				<b>3,084</b>				<b>2,995</b>				<b>8,014</b>
% Breakdown				24.1%				38.5%				37.4%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2018 (January, 2019) dollars using Reed Construction Cost Index





Schedule 11  
Town of Ingersoll  
Employment to Population Ratio by Major Employment Sector, 2001 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
<b>Employment by industry</b>							
<b>Primary Industry Employment</b>							
11	Agriculture, forestry, fishing and hunting	45	65	30	20	-35	Categories which relate to local land-based resources
21	Mining and oil and gas extraction	0	0	10	0	10	
<b>Sub-total</b>		<b>45</b>	<b>65</b>	<b>40</b>	<b>20</b>	<b>-25</b>	
<b>Industrial and Other Employment</b>							
22	Utilities	40	70	50	30	-20	Categories which relate primarily to industrial land supply and demand
23	Construction	105	145	170	40	25	
31-33	Manufacturing	4,200	3,790	4,190	-410	400	
41	Wholesale trade	295	175	185	-120	10	
48-49	Transportation and warehousing	600	320	455	-280	135	
56	Administrative and support	73	170	113	98	-58	
<b>Sub-total</b>		<b>5,313</b>	<b>4,670</b>	<b>5,163</b>	<b>-643</b>	<b>493</b>	
<b>Population Related Employment</b>							
44-45	Retail trade	730	830	715	100	-115	Categories which relate primarily to population growth within the municipality
51	Information and cultural industries	35	30	20	-5	-10	
52	Finance and insurance	150	165	170	15	5	
53	Real estate and rental and leasing	85	15	75	-70	60	
54	Professional, scientific and technical services	250	240	250	-10	10	
55	Management of companies and enterprises	0	0	0	0	0	
56	Administrative and support	73	170	113	98	-58	
71	Arts, entertainment and recreation	80	65	85	-15	20	
72	Accommodation and food services	440	585	415	145	-170	
81	Other services (except public administration)	280	240	270	-40	30	
<b>Sub-total</b>		<b>2,123</b>	<b>2,340</b>	<b>2,113</b>	<b>218</b>	<b>-228</b>	
<b>Institutional</b>							
61	Educational services	255	310	305	55	-5	
62	Health care and social assistance	490	535	505	45	-30	
91	Public administration	85	145	155	60	10	
<b>Sub-total</b>		<b>830</b>	<b>990</b>	<b>965</b>	<b>160</b>	<b>-25</b>	
<b>Total Employment</b>		<b>8,310</b>	<b>8,065</b>	<b>8,280</b>	<b>-245</b>	<b>215</b>	
<b>Population</b>		<b>11,760</b>	<b>12,146</b>	<b>12,757</b>	<b>386</b>	<b>611</b>	
<b>Employment to Population Ratio</b>							
<b>Industrial and Other Employment</b>		<b>0.45</b>	<b>0.38</b>	<b>0.40</b>	<b>-0.07</b>	<b>0.02</b>	
<b>Population Related Employment</b>		<b>0.18</b>	<b>0.19</b>	<b>0.17</b>	<b>0.01</b>	<b>-0.03</b>	
<b>Institutional Employment</b>		<b>0.07</b>	<b>0.08</b>	<b>0.08</b>	<b>0.01</b>	<b>-0.01</b>	
<b>Primary Industry Employment</b>		<b>0.00</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total</b>		<b>0.71</b>	<b>0.66</b>	<b>0.65</b>	<b>-0.04</b>	<b>-0.01</b>	

Source: Statistics Canada Employment by Place of Work

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



# Appendix B

## Historical Level of Service Calculations



Service: Fire Facilities  
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft² with land, site works, etc.
Fire Hall - Wilson Street	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	\$281	\$329
Fire Tower - Wilson Street	690	690	690	690	690	690	690	690	690	690	\$112	\$134
Fire Training Facilities - Wilson Street	770	770	770	770	770	770	770	770	770	770	\$135	\$160
<b>Total</b>	<b>9,260</b>	<b>9,260</b>	<b>9,260</b>	<b>9,260</b>	<b>9,260</b>	<b>9,260</b>	<b>9,260</b>	<b>9,260</b>	<b>9,260</b>	<b>9,260</b>		

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	0.7756	0.7707	0.7624	0.7547	0.7473	0.7419	0.7336	0.7259	0.7100	0.6942

10 Year Average	2009-2018
Quantity Standard	0.7416
Quality Standard	\$300
Service Standard	\$223

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$223
Eligible Amount	\$435,128



Service: Fire Vehicles  
 Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Pumper #1 - Triple Combination (2008)	1	1	1	1	1	1	1	1	1	1	\$505,900
Pumper #2 - Triple Combination (1992)	1	1	1	1	-	-	-	-	-	-	\$444,100
Pumper #2 (2013)	-	-	-	-	1	1	1	1	1	1	\$505,900
Aerial #1 - Aerial Platform with Pump	1	1	1	1	1	1	1	1	1	1	\$1,224,000
4 Wheel Drive Pickup 3/4 ton	1	1	-	-	-	-	-	-	-	-	\$61,800
Chief's Vehicle (2006 Equinox)	1	1	1	1	1	1	1	1	1	1	\$50,600
Utility Trailer (1999)	1	1	1	1	1	1	1	1	1	1	\$7,900
2011 Chevy Pickup Truck	-	-	1	1	1	1	1	1	1	1	\$51,000
Kubota	1	1	1	1	1	1	1	1	1	1	\$33,700
Chevy Colorado									1	1	\$37,000
<b>Total</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard (per 1,000)	0.5863	0.5826	0.5763	0.5705	0.5649	0.5609	0.5546	0.5487	0.5367	0.5247

10 Year Average	2009-2018
Quantity Standard (per 1,000)	0.5606
Quality Standard	\$336,193
Service Standard	\$188

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$188
Eligible Amount	\$368,082



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Protective Equipment	26	26	26	26	26	26	26	26	26	26	\$10,500
Water Supply (i.e. hoses)	1	1	1	1	1	1	1	1	1	1	\$123,700
Communications	1	1	1	1	1	1	1	1	1	1	\$84,300
<b>Total</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	0.0023	0.0023	0.0023	0.0023	0.0023	0.0022	0.0022	0.0022	0.0021	0.0021

10 Year Average	2009-2018
Quantity Standard	0.0022
Quality Standard	\$17,509
Service Standard	\$39

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$39
Eligible Amount	\$75,230



Service: Roads  
 Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Collectors - Urban											
2 lane	18.70	18.70	18.70	18.70	18.70	18.70	18.70	18.70	18.70	16.40	\$971,400
3 lane	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.15	\$1,124,300
Arterials - Urban											
2 lane	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	8.10	\$971,400
3 lane	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	1.70	\$1,124,300
<b>Total</b>	<b>27.00</b>	<b>27.00</b>	<b>27.00</b>	<b>27.00</b>	<b>27.00</b>	<b>27.00</b>	<b>27.00</b>	<b>27.00</b>	<b>27.00</b>	<b>26.35</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	0.0023	0.0022	0.0022	0.0022	0.0022	0.0022	0.0021	0.0021	0.0021	0.0020

