



# 2020 Development Charges Background Study

Municipality of South Huron

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For Public Circulation and Comment

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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
D.C.	Development charge
D.C.A.	<i>Development Charges Act</i> , 1997 as amended
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.A.I.C.S.	North American Industry Classification System
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
sq.ft.	square foot



# 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 *Development Charges Act 1997* (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for the Municipality of South Huron (Municipality).

The Municipality retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Municipality in preparing this D.C. analysis and the policy recommendations.

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Municipality's D.C. background study, as summarized in Chapter 4. It also addresses the forecast amount, type and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7) and the proposed by-law to be made available as part of the approval process (Appendix E).

In addition, the report is designed to set out sufficient background on the legislation, the Municipality's current D.C. policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background 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 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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As required under Section 12 of the D.C.A., a Public Meeting will be scheduled prior to Council considering the by-law for passage. Its purpose is to present the study to the public and to solicit public input on the proposed D.C. by-law. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Municipality's D.C. by-law.

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

In accordance with the legislation, the D.C. background study and proposed D.C. by-law were available for public review on January 14, 2020.

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 study and Council consideration of the by-law.

Table 1-1  
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meetings with Municipality staff	July 15, 2019
2. Data collection, staff interviews, preparation of D.C. calculations	July – November 2019
3. Preparation of draft D.C. background study and review of draft findings with staff	December 2019
4. Presentation of preliminary findings to Council	January 6, 2020
5. D.C. background study and proposed D.C. by-law available to public	January 14, 2020



Process Steps	Dates
6. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
7. Public Meeting of Council	March 2, 2020
8. Council considers adoption of D.C. background study and passage of by-law	March 16, 2020
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. Municipality makes available D.C. pamphlet	by 60 days after in force date

### **1.3 More Homes, More Choice Act – An Act to amend Various Statutes with Respect to Housing, Other Development, and Various Matters**

On May 2, 2019, the Province introduced Bill 108 (More Homes, More Choice Act) which proposes changes to the *Development Charges Act, 1997*, as amended (D.C.A.). The Bill was introduced as part of the Province’s “*More Homes, More Choice: Ontario’s Housing Supply Action Plan*”. The Bill received royal assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. do not come into effect until they are proclaimed by the Lieutenant Governor. At the time of writing the following provisions have been proclaimed:

- However, transitional provisions with respect to soft services, as well as other provisions clarifying definitions and administrative powers to make regulations, are in effect as of the date of royal assent. Regarding the transitional provisions



for soft services, as noted below, services not identified under the new subsection 2(4) (i.e. soft services) will no longer be eligible to be included in D.C. by-law once proclaimed. Soft services within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the prescribed date (currently anticipated to be January 1, 2021), the date a Community Benefits Charge By-law is passed, or the date when the existing D.C. by-law is repealed.

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

A summary of further the changes to the D.C.A. to take effect upon proclamation by the Lieutenant Governor is provided below:

**Changes to Eligible Services** – the Bill will remove “Soft Services” from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the authority of the *Planning Act*. Once the new s.s. 2(4) is proclaimed, eligible services under the D.C.A. include:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway as defined in subsection 1 (1) of the *Municipal Act*, 2001 or subsection 3 (1) of the *City of Toronto Act*, 2006, as the case may be;
- Electrical power services;
- Policing services;
- Ambulance services;
- Fire protection services;



- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services; and
- Other services as prescribed.

**Waste Diversion and Ambulance** – the Bill will remove the mandatory 10% deduction for these services.

**Soft Services to be Included in a new Community Benefit Charge under the Planning Act** – it is proposed that a municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that, (a) identifies the facilities, services and matters that will be funded with community benefits charges and (b) complies with any prescribed requirements;
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date;
- The valuation date is the day before building permit issuance;
- Valuations will be based on appraised value of land. Various requirements are set out in this regard;
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account;
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year;
- Requirements for annual reporting shall be prescribed; and
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.



# Chapter 2

## Current Municipality of South Huron D.C. Policy



## 2. Current Municipality of South Huron D.C. Policy

### 2.1 By-law Enactment

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On March 30, 2015, the Municipality passed By-law 20-2015 under the D.C.A. The by-law came into effect on March 31, 2015 and expires on March 31, 2020. By-law 20-2015 imposes municipal-wide D.C.s for all services except water and wastewater services which are only imposed in the municipally serviced areas.

### 2.2 Services Covered

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The following services are included under By-law 20-2015:

#### Municipal-wide

- Transportation;
- Fire Protection;
- Parks and Recreation; and
- Administration Studies.

#### Urban Area-Specific Services

- Water;
- Wastewater;

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

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D.C.s are due and payable in full to the Municipality on the date a building permit is issued for any land, buildings or structures affected by the applicable D.C. The By-law also allows the Municipality to enter into alternative payment agreements with owners.

### 2.4 Indexing

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The by-law provides for discretionary annual indexing of the charges on the anniversary date of the by-law. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.

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Table 2-1  
Municipality of South Huron  
Current Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Wind Turbines	(per sq.ft. of Gross Floor Area)
<b>Municipal-Wide Services</b>						
Transportation	\$ 1,123	\$ 827	\$ 422	\$ 908	\$ 1,123	\$ -
Fire Protection	\$ 245	\$ 181	\$ 92	\$ 198	\$ 245	\$ -
Parks and Recreation	\$ 856	\$ 631	\$ 322	\$ 692	\$ -	\$ -
Administration - Studies	\$ 126	\$ 93	\$ 47	\$ 102	\$ 126	\$ -
<b>Total Municipal-Wide Services</b>	<b>\$ 2,350</b>	<b>\$ 1,732</b>	<b>\$ 883</b>	<b>\$ 1,900</b>	<b>\$ 1,494</b>	<b>\$ -</b>
<b>Water Services</b>						
Water	\$ 900	\$ 663	\$ 338	\$ 727	\$ -	\$ -
<b>Total Water Services</b>	<b>\$ 900</b>	<b>\$ 663</b>	<b>\$ 338</b>	<b>\$ 727</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Wastewater Services - Area Specific</b>						
Wastewater	\$ 287	\$ 211	\$ 108	\$ 232	\$ -	\$ -
<b>Total Wastewater Services</b>	<b>\$ 287</b>	<b>\$ 211</b>	<b>\$ 108</b>	<b>\$ 232</b>	<b>\$ -</b>	<b>\$ -</b>
<b>GRAND TOTAL RURAL</b>	<b>\$ 2,350</b>	<b>\$ 1,732</b>	<b>\$ 883</b>	<b>\$ 1,900</b>	<b>\$ 1,494</b>	<b>\$ -</b>
<b>GRAND TOTAL RURAL and WATER</b>	<b>\$ 3,250</b>	<b>\$ 2,395</b>	<b>\$ 1,221</b>	<b>\$ 2,627</b>	<b>\$ 1,494</b>	<b>\$ -</b>
<b>GRAND TOTAL RURAL, WATER and WASTEWATER</b>	<b>\$ 3,537</b>	<b>\$ 2,606</b>	<b>\$ 1,329</b>	<b>\$ 2,859</b>	<b>\$ 1,494</b>	<b>\$ -</b>

## 2.5 Redevelopment Credits

The by-law provides D.C. credits for residential and non-residential redevelopments, provided a building permit has been issued for the development within 60 months from of demolition. The amount of the credit provided cannot exceed the total development charge that would otherwise be payable.

## 2.6 Exemptions

The Municipality's existing D.C. by-law includes statutory exemptions from payment of D.C.s with respect to:

- Industrial additions of up to and including 50% of the existing gross floor area (G.F.A.) of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s;
- Land used for Municipal or Board of Education purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

The D.C. by-law also provides non-statutory exemptions from payment of D.C.s with respect to:



- Any residential development creating or adding an accessory use, building or structure including a garage, storage building or swimming pool; and
- Lands, buildings or structures used or to be used for any non-residential use.





# Chapter 3

## Anticipated Development in the Municipality of South Huron



## 3. Anticipated Development in the Municipality of South Huron

### 3.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality of South Huron will be required to provide services, over a 10-year (early-2020 to early-2030), a 20-year (early-2020 to mid-2040) and a buildout time horizon.

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

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The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Municipality of South Huron over the forecast period, including:

- Huron County Official Plan (Consolidated September 24, 2015);
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2009 to 2018 period;
- Residential supply opportunities as provided by the Municipality of South Huron; and
- Discussions with Municipality staff regarding anticipated residential and non-residential development in the Municipality of South Huron.



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

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Municipality's population is anticipated to reach approximately 11,420 by early-2030 and 12,310 by 2040, resulting in an increase of approximately 1,120 and 2,010 persons, respectively, over the 10-year and 20-year forecast periods.<sup>1</sup> The Municipality is expected to reach a buildout population of roughly 21,630, which is an increase of 11,330 persons from 2016.

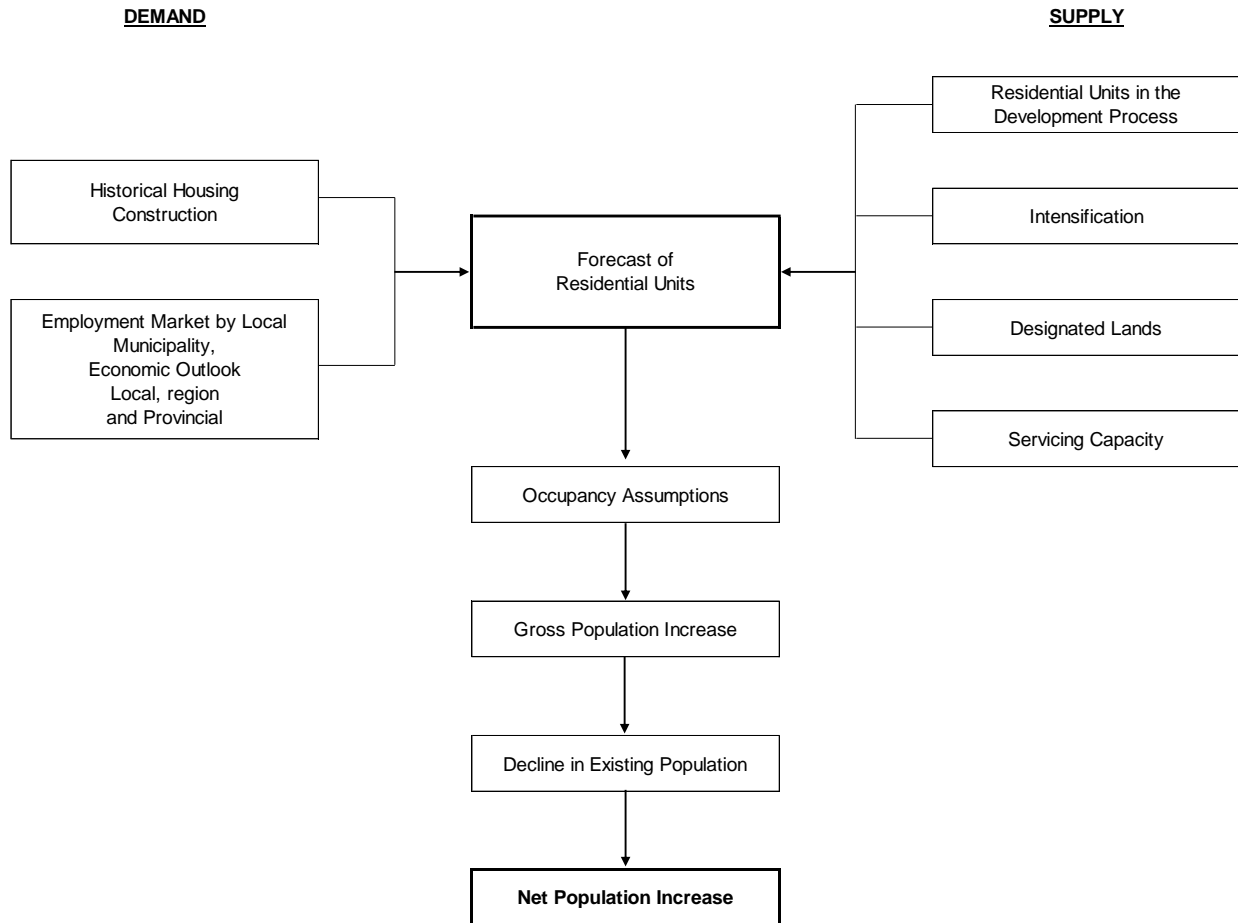
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<sup>1</sup> The population figures used in the calculation of the 2020 D.C. excluding the net Census undercount, which is estimated at approximately 2.4%.

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Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
Municipality of South Huron  
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	
Historical	<i>Mid 2006</i>	10,220	9,982	262	9,720	3,445	180	365	65	4,055	2.462
	<i>Mid 2011</i>	10,190	9,945	240	9,705	3,483	256	350	83	4,172	2.384
	<i>Mid 2016</i>	10,340	10,096	396	9,700	3,530	270	370	75	4,245	2.378
Forecast	<i>Early 2020</i>	10,550	10,303	405	9,898	3,619	280	370	75	4,344	2.372
	<i>Early 2030</i>	11,700	11,418	449	10,969	4,064	335	377	75	4,852	2.353
	<i>Early 2040</i>	12,610	12,310	483	11,827	4,425	385	387	75	5,271	2.335
	<i>Buildout</i>	22,160	21,630	550	21,080	7,149	1,157	894	75	9,275	2.332
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>-30</b>	<b>-37</b>	<b>-22</b>	<b>-15</b>	<b>38</b>	<b>76</b>	<b>-15</b>	<b>18</b>	<b>117</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>150</b>	<b>151</b>	<b>156</b>	<b>-5</b>	<b>47</b>	<b>14</b>	<b>20</b>	<b>-8</b>	<b>73</b>	
	<b>Mid 2016 - Early 2020</b>	<b>210</b>	<b>207</b>	<b>9</b>	<b>198</b>	<b>89</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>99</b>	
	<b>Early 2020 - Early 2030</b>	<b>1,150</b>	<b>1,115</b>	<b>44</b>	<b>1,071</b>	<b>445</b>	<b>55</b>	<b>7</b>	<b>0</b>	<b>508</b>	
	<b>Early 2020 - Early 2040</b>	<b>2,060</b>	<b>2,007</b>	<b>78</b>	<b>1,929</b>	<b>806</b>	<b>105</b>	<b>17</b>	<b>0</b>	<b>927</b>	
	<b>Early 2020 - Buildout</b>	<b>11,610</b>	<b>11,327</b>	<b>145</b>	<b>11,182</b>	<b>3,530</b>	<b>877</b>	<b>524</b>	<b>0</b>	<b>4,931</b>	

Derived from Huron County Official Plan (Consolidated September 24, 2015) forecast to 2031 for the Municipality of South Huron. Post-2030 from information provided by municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

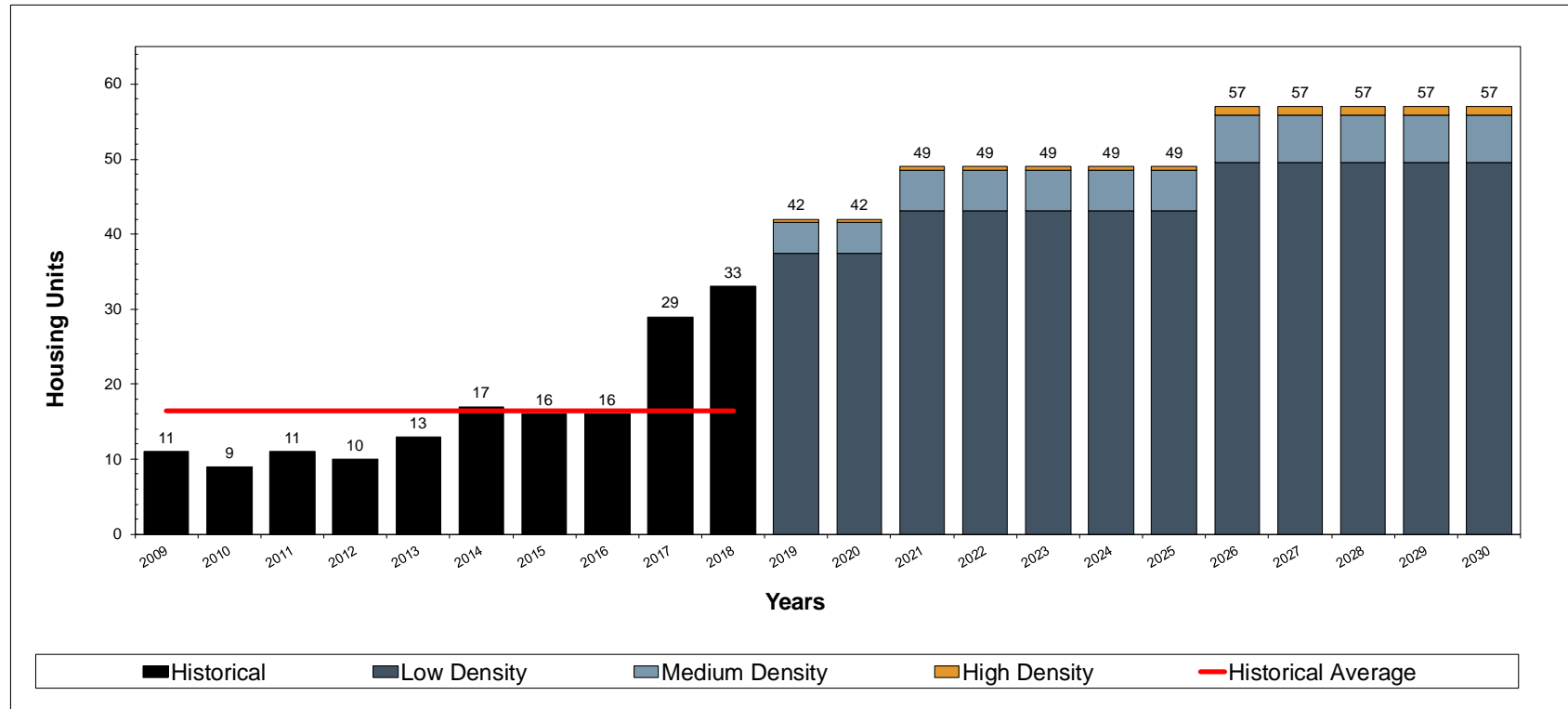
<sup>1</sup> Census undercount estimated at approximately 2.4%. Note: Population including the undercount has been rounded.

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

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



Figure 3-2  
Municipality of South Huron  
Annual Housing Forecast



Source: Historical housing activity derived from building permit data for the Municipality of South Huron Municipality of South Huron , 2009-2018.

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



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

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

- The housing unit mix for the Municipality was derived from a detailed review of residential supply data for the Municipality (as per Schedule 6), and historical development activity (as per Schedule 7).
- Based on the above indicators, the 20-year household growth forecast for the Municipality is comprised of a unit mix of 87% low density units (single detached and semi-detached), 11% medium density (multiples except apartments) and 2% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Municipality of South Huron.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2020 and 2040 by development location is summarized below.

Development Location	Approximate Amount of Housing Growth, 2020 to 2040	Percentage of Housing Growth, 2020 to 2040
Primary Settlement Area - Exeter Urban Area (Water & Sewer)	500	53%
Other Primary Settlement Areas (Water & Sewer)	330	35%
Grand Bend Area (Water & Sewer)	80	9%
Dashwood Urban Area (Water Only)	10	1%
Rural	20	2%
<b>Municipality Total</b>	<b>940</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 can utilize a longer planning period.

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

- The number of housing units to be constructed by 2030 in the Municipality of South Huron over the forecast period is presented in Figure 3-2. Over the 2020 to 2030 forecast period, the Municipality is anticipated to average 51 new housing units per year.
- Between 2020 to 2040, the Municipality is forecast to average 46 units annually.
- Institutional population<sup>1</sup> is anticipated to increase by nearly 80 people between 2020 to 2040.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8a and 8b summarize the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data for South Huron (low density) and Huron County, Bruce County, Grey County and Perth County (medium and high density). The total calculated 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 2.807
  - Medium density: 1.798
  - High density<sup>2</sup>: 1.497

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

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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 1.100 depicts 1-bedroom and 2- or more bedroom units in these special care facilities.

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





- Existing households for early-2020 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and early-2020 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 2020 to 2040 forecast period is approximately 550.

## 6. Employment (Appendix A, Schedules 10a, 10b, 10c, 11 and 12)

- The employment projections provided herein 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<sup>1</sup> (place of work) for the Municipality of South Huron is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 225 primary (5%);
  - 545 work at home employment (13%);
  - 1,485 industrial (34%);
  - 1,500 commercial/population related (34%); and
  - 615 institutional (14%).
- The 2016 employment by usual place of work, including work at home, is 4,370. Approximately 720 additional employees have been identified for the Municipality in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>2</sup>
- Total employment, including work at home and N.F.P.O.W. for the Municipality is anticipated to reach approximately 5,870 by early-2030, 6,370 by mid-2040 and 9,380 by buildout. This represents an employment increase of approximately

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<sup>1</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

<sup>2</sup> No fixed place of work is defined by Statistics Canada 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.



520 for the 10-year forecast period, 1,020 for the 20-year forecast period and 4,030 for the buildout period.

- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Municipality of South Huron (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 4,360 by early-2030, 4,690 by mid-2040 and 6,560 by buildout.<sup>1</sup> This represents an employment increase of approximately 370 and 690 over the 10-year and 20-year forecast periods, respectively.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 1,500 sq.ft. per employee for industrial;
  - 550 sq.ft. per employee for commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.
- The Municipality-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 369,400 sq.ft. over the 10-year forecast period and 686,700 sq.ft. over the 20-year forecast period.
- In terms of percentage growth, the 2020 to 2040 incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 69%;
  - commercial/population-related – 27%; and
  - institutional – 4%.

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<sup>1</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b.



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

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for Municipality of South Huron by area.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2020 and 2040 by development location is summarized below.

<b>Development Location</b>	<b>Amount of Non-Residential G.F.A., 2020 to 2040</b>	<b>Percentage of Non-Residential G.F.A., 2020 to 2040</b>
Primary Settlement Area - Exeter Urban Area (Water & Sewer)	517,200	75%
Other Primary Settlement Areas (Water & Sewer)	111,100	16%
Grand Bend Area (Water & Sewer)	58,400	9%
<b><i>Municipality Total</i></b>	<b>686,700</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

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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 Municipality.

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. In addition, 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 Municipality’s D.C.s are indicated with a “Yes.”

### 4.3 Increase in 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 municipal council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



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

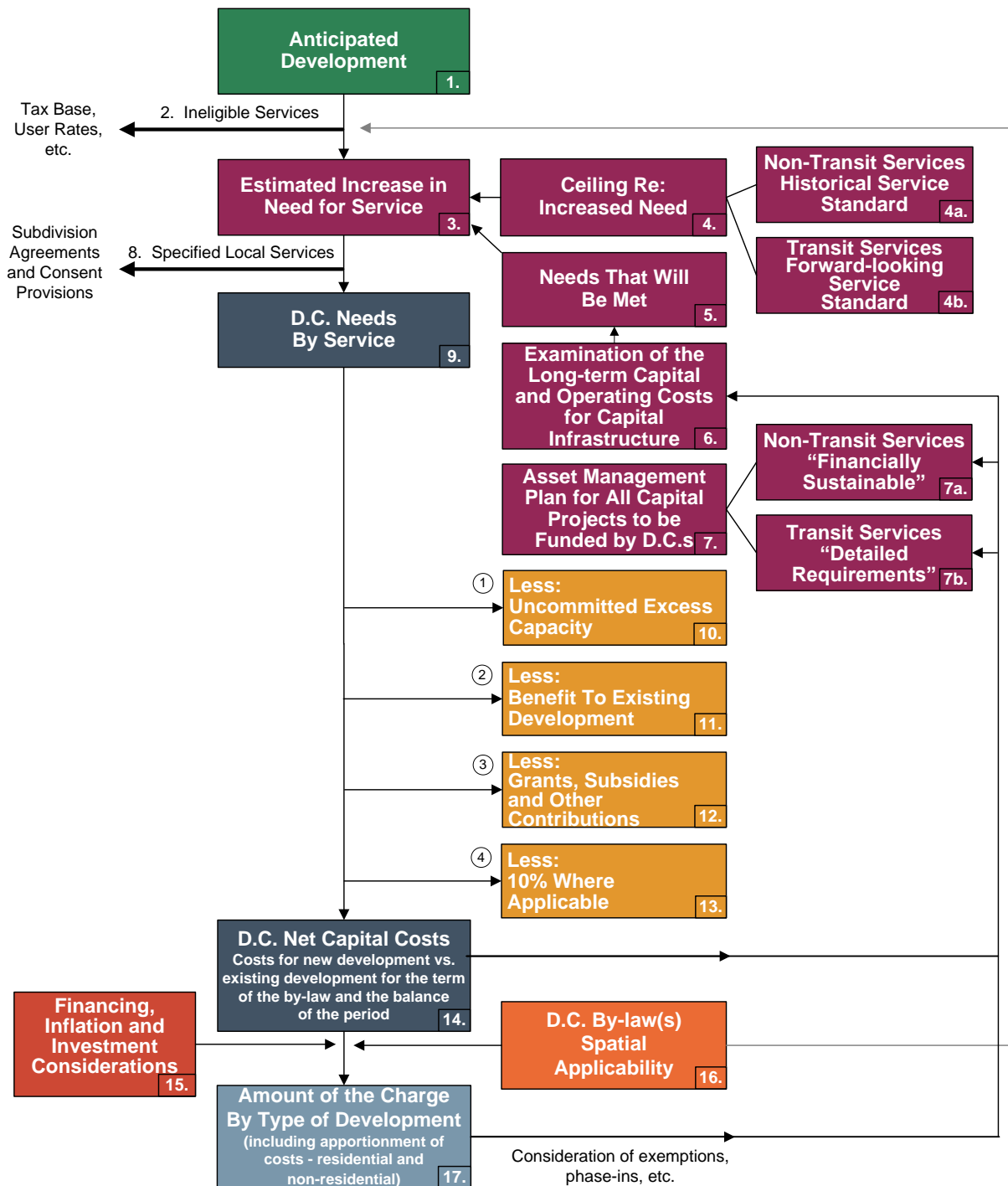




Table 4-1  
Categories of Municipal Services  
To Be Addressed as Part of the Calculation

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
	Local service	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
	n/a	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	n/a	3.1 Main channels and drainage trunks	100
	n/a	3.2 Channel connections	100
	Local service	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
	Yes	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	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	No	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment <sup>1</sup>	100

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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 %
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	No	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 Childcare 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	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.



## 4.4 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 Municipality' Local Service Policy is included in Appendix D.

## 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:

- costs to acquire land or an interest therein (including a leasehold interest);
- costs to improve land;
- costs to acquire, lease, construct or improve buildings and structures;
- 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;
- interest on money borrowed to pay for the above-referenced costs;
- costs to undertake studies in connection with the above-referenced matters; and
- costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, municipal council must indicate “...that it intends to ensure that such an increase in need will be met” (s.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



Municipality's approved and proposed capital budgets and master servicing/needs studies.

## **4.6 Treatment of Credits**

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Section 8 para. 5 of O.Reg. 82/98 indicates that a D.C. background study must set out, "the estimated value of credits that are being carried forward relating to the service." s.s.17 para. 4 of the same Regulation indicates that, "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The Municipality's has no outstanding D.C. credit obligations

## **4.7 Eligible Debt and Committed Excess Capacity**

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

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be "committed," that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

## **4.8 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.

The Municipality's D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. 2019 opening reserve fund balances have been adjusted to account eligible and actual reserve funds draws occurring over the 2015-2019 period. These balances have been applied against future spending requirements for all services.

Table 4-2  
Municipality of South Huron  
Estimated D.C. Reserve Funds Balances (as at December 31, 2019)

Reserve Fund	Adjusted Balance (\$)
Fire	(58,700)
Roads and Related	180,885
Parks and Recreation	(76,688)
Administration	15,203
Water	29,166
Wastewater	287,123
<b>Total</b>	<b>376,989</b>

## 4.9 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
- a 10% reduction for certain services.

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

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

This is designed to ensure that the increase in need included in 4.2 does "...not include an increase that would result in the level of service (for the additional development

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increment) exceeding the average level of the service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study...” O.Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

#### ***4.9.2 Reduction for Uncommitted Excess Capacity***

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Municipality’s “excess capacity,” other than excess capacity which is “committed” (discussed above in 4.6).

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

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

This step involves a further reduction to the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in section 4.9.1 is related but is not the identical requirement.



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

#### ***4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions***

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions 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. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. 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.

#### ***4.9.5 The 10% Reduction***

Paragraph 8 of s.s.(1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, stormwater drainage and control services, services related to a highway,



police, and fire protection services. The primary services that the 10% reduction does apply to include services such as parks and recreation and libraries. 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 cost sheets in Chapter 5





# Chapter 5

## Development Charge Eligible Cost Analysis by Service



## 5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating development charge eligible costs for the development charges to be applied, on a uniform basis. 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 this 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.

### 5.1 Service Levels and 10-Year Capital Costs for Municipal-wide D.C. Calculation

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This section evaluates the development-related capital requirements for select services over the 10-year planning period (2020-2030). 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.

#### 5.1.1 *Transportation Services*

The Municipality has a current inventory of 349 kilometres of arterial and collector roads and 122 bridges and culverts (3 meters or larger). In addition, the Municipality operates 3 signalized intersections, 280 streetlight poles and 867 streetlight fixtures. The Municipality's public works department utilizes 32,500 square feet of facility space and operates a fleet of 34 vehicles and equipment.

This historical level of infrastructure investment equates to \$13,224 per capita level of service. When applied to the forecast population growth to 2030 (i.e. 1,071 population), a maximum D.C.-eligible cost of approximately \$14.2 million could be expected to meet the future increase in needs for service.