10 Year Average	2009-2018
Quantity Standard	0.0022
Quality Standard	\$970,773
Service Standard	\$2,136

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$2,136
Eligible Amount	\$4,171,022



Service: Bridges, Culverts & Structures  
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
<b>Bridges</b>											
B22 Hall's Creek at King E. walking bridge	1	1	1	1	1	1	1	1	1	1	\$112,400
B19 Halls Creek at Concession St. walking bridge	1	1	1	1	1	1	1	1	1	1	\$140,500
B20 Wellington St. over Halls Creek	1	1	1	1	1	1	1	1	1	1	\$421,600
B24 St. Andrew St. over Has Creek	1	1	1	1	1	1	1	1	1	1	\$505,900
B30 Pemberton St. over Thames River	1	1	1	1	1	1	1	1	1	1	\$2,360,900
B31 Mutual St. over Thames River	1	1	1	1	1	1	1	1	1	1	\$2,574,600
B32 Thames St. at Thames River	1	1	1	1	1	1	1	1	1	1	\$2,248,500
<b>Culverts</b>											
C2 McKeand St. at Sutherland Creek	1	1	1	1	1	1	1	1	1	1	\$258,600
C3 Bell St. at Sutherland Creek	1	-	-	-	-	-	-	-	-	-	\$309,200
C26 Moulton Court at Murphy's Creek	1	1	1	1	1	1	1	1	1	1	\$382,200
C35 Charles Eat Halls Creek	1	1	1	1	1	1	1	1	1	1	\$477,800
C27 Bell St. at Murphy Creek	1	-	-	-	-	-	-	-	-	-	\$674,600
C28 Victoria St. at Murphy Creek	1	1	1	1	1	1	1	1	1	1	\$562,100
C6 Catherine St. at Henderson Creek	1	1	1	1	1	1	1	1	1	1	\$337,300
C7 Carnegie St. at Henderson Creek	1	1	1	1	1	1	1	1	1	1	\$449,700
C21 Canterbury St over Hall's Creek	1	1	1	1	1	1	1	1	1	1	\$534,000
C34 Fling St. E. over Hall's Creek	1	1	1	1	1	1	1	1	1	1	\$691,400
C14 Charles St W. at Whiting Creek	1	1	1	1	1	1	1	1	1	1	\$348,500
C13 IGng St. W. over Whiting Creek	1	1	1	1	1	1	1	1	1	1	\$281,100
C15 Pipe Band Hall at Whiling Creek	1	1	1	1	1	1	1	1	1	1	\$101,200
C1 Victoria St. at Sutherland Creek	1	1	1	1	1	1	1	1	1	1	\$494,700
C4 Wonham St N at Sutherland Creek	1	1	1	1	1	1	1	1	1	1	\$191,100
C5 North Town Line at Henderson Creek	1	1	1	1	1	1	1	1	1	1	\$218,100
C8 George to William at Henderson Creek	1	1	1	1	1	1	1	1	1	1	\$2,248,500



Service: Bridges, Culverts & Structures  
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
C9 Clark Rd. E. at Whiling Creek	1	1	1	1	1	1	1	1	1	1	\$224,900
C10 Thames St. S. at Whiting Creek	1	1	1	1	1	1	1	1	1	1	\$157,400
C11 Holcroft St. W. at Whiting Creek	1	1	1	1	1	1	1	1	1	1	\$157,400
C12 Wonham St. S. at Whiling Creek	1	1	1	1	1	1	1	1	1	1	\$191,100
C16 Clark Rd. E. at Hall's Creek	1	1	1	1	1	1	1	1	1	1	\$337,300
C18 Centennial Lane at Hall's Creek	1	1	1	1	1	1	1	1	1	1	\$337,300
C25 Hall Street at Hall's Creek	1	1	1	1	1	1	1	1	1	1	\$382,200
C29 Geo- St. and Henderson Creek	1	1	1	1	1	1	1	1	1	1	\$865,700
C23 Water St. over Hall's Creek	1	1	1	1	1	1	1	1	1	1	\$410,400
<b>Total</b>	<b>33</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	0.0028	0.0026	0.0026	0.0025	0.0025	0.0025	0.0025	0.0024	0.0024	0.0023

10 Year Average	2009-2018
Quantity Standard	0.0025
Quality Standard	\$612,200
Service Standard	\$1,531

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$1,531
Eligible Amount	\$2,989,067





Service: Sidewalks  
 Unit Measure: km of sidewalks

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Sidewalks	59	60	51	62	63	64	67	69	71	73	\$100,000
<b>Total</b>	<b>59</b>	<b>60</b>	<b>51</b>	<b>62</b>	<b>63</b>	<b>64</b>	<b>67</b>	<b>69</b>	<b>71</b>	<b>73</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	0.0049	0.0050	0.0042	0.0051	0.0051	0.0051	0.0053	0.0054	0.0054	0.0055

10 Year Average	2009-2018
Quantity Standard	0.0051
Quality Standard	\$100,039
Service Standard	\$510

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$510
Eligible Amount	996,421



Service: Traffic Signals & Streetlights  
 Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
(4) way Signalized Intersections	6	6	6	6	6	6	6	6	6	6	\$137,200
Cross-walk Signals	3	6	6	6	6	6	6	6	6	6	\$13,500
(2) way Signalized Intersections	-	-	1	1	1	1	1	1	1	1	\$69,700
Railway Crossings	13	13	13	13	13	13	13	13	14	14	\$156,100
<b>Total</b>	<b>22</b>	<b>25</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>27</b>	<b>27</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard (per 1,000)	1.8427	2.0807	2.1406	2.1192	2.0983	2.0832	2.0599	2.0381	2.0702	2.0240

10 Year Average	2009-2018
Quantity Standard (per 1,000)	2.0557
Quality Standard	\$117,381
Service Standard	\$241

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$241
Eligible Amount	\$471,259



Service: Depots and Domes  
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft² with land, site works, etc.
Public Works Garage	14,264	14,264	14,264	14,264	14,264	14,264	14,264	14,264	14,264	14,264	\$157	\$218
Salt Shed¹ (# of structures)	1	1	1	1	1	1	1	1	1	1	\$281,065	\$281,065
Storage Lean-To on Salt Shed¹ (# of structures)	1	1	1	1	1	1	1	1	1	1	\$56,213	\$56,213
<b>Total</b>	<b>14,266</b>	<b>14,266</b>	<b>14,266</b>	<b>14,266</b>	<b>14,266</b>	<b>14,266</b>	<b>14,266</b>	<b>14,266</b>	<b>14,266</b>	<b>14,266</b>		

1. Land included with Public Works Garage.

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	1.1949	1.1873	1.1745	1.1628	1.1513	1.1430	1.1302	1.1183	1.0939	1.0694

10 Year Average	2009-2018
Quantity Standard	1.1426
Quality Standard	\$242
Service Standard	\$276

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$276
Eligible Amount	\$539,145