The review of the Municipality's roads and related needs for the forecast period identified \$628,400 in gross capital costs. These capital needs include a sidewalk



machine, fitted tandem, transportation master plan, and stormwater master plan. Approximately \$180,885 has been deducted for existing reserve fund balances, accounting for funds already secured towards these future needs. Recognizing the benefit to existing development, approximately \$40,850 has been deducted. As a result, approximately \$406,665 in capital needs have been included in the D.C. calculation.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 10-year forecast period (i.e. 75% residential/25% non-residential).

### **5.1.2 Fire Protection Services**

The Municipality currently has four fire stations. Three of the stations are under service sharing agreements with the Municipalities of Bluewater and Lambton Shores. As a result, a current inventory of 16,828 square feet of floor space, 11 vehicles, and provides 75 sets of equipment for firefighter outfitting, as well as various specialty equipment. In total, the inventory of fire protection assets provides an historical average level of service of approximately \$872 per capita. The historical level of investment in fire services provides for a D.C.-eligible amount over the forecast period of \$934,330.

Based on discussions with staff, the Municipality will require funds for a Fire Services Master Plan. The gross capital cost estimate for the master plan total \$100,000. After incorporating the reserve fund deficit balance of \$58,700 and deducting \$25,000 in recognition of the benefit to existing development, the resulting net growth-related capital costs for inclusion in the calculation of the D.C.s total \$133,700.

The allocation of net growth-related costs for fire protection services between residential and non-residential development is 75% residential and 25% non-residential, based on area coverage of residential and non-residential development, over the 10-year forecast period

### **5.1.3 Parks and Recreation Services**

The Municipality currently maintains approximately 70.3 acres of developed parkland within its jurisdiction. Furthermore, the Municipality provides a variety of amenities in its parks and operates 99,105 square feet of indoor recreation facility space. The



Municipality utilizes an inventory of 21 pieces of equipment and vehicles in maintaining its recreation facilities and parks. The Municipality's level of service over the historical 10-year period averaged \$2,397 per capita. In total, the maximum D.C.-eligible amount for parks and recreation services over the 10-year forecast period is approximately \$2.6 million based on the established level of service standards.

The 10-year capital needs for parks and recreation services to accommodate growth have a total gross capital cost of approximately \$23.1 million. These capital needs include the construction of a multi-purpose facility and a parks and recreation services master plan. A deduction of approximately \$3.7 million has been applied in recognition that the multi-purpose facility would be oversized and benefit growth that will occur beyond the forecast period. A further \$15.6 million has been deducted to reflect the benefit to existing development. Furthermore, \$931,829 has been deemed ineligible for recovery from D.C.s as it reflects an increase in the level of service. The statutory 10% deduction applicable for parks and recreation services totals \$96,933. After incorporating the reserve fund deficit balance of \$76,688, the resulting net growth-related capital costs for inclusion in the calculation of the D.C.s total \$949,084.

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

#### **5.1.4 Administration Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Municipality's capital works program. The Municipality has made provision for the inclusion of a new study undertaken to facilitate this D.C. process, as well as other studies which benefit growth, namely an official plan update, zoning by-law updates, strategic plan, and an asset management plan.

The cost of these projects totals approximately \$198,000 over the 10-year forecast period. A deduction \$15,203 has been applied for existing reserve fund balances and approximately \$105,513 has been deducted recognition of the studies benefits to the existing population. Deducting the 10% statutory deduction, the net growth-related capital costs included in the charge total approximately \$68,035. These costs have been allocated 75% residential and 25% 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 – Transportation Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 75%	Non-Residential Share 25%
1	Sidewalk Machine	2029	135,000	-	135,000	-		135,000	101,250	33,750
2	Fitted Tandem	2029	330,000	-	330,000	-		330,000	247,500	82,500
3	Transportation Master Plan	2020	125,000	-	125,000	31,250		93,750	70,313	23,438
4	Stormwater Master Plan	2023	38,400	-	38,400	9,600		28,800	21,600	7,200
	Reserve Fund Adjustment				(180,885)			(180,885)	(135,663)	(45,221)
	<b>Total</b>		<b>628,400</b>	<b>-</b>	<b>447,515</b>	<b>40,850</b>	<b>-</b>	<b>406,665</b>	<b>304,999</b>	<b>101,666</b>

### Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 75%	Non-Residential Share 25%
1	Fire Services Master Plan	2020	100,000	-	100,000	25,000		75,000	56,250	18,750
	Reserve Fund Adjustment				58,700			58,700	44,025	14,675
	<b>Total</b>		<b>100,000</b>	<b>-</b>	<b>158,700</b>	<b>25,000</b>	<b>-</b>	<b>133,700</b>	<b>100,275</b>	<b>33,425</b>



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

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2020-2029											95%	5%	
1	Multi-Purpose Facility	2020-2021	23,000,000	3,745,917	931,829	18,322,255	15,526,769	1,863,657	931,828	93,183	838,646	796,713	41,932
2	Parks and Recreation Master Plan	2029	75,000	-		75,000	37,500		37,500	3,750	33,750	32,063	1,688
	Reserve Fund Adjustment					76,688			76,688		76,688	72,854	3,834
	<b>Total</b>		<b>23,075,000</b>	<b>3,745,917</b>	<b>931,829</b>	<b>18,473,943</b>	<b>15,564,269</b>	<b>1,863,657</b>	<b>1,046,017</b>	<b>96,933</b>	<b>949,084</b>	<b>901,630</b>	<b>47,454</b>

### Infrastructure Costs Covered in the D.C. Calculation – Administration Studies

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2020-2029											75%	25%
1	Development Charges Study	2019-2020	30,000	-	30,000	-		30,000	3,000	27,000	20,250	6,750
2	Development Charges Study	2024-2025	30,000	-	30,000	-		30,000	3,000	27,000	20,250	6,750
3	Official Plan	2020	24,000	-	24,000	12,000		12,000	1,200	10,800	8,100	2,700
4	Zoning By-law	2021	24,000	-	24,000	12,000		12,000	1,200	10,800	8,100	2,700
5	Strategic Plan	2023	30,000	-	30,000	27,171		2,829	283	2,546	1,909	636
6	Asset Management Plan	2021	60,000	-	60,000	54,342		5,658	566	5,092	3,819	1,273
	Reserve Fund Adjustment				(15,203)			(15,203)		(15,203)	(11,402)	(3,801)
	<b>Total</b>		<b>198,000</b>	<b>-</b>	<b>182,797</b>	<b>105,513</b>	<b>-</b>	<b>77,284</b>	<b>9,249</b>	<b>68,035</b>	<b>51,026</b>	<b>17,009</b>



## **5.2 Build-out Capital Costs for Municipal Service Area D.C. Calculation**

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This D.C. Background Study provides for the application of wastewater and water charges within the municipally serviced urban areas. The anticipated development-related capital requirements for these services have been considered over the buildout forecast period.

### **5.2.1 Wastewater Services**

The capital program for wastewater services includes the mechanical treatment plant, capacity studies, UV disinfection related work, a gravity trunk sewer, and a master plan. The gross capital cost estimates of \$23.5 million. \$18.4 million has been deducted in recognition of the benefit that would accrue to existing development. A further \$2.1 million has also been deducted in recognition of the anticipated contributions from area municipalities.

The existing reserve fund balance of \$287,123 has been applied. The resulting net capital costs identified for inclusion in the calculation total \$2.8 million. These costs have been allocated 81% residential and 19% non-residential, based on incremental population to employment growth over the buildout forecast period.

### **5.2.2 Water Services**

The water program includes a master plan, various new water mains, as well as the upsizing of existing water mains to accommodate growth within the Municipality. Outstanding debt obligations related to the Exeter-Hensall Water Pipeline have also been included in the calculation of the charge.

In total, the gross capital cost estimates amount to \$5.0 million. A benefit-to-existing deduction of \$173,585 has been recognized, including a deduction of approximately \$29,166 in light of the existing reserve fund balance.

The net capital costs identified for inclusion in the calculation total approximately \$4.8 million. Similar to wastewater, these costs have been allocated 81% to residential and 19% to non-residential development on the basis of incremental population to employment growth over the buildout forecast period.



## Infrastructure Costs Covered in the D.C. Calculation – Wastewater Service

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 81%	Non-Residential Share 19%
<b>2020-Urban Build Out - Wastewater</b>										
1	Mechanical Treatment Plant	2019-2034	20,000,000	-	20,000,000	18,000,000		2,000,000	1,620,000	380,000
2	Capacity Study - London Rd South Service Area Sanitary Sewer Network	2027	31,900	-	31,900	-		31,900	25,839	6,061
3	Snider Crescent Pumping Station Capacity Study	2027	14,300	-	14,300	-		14,300	11,583	2,717
4	UV disinfection at Exeter Sewage Lagoon	2024	793,000	-	793,000	396,500		396,500	321,165	75,335
5	Phase 1 of the Trunk Gravity Sewer on the West Side of Highway 21.	2020	1,494,753	-	1,494,753	-	1,180,894	313,859	254,226	59,633
6	Phase 2 of the Trunk Gravity Sewer on the West Side of Highway 21.	2022-2023	1,125,000	-	1,125,000	-	888,780	236,220	191,339	44,882
7	Sewer Master Plan	2023	90,100	-	90,100	22,525		67,575	54,736	12,839
	Reserve Fund Adjustment				(287,123)			(287,123)	(232,570)	(54,553)
	<b>Total</b>		<b>23,549,053</b>	<b>-</b>	<b>23,261,930</b>	<b>18,419,025</b>	<b>2,069,674</b>	<b>2,773,231</b>	<b>2,246,317</b>	<b>526,914</b>





## Infrastructure Costs Covered in the D.C. Calculation – Water Service

Prj. No	Increased Service Needs Attributable to Anticipated Development  2020-Urban Build Out - Water	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	Exeter-Hensall Pipeline Debt	2020-2034	1,442,046	-		1,442,046	-		1,442,046	1,168,057	273,989
2	Rosemount Dr & Kalisch Ave: South of Thames Rd to Hazelton Ave	2034	583,900	-		583,900	29,195		554,705	449,311	105,394
3	Hazelton Lane & Extension of Eastern Ave: Crossing Ausable River	2034	475,800	-		475,800	23,790		452,010	366,128	85,882
4	Eastern Ave: Sanders St to Huron	2024	266,700	-		266,700	13,335		253,365	205,226	48,139
5	Morrison Line: Thames Rd to Huron St	2034	1,206,300	-		1,206,300	60,315		1,145,985	928,248	217,737
6	Grand Bend Line watermain upgrade to 250mm (B-Line-POG)	2028-2029	477,900	-		477,900	-		477,900	387,099	90,801
7	Huron St: Morrison Line to Eastern Ave	2024	488,500	-		488,500	24,425		464,075	375,901	88,174
8	Water Master Plan	2023	90,100	-		90,100	22,525		67,575	54,736	12,839
	Reserve Fund Adjustment					(29,166)			(29,166)	(23,625)	(5,542)
	<b>Total</b>		<b>5,031,246</b>	<b>-</b>	<b>-</b>	<b>5,002,080</b>	<b>173,585</b>	<b>-</b>	<b>4,828,495</b>	<b>3,911,081</b>	<b>917,414</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Tables 6-1 and 6-2 calculate, respectively, the proposed D.C.s to be imposed for water and wastewater services in the municipally serviced area over the buildout forecast period. Table 6-3 calculates the proposed D.C.s for all remaining services to be imposed on anticipated development in the Municipality over the 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, and other multiples). The non-residential development charge has been calculated on a per square foot of gross floor area basis for commercial, industrial and institutional development. A wind turbine is deemed to be equivalent to a residential single detached unit as it relates to Transportation, Fire Protection Services and Administration Studies only.

The D.C.-eligible costs for each service component are provided in Chapter 5 for all municipal services, based on their proposed capital programs.

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

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

Table 6-4 summarizes the calculated maximum D.C.s that could be imposed by Council by residential dwelling type and non-residential gross floor area. Table 6-5 compares the Municipality’s existing charges to the charges proposed herein, for single detached residential development and non-residential development.



Table 6-1  
Development Charge Calculation  
Area-specific Services  
2020-Urban Buildout – Water

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Water Services	\$ 3,911,081	\$ 526,914	\$ 916	\$ 0.22
<b>TOTAL</b>	<b>3,911,081</b>	<b>\$526,914</b>	<b>\$916</b>	<b>0.22</b>
D.C.-Eligible Capital Cost	3,911,081	\$526,914		
Buildout Gross Population/GFA Growth (sq.ft.)	11,990	2,368,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$326.20</b>	<b>\$0.22</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.807	\$916		
Apartments - 2 Bedrooms +	1.940	\$633		
Apartments - Bachelor and 1 Bedroom	1.053	\$343		
Other Multiples	1.798	\$586		

Table 6-2  
Development Charge Calculation  
Municipal-wide Services  
2020-Urban Buildout – Wastewater

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. Wastewater Services	\$ 2,246,317	\$ 526,914	\$ 528	\$ 0.22
<b>TOTAL</b>	<b>2,246,317</b>	<b>\$526,914</b>	<b>\$528</b>	<b>0.22</b>
D.C.-Eligible Capital Cost	\$2,246,317	\$526,914		
Buildout Gross Population/GFA Growth (sq.ft.)	11,951	2,368,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$187.96</b>	<b>\$0.22</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.807	\$528		
Apartments - 2 Bedrooms +	1.940	\$365		
Apartments - Bachelor and 1 Bedroom	1.053	\$198		
Other Multiples	1.798	\$338		



Table 6-3  
Development Charge Calculation  
Municipal-wide Services  
2020-2030

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Roads and Related	\$ 304,999	\$ 101,666	\$ 629	\$ 0.28
4. Fire Protection Services	100,275	33,425	207	0.09
5. Parks and Recreation	901,630	47,454	1,860	0.13
6. Administration	51,026	17,009	105	0.05
<b>TOTAL</b>	<b>1,357,930</b>	<b>\$199,554</b>	<b>\$2,801</b>	<b>0.55</b>
D.C.-Eligible Capital Cost	1,357,930	\$199,554		
10-Year Gross Population/GFA Growth (sq.ft.)	1,361	369,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$997.74</b>	<b>\$0.54</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.807	\$2,801		
Apartments - 2 Bedrooms +	1.940	\$1,936		
Apartments - Bachelor and 1 Bedroom	1.053	\$1,051		
Other Multiples	1.798	\$1,794		

Table 6-4  
Schedule of Calculated D.C.s

Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples		Agricultural Use	Other Non-Residential
<b>Municipal Wide Services:</b>							
Roads and Related	629	435	236	403	629	0.12	0.28
Fire Protection Services	207	143	78	133	207	0.04	0.09
Parks and Recreation	1,860	1,286	698	1,191	-	0.06	0.13
Administration	105	73	39	67	105	0.02	0.05
<b>Total Municipal Wide Services</b>	<b>2,801</b>	<b>1,937</b>	<b>1,051</b>	<b>1,794</b>	<b>941</b>	<b>0.24</b>	<b>0.55</b>
<b>Urban Services</b>							
Water Services	916	633	344	587	-	0.09	0.22
Wastewater Services	528	365	198	338	-	0.09	0.22
<b>Total Urban Services</b>	<b>1,444</b>	<b>998</b>	<b>542</b>	<b>925</b>	<b>-</b>	<b>0.19</b>	<b>0.44</b>
<b>Grand Total - Rural Area</b>	<b>2,801</b>	<b>1,937</b>	<b>1,051</b>	<b>1,794</b>	<b>941</b>	<b>0.24</b>	<b>0.55</b>
<b>Grand Total - Partially Serviced (Water Only)</b>	<b>3,717</b>	<b>2,570</b>	<b>1,395</b>	<b>2,381</b>	<b>941</b>	<b>0.33</b>	<b>0.77</b>
<b>Grand Total - Urban Area</b>	<b>4,245</b>	<b>2,935</b>	<b>1,593</b>	<b>2,719</b>	<b>941</b>	<b>0.42</b>	<b>0.99</b>



**Table 6-5  
Comparison of Current and Calculated D.C.s**

<b>Residential (Single Detached) Comparison</b>			<b>Non-Residential (per sq.ft.) Comparison</b>		
<b>Service</b>	<b>Current</b>	<b>Calculated</b>	<b>Service</b>	<b>Current*</b>	<b>Calculated</b>
<b>Municipal Wide Services:</b>			<b>Municipal Wide Services:</b>		
Roads and Related	1,123	629	Roads and Related	0.58	0.28
Fire Protection Services	245	207	Fire Protection Services	0.16	0.09
Parks and Recreation	856	1,860	Parks and Recreation	0.07	0.13
Administration	126	105	Administration	0.06	0.05
<b>Total Municipal Wide Services</b>	<b>2,350</b>	<b>2,801</b>	<b>Total Municipal Wide Services</b>	<b>0.87</b>	<b>0.55</b>
<b>Area Specific Services:</b>			<b>Area Specific Services:</b>		
Water Services	900	916	Water Services	0.36	0.22
Wastewater Services	287	528	Wastewater Services	0.12	0.22
<b>Total Area Specific Services</b>	<b>1,187</b>	<b>1,444</b>	<b>Total Area Specific Services</b>	<b>0.48</b>	<b>0.44</b>
<b>Grand Total - Rural Area</b>	<b>2,350</b>	<b>2,801</b>	<b>Grand Total - Rural Area</b>	<b>0.87</b>	<b>0.55</b>
<b>Grand Total - Partially Serviced (Water Only)</b>	<b>3,250</b>	<b>3,717</b>	<b>Grand Total - Partially Serviced (Water Only)</b>	<b>1.23</b>	<b>0.77</b>
<b>Grand Total - Urban Area</b>	<b>3,537</b>	<b>4,245</b>	<b>Grand Total - Urban Area</b>	<b>1.35</b>	<b>0.99</b>

\* Non-residential developments are exempt from D.C.s under current by-law.



# Chapter 7

## D.C. Policy Recommendations and D.C. Policy Rules



## 7. D.C. Policy Recommendations and D.C. Policy 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 subsection 5(1) 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,” subsection 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

### 7.2 D.C. By-law Structure

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**It is recommended that:**

- the Municipality uses a uniform municipal-wide D.C. calculation for all municipal services except water and wastewater services;





- the Municipality's D.C.s for water and wastewater services be imposed in the municipal serviced area only; 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 sets out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with subsection 6 of the D.C.A.

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

### 7.3.1 *Payment in any Particular Case*

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

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

### 7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned to industrial, commercial and institutional uses based on the G.F.A. constructed.



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 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 development charge in place at the time the development charge is payable; and/or
2. the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge 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 60 months (5 years) prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

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

#### **Statutory exemptions**

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3); and
- Residential development that results in only 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).



## **Non-statutory exemptions**

- An agricultural building or structure;
- Places of worship as defined under the *Assessment Act*, 1990;
- Affordable housing units as defined in the by-law; and
- Residential development that results in only the creation of a second dwelling unit, including structures ancillary to the principal residential dwelling, as per O.Reg. 454/19 which amends O.Reg. 82/98.

For clarity in administering the By-law, the following definitions have been proposed:

“agricultural building or structure” means a building or structure that is used for the purposes of or in conjunction with animal husbandry, the growing of crops including grains and fruit, market gardening, horticulture or any other use that is customarily associated with a farming operation of a bona fide farmer but shall not include building or structures for the use in the growing, processing, production and sale of Cannabis or a controlled substance under the Controlled Substances Act

“Affordable Housing Unit” means any single detached dwelling with more than two bedrooms for which the purchase price is at least 25% less than the average purchase price for a single detached dwelling in the Municipality.

### **7.3.5 Phase in Provision(s)**

The proposed D.C. By-law will come into effect at the time of By-law passage, and no transition policy has been proposed.

### **7.3.6 Timing of Collection**

The D.C.s for all services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Municipality and an owner under s.27 of the D.C.A., 1997.

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is



proclaimed), shall be determined based on the D.C. charge in effect on the day of Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning Bylaw Amendment application are subject to annual interest charges calculated as the Municipality's 10-year borrowing rate.

For the purposes of administering the By-law, the following definitions are provided as per O.Reg. 454-19:

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

“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- c) by any of the following post-secondary institutions for the objects of the institution:
  - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
  - ii. a college or university federated or affiliated with a university described in subclause (i), or
  - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

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

- a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;



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

### **7.3.7 Indexing**

All D.C.s will be subject to mandatory indexing annually on January 1<sup>st</sup>, 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. The Municipality's approach in prior D.C. by-laws has been to impose area-specific D.C.s for water and wastewater services, and Municipality-wide D.C.s for all other services. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing and discussions with Municipality staff, area-specific D.C.s are suitable for urban (water and wastewater) services. The recommendations are:

- to continue to apply municipal-wide D.C.s for administration, transportation, fire protection, and parks and recreation; and
- to continue to apply area-specific D.C.s for water and wastewater.



## 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 Municipality's D.C. collections be contributed into six (6) separate reserve funds, including: Transportation Services, Fire Protection Services, Parks and Recreation Services, Administration Studies, Water Services, and Wastewater Services.

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

The proposed by-law under D.C.A. will come into force on the date of by-law passage.

### ***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 January 14, 2020, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated January 14, 2020”

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

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



# Chapter 8

## Asset Management Plan



## 8. Asset Management Plan

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

**The 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.**

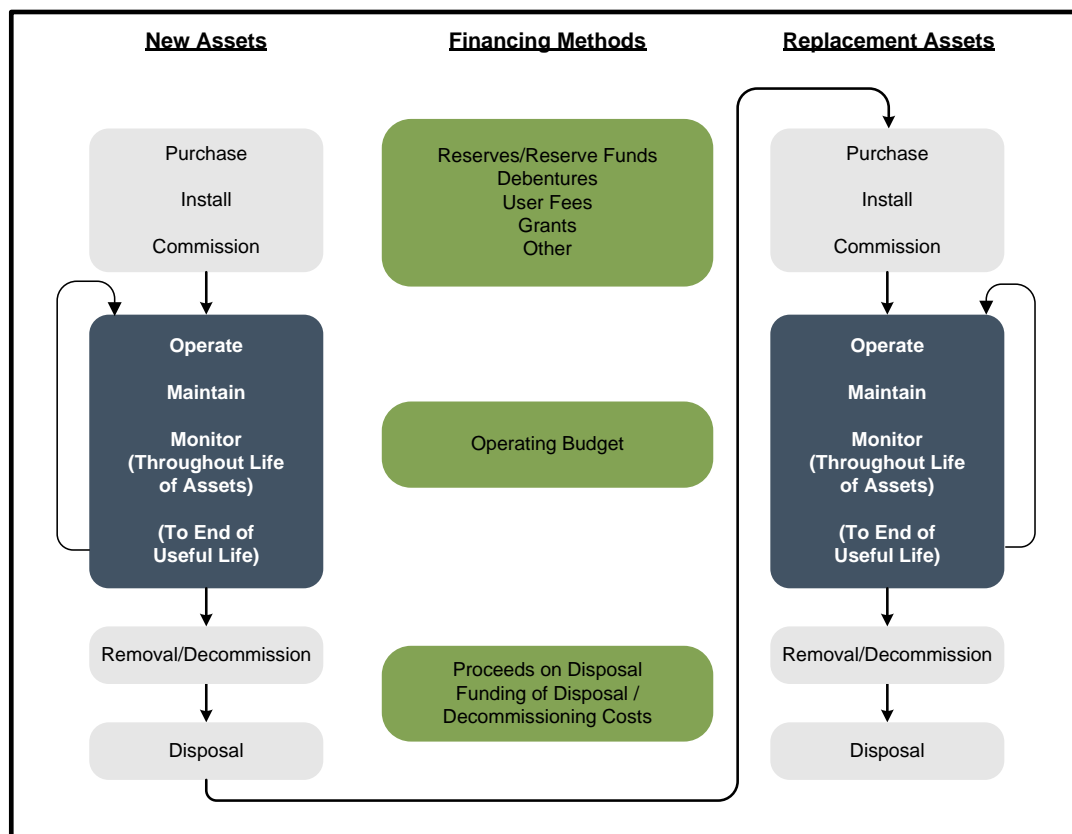
At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related 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 Municipality completed its A.M.P. (2016), however, this A.M.P. did not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2016 A.M.P.



In recognition to the schematic in Section 8.1, the following table (presented in 2020\$) 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 has 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 Municipality 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 2020 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 \$3.5 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 \$7.8 million. This amount, totalled with the existing operating revenues of \$21.6 million, provides annual revenues of \$29.4 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  
Asset Management – Future Expenditures and Associated Revenues (2020\$)

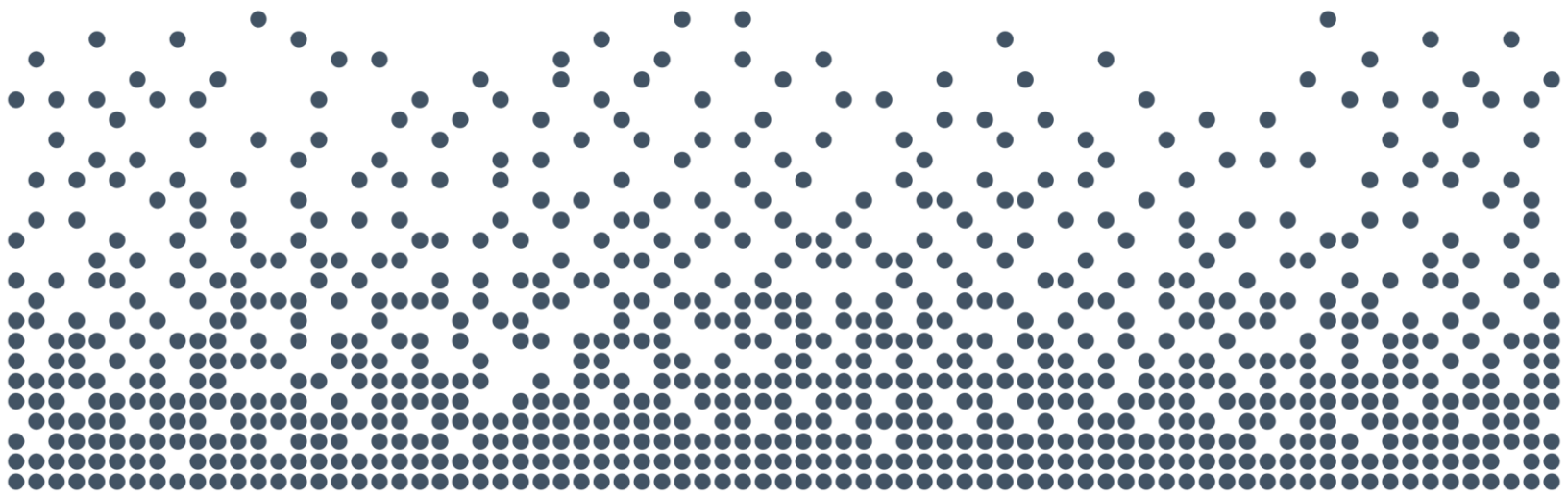
Description	Buildout
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	2,690,627
Annual Debt Payment on Post Period Capital <sup>2</sup>	275,631
<b>Lifecycle:</b>	
Annual Lifecycle - Municipal Wide Services	146,241
Annual Lifecycle - Area Specific Services <sup>3</sup>	81,338
<b>Incremental Operating Costs (for D.C. Services)</b>	\$264,837
<b>Total Expenditures</b>	<b>\$3,458,674</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>4</sup>	\$21,616,037
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$7,787,371
<b>Total Revenues</b>	<b>\$29,403,408</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> All infrastructure costs included in Area Specific by-laws have been included

<sup>4</sup> As per Sch. 10 of FIR



# Appendices



# Appendix A

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



**Schedule 1  
Municipality of South Huron  
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		
Historical	<i>Mid 2006</i>	10,220	9,982	262	9,720	3,445	180	365	65	4,055	2.462
	<i>Mid 2011</i>	10,190	9,945	240	9,705	3,483	256	350	83	4,172	2.384
	<i>Mid 2016</i>	10,340	10,096	396	9,700	3,530	270	370	75	4,245	2.378
Forecast	<i>Early 2020</i>	10,550	10,303	405	9,898	3,619	280	370	75	4,344	2.372
	<i>Early 2030</i>	11,700	11,418	449	10,969	4,064	335	377	75	4,852	2.353
	<i>Early 2040</i>	12,610	12,310	483	11,827	4,425	385	387	75	5,271	2.335
	<i>Buildout</i>	22,160	21,630	550	21,080	7,149	1,157	894	75	9,275	2.332
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>-30</b>	<b>-37</b>	<b>-22</b>	<b>-15</b>	<b>38</b>	<b>76</b>	<b>-15</b>	<b>18</b>	<b>117</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>150</b>	<b>151</b>	<b>156</b>	<b>-5</b>	<b>47</b>	<b>14</b>	<b>20</b>	<b>-8</b>	<b>73</b>	
	<b>Mid 2016 - Early 2020</b>	<b>210</b>	<b>207</b>	<b>9</b>	<b>198</b>	<b>89</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>99</b>	
	<b>Early 2020 - Early 2030</b>	<b>1,150</b>	<b>1,115</b>	<b>44</b>	<b>1,071</b>	<b>445</b>	<b>55</b>	<b>7</b>	<b>0</b>	<b>508</b>	
	<b>Early 2020 - Early 2040</b>	<b>2,060</b>	<b>2,007</b>	<b>78</b>	<b>1,929</b>	<b>806</b>	<b>105</b>	<b>17</b>	<b>0</b>	<b>927</b>	
	<b>Early 2020 - Buildout</b>	<b>11,610</b>	<b>11,327</b>	<b>145</b>	<b>11,182</b>	<b>3,530</b>	<b>877</b>	<b>524</b>	<b>0</b>	<b>4,931</b>	

Derived from Huron County Official Plan (Consolidated September 24, 2015) forecast to 2031 for the Municipality of South Huron. Post-2030 from information provided by municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