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Champion Grader	1	1	1	1	1	1	1	1	1	1	\$168,600
2003 Tractor Backhoe	1	1	1	-	-	-	-	-	-	-	\$117,300
2012 Tractor Backhoe	-	-	-	1	1	1	1	1	1	1	\$117,300
2004 Tractor Mower	1	1	1	1	1	1	1	1	1	1	\$159,100
1999 Sweeper/Basin Cleaner	1	1	1	-	-	-	-	-	-	-	\$234,600
2012 Sweeper/Basin Cleaner	-	-	-	1	1	1	1	1	1	1	\$234,600
1994 Asphalt Roller	1	1	1	1	1	1	1	1	1	1	\$61,200
1999 Jib Crane	1	1	1	1	1	1	1	1	1	1	\$16,300
2005 Salt Spreader	1	1	1	1	1	1	1	1	1	1	\$27,000
2005 Giant Vac Leaf Loader	1	1	1	1	1	1	1	1	1	1	\$45,900
2001 Giant Vac Leaf Loader	1	1	1	1							\$38,800
2013Monster Leaf Loader_PW21					1	1	1	1	1	1	\$38,800
Truck 1 2005 Chev	1	1	1	1	-	-	-	-	-	-	\$36,700
Truck 1 2013 Chev	-	-	-	-	1	1	1	1	1	1	\$36,700
Truck 10 2009 Dodge	1	1	1	1	1	1	1	1	1	1	\$34,700
Truck 9 2005 GMC Sierra	1	1	1	1							\$36,700
Truck 9 2013 Chev	-	-	-	-	1	1	1	1	1		\$36,700
Truck 9 2018 Chev Silverado										1	\$36,700
Truck 7 2009 Dodge	1	1	1	1	1	1	1	1	1	1	\$51,000
2004 Brush Chipper	1	1	1	1	1	1	1	1	1	1	\$43,900
Truck 2 2008 Dodge	1	1	1	1	1	1	1				\$43,800
Truck 2 2016 Ford 1 Tonne								1	1	1	\$60,000
2008 Snowblower for Loader	1	1	1	1	1	1	1	1	1	1	\$105,700
2003 Trackless Sidewalk Tractor	1	1	1	1							\$183,000
2013 Trackless and attacc_PW17					1	1	1	1	1	1	\$183,000
Truck 6 2000 Volvo	1	1	-	-	-	-	-	-	-	-	\$249,900
Truck 6 2011 Freightliner	-	-	1	1	1	1	1	1	1	1	\$249,900
Truck 3 2000 Volvo	1	-	-	-	-	-	-	-	-	-	\$229,500
Truck 3 2010 Peterbuilt	-	1	1	1	1	1	1				\$230,000
Truck 3 2017 International								1	1	1	\$230,000



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Truck 8 2000 Volvo	1	-	-	-	-	-	-	-	-	-	\$240,000
Truck 8 2010 Peterbuilt	-	1	1	1	1	1	1	1			\$240,000
Truck 8 2018 International w Sander and Plow									1	1	\$240,000
Truck 4 2003 Sterling	1	1	1	1	1	1					\$220,000
Truck 4 2015 Internation Dump							1	1	1	1	\$220,000
2008 Caterpillar Wheeled Loader	1	1	1	1	1	1	1	1	1	1	\$234,600
Snow Plow for Loader_PW13B	1	1	1	1	1	1	1	1	1	1	\$38,700
Truck 5 2007 International	1	1	1	1	1	1	1	1	1	1	\$244,800
1980 Paver	1	1	1	1	1	1	1	1	1	1	\$234,600
2005 PTO Generator_PW23	1	1	1	1	1	1	1	1	1	1	\$20,400
2005 Anti Ice Unit	1	1	1	1	1	1	1	1	1	1	\$10,000
2006 Jib Crane in Welding Bay_PW30	1	1	1	1	1	1	1	1	1	1	\$30,000
2017 Line Painterr_PW32									1	1	\$12,000
1994 Carrier Trailer_PW26	1	1	1	1	1	1	1	1	1	1	\$12,000
GPS Units in Trucks and Sidewalk Plow									1	1	\$60,000
PW share of Radio Tower and Communication System				1	1	1	1	1	1	1	\$50,000
<b>Total</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>32</b>	<b>32</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard (per 1,000)	2.4290	2.4136	2.3876	2.4452	2.4211	2.4037	2.3768	2.3517	2.4536	2.3988

10 Year Average	2009-2018
Quantity Standard (per 1,000)	2.4081
Quality Standard	\$96,167
Service Standard	\$232

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$232
Eligible Amount	\$452,276



Service: Parkland Development  
 Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/hectare)
Victoria and Centennial Parks	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	\$157,400
Garnet Elliot Park	7.80	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	\$157,400
Westfield Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$157,400
CAW/Town Sportsfield	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$157,400
Lawson Park	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$157,400
Woodhatch Park	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	\$157,400
Memorial Park	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$157,400
Jim Robbin's Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$157,400
Kensington Park	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	\$157,400
Maple Lane Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$157,400
Kirwin Park	0.19	0.19	0.19	-	-	-	-	-	-	-	\$157,400
Smith's Pond	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$157,400
Lorne Moon	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$157,400
North Meadows	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$157,400
Heritage Court Park	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$157,400
Dewan Park	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$157,400
CIL Property	1.20	1.20	-	-	-	-	-	-	-	-	\$157,400
Skateboard Park	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$157,400
Cami Flyer Soccer Park (leased land)	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	\$157,400
Edward Park	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$157,400
Lion's Park	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$157,400
Scourfield Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$157,400
Butternut Woods									4.78	4.78	\$157,400
SWM Trail (km)										5.54	\$16,900
<b>Total</b>	<b>49.88</b>	<b>48.03</b>	<b>46.83</b>	<b>46.64</b>	<b>46.64</b>	<b>46.64</b>	<b>46.64</b>	<b>46.64</b>	<b>51.42</b>	<b>56.96</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	0.0042	0.0040	0.0039	0.0038	0.0038	0.0037	0.0037	0.0037	0.0039	0.0043

10 Year Average	2009-2018
Quantity Standard	0.0039
Quality Standard	\$155,487
Service Standard	\$606

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$606
Eligible Amount	\$1,184,299