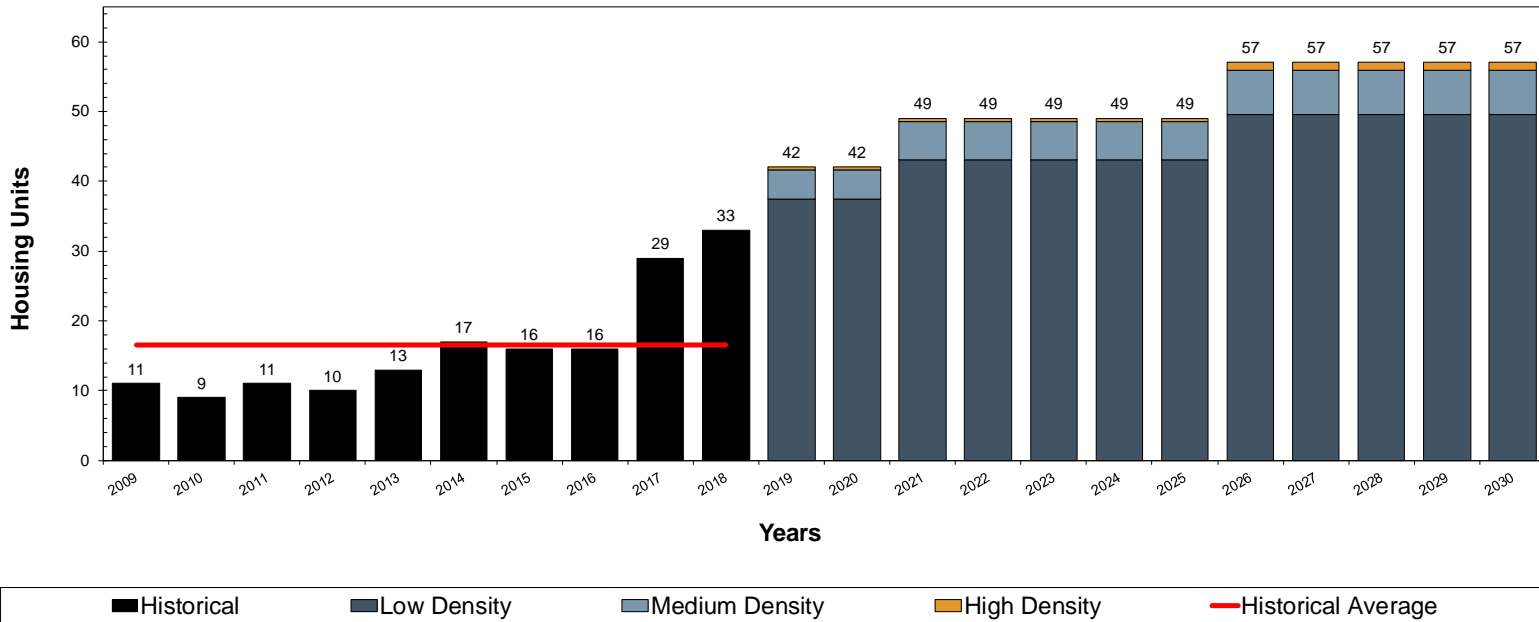
<sup>1</sup> Census undercount estimated at approximately 2.4%. Note: Population including the undercount has been rounded.

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

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



**Figure A-1  
Annual Housing Forecast<sup>1</sup>**



Source: Historical housing activity derived from building permit data for the Municipality of South Huron Municipality of South Huron , 2009-2018.

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



**Schedule 2**  
**Municipality of South Huron**  
**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
Primary Settlement Area - Exeter Urban Area (Water & Sewer)	2020 - 2030	209	55	7	271	696	(140)	557	34	591
	2020 - 2040	378	105	17	499	1,275	(264)	1,011	61	1,072
	2020 - Buildout	1,694	664	416	2,774	6,571	(527)	6,045	114	6,158
Other Primary Settlement Areas (Water & Sewer) <sup>3</sup>	2020 - 2030	179	0	0	179	504	(20)	484	5	489
	2020 - 2040	325	0	0	325	911	(38)	874	9	882
	2020 - Buildout	1,381	172	0	1,552	4,185	(76)	4,109	16	4,125
Grand Bend Area (Water & Sewer)	2020 - 2030	43	0	0	43	121	(19)	102	5	107
	2020 - 2040	78	0	0	78	219	(35)	184	8	192
	2020 - Buildout	342	41	108	491	1,196	(70)	1,125	15	1,140
Sub-Total Urban Area	2020 - 2030	432	55	7	494	1,321	(178)	1,143	44	1,187
	2020 - 2040	781	105	17	902	2,405	(337)	2,068	78	2,146
	2020 - Buildout	3,416	877	524	4,817	11,951	(673)	11,279	145	11,424
Dashwood Urban Area (Water Only)	2020 - 2030	3	0	0	3	8	(7)	2	0	2
	2020 - 2040	5	0	0	5	14	(13)	1	0	1
	2020 - Buildout	14	0	0	14	39	(26)	13	0	13
Rural	2020 - 2030	11	0	0	11	31	(104)	(73)	0	(73)
	2020 - 2040	20	0	0	20	57	(196)	(139)	0	(139)
	2020 - Buildout	100	0	0	100	280	(391)	(111)	0	(111)
Municipality of South Huron	2020 - 2030	446	55	7	508	1,361	(289)	1,072	44	1,116
	2020 - 2040	806	105	17	927	2,476	(546)	1,930	78	2,008
	2020 - Buildout	3,530	877	524	4,931	12,271	(1,090)	11,181	145	11,326

Derived from Huron County Official Plan (Consolidated September 24, 2015) forecast to 2031 for the Municipality of South Huron. Post-2030 from information provided by municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

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

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

<sup>3</sup> Primary Settlement Areas include Centralia, Crediton, and Huron Park.

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





**Schedule 3  
Municipality of South Huron  
Current Year Growth Forecast  
Mid 2016 to Early 2020**

		Population
Mid 2016 Population		10,096
Occupants of New Housing Units, Mid 2016 to Early 2020	<i>Units (2)</i>	99
	<i>multiplied by P.P.U. (3)</i>	2,336
	<i>gross population increase</i>	231
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2020	<i>Units</i>	8
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	8
Decline in Housing Unit Occupancy, Mid 2016 to Early 2020	<i>Units (4)</i>	4,245
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.008
	<i>total decline in population</i>	-32
Population Estimate to Early 2020		10,303
<i>Net Population Increase, Mid 2016 to Early 2020</i>		<i>207</i>

(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>	2.400	90%	2.151
<i>Multiples (6)</i>	1.792	10%	0.182
<i>Apartments (7)</i>	1.573	0%	0.003
<b>Total</b>		<b>100%</b>	<b>2.336</b>

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

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

(4) 2016 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4  
Municipality of South Huron  
Ten Year Growth Forecast  
Early 2020 to Early 2030**

		Population
Early 2020 Population		10,303
Occupants of New Housing Units, Early 2020 to Early 2030	<i>Units (2)</i>	508
	<i>multiplied by P.P.U. (3)</i>	2,680
<i>gross population increase</i>		1,360
Occupants of New Equivalent Institutional Units, Early 2020 to Early 2030	<i>Units</i>	40
	<i>multiplied by P.P.U. (3)</i>	1,100
<i>gross population increase</i>		44
Decline in Housing Unit Occupancy, Early 2020 to Early 2030	<i>Units (4)</i>	4,344
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.067
<i>total decline in population</i>		-289
Population Estimate to Early 2030		11,418
<i>Net Population Increase, Early 2020 to Early 2030</i>		1,115

(1) Early 2020 Population based on:

2016 Population (10,096) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (99 x 2.336 = 231) + (8 x 1.1 = 8) + (4,245 x -0.008 = -32) = 10,303

(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>	2.807	88%	2.464
<i>Multiples (6)</i>	1.798	11%	0.195
<i>Apartments (7)</i>	1.497	1%	0.021
<i>one bedroom or less</i>	1.053		
<i>two bedrooms or more</i>	1.940		
<b>Total</b>		100%	2.680

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

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

(4) Early 2020 households based upon 2016 Census (4,245 units) + Mid 2016 to Early 2020 unit estimate (99 units) = 4,344 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4b  
Municipality of South Huron  
Twenty Year Growth Forecast  
Early 2020 to Early 2040**

		Population
Early 2020 Population		10,303
Occupants of New Housing Units, Early 2020 to Early 2040	<i>Units (2)</i>	927
	<i>multiplied by P.P.U. (3)</i>	2,670
	<i>gross population increase</i>	2,475
Occupants of New Equivalent Institutional Units, Early 2020 to Early 2040	<i>Units</i>	71
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	78
Decline in Housing Unit Occupancy, Early 2020 to Early 2040	<i>Units (4)</i>	4,344
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.126
	<i>total decline in population</i>	-546
Population Estimate to Early 2040		12,310
<i>Net Population Increase, Early 2020 to Early 2040</i>		<i>2,007</i>

(1) Early 2020 Population based on:

2016 Population (10,096) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (99 x 2.336 = 231) + (8 x 1.1 = 8) + (4,245 x -0.008 = -32) = 10,303

(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>	2.807	87%	2.440
<i>Multiples (6)</i>	1.798	11%	0.203
<i>Apartments (7)</i>	1.497	2%	0.027
<i>one bedroom or less</i> 1.053			
<i>two bedrooms or more</i> 1.940			
<b>Total</b>		100%	2.670

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

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

(4) Early 2020 households based upon 2016 Census (4,245 units) + Mid 2016 to Early 2020 unit estimate (99 units) = 4,344 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5  
Municipality of South Huron  
Early 2020 to Buildout**

		Population
Early 2020 Population		10,303
Occupants of New Housing Units, Early 2020 to Buildout	<i>Units (2)</i>	4,931
	<i>multiplied by P.P.U. (3)</i>	2,489
	<i>gross population increase</i>	12,272
Occupants of New Equivalent Institutional Units, Early 2020 to Buildout	<i>Units</i>	132
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	145
Decline in Housing Unit Occupancy, Early 2020 to Buildout	<i>Units (4)</i>	4,931
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,221
	<i>total decline in population</i>	-1,090
Population Estimate to Buildout		21,630
<i>Net Population Increase, Early 2020 to Buildout</i>		<i>11,327</i>

(1) Early 2020 Population based on:

2016 Population (10,096) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (99 x = 231) + (4,245 x -0.0057 = -24) = 10,303

(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>	2.807	72%	2.010
<i>Multiples (6)</i>	1.798	18%	0.320
<i>Apartments (7)</i>	1.497	11%	0.159
<i>one bedroom or less</i>	1,053		
<i>two bedrooms or more</i>	1,940		
<b>Total</b>		100%	2,489

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

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

(4) Early 2020 households based upon 4,245 (2016 Census) + 99 (Mid 2016 to Early 2020 unit estimate) = 4,344

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 6**  
**Municipality of South Huron**  
**Summary of Residential Housing Supply Potential as of 2019**  
**Primary Settlement Area - Exeter Urban Area (Water & Sewer)**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	23	12	0	<b>35</b>
<i>% Breakdown</i>	66%	34%	0%	
Draft Plans Approved	150	34	0	<b>184</b>
<i>% Breakdown</i>	82%	18%	0%	
Application Under Review	3	0	7	<b>10</b>
<i>% Breakdown</i>	30%	0%	70%	
Vacant lands designated for Residential	1,518	618	409	<b>2,545</b>
<i>% Breakdown</i>	60%	24%	16%	
<b>Total</b>	<b>1,694</b>	<b>664</b>	<b>416</b>	<b>2,774</b>
<i>% Breakdown</i>	<b>61%</b>	<b>24%</b>	<b>15%</b>	

Source: Municipality of South Huron Planning Department, August 2019.

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

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

**Schedule 6**  
**Municipality of South Huron**  
**Summary of Residential Housing Supply Potential as of 2019**  
**Other Primary Settlement Areas (Water & Sewer)<sup>3</sup>**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	0	0	0	<b>0</b>
<i>% Breakdown</i>	0%	0%	0%	
Draft Plans Approved	25	0	0	<b>25</b>
<i>% Breakdown</i>	100%	0%	0%	
Application Under Review	364	0	0	<b>364</b>
<i>% Breakdown</i>	100%	0%	0%	
Vacant lands designated for Residential	992	172	0	<b>1,163</b>
<i>% Breakdown</i>	85%	15%	0%	
<b>Total</b>	<b>1,381</b>	<b>172</b>	<b>0</b>	<b>1,552</b>
<i>% Breakdown</i>	<b>89%</b>	<b>11%</b>	<b>0%</b>	

Source: Municipality of South Huron Planning Department, August 2019.

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

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

<sup>3</sup> Primary Settlement Areas include Centralia, CREDITON, and Huron Park.



**Schedule 6**  
**Municipality of South Huron**  
**Summary of Residential Housing Supply Potential as of 2019**  
**Grand Bend Area (Water & Sewer)**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	0	0	0	<b>0</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	
Draft Plans Approved	0	0	0	<b>0</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	
Application Under Review	342	41	108	<b>491</b>
<i>% Breakdown</i>	<i>70%</i>	<i>8%</i>	<i>22%</i>	
Vacant lands designated for Residential	0	0	0	<b>0</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	
<b>Total</b>	<b>342</b>	<b>41</b>	<b>108</b>	<b>491</b>
<i>% Breakdown</i>	<i>70%</i>	<i>8%</i>	<i>22%</i>	

Source: Municipality of South Huron Planning Department, August 2019.

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

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

**Schedule 6**  
**Municipality of South Huron**  
**Summary of Vacant Land Supply Housing Potential as of 2016**  
**Municipality of South Huron Total**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	23	12	0	<b>35</b>
<i>% Breakdown</i>	<i>66%</i>	<i>34%</i>	<i>0%</i>	
Draft Plans Approved	175	34	0	<b>209</b>
<i>% Breakdown</i>	<i>84%</i>	<i>16%</i>	<i>0%</i>	
Application Under Review	709	41	115	<b>865</b>
<i>% Breakdown</i>	<i>82%</i>	<i>5%</i>	<i>13%</i>	
Vacant lands designated for Residential	2,509	790	409	<b>3,708</b>
<i>% Breakdown</i>	<i>68%</i>	<i>21%</i>	<i>11%</i>	
<b>Total</b>	<b>3,416</b>	<b>877</b>	<b>524</b>	<b>4,817</b>
<i>% Breakdown</i>	<i>71%</i>	<i>18%</i>	<i>11%</i>	

Source: Municipality of South Huron Planning Department, August 2019.

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

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



**Schedule 7**  
**Municipality of South Huron**  
**Historical Residential Building Permits**  
**Years 2009 to 2018**

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2009	11	0	0	11
2010	9	0	0	9
2011	11	0	0	11
2012	9	1	0	10
2013	10	3	0	13
<b>Average (2009 - 2013)</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>11</b>
% Breakdown	92.6%	7.4%	0.0%	100.0%
2014	13	3	1	17
2015	16	0	0	16
2016	14	2	0	16
2017	24	5	0	29
2018	32	1	0	33
Sub-total	99	11	1	111
<b>Average (2014 - 2018)</b>	<b>20</b>	<b>2</b>	<b>0</b>	<b>22</b>
% Breakdown	89.2%	9.9%	0.9%	100.0%
2009 - 2018				
Total	133	17	1	151
<b>Average</b>	<b>15</b>	<b>2</b>	<b>0</b>	<b>17</b>
% Breakdown	88.1%	11.3%	0.7%	100.0%

Source: Historical housing activity derived from building permit data for the Municipality of South Huron  
Municipality of South Huron , 2009-2018.

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

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



**Schedule 8a - 25 Year Average  
Municipality of South Huron  
Persons Per Unit By Age and Type of Dwelling  
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	<b>2.400</b>	
6-10	-	-	-	2.923	-	<b>2.958</b>	
11-15	-	-	-	3.786	-	<b>2.917</b>	
16-20	-	-	-	2.900	-	<b>3.095</b>	
20-25	-	-	-	3.250	-	<b>2.667</b>	2.807
25-35	-	-	1.600	2.350	-	<b>2.270</b>	
35+	-	1.083	1.740	2.609	2.438	<b>2.367</b>	
<b>Total</b>	-	<b>0.813</b>	<b>1.697</b>	<b>2.683</b>	<b>3.257</b>	<b>2.431</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.364	-	-	<b>2.048</b>
6-10	-	-	1.353	2.765	-	<b>2.410</b>
11-15	-	-	1.833	3.222	-	<b>2.594</b>
16-20	-	-	-	2.783	-	<b>2.500</b>
20-25	-	-	1.667	2.850	-	<b>2.513</b>
25-35	-	-	1.667	2.553	-	<b>2.103</b>
35+	-	1.029	1.684	2.603	3.462	<b>2.270</b>
<b>Total</b>	-	<b>1.102</b>	<b>1.648</b>	<b>2.651</b>	<b>3.514</b>	<b>2.284</b>

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

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

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

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

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





**Schedule 8b**  
**Huron County, Bruce County, Grey County, and Perth County**  
**Persons Per Unit By Age and Type of Dwelling**  
**(2016 Census)**

Age of Dwelling	Multiples <sup>1</sup>						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.500	1.589	2.171	-	<b>1.792</b>	
6-10	-	1.500	1.384	2.040	-	<b>1.623</b>	
11-15	-	1.000	1.527	2.200	-	<b>1.759</b>	
16-20	-	-	1.455	2.324	-	<b>1.855</b>	
20-25	-	1.133	1.756	2.400	-	<b>1.962</b>	1.798
25-35	-	1.333	1.753	2.314	-	<b>1.976</b>	
35+	-	1.200	1.698	2.493	2.500	<b>1.906</b>	
<b>Total</b>	<b>0.833</b>	<b>1.228</b>	<b>1.607</b>	<b>2.342</b>	<b>3.045</b>	<b>1.854</b>	

Age of Dwelling	Apartments <sup>2</sup>						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.300	1.551	-	-	<b>1.573</b>	
6-10	-	1.083	1.558	-	-	<b>1.451</b>	
11-15	-	1.158	1.574	-	-	<b>1.474</b>	
16-20	-	1.231	1.585	-	-	<b>1.565</b>	
20-25	-	1.200	1.578	-	-	<b>1.421</b>	1.497
25-35	-	1.130	1.631	3.409	-	<b>1.491</b>	
35+	0.925	1.129	1.648	2.593	2.188	<b>1.480</b>	
<b>Total</b>	<b>0.762</b>	<b>1.136</b>	<b>1.629</b>	<b>2.623</b>	<b>2.167</b>	<b>1.482</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.231	1.788	2.912	3.769	<b>2.422</b>
6-10	-	-	1.548	2.757	4.438	<b>2.402</b>
11-15	-	-	1.706	2.727	4.444	<b>2.558</b>
16-20	-	1.250	1.610	2.673	4.143	<b>2.441</b>
20-25	-	-	1.545	2.858	4.130	<b>2.554</b>
25-35	-	1.077	1.769	2.585	4.400	<b>2.411</b>
35+	-	1.183	1.717	2.587	3.710	<b>2.365</b>
<b>Total</b>	<b>-</b>	<b>1.183</b>	<b>1.704</b>	<b>2.622</b>	<b>3.910</b>	<b>2.392</b>

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

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

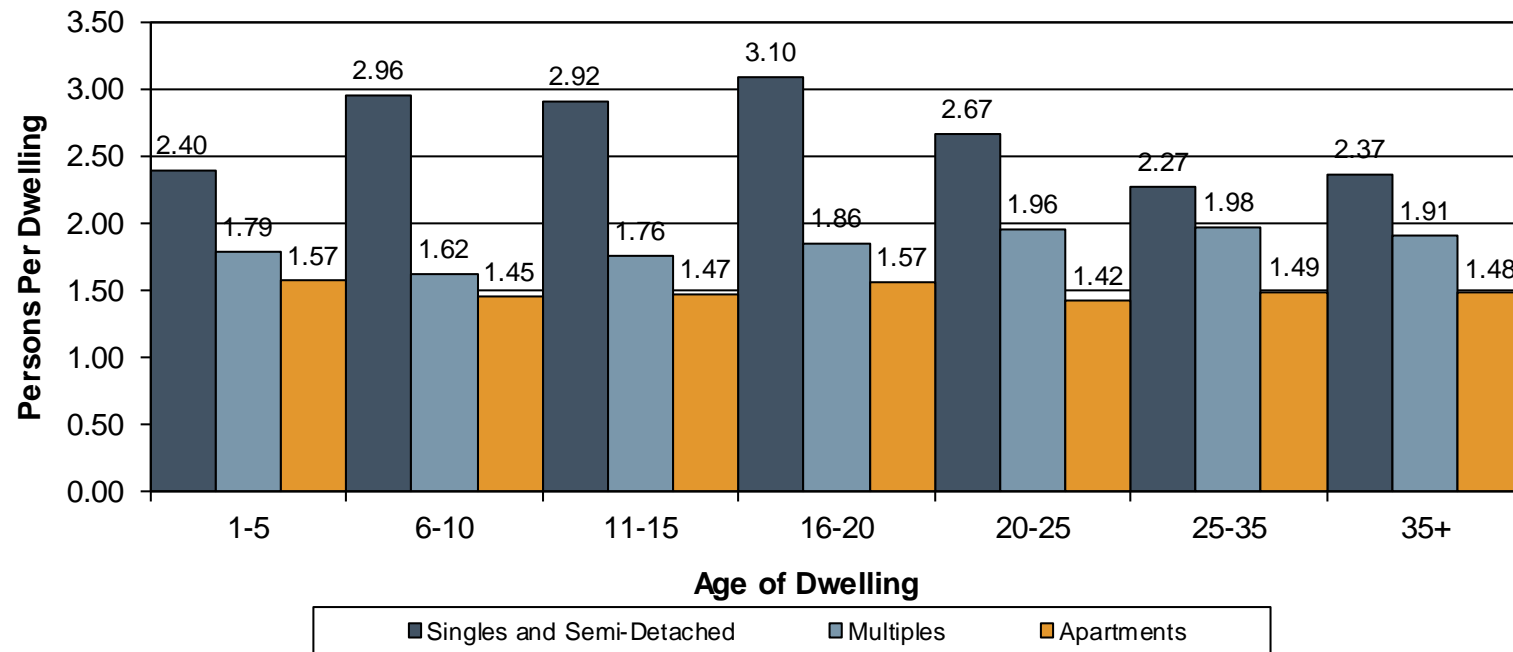
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

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



**Schedule 9  
Municipality of South Huron  
Persons Per Unit By Structural Type and Age of Dwelling  
(2016 Census)**



Multiple and Apartment P.P.U.s are based on Huron County, Bruce County, Grey County, and Perth County.



**Schedule 10a  
Municipality of South Huron  
2020 Employment Forecast**

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	9,982	0.016	0.061	0.151	0.175	0.057	0.459	0.067	0.527	160	610	1,503	1,743	570	4,585	673	5,258	3,975
Mid 2011	9,945	0.030	0.037	0.140	0.131	0.063	0.400	0.063	0.463	295	365	1,388	1,308	625	3,980	623	4,603	3,615
Mid 2016	10,096	0.022	0.054	0.147	0.149	0.061	0.433	0.071	0.504	225	545	1,485	1,500	615	4,370	721	5,091	3,825
Early 2020	10,303	0.022	0.057	0.152	0.154	0.060	0.444	0.074	0.518	225	587	1,562	1,585	620	4,579	762	5,341	3,992
Early 2030	11,418	0.020	0.058	0.152	0.154	0.056	0.440	0.074	0.514	225	662	1,736	1,758	639	5,020	845	5,865	4,358
Early 2040	12,310	0.018	0.062	0.152	0.156	0.054	0.443	0.074	0.517	225	763	1,876	1,920	665	5,449	916	6,365	4,686
Buildout	21,630	0.010	0.062	0.117	0.137	0.039	0.365	0.068	0.433	225	1,341	2,531	2,963	844	7,904	1,471	9,375	6,563
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	-37	0.014	-0.024	-0.011	-0.043	0.006	-0.059	-0.005	-0.064	135	-245	-115	-435	55	-605	-50	-655	-360
Mid 2011 - Mid 2016	151	-0.0074	0.0173	0.0076	0.0171	-0.0019	0.0326	0.0087	0.0414	-70	180	98	193	-10	390	98	488	210
Mid 2016 - Early 2020	207	-0.0004	0.0030	0.0045	0.0053	-0.0007	0.0116	0.0026	0.0142	0	42	77	85	5	209	41	250	167
Early 2020 - Early 2030	1,115	-0.0021	0.0010	0.0004	0.0002	-0.0042	-0.0048	0.0000	-0.0048	0	75	174	173	19	441	83	524	366
Early 2020 - Early 2040	2,007	-0.0036	0.0050	0.0008	0.0022	-0.0062	-0.0018	0.0004	-0.0014	0	176	314	335	45	870	154	1,024	694
Early 2020 - Buildout	11,327	-0.0114	0.0050	-0.0346	-0.0168	-0.0212	-0.0790	-0.0060	-0.0850	0	754	969	1,378	224	3,325	709	4,034	2,571
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	-7	0.00273	-0.00488	-0.00220	-0.00862	0.00115	-0.01183	-0.00096	-0.01278	27	-49	-23	-87	11	-121	-10	-131	-72
Mid 2011 - Mid 2016	30	-0.0015	0.0035	0.0015	0.0034	-0.0004	0.0065	0.0017	0.0083	-14	36	20	39	-2	78	20	98	42
Mid 2016 - Early 2020	59	-0.0001	0.0009	0.0013	0.0015	-0.0002	0.0033	0.0007	0.0041	0	12	22	24	1	60	12	71	48
Early 2020 - Early 2030	112	-0.00021	0.00010	0.00004	0.00002	-0.00042	-0.00048	0.00000	-0.00048	0	8	17	17	2	44	8	52	37
Early 2020 - Early 2040	100	-0.00018	0.00025	0.00004	0.00011	-0.00031	-0.00009	0.00002	-0.00007	0	9	16	17	2	44	8	51	35
Early 2020 - Buildout	172	-0.00017	0.00008	-0.00052	-0.00026	-0.00032	-0.00120	-0.00009	-0.00129	0	11	15	21	3	50	11	61	39

Derived from Huron County Official Plan (Consolidated September 24, 2015) forecast to 2031 for the Municipality of South Huron. Post-2030 from information provided by municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

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



**Schedule 10b**  
**Municipality of South Huron**  
**Employment & Gross Floor Area (G.F.A) Forecast, 2020 to Buildout**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	9,982	160	1,503	1,743	570	3,975				
Mid 2011	9,945	295	1,388	1,308	625	3,615				
Mid 2016	10,096	225	1,485	1,500	615	3,825				
Early 2020	10,303	225	1,562	1,585	620	3,992				
Early 2030	11,418	225	1,736	1,758	639	4,358				
Early 2040	12,310	225	1,876	1,920	665	4,686				
Buildout	21,630	225	2,531	2,963	844	6,563				
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	-37	135	-115	-435	55	-360				
Mid 2011 - Mid 2016	151	-70	98	193	-10	210				
Mid 2016 - Early 2020	207	0	77	85	5	167	115,500	46,800	3,500	165,800
Early 2020 - Early 2030	1,115	0	174	173	19	366	261,000	95,100	13,300	369,400
Early 2020 - Early 2040	2,007	0	314	335	45	694	471,000	184,200	31,500	686,700
Early 2020 - Buildout	11,327	0	969	1,378	224	2,571	1,453,300	757,900	156,800	2,368,000
<b>Annual Average</b>										
Mid 2006 - Mid 2011	-7	27	-23	-87	11	-72				
Mid 2011 - Mid 2016	30	-14	20	39	-2	42				
Mid 2016 - Early 2020	59	0	22	24	1	48	33,000	13,371	1,000	47,371
Early 2020 - Early 2030	112	0	17	17	2	37	26,100	9,510	1,330	36,940
Early 2020 - Early 2040	100	0	16	17	2	35	23,550	9,210	1,575	34,335
Early 2020 - Buildout	172	0	15	21	3	39	22,020	11,483	2,376	35,879

Derived from Huron County Official Plan (Consolidated September 24, 2015) forecast to 2031 for the Municipality of South Huron. Post-2030 from information provided by municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

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

Industrial	1,500
Commercial/ Population Related	550
Institutional	700

\* Reflects Mid 2020 to Mid 2040 forecast period

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



**Schedule 10c**  
**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. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Primary Settlement Area - Exeter Urban Area (Water & Sewer)	2020 - 2030	182,800	71,300	7,000	261,100	262
	2020 - 2040	371,800	128,900	16,500	517,200	506
	2020 - Buildout	1,131,800	492,600	86,000	1,710,400	1,773
Other Primary Settlement Areas (Water & Sewer) <sup>3</sup>	2020 - 2030	78,200	-	5,000	83,200	59
	2020 - 2040	99,200	-	11,900	111,100	83
	2020 - Buildout	321,500	-	54,700	376,200	293
Grand Bend Area (Water & Sewer)	2020 - 2030	-	23,800	1,300	25,100	45
	2020 - 2040	-	55,300	3,100	58,400	105
	2020 - Buildout	-	265,300	16,100	281,400	505
Sub-Total Urban Area	2020 - 2030	261,000	95,100	13,300	369,400	366
	2020 - 2040	471,000	184,200	31,500	686,700	694
	2020 - Buildout	1,453,300	757,900	156,800	2,368,000	2,571
Dashwood Urban Area (Water Only)	2020 - 2030	-	-	-	-	-
	2020 - 2040	-	-	-	-	-
	2020 - Buildout	-	-	-	-	-
Rural	2020 - 2030	-	-	-	-	-
	2020 - 2040	-	-	-	-	-
	2020 - Buildout	-	-	-	-	-
Municipality of South Huron	2020 - 2030	261,000	95,100	13,300	369,400	366
	2020 - 2040	471,000	184,200	31,500	686,700	694
	2020 - Buildout	1,453,300	757,900	156,800	2,368,000	2,571

Derived from Huron County Official Plan (Consolidated September 24, 2015) forecast to 2031 for the Municipality of South Huron. Post-2030 from information provided by municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Square feet per employee assumptions:  
Industrial 1,500  
Commercial 550  
Institutional 700

<sup>2</sup> Employment Increase does not include No Fixed Place of Work.