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Cenotaph	1	1	1	1	1	1	1	1	1	1	\$45,000
Soccer Pitches - Major with Lights	1	1	1	1	1	1	1	1	1	1	\$129,300
Soccer Pitches - Major Unlit	3	3	3	3	3	3	3	3	3	3	\$56,200
Soccer Pitches - Minor Unlit	7	7	7	7	7	7	7	7	7	7	\$42,700
Baseball Diamonds - Major with Lights	4	4	4	4	4	4	4	4	4	4	\$152,900
Baseball Diamonds - Major Unlit	2	2	2	2	2	2	2	2	2	2	\$115,800
Baseball Diamonds - Minor Unlit	3	3	3	3	3	3	3	3	3	3	\$92,200
Tennis Courts With Lights	2	2	2	2	2	2	2	2	2	2	\$123,700
Tennis Courts Without Lights	2	2	2	2	2	2	2	2	2	2	\$94,400
Basketball Courts - Garnet Elliott Park	1	-	-	-	-	-	-	-	-	-	\$22,500
Basketball Courts - Kensington and Lions	2	2	2	2	2	2	2	2	2	2	\$29,200
Water Parks/Splash Pads - Victoria Park	1	1	1	1	1	1	1	1	1	1	\$314,800
Play Grounds	12	12	12	12	12	12	12	12	12	12	\$53,400
Skateboard Park and Ramps	1	1	1	1	1	1	1	1	1	1	\$86,600
Pond at Smith's Pond Parks	1	1	1	1	1	1	1	1	1	1	\$253,000
Fusion Beach Volley Ball Court										1	\$5,000
Fusion Soccer Field										1	\$42,700
Fusion Outdoor Rinks										1	\$5,000
Fusion Basketball Courts										1	\$22,500
<b>Outdoor Buildings</b>											
Victoria Park - Storage Building	1	1	1	1	1	1	1	1	1	1	\$27,000
Victoria Park - Splashpad Building	1	1	1	1	1	1	1	1	1	1	\$13,500
Garnet Elliott - Storage	1	1	1	1	1	1	1	1	1	1	\$11,200
Westfield - Storage	1	1	1	1	1	1	1	1	1	1	\$7,200
Memorial Park Bandshell	1	1	1	1	1	1	1	1	1	1	\$28,100
Memorial Park Storage	1	1	1	1	1	1	1	1	1	1	\$33,700
Parks Washroom	5	5	5	5	5	5	5	5	5	5	\$64,100
Heritage Park Gazebo	1	1	1	1	1	1	1	1	1	1	\$27,000
Lorne Moon Gazebo	1	1	1	1	1	1	1	1	1	1	\$11,500
Smith Pond Gazebo	1	1	1	1	1	1	1	1	1	1	\$20,000
Victoria Park - Horse Barn	1	1	1	1	1	1	1	1	1	1	\$247,300
Parks Shop Green House	1	1	1	1	1	1	1	1	1	1	\$10,000
<b>Total</b>	<b>59</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>62</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	0.0049	0.0048	0.0048	0.0047	0.0047	0.0046	0.0046	0.0045	0.0044	0.0046

10 Year Average	2009-2018
Quantity Standard	0.0047
Quality Standard	\$60,689
Service Standard	\$285

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$285
Eligible Amount	\$557,074



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Kubota L4060 Tractor	1	1	1	1	1	1	1	1	1	1	\$43,800
1995 AirWay Aerator	1	1	1	1	1	1	1	1	1	1	\$22,500
John Deere Tractor/Front End Loader	1	1	1	1	1	1	1	1	1	1	\$50,400
1988 Overseeder-Walk Behind	1	1	1	1	1	1	1	1	1	1	\$4,300
2015 Pull Behind Over Seeder							1	1	1	1	\$15,000
2015 Top Dresser							1	1	1	1	\$20,000
2003 John Deere Mowers	1	1	1	1	1	1	1	1	1	1	\$35,700
2009 John Deer Mower	1	1	1	1	1	1	1	1	1	1	\$35,700
2018 John Deer Mower										1	\$35,700
York Rake	1	1	1	1	1	1	1	1	1	1	\$6,700
2000 Post Hole Auger	1	1	1	1	1	1	1	1	1	1	\$2,900
1995 Trailer with 200 gal. tank	1	1	1	1	1	1	1	1	1	1	\$9,000
Landscape trailer	2	2	2	2	2	2	2	2	2	2	\$5,600
2000 Ball Diamond Groomer	1	1	1	1	1	1	1	1	1	1	\$0
Miscellaneous Tools & Equipment	1	1	1	1	1	1	1	1	1	1	\$57,300
2007 Chevy - 1 Ton Flatbed Truck	1	1	1	1	1	1	1	1	1	1	\$56,100
2001 Dodge - 1 Ton Flatbed - Trade-in - Public Works	1	1	1	1	1	1	1	1	1	1	\$61,200
1999 Dodge with Topper - former Fire Vehicle	-	1	1	1	1	1	1	1	1	1	\$51,700
2012 Chev Silverado Crew Cab	-	-		1	1	1	1	1	1	1	\$40,800
2008 Flatbed	1	1	1	1	1	1	1	1	1	1	\$56,100
GMC Pick up	1	1	1	1	1	1	1	1	1	1	\$40,800
GMC Pick up	1	1	1	1	1	1	1	1	1	1	\$40,800
Dodge Pick up	1	1	1	1	1	1	1	1	1	1	\$40,000
Festival of Lights Displays	1	1	1	1	1	1	1	1	1	1	\$152,900
Greenhouse Heater		1	1	1	1	1	1	1	1	1	\$2,500
Thames Centre Program Equipment	1	1	1	1	1	1	1	1	1	1	\$697,000
Victoria Park Community Centre Fitness Equipment	1	1	1	1	1	1	1	1	1	1	\$134,900
<b>Total</b>	<b>22</b>	<b>24</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>28</b>	

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	0.0018	0.0020	0.0020	0.0020	0.0020	0.0020	0.0021	0.0021	0.0021	0.0021

10 Year Average	2009-2018
Quantity Standard	0.0020
Quality Standard	\$66,185
Service Standard	\$132

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$132
Eligible Amount	\$258,519





Service: Parks and Recreation Facilities  
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq. ft.)	Value/ft² with land, site works, etc.
<b>Recreation Facilities</b>												
Ingersoll District Memorial Centre Arena/Aud	31,174	31,174	31,174	31,174	31,174	31,174	31,174	31,174	31,174	31,174	\$214	\$247
Victoria Park Community Centre	25,722	25,722	25,722	25,722	25,722	25,722	25,722	25,722	25,722	25,722	\$337	\$386
Suzuki Centre (i.e. Suzuku House)	19,370	19,370	19,370	19,370	19,370	19,370	19,370	19,370	19,370	19,370	\$281	\$337
Thames Centre (i.e. Fusion Youth Centre)	18,902	18,902	18,902	18,902	18,902	18,902	18,902	18,902	18,902	18,902	\$247	\$293
Parks Shop	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$62	\$87
<b>Total</b>	<b>105,168</b>	<b>105,168</b>	<b>105,168</b>	<b>105,168</b>	<b>105,168</b>	<b>105,168</b>	<b>105,168</b>	<b>105,168</b>	<b>105,168</b>	<b>105,168</b>		

Population	11,939	12,015	12,146	12,269	12,391	12,481	12,622	12,757	13,042	13,340
Per Capita Standard	8.8088	8.7531	8.6587	8.5718	8.4875	8.4262	8.3321	8.2439	8.0638	7.8837

10 Year Average	2009-2018
Quantity Standard	8.4230
Quality Standard	\$291
Service Standard	\$2,448

D.C. Amount (before deductions)	10 Year
Forecast Population	1,953
\$ per Capita	\$2,448
Eligible Amount	\$4,780,827



# Appendix C

## Cash-Flow Calculation



**Town of Ingersoll  
2019 Development Charges Study  
Cash Flow Calculation - Fire - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$89.80	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	37,318	-	-	-	209	89.80	18,732	56,050	467	56,517
2020	56,517	-	-	-	209	92.49	19,294	75,811	662	76,472
2021	76,472	-	-	-	209	95.27	19,873	96,345	864	97,209
2022	97,209	198,720	217,147	-	209	98.13	20,469	(99,468)	(34)	(99,502)
2023	(99,502)	22,680	25,527	-	209	101.07	21,083	(103,946)	(3,052)	(106,997)
2024	(106,997)	-	-	-	209	104.10	21,716	(85,282)	(2,884)	(88,166)
2025	(88,166)	-	-	-	209	107.23	22,367	(65,799)	(2,309)	(68,108)
2026	(68,108)	-	-	-	209	110.44	23,038	(45,070)	(1,698)	(46,768)
2027	(46,768)	-	-	-	209	113.76	23,729	(23,038)	(1,047)	(24,085)
2028	(24,085)	-	-	-	209	117.17	24,441	356	(356)	0
<b>Total</b>		<b>221,400</b>	<b>242,673</b>	<b>-</b>	<b>2,086</b>		<b>214,743</b>		<b>(9,387)</b>	