<sup>3</sup> Primary Settlement Areas include Centralia, Crediton, and Huron Park.

\*Reflects Mid 2020 to Mid 2040 forecast period



**Schedule 11**  
**Municipality of South Huron**  
**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	5,917	547	0	6,464	1,734	318	0	2,052	370	1,832	0	2,202	8,021	2,697	0	10,718
2008	5,917	821	1,368	8,105	1,055	299	1,140	2,493	40	604	0	644	7,011	1,724	2,508	11,243
2009	5,614	530	350	6,494	94	494	0	588	85	375	0	460	5,792	1,399	350	7,542
2010	4,357	1,530	0	5,887	3,536	1,269	0	4,805	0	434	0	434	7,893	3,232	0	11,125
2012	3,037	356	7,397	10,790	0	400	0	400	0	2,162	0	2,162	3,037	2,918	7,397	13,352
2013	2,697	1,041	0	3,739	5,681	310	0	5,991	0	512	973	1,485	8,378	1,864	973	11,215
2014	7,325	2,485	0	9,810	924	477	0	1,400	141	309	0	450	8,390	3,270	0	11,661
2015	5,707	109	1,046	6,862	38	746	0	783	0	66	292	358	5,744	921	1,338	8,003
2016	3,386	221	575	4,182	2,531	505	694	3,730	39	0	0	39	5,955	726	1,269	7,951
<b>Subtotal</b>	<b>50,548</b>	<b>7,994</b>	<b>13,066</b>	<b>71,608</b>	<b>16,494</b>	<b>5,002</b>	<b>1,834</b>	<b>23,331</b>	<b>675</b>	<b>6,340</b>	<b>1,265</b>	<b>8,280</b>	<b>67,717</b>	<b>19,336</b>	<b>16,166</b>	<b>103,218</b>
Percent of Total	71%	11%	18%	100%	71%	21%	8%	100%	8%	77%	15%	100%	66%	19%	16%	100%
<b>Average</b>	<b>5,055</b>	<b>799</b>	<b>2,178</b>	<b>7,161</b>	<b>1,833</b>	<b>500</b>	<b>917</b>	<b>2,333</b>	<b>135</b>	<b>704</b>	<b>633</b>	<b>828</b>	<b>6,772</b>	<b>1,934</b>	<b>2,309</b>	<b>10,322</b>
2007 - 2011 Period Total				36,226				11,025				3,786				51,037
<b>2007 - 2011 Average</b>				<b>7,245</b>				<b>2,205</b>				<b>757</b>				<b>10,207</b>
% Breakdown				71.0%				21.6%				7.4%				100.0%
2012 - 2016 Period Total				35,382				12,305				4,494				52,181
<b>2012 - 2016 Average</b>				<b>7,076</b>				<b>2,461</b>				<b>899</b>				<b>10,436</b>
% Breakdown				67.8%				23.6%				8.6%				100.0%
2007 - 2016 Period Total				71,608				23,331				8,280				103,218
<b>2007 - 2016 Average</b>				<b>7,161</b>				<b>2,333</b>				<b>828</b>				<b>10,322</b>
% Breakdown				69.4%				22.6%				8.0%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

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



**Schedule 12**  
**Municipality of South Huron**  
**Employment to Population Ratio by Major Employment Sector, 2006 to 2016**

NAICS		Year			Change	
		2006	2011	2016	06-11	11-16
<b>Employment by industry</b>						
	<b><u>Primary Industry Employment</u></b>					
11	<i>Agriculture, forestry, fishing and hunting</i>	525	490	550	-35	60
21	<i>Mining and oil and gas extraction</i>	0	0	0	0	0
	<b>Sub-total</b>	<b>525</b>	<b>490</b>	<b>550</b>	<b>-35</b>	<b>60</b>
	<b><u>Industrial and Other Employment</u></b>					
22	<i>Utilities</i>	10	0	15	-10	15
23	<i>Construction</i>	250	275	295	25	20
31-33	<i>Manufacturing</i>	855	600	745	-255	145
41	<i>Wholesale trade</i>	240	195	215	-45	20
48-49	<i>Transportation and warehousing</i>	155	220	190	65	-30
56	<i>Administrative and support</i>	90	98	75	8	-23
	<b>Sub-total</b>	<b>1,600</b>	<b>1,388</b>	<b>1,535</b>	<b>-213</b>	<b>148</b>
	<b><u>Population Related Employment</u></b>					
44-45	<i>Retail trade</i>	685	580	655	-105	75
51	<i>Information and cultural industries</i>	65	30	40	-35	10
52	<i>Finance and insurance</i>	115	145	140	30	-5
53	<i>Real estate and rental and leasing</i>	50	20	45	-30	25
54	<i>Professional, scientific and technical services</i>	120	80	145	-40	65
55	<i>Management of companies and enterprises</i>	0	0	0	0	0
56	<i>Administrative and support</i>	90	98	75	8	-23
71	<i>Arts, entertainment and recreation</i>	85	30	60	-55	30
72	<i>Accommodation and food services</i>	430	275	310	-155	35
81	<i>Other services (except public administration)</i>	240	135	175	-105	40
	<b>Sub-total</b>	<b>1,880</b>	<b>1,393</b>	<b>1,645</b>	<b>-488</b>	<b>253</b>
	<b><u>Institutional</u></b>					
61	<i>Educational services</i>	155	220	200	65	-20
62	<i>Health care and social assistance</i>	300	350	350	50	0
91	<i>Public administration</i>	125	140	90	15	-50
	<b>Sub-total</b>	<b>580</b>	<b>710</b>	<b>640</b>	<b>130</b>	<b>-70</b>
	<b>Total Employment</b>	<b>4,585</b>	<b>3,980</b>	<b>4,370</b>	<b>-605</b>	<b>390</b>
	<b>Population</b>	<b>9,982</b>	<b>9,945</b>	<b>10,096</b>	<b>-37</b>	<b>151</b>
	<b><u>Employment to Population Ratio</u></b>					
	<b>Industrial and Other Employment</b>	<b>0.16</b>	<b>0.14</b>	<b>0.15</b>	<b>-0.02</b>	<b>0.01</b>
	<b>Population Related Employment</b>	<b>0.19</b>	<b>0.14</b>	<b>0.16</b>	<b>-0.05</b>	<b>0.02</b>
	<b>Institutional Employment</b>	<b>0.06</b>	<b>0.07</b>	<b>0.06</b>	<b>0.01</b>	<b>-0.01</b>
	<b>Primary Industry Employment</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.00</b>	<b>0.01</b>
	<b>Total</b>	<b>0.46</b>	<b>0.40</b>	<b>0.43</b>	<b>-0.06</b>	<b>0.03</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





# Appendix B: Historical Level of Service Calculations

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Dashwood Fire Station (63%)	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	\$161	\$190
Exeter Fire Station (97%)	6,516	6,516	6,516	6,516	6,516	6,516	6,516	6,516	6,516	6,516	\$203	\$238
Huron Park Fire Station (100%)	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	\$198	\$232
Grand Bend (50%)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$161	\$190
<b>Total</b>	<b>16,828</b>	<b>16,828</b>	<b>16,828</b>	<b>16,828</b>	<b>16,828</b>	<b>16,828</b>	<b>16,828</b>	<b>16,828</b>	<b>16,828</b>	<b>16,828</b>		

Note: Percentages are based on Municipal Service Agreements with Blue Water and Lambton Shores

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	1.6839	1.6922	1.6877	1.6842	1.6795	1.6735	1.6668	1.6603	1.6489	1.6359

10 Year Average	2010-2019
Quantity Standard	1.6713
Quality Standard	\$224
Service Standard	\$374

D.C. Amount (before deductions)	10 Year
Forecast Population	1071
\$ per Capita	\$374
Eligible Amount	\$401,025



Service: Fire Vehicles  
 Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
<b>Dashwood (63%)</b>											
GMC Tanker	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	\$300,000
Freightliner Rescue Van	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	\$254,700
Freightliner Pumper/Tanker	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	\$458,400
<b>Exeter (97%)</b>											
Pumper	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	-	-	\$400,000
Ford Tanker	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$300,000
Freightliner Telesquirt	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$802,200
GMC 4 Wheel Drive Truck	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$40,000
2000 Pierce Dash HD Aerial Ladder Fire Truck	-	-	-	-	-	-	-	0.97	0.97	0.97	\$1,332,600
2019 Freightliner M2-106	-	-	-	-	-	-	-	-	-	0.97	\$240,300
<b>Huron Park (100%)</b>											
Freightliner Rescue Van	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$343,800
Freightliner Pumper/Tanker	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$458,400
Freightliner Pumper/Tanker	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$458,400
<b>Grand Bend (50%)</b>											
Pumper	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$458,400
Tanker	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$300,000
Rescue	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$343,800
<b>Total</b>	<b>10.27</b>	<b>10.27</b>	<b>10.27</b>	<b>10.27</b>	<b>10.27</b>	<b>10.27</b>	<b>10.27</b>	<b>11.24</b>	<b>10.27</b>	<b>11.24</b>	

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011	0.0010	0.0011

Note: Percentages are based on Municipal Service Agreements with Blue Water and Lambton Shores

10 Year Average	2010-2019
Quantity Standard	0.0010
Quality Standard	\$424,550
Service Standard	\$425

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$425
Eligible Amount	\$454,693



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Communication Equipment	1	1	1	1	1	1	1	1	1	1	\$154,600
Porta Count Fit Tester	1	1	1	1	1	1	-	-	-	-	\$20,900
Personal Protection Equipment	75	75	75	75	75	75	75	75	75	75	\$2,900
SCBA Equipment	36	36	36	36	36	36	36	36	36	36	\$6,100
Thermal Imaging Camera	1	1	1	2	2	2	3	3	3	3	\$16,900
Pagers	75	75	75	75	75	75	75	75	75	75	\$600
Air Bag Lift System	-	-	-	-	-	-	1	2	2	2	\$8,700
Repeater Equipment	1	1	1	1	1	1	1	1	1	1	\$12,100
Vehicle Repeaters	3	3	3	3	3	3	3	3	3	3	\$12,100
<b>Total</b>	<b>193</b>	<b>193</b>	<b>193</b>	<b>194</b>	<b>194</b>	<b>194</b>	<b>195</b>	<b>196</b>	<b>196</b>	<b>196</b>	

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	0.0193	0.0194	0.0194	0.0194	0.0194	0.0193	0.0193	0.0193	0.0192	0.0191

10 Year Average	2010-2019
Quantity Standard	0.0193
Quality Standard	\$3,803
Service Standard	\$73

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$73
Eligible Amount	\$78,611



Service: Roads  
 Unit Measure: Linear km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/linear km)
Gravel Surface	178	178	178	178	178	178	178	178	178	178	\$35,700
HCB Surface	119	119	119	122	122	122	122	122	122	126	\$607,400
LCB Surface	51	51	51	49	49	49	49	49	49	45	\$101,200
<b>Total</b>	<b>348</b>	<b>348</b>	<b>348</b>	<b>349</b>	<b>349</b>	<b>349</b>	<b>349</b>	<b>349</b>	<b>349</b>	<b>349</b>	

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	0.0348	0.0350	0.0349	0.0349	0.0348	0.0347	0.0346	0.0344	0.0342	0.0339

10 Year Average	2010-2019
Quantity Standard	0.0346
Quality Standard	\$244,523
Service Standard	\$8,461

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$8,461
Eligible Amount	\$9,061,196



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Bridges	82	82	81	81	78	78	78	78	78	78	\$306,300
Major Culverts (3 meters or larger)	41	41	42	42	43	44	44	44	44	44	\$334,200
<b>Total</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>121</b>	<b>122</b>	<b>122</b>	<b>122</b>	<b>122</b>	<b>122</b>	

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	0.0123	0.0124	0.0123	0.0123	0.0121	0.0121	0.0121	0.0120	0.0120	0.0119

10 Year Average	2010-2019
Quantity Standard	0.0122
Quality Standard	\$314,697
Service Standard	\$3,839

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$3,839
Eligible Amount	\$4,111,890



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
<b>Traffic Signals</b>											
Main St S and Huron St	1	1	1	1	1	1	1	1	1	1	\$106,000
Main St S and Sanders St	1	1	1	1	1	1	1	1	1	1	\$145,700
Main St S and Victoria St	1	1	1	1	1	1	1	1	1	1	\$35,700
<b>Streetlights</b>											
Streetlight - Poles	280	280	280	280	280	280	280	280	280	280	\$1,200
Streetlight - Fixtures	867	867	867	867	867	867	867	867	867	867	\$400
<b>Total</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	0.1151	0.1156	0.1153	0.1151	0.1148	0.1144	0.1139	0.1135	0.1127	0.1118

10 Year Average	2010-2019
Quantity Standard	0.1142
Quality Standard	\$843
Service Standard	\$96

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$96
Eligible Amount	\$103,137



Service: Public Works Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Stephen Salt Shed	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	\$29	\$36
Stephen Work Shed	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	\$100	\$114
Usborne Salt Shed	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	\$29	\$36
Usborne Work Shed	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	\$100	\$114
Weber Pit Pole Shed	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$31	\$38
<b>Total</b>	<b>32,500</b>	<b>32,500</b>	<b>32,500</b>	<b>32,500</b>	<b>32,500</b>	<b>32,500</b>	<b>32,500</b>	<b>32,500</b>	<b>32,500</b>	<b>32,500</b>		

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	3.2520	3.2680	3.2595	3.2526	3.2435	3.2319	3.2191	3.2064	3.1844	3.1593

10 Year Average	2010-2019
Quantity Standard	3.2277
Quality Standard	\$83
Service Standard	\$267

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$267
Eligible Amount	\$285,914