Note: Numbers may not add due to rounding

**Town of Ingersoll  
2019 Development Charges Study  
Cash Flow Calculation - Fire - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	sq. m. of Gross Floor Area	\$0.914	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	14,512	-	-	-	7,970	0.914	7,285	21,797	182	21,979
2020	21,979	-	-	-	7,970	0.941	7,503	29,482	257	29,739
2021	29,739	-	-	-	7,970	0.970	7,728	37,468	336	37,804
2022	37,804	77,280	84,446	-	7,970	0.999	7,960	(38,682)	(13)	(38,695)
2023	(38,695)	8,820	9,927	-	7,970	1.029	8,199	(40,423)	(1,187)	(41,610)
2024	(41,610)	-	-	-	7,970	1.060	8,445	(33,165)	(1,122)	(34,287)
2025	(34,287)	-	-	-	7,970	1.091	8,698	(25,588)	(898)	(26,486)
2026	(26,486)	-	-	-	7,970	1.124	8,959	(17,527)	(660)	(18,187)
2027	(18,187)	-	-	-	7,970	1.158	9,228	(8,959)	(407)	(9,366)
2028	(9,366)	-	-	-	7,970	1.193	9,505	138	(138)	0
<b>Total</b>		<b>86,100</b>	<b>94,373</b>	<b>-</b>	<b>79,700</b>		<b>83,511</b>		<b>(3,651)</b>	

Note: Numbers may not add due to rounding



**Town of Ingersoll  
2019 Development Charges Study  
Cash Flow Calculation - Roads and Related - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$898.48	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	209,891	-	-	39,139	209	898.48	187,422	358,174	2,840	361,015
2020	361,015	-	-	38,765	209	925.43	193,045	515,295	4,382	519,676
2021	519,676	40,464	42,928	38,382	209	953.19	198,836	637,202	5,784	642,987
2022	642,987	3,600	3,934	38,004	209	981.79	204,801	805,850	7,244	813,094
2023	813,094	-	-	37,625	209	1,011.24	210,945	986,415	8,998	995,412
2024	995,412	1,684,248	1,952,505	24,894	209	1,041.58	217,274	(764,714)	1,153	(763,560)
2025	(763,560)	72,000	85,972	24,894	209	1,072.83	223,792	(650,635)	(21,213)	(671,847)
2026	(671,847)	-	-	-	209	1,105.01	230,506	(441,342)	(16,698)	(458,040)
2027	(458,040)	7,920	10,033	-	209	1,138.16	237,421	(230,652)	(10,330)	(240,982)
2028	(240,982)	-	-	-	209	1,172.31	244,543	3,561	(3,561)	0
<b>Total</b>		<b>1,808,232</b>	<b>2,095,372</b>	<b>241,703</b>	<b>2,086</b>		<b>2,148,585</b>		<b>(21,401)</b>	

Note: Numbers may not add due to rounding

**Town of Ingersoll  
2019 Development Charges Study  
Cash Flow Calculation - Roads and Related - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	sq. m. of Gross Floor Area	\$9.145	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	81,624	-	-	15,221	7,970	9.145	72,886	139,290	1,105	140,395
2020	140,395	-	-	15,075	7,970	9.419	75,073	200,392	1,704	202,096
2021	202,096	15,736	16,694	14,926	7,970	9.702	77,325	247,801	2,249	250,050
2022	250,050	1,400	1,530	14,779	7,970	9.993	79,645	313,386	2,817	316,203
2023	316,203	-	-	14,632	7,970	10.293	82,034	383,606	3,499	387,105
2024	387,105	654,985	759,308	9,681	7,970	10.602	84,495	(297,389)	449	(296,940)
2025	(296,940)	28,000	33,433	9,681	7,970	10.920	87,030	(253,025)	(8,249)	(261,274)
2026	(261,274)	-	-	-	7,970	11.247	89,641	(171,633)	(6,494)	(178,127)
2027	(178,127)	3,080	3,902	-	7,970	11.585	92,330	(89,698)	(4,017)	(93,715)
2028	(93,715)	-	-	-	7,970	11.932	95,100	1,385	(1,385)	0
<b>Total</b>		<b>703,201</b>	<b>814,867</b>	<b>93,996</b>	<b>79,700</b>		<b>835,561</b>		<b>(8,323)</b>	

Note: Numbers may not add due to rounding



**Town of Ingersoll  
2019 Development Charges Study  
Cash Flow Calculation - Parks and Recreation - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$8.77	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	539,990	31,145	31,145		209	8.77	1,829	510,674	5,253	515,927
2020	515,927	-	-		209	9.03	1,884	517,812	5,169	522,980
2021	522,980	99,421	105,476		209	9.30	1,941	419,445	4,712	424,157
2022	424,157	286,321	312,871		209	9.58	1,999	113,285	2,687	115,973
2023	115,973	24,904	28,029		209	9.87	2,059	90,002	1,030	91,032
2024	91,032	24,904	28,870		209	10.17	2,121	64,283	777	65,059
2025	65,059	24,904	29,736		209	10.47	2,184	37,507	513	38,020
2026	38,020	24,904	30,629		209	10.79	2,250	9,641	238	9,880
2027	9,880	24,904	31,547		209	11.11	2,318	(19,350)	(142)	(19,492)
2028	(19,492)	24,904	32,494		209	11.44	2,387	(49,599)	(1,036)	0
<b>Total</b>		<b>566,311</b>	<b>630,798</b>	<b>-</b>	<b>2,086</b>		<b>20,973</b>		<b>19,201</b>	

Note: Numbers may not add due to rounding

**Town of Ingersoll  
2019 Development Charges Study  
Cash Flow Calculation - Parks and Recreation - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	sq. m. of Gross Floor Area	\$0.039	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	28,421	1,639	1,639		7,970	0.039	314	27,096	278	27,373
2020	27,373	-	-		7,970	0.041	324	27,697	275	27,973
2021	27,973	5,233	5,551		7,970	0.042	334	22,755	254	23,009
2022	23,009	15,070	16,467		7,970	0.043	344	6,885	149	7,035
2023	7,035	1,311	1,475		7,970	0.044	354	5,913	65	5,978
2024	5,978	1,311	1,519		7,970	0.046	365	4,823	54	4,877
2025	4,877	1,311	1,565		7,970	0.047	376	3,688	43	3,730
2026	3,730	1,311	1,612		7,970	0.049	387	2,505	31	2,536
2027	2,536	1,311	1,660		7,970	0.050	398	1,274	19	1,293
2028	1,293	1,311	1,710		7,970	0.051	410	(6)	6	0
<b>Total</b>		<b>29,806</b>	<b>33,200</b>	<b>-</b>	<b>79,700</b>		<b>3,605</b>		<b>1,174</b>	

Note: Numbers may not add due to rounding



**Town of Ingersoll  
2019 Development Charges Study  
Cash Flow Calculation - Administration Studies - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$57.07	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	93,677	12,010	12,010		209	57.07	11,905	93,573	936	94,509
2020	94,509	12,010	12,370		209	58.79	12,263	94,402	945	95,347
2021	95,347	12,010	12,741		209	60.55	12,631	95,236	953	96,189
2022	96,189	12,010	13,123		209	62.37	13,009	96,075	961	97,037
2023	97,037	24,970	28,103		209	64.24	13,400	82,333	897	83,230
2024	83,230	11,182	12,963		209	66.16	13,802	84,069	836	84,905
2025	84,905	71,878	85,826		209	68.15	14,216	13,295	491	13,786
2026	13,786	11,182	13,753		209	70.19	14,642	14,675	142	14,818
2027	14,818	11,182	14,165		209	72.30	15,082	15,734	153	15,887
2028	15,887	24,142	31,500		209	74.47	15,534	(79)	79	(0)
<b>Total</b>		<b>202,574</b>	<b>236,554</b>	<b>-</b>	<b>2,086</b>		<b>136,483</b>		<b>6,393</b>	

Note: Numbers may not add due to rounding

**Town of Ingersoll  
2019 Development Charges Study  
Cash Flow Calculation - Administration Studies - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	sq. m. of Gross Floor Area	\$0.581	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	36,430	4,670	4,670		7,970	0.581	4,630	36,390	364	36,754
2020	36,754	4,670	4,811		7,970	0.598	4,769	36,712	367	37,079
2021	37,079	4,670	4,955		7,970	0.616	4,912	37,036	371	37,407
2022	37,407	4,670	5,103		7,970	0.635	5,059	37,363	374	37,737
2023	37,737	9,710	10,929		7,970	0.654	5,211	32,018	349	32,367
2024	32,367	4,349	5,041		7,970	0.673	5,367	32,693	325	33,019
2025	33,019	27,953	33,377		7,970	0.694	5,528	5,170	191	5,361
2026	5,361	4,349	5,348		7,970	0.714	5,694	5,707	55	5,762
2027	5,762	4,349	5,509		7,970	0.736	5,865	6,119	59	6,178
2028	6,178	9,389	12,250		7,970	0.758	6,041	(31)	31	(0)
<b>Total</b>		<b>78,779</b>	<b>91,993</b>	<b>-</b>	<b>79,700</b>		<b>53,077</b>		<b>2,486</b>	

Note: Numbers may not add due to rounding



# Appendix D

## Long-Term Capital and Operating Cost Examination



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

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 2017 Financial Information Return (FIR).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

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

Table D-1  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Roads and Related	162,976	593,268	756,244
2. Fire Services	30,076	145,890	175,966
3. Parks & Recreation	528,536	597,129	1,125,665
4. Administration Studies		-	-
<b>Total</b>	<b>721,588</b>	<b>1,336,286</b>	<b>2,057,874</b>





# Appendix E

## Local Service Policy



# Appendix E: Local Service Policy

The following provides local service and developer contribution policy for the County of Oxford and its area municipalities.

## 1. Roads and Related Services

### 1.1. Collector Roads

- The local component of a collector road internal to a development is a direct developer responsibility under s.59 of the D.C.A. as a local service. The oversized share of a collector road internal to a development is D.C. recoverable.
- Collector roads external to a development are a local service if the works are within the area to which the plan relates and, therefore, a direct developer responsibility under s.59 of the D.C.A. Otherwise, the works are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

### 1.2. Arterial Roads

- New arterial roads and arterial road improvements are included as part of road costing funded through D.C.s. Only the oversized component would be recovered through D.C.s and local road equivalent costs are considered to be a local service.

### 1.3. Local Roads

- Local roads, as defined by the municipalities' engineering standards, are local services and a direct developer responsibility under s.59 of the D.C.A.

### 1.4. Subdivision/Site Entrances and Related

- Entrances and all related costs (including, but not limited to: signalization, turn lanes, utilities and extensions, etc.), no matter the class of road, are a local service and a direct developer responsibility under s.59 of the D.C.A.

### 1.5. Streetlights



- Streetlights internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Streetlights external to a development but related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- New streetlights in other areas related to development may be included in the D.C. calculation to the extent permitted under S. 5(1) of the D.C.A.

### **1.6. Sidewalks**

- Sidewalks internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Sidewalks external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- New sidewalks in other areas related to development are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

### **1.7. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways**

- Bike or transit lanes, where requested, internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Bike or transit lanes external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- New bike or transit lanes in other areas related to development are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

### **1.8. Noise Abatement Measures**

- Noise abatement measures internal to a development are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Noise abatement measures external to a development but required and related to, or mitigate impacts from, the development of the subject lands, are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

### **1.9. Street Tree Planting**



- Street tree planting, as required in the Engineering Standards, is considered a local area service and a direct responsibility of the developer.

#### **1.10. Land Acquisition for Road Allowances**

- Land acquisition for planned road allowances within development lands is a dedication under the *Planning Act* provisions.
- Land acquisition for planned road allowances outside of development lands, and that is not a dedication under the *Planning Act*, is included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- Additional land acquisition for bridges or grade separations (beyond normal dedication requirements) is to the extent eligible as identified and included, if applicable, in the D.C. Background Study

#### **1.11. County Roads**

- All improvements to a County road to facilitate development are considered local services to be paid by the developer unless they fall into one of the following categories:
- The improvement is designated as required for traffic flow improvement for an area greater than the development, is defined as a road improvement required by the County, and is identified through the Class Environmental Assessment process or the County Transportation study. Such an improvement would be listed in the D.C. Background Study
- The improvement is designated as required by County of Oxford staff to serve a greater area than the development and is identified in the 5-year Capital Works forecast and is listed in the D.C. Background Study.
- The improvement is designated as required by County of Oxford staff to serve a greater area than the development and is identified in the capital works forecast or similar County financial documents and is listed in the D.C. study.

## **2. Water Services**

- All growth-related water supply, storage, treatment facilities and booster pumping stations will be included in the D.C. calculation, unless specifically noted otherwise in the D.C. Background Study.



- Watermains within the development that are larger than 250 mm are to be included in the D.C. calculation. The amount of cost contribution for watermains within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250mm pipe diameter including a 10% engineering fee. Only watermain and valves will be included in the calculation. Any costs related to the depth of pipe are the responsibility of the developer.
- Watermains 250mm and under are deemed to be a local service and are a direct funding responsibility of the developer.
- Connections to trunk mains and pumping stations to service specific areas are to be a direct developer responsibility. Watermains will generally be required to be carried to a property line or external to the subdivision to connect to an existing watermain as a local service as a direct funding responsibility of the developer.
- Trunk watermains, generally outside the development area, identified by a Class Environmental Assessment, Servicing Study or by County staff will be included in the D.C. calculation.

### **3. Wastewater Services**

- All sanitary sewage treatment facilities are to be included in the D.C. calculation, unless specified otherwise in the D.C. Background Study.
- Major sanitary trunk sewers, external to the development and major pumping stations serving more than one development are to be included in the D.C. calculation. These services will be identified through a Class Environmental assessment, Servicing Study or by County staff.
- Sewer collectors 250mm and under are deemed to be a local service and are a direct funding responsibility of the developer. Sanitary sewers larger than 250mm that also service upstream properties will have cost sharing calculated on the tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250mm pipe including a 10% engineering fee. All other appurtenances with respect to oversizing and any costs related to the depth of pipe are the responsibility of the developer.
- Connections to collectors and pumping stations to service specific areas are to be a direct developer responsibility. The cost of continuing the last run of a sewer upstream past the last manhole to property line is the responsibility of the developer as a local service.



- Local pumping stations serving a small localized area (which may include more than one development property) are local services to be paid by the developer on a flow area or proportional basis. Local pumping stations will not be included in the list of projects in the D.C. Background Study and therefore not eligible for D.C. funding or credits.
- Any oversizing costs for other developers on a local pumping station will be negotiated as part of the development agreement for the particular developer.

#### **4. Stormwater Management Services**

- The costs of stormwater management facilities internal to subdivision and related to a plan of subdivision are considered to be a local service under the D.C.A. and the associated costs are not included in the D.C. calculation. Local SWM facilities would typically include:
  - Stormwater management facilities servicing local drainage areas;
  - Storm sewer oversizing associated with local drainage areas; and
  - Storm sewer works on existing roads.
- New stormwater facilities in other areas, which may or may not be associated with D.C. eligible road infrastructure, may be included in the D.C. calculation.
- Master drainage planning studies or similar non-development specific studies may be included in the D.C. calculation.

#### **5. Parkland Development**

For the purpose of parkland development, local services include the requirement for the owner to undertake preparation of the park plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development. In addition, the owner is required to provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and wastewater services to the lot line. These requirements are part of the conditions of s.51 and 53 *Planning Act* agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the D.C. calculation.

With respect to other parkland development costs, the municipal policy is to include all other components of parkland development in the D.C. calculation, including parking,



park furniture, signage, landscaping and walkways and multi-purpose trails, in addition to the necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.



# Appendix F

## Proposed D.C. By-law





# Appendix F: Proposed D.C. By-law

Town of Ingersoll

By-Law No. 19-XXXX

## A By-law to Establish Development Charges for the Town of Ingersoll

**WHEREAS** subsection 2(1) of the *Development Charges Act*, 1997, S.O. 1997, c.27 (hereinafter called “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 arising from the Development of the area to which the By-law applies;

**AND WHEREAS** Council has before it a report entitled “Development Charges Background Study”, the Town of Ingersoll, hereinafter referred to as the “Town”, dated May 2, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

**AND WHEREAS** Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on June 10, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

**AND WHEREAS** Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

**AND WHEREAS** by approval of the Development Charges Background Study, dated May 2, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

## **NOW THEREFORE THE COUNCIL OF THE TOWN OF INGERSOLL ENACTS AS FOLLOWS:**

### **1. DEFINITIONS**

In this by-law,

- (1) “**Act**” means the *Development Charges Act*, 1997, c. 27, as amended;

TOWN OF INGERSOLL

BY-LAW NO. 19-XXXX

- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;
- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m<sup>2</sup>) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
  - (a) An above-grade storage tank;
  - (b) An air-supported structure;
  - (c) An industrial tent;
  - (d) A roof-like structure over a gas-bar or service station; and
  - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;

TOWN OF INGERSOLL

BY-LAW NO. 19-XXXX

- (10) **“Capital Cost”** means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of, and as authorized by, the Town or local board,
- (a) to acquire land or an interest in land, including a leasehold interest;
  - (b) to improve land;
  - (c) to acquire, lease, construct or improve buildings and structures;
  - (d) to acquire, lease, construct or improve facilities including (but not limited to),
    - (i) rolling stock with an estimated useful life of seven years or more;
    - (ii) furniture and equipment, other than computer equipment; and
    - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, 1990, R.S.O. 1990, c. 44, as amended;
  - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
  - (f) to complete the Development Charge background study under Section 10 of the Act; and
  - (g) interest on money borrowed to pay for costs in (a) to (d);
- required for provision of services designated in this by-law within or outside the Town;
- (11) **“Council”** means the Council of the Town of Ingersoll;
- (12) **“Development”** means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) **“Development Charge”** means a charge imposed pursuant to this By-law;

TOWN OF INGERSOLL

BY-LAW NO. 19-XXXX

- (14) **“Dwelling”** or **“Dwelling Unit”** means any part of a building or structure with a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) **“Farm Building”** means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:
- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
  - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol and marijuana production facilities.
- (16) **“Grade”** means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) **“Gross Floor Area”** means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
- (18) **“Industrial Building”** means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
  - (b) research or development in connection with manufacturing, producing or processing something;
  - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
  - (d) office or administrative purposes, if they are;

TOWN OF INGERSOLL

BY-LAW NO. 19-XXXX

- (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
  - (e) shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board, commission, committee or 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 or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;
- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;

TOWN OF INGERSOLL

BY-LAW NO. 19-XXXX

- (26) “**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;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;
- (29) “**Private School**” means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
  - (b) non-publicly funded;
  - (c) operated on a not-for-profit basis;
  - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
  - (e) offering elementary or secondary academic education.
- (30) “**Regulation**” means any regulation made pursuant to the Act;
- (31) “**Residential Uses**” means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) “**Row Townhouse Dwelling**” means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) “**Semi-Detached Dwelling**” means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) “**Services**” means services set out in Schedule “A” to this By-law;

- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** **Special Care/Special Need Dwelling** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
  - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
  - (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
  - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels;
  - (e) and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.
  - (f) Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.
- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Duplex, Row Townhouse, Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
- (a) designed to be portable (e.g. Mobile Home);
  - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;

- (c) only permitted to be in place for a limited period of time; and
  - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and;
- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
  - (b) excludes those areas used exclusively for parking garages or structures; and
  - (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;
- (41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

## **2. CALCULATION OF DEVELOPMENT CHARGES**

- (1) Subject to the provisions of this By-law, the Development Charges against land in the Town shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:



TOWN OF INGERSOLL

BY-LAW NO. 19-XXXX

- (a) In the case of Residential Development or redevelopment, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
  - (i) the number of Dwelling Units of each type, multiplied by,
  - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
- (b) In the case of Non-Residential Development or redevelopment, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
  - (i) the Total Floor Area of Non-Residential Development or portion multiplied by,
  - (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

**3. APPLICABLE LANDS**

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the County, whether or not the land or use is exempt from taxation under section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
  - (a) a Board of Education;
  - (b) any municipality or Local Board thereof;
  - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
  - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;

- (3) This by-law shall not apply to:
- (a) Farm Buildings as defined herein;
  - (b) Non-Residential Buildings as defined herein;
  - (c) Temporary Buildings or structures as defined herein;
  - (d) Affordable Housing as defined herein;
  - (e) Temporary Dwelling Units as defined herein;
  - (f) Long-Term Care home, as defined herein; and
  - (g) Lands designated as “Central Business District” and “Entrepreneurial District” in the County of Oxford Official Plan, Schedules I-1 and W-2, attached here as Schedule “C”.

**4. RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
- (a) the enlargement of an existing Residential Dwelling Unit;
  - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
  - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule “B” where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule “B” where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
- (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and

- (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

## **5. TIMING OF CALCULATION FOR DEVELOPMENT CHARGES**

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
  - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
  - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
  - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
  - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
  - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
  - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
  - (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the Planning Act, R.S.O. 1990, c.P. 13;
  - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.

- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

## **6. LOCAL SERVICE INSTALLATION**

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the Planning Act that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

## **7. MULTIPLE CHARGES**

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.
- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

## **8. SERVICES IN LIEU**

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the Town in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.

- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

## **9. FRONT-ENDING AGREEMENTS**

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

## **10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND**

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) subject to section 10(3), the credit shall be calculated:
  - (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
  - (b) in the case of the demolition of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve

(12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

## **11. RESERVE FUNDS**

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the Town Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.
- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on with the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The Town Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

## **12. BY-LAW AMENDMENT OR APPEAL**

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the -Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the Town Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
  - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
  - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

### **13. BY-LAW INDEXING**

- (1) The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, “Construction Price Statistics”.

### **14. SEVERABILITY**

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

### **15. BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the Town Treasurer.

### **16. SCHEDULES TO THE BY-LAW**

- (1) The following Schedules to this By-law form an integral part of this By-law:
  - Schedule A – Schedule of Municipal Services
  - Schedule B – Schedule of Development Charges
  - Schedule C – Schedule of Lands exempt from this By-law.

### **17. DATE BY-LAW EFFECTIVE**

- (1) This By-law shall come into force and effect on July 14, 2019.

**18. EXISTING BY-LAW REPEAL**

- (1) By-law 14-4760 is repealed as of the effective date of this By-law.

**19. SHORT TITLE**

- (1) This by-law may be cited as the “2019 Town of Ingersoll Development Charge By-law.

**READ a first and second time this 8<sup>th</sup> day of July, 2019.**

**READ a third time and finally passed in Open Council this 8<sup>h</sup> day of July, 2019.**

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MAYOR

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CLERK



TOWN OF INGERSOLL

BY-LAW NO. 19-XXXX

**SCHEDULE "A"**

**TO BY-LAW NO. 19-XXXX**

**DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW**

- (1) Roads and Related
- (2) Fire Services
- (3) Parks & Recreation
- (4) Administration Studies

TOWN OF INGERSOLL

BY-LAW NO. 19-XXXX

**SCHEDULE “B”**

**TO BY-LAW NO. 19-XXXX**

**SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m <sup>2</sup> of Gross Floor Area)	(per Wind Turbine)
<b>Municipal Wide Services:</b>						
Roads and Related	2,750	1,466	992	1,728	9.15	2,750
Fire Services	275	147	99	173	0.91	275
Parks and Recreation	27	14	10	17	0.04	
Administration Studies	175	93	63	110	0.58	175
<b>Total Municipal Wide Services</b>	<b>3,227</b>	<b>1,720</b>	<b>1,164</b>	<b>2,028</b>	<b>10.68</b>	<b>3,200</b>

TOWN OF INGERSOLL

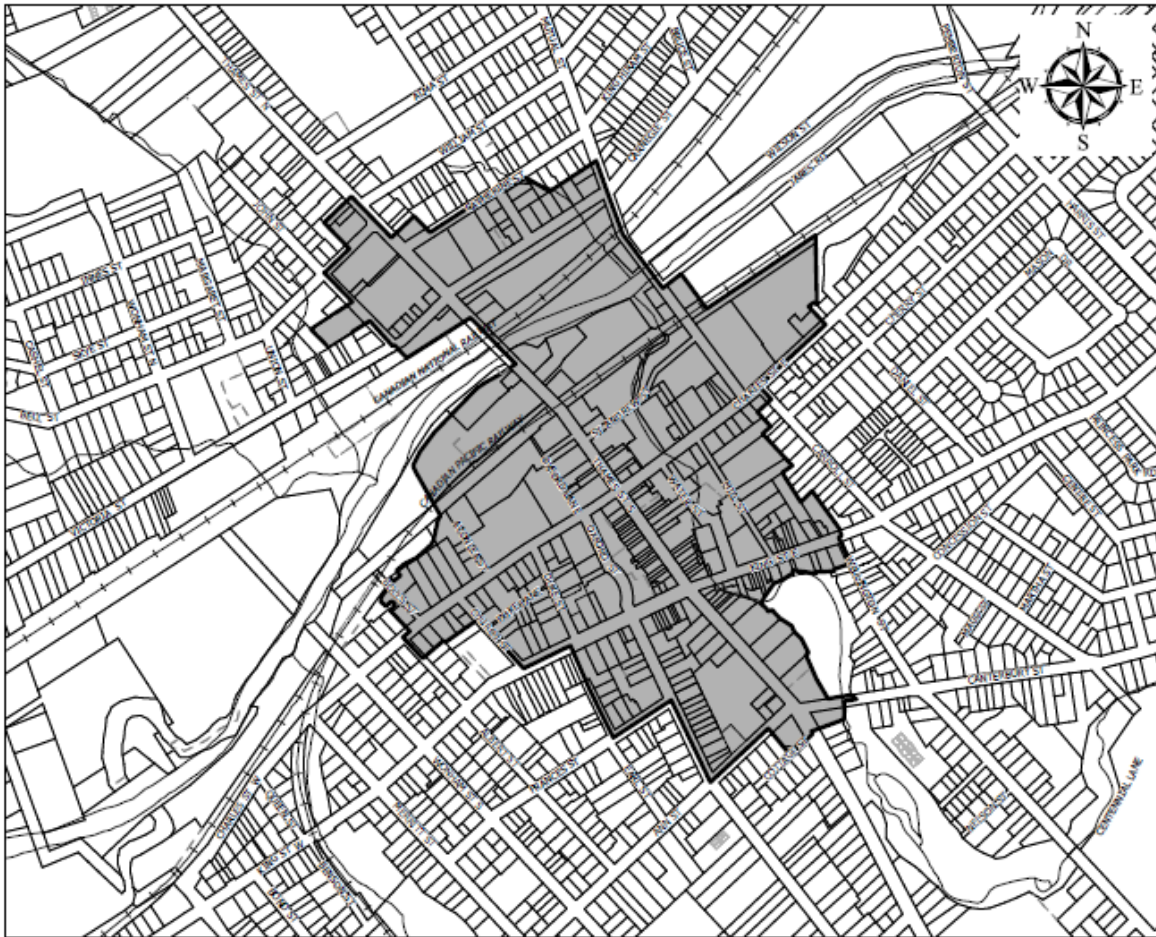
BY-LAW NO. 19-XXXX


**SCHEDULE "C"**

**TO BY-LAW NO. XXXX**

**SCHEDULE OF LANDS EXEMPT FROM THE DEVELOPMENT CHARGE BY-LAW**

**COUNTY OF OXFORD - TOWN OF INGERSOLL**



 LANDS TO WHICH BY-LAW 19-XXXX DOES NOT APPLY FOR THE PURPOSES OF THE TOWN-WIDE DEVELOPMENT CHARGE