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
<b>Mowers</b>											
Bush Hog Mower	1	1	1	1	1	1	1	-	-	-	\$10,800
Trackless Boom Flail Mower	1	1	1	1	1	1	1	1	1	1	\$21,500
LELY 6' Roadside Mower HD205	1	1	1	1	1	1	-	-	-	-	\$10,800
LELY 205Hd Mower (With #033)	1	1	1	1	1	1	-	-	-	-	\$11,900
2007 Scag 61" 27HP Turf Tiger Scag Mower"	1	1	1	1	1	1	-	-	-	-	\$17,100
2015 Kverneland Mower	-	-	-	-	1	1	1	1	1	1	\$11,900
2014 Vermeer Mower	-	-	-	-	-	1	1	1	1	1	\$10,800
<b>Pickup Trucks</b>											
GMC 1 Ton Truck	1	1	1	1	1	1	-	-	-	-	\$62,400
GMC 3/4 Ton 4 X 4 Pick Up Truck	1	1	1	1	1	1	-	-	-	-	\$45,400
Dodge Ram 1500 Re 4 X 4	1	1	1	1	1	1	1	-	-	-	\$36,200
GMC Sierra SI 2W 1 Ton	1	1	1	1	1	1	1	1	1	1	\$53,100
Chev Silverado	1	1	1	1	1	1	1	1	1	1	\$31,700
GMC 4 Wheel Drive Truck	1	-	1	1	1	1	1	1	1	1	\$36,600
1997 Ford 2WD 1/2 Ton Pick Up Truck	1	1	1	-	-	-	-	-	-	-	\$36,600
2015 Ram 3500 Pick Up Truck	-	-	-	-	-	1	1	1	1	1	\$62,400
2015 Ram 2500 Pick Up Truck	-	-	-	-	-	1	1	1	1	1	\$37,000
2016 Dodge RAM 1500 ST/SXT Crew Cab	-	-	-	-	-	-	1	1	1	1	\$37,000
<b>Backhoes</b>											
Caterpillar Backhoe Loader	-	1	1	1	1	1	1	1	1	1	\$106,400
Case Tractor Backhoe Extendahoe	1	1	1	1	1	1	1	1	1	1	\$92,800
1992 CASE BACKHOE	1	1	-	-	-	-	-	-	-	-	\$106,400
<b>Graders</b>											
John Deere 770Bh Grader	1	1	1	1	1	1	1	1	-	-	\$458,300
Champion 730A Grader	1	1	1	1	1	1	1	-	-	-	\$458,300
Volvo G740B Grader	1	1	1	1	1	1	1	1	1	1	\$446,900
John Deere 772G Motor Grader	1	1	1	1	1	1	1	1	1	1	\$446,900
88 JOHN DEERE 770BH GRADER	1	1	1	1	1	-	-	-	-	-	\$458,300
2017 John Deere 772G Grader	-	-	-	-	-	-	-	1	1	1	\$458,300
<b>Plows</b>											
Ford Single Axle Dump Snow Plow	1	1	1	1	1	1	1	-	-	-	\$228,000
Western Star Tandem Sander/Plow	1	1	1	1	1	1	1	1	1	1	\$263,900
Mack Tandem Truck W' Sander/Plow (Usborne)	1	1	1	1	1	1	1	1	1	1	\$277,600
Mack Tandem Truck W' Sander/Plow (Stephen)	1	1	1	1	1	1	1	1	1	1	\$272,500
International Single Axle Truck W' Sander/Plow	1	1	1	1	1	1	1	1	1	1	\$239,400
International Single Axle Truck W' Sander/Plow	1	1	1	1	1	1	1	1	1	1	\$239,400
International Workstar	-	-	-	1	1	1	1	1	1	1	\$265,800
Mack Tandem Axle Truck	1	1	1	1	-	-	-	-	-	-	\$257,500
GMC Top Kick Double Bucket	1	1	1	1	1	1	1	1	1	1	\$306,000
2016 Dodge RAM 5500 Single Axle Plow	-	-	-	-	-	-	1	1	1	1	\$64,500
2018 International Tandem Axle Plow	-	-	-	-	-	-	-	1	1	1	\$317,000





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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
<b>Tractors</b>											
Massey Ferguson 285 Tractor	1	1	1	1	1	1	1	-	-	-	\$48,200
New Holland 4 X 4 Tractor	1	1	1	1	1	1	1	1	1	1	\$67,600
Series Mt5 Offroad Trackless	1	1	1	1	1	1	1	1	1	1	\$150,900
John Deere 444J Hilift Wheel Loader	1	1	1	1	1	1	1	1	1	1	\$225,800
John Deere Tractor Loader/Snowblower/Blade	1	1	1	1	1	1	1	1	1	-	\$79,300
Trackless - Mt6	-	-	1	1	1	1	1	1	1	1	\$149,000
2000 TRACKLESS	1	1	1	-	-	-	-	-	-	-	\$129,900
2018 John Deere 5115R Tractor	-	-	-	-	-	-	-	-	1	1	\$144,200
2018 Lucknow D85 Snowblower	-	-	-	-	-	-	-	-	1	1	\$11,200
2018 Horst 4200 HLA	-	-	-	-	-	-	-	-	1	1	\$11,000
2018 John Deere Disk Mower - R240	-	-	-	-	-	-	-	-	1	1	\$20,500
<b>Other</b>											
ODB Leaf Vacuum	1	1	1	1	1	1	-	-	-	-	\$38,300
Homemade Construction 14' H.D. Trailer	1	1	1	1	1	1	1	1	1	1	\$7,800
Elgin Pelican Street Sweeper	1	1	1	1	1	1	1	1	1	1	\$98,500
Vermeer Wood Chipper	1	1	1	1	1	1	1	1	1	1	\$50,700
VeePro 6000 Snow Ex Spreader	1	1	1	1	1	1	1	1	1	-	\$13,500
1994 VERMEER WOOD CHIPPER	1	1	1	1	1	-	-	-	-	-	\$260,100
74 SWEEPER	1	1	1	1	1	-	-	-	-	-	\$44,600
<b>Total</b>	<b>40</b>	<b>40</b>	<b>41</b>	<b>40</b>	<b>40</b>	<b>39</b>	<b>36</b>	<b>33</b>	<b>36</b>	<b>34</b>	

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	0.0040	0.0040	0.0041	0.0040	0.0040	0.0039	0.0036	0.0033	0.0035	0.0033

10 Year Average	2010-2019
Quantity Standard	0.0038
Quality Standard	\$147,624
Service Standard	\$561

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$561
Eligible Amount	\$600,799



Service: Parkland Development  
 Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Neighbourhood Parks	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Community Parks	68.8	68.8	68.8	68.8	68.8	68.8	68.8	68.8	68.8	68.8
<b>Total</b>	<b>70.3</b>	<b>70.3</b>	<b>70.3</b>	<b>70.3</b>	<b>70.3</b>	<b>70.3</b>	<b>70.3</b>	<b>70.3</b>	<b>70.3</b>	<b>70.3</b>

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	0.0070	0.0071	0.0071	0.0070	0.0070	0.0070	0.0070	0.0069	0.0069	0.0068

10 Year Average	2010-2019
Quantity Standard	0.007
Quality Standard	\$0
Service Standard	\$0

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$0
Eligible Amount	\$0



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Bleachers, Victoria St E	28	28	28	28	28	28	28	28	28	28	\$4,700
Large Stand (coral-rodeo ring)	1	1	1	1	1	1	1	1	1	1	\$95,300
Pavilion, Centralia	1	1	1	1	1	1	1	1	1	1	\$98,000
Ball Park, Crediton	1	1	1	1	1	1	1	1	1	1	\$380,700
Pavilion, Crediton	1	1	1	1	1	1	1	1	1	1	\$295,200
Pavilion, Dashwood Ball Park	1	1	1	1	1	1	1	1	1	1	\$128,800
Pavilion, Dashwood CC	1	1	1	1	1	1	1	1	1	1	\$404,300
Playground Equipment, Dashwood CC	1	1	1	1	1	1	1	1	1	1	\$29,600
Gazebo, 406 Main St (Parkette)	1	1	1	1	1	1	1	1	1	1	\$13,300
Hardball Diamond Lighting, Alvin Willert	1	1	1	1	1	1	1	1	1	1	\$380,700
Irrigation System, Victoria St E	1	1	1	1	1	1	1	1	1	1	\$20,600
Pavilion, Kirkton	1	1	1	1	1	1	1	1	1	1	\$325,000
Lions Park Gazebo, MacNaughton Dr	1	1	1	1	1	1	1	1	1	1	\$15,500
McNaughton Park Pavilion	1	1	1	1	1	1	1	1	1	1	\$64,100
Playground Equipment, Exeter	1	1	1	1	1	1	1	1	1	1	\$57,300
Playground Equipment, Centralia	1	1	1	1	1	1	1	1	1	1	\$50,600
Playground Equipment, Crediton	1	1	1	1	1	1	1	1	1	1	\$47,200
Soccer Pitch Lighting, Victoria St E	1	1	1	1	1	1	1	1	1	1	\$77,000
Victoria Park Pavilion	1	1	1	1	1	1	1	1	1	1	\$2,500
Kirkton Pool (50% Ownership) - South Bend	1	1	1	1	1	1	1	1	1	1	\$347,000
Exeter Pool	1	1	1	1	1	1	1	1	1	1	\$1,451,400
Exeter Pool House	1	1	1	1	1	1	1	1	1	1	\$490,000
Lawn Bowling Clubhouse and Shed	1	1	1	1	1	1	1	1	1	1	\$105,800
Skateboard Park	1	1	1	1	1	1	1	1	1	1	\$88,900
South Huron Ball Diamond #1 Lighting	1	1	1	1	1	1	1	1	1	1	\$380,700
South Huron Ball Diamond #2 Lighting	1	1	1	1	1	1	1	1	1	1	\$380,700
Pavilion - Splashpad	-	-	-	-	-	1	1	1	1	1	\$54,100
Playground Equipment, Splash Pad	-	-	-	-	1	1	1	1	1	1	\$103,900
Splash Pad	-	-	-	-	-	1	1	1	1	1	\$381,000
<b>Total</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>54</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>56</b>	
Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287	
Per Capita Standard	0.0053	0.0053	0.0053	0.0053	0.0054	0.0056	0.0055	0.0055	0.0055	0.0054	
<b>10 Year Average</b>	<b>2010-2019</b>										
Quantity Standard	0.0054										
Quality Standard	\$108,298										
Service Standard	\$585										
<b>D.C. Amount (before deductions)</b>	<b>10 Year</b>										
Forecast Population	1,071										
\$ per Capita	\$585										
Eligible Amount	\$626,332										



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Massey Tractor	1	1	1	1	1	1	-	-	-	-	\$49,100
John Deere Tractor	1	1	1	1	1	1	1	1	1	1	\$58,500
Chev 2wd 1/2 Ton Pick Up Truck	2	2	2	2	1	1	1	1	1	1	\$38,500
Ice Resurfacer	2	2	2	2	2	2	2	2	2	2	\$112,200
Scag 61" "Cut Riding Mower"	2	2	2	2	2	2	2	-	-	-	\$17,200
John Deere 925 0 Turn Mower	1	1	1	1	1	1	1	1	1	1	\$10,900
GMC Sierra 4wd Ext Cab Pick Up Truck	-	-	1	1	1	1	1	1	1	1	\$28,400
Dump Trailer	-	-	-	1	1	1	1	1	1	1	\$7,700
Chevrolet Silverado	-	-	-	-	1	1	1	1	1	1	\$36,900
Crane National Snack Centre	2	2	2	2	2	2	2	2	2	2	\$8,700
Floor Cleaner	1	1	1	1	1	1	1	1	1	1	\$9,800
Focus L20 Boost 20" Floor Cleaner	1	1	1	1	1	1	1	1	1	1	\$8,900
Olympia Battery Edger	1	1	1	1	1	1	1	1	1	1	\$6,600
Skate Sharpening Machine	1	1	1	1	1	1	1	1	1	-	\$13,000
Wrangler Floor Scrubber	1	1	1	1	1	1	1	1	1	1	\$9,400
2001 Chev 4 X 4 1/2 Ton Pick Up Truck	1	1	1	1	1	1	1	1	1	1	\$44,100
Hustler Excel Super 104 Zero Turn Mower	-	-	-	-	-	-	-	1	1	1	\$30,000
2018 Dodge Ram 1500 Quad Cab 4x4	-	-	-	-	-	-	-	-	1	1	\$32,300
2001 John Deere Gator	2	2	2	2	2	2	2	2	2	2	\$11,000
Clipper Mower	-	-	-	-	-	-	-	2	2	2	\$17,200
<b>Total</b>	<b>19</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>21</b>	

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	0.0019	0.0019	0.0020	0.0021	0.0021	0.0021	0.0020	0.0021	0.0022	0.0020

10 Year Average	2010-2019
Quantity Standard	0.002
Quality Standard	\$30,145
Service Standard	\$60

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$60
Eligible Amount	\$64,571



Service: Indoor Recreation Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Crediton Community Centre	2,500	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$305	\$340
Dashwood Community Centre (50% Ownership)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$258	\$288
Kirkton Woodham Community Centre (50% Ownership)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$274	\$306
South Huron Recreation Centre	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	\$176	\$198
Stephen Arena	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	\$117	\$133
Centralia Community Centre	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$171	\$192
Agricultural Building	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	\$97	\$111
<b>Total</b>	<b>98,405</b>	<b>99,105</b>	<b>99,105</b>	<b>99,105</b>	<b>99,105</b>	<b>99,105</b>	<b>99,105</b>	<b>99,105</b>	<b>99,105</b>	<b>99,105</b>		

Population	9,994	9,945	9,971	9,992	10,020	10,056	10,096	10,136	10,206	10,287
Per Capita Standard	9.8464	9.9653	9.9393	9.9184	9.8907	9.8553	9.8163	9.7775	9.7105	9.6340

10 Year Average	2010-2019
Quantity Standard	9.8354
Quality Standard	\$178
Service Standard	\$1,752

D.C. Amount (before deductions)	10 Year
Forecast Population	1,071
\$ per Capita	\$1,752
Eligible Amount	\$1,876,521



# Appendix C

## Long Term Capital and Operating Cost Examination



## Appendix C: 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 savings attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's 2018 Financial Information Return.

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 C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while 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 C-1  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Fire Protection Services	-	1,251	1,251
Roads and Related Services	38,003	2,972	40,975
Parks and Recreation	108,237	49,764	158,001
Administration	-	-	-
Water Services	45,494	94,593	140,087
Wastewater Services	35,844	116,257	152,101
<b>Total</b>	<b>227,579</b>	<b>264,837</b>	<b>492,416</b>



# Appendix D

## Local Service Policy





# Appendix D: Local Service and Developer Contribution Policy

## 1. Local Roads

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

## 2. Collector Roads

2.1. Collector roads internal or abutting development up to 10m width plus two sidewalks and two lifts of asphalt – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

2.2. Roads (collector and arterial) external to development and oversizing of collector roads internal to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2.3. Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Municipality or rail corridors – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

## 3. Traffic Signals

3.1. Traffic signalization within or external to development – Include in D.C calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

## 4. Intersection Improvements

4.1. New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing noted in item 1, to limits of ROW.

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



- 4.3. Intersection improvements on other roads due to development growth increasing traffic – Include in D.C. calculation.
5. Streetlights
  - 5.1. Streetlights on external roads – Include in Municipal D.C. (linked to collector road funding source in item 1).
  - 5.2. Streetlights within specific developments – Direct developer responsibility under s.59 of D.C.A. (as a local service).
6. Sidewalks
  - 6.1. Sidewalks on Municipal roads - Linked to collector road funding source in item 1.
  - 6.2. Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of D.C.A.).
7. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways
  - 7.1. Bike routes and bike lanes, within road allowance, external to development – Include in D.C. road costs, consistent with the service standard provisions of the D.C.A., s.5(1).
  - 7.2. Bike paths/multi-use trails/naturalized walkways external to development – Include in Municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
  - 7.3. Bike lanes, within road allowance, internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
8. Noise Abatement Measures
  - 8.1. Internal to Development - Direct developer responsibility though local service provisions (s.59 of D.C.A.).
9. Traffic Control Systems
  - 9.1. Include in D.C. calculation.



## 10. Land Acquisition for Road Allowances

- 10.1. Land Acquisition for arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in Municipal D.C. (to the extent eligible).
- 10.2. Land Acquisition for collector roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in Municipal D.C. (to the extent eligible).
- 10.3. Land Acquisition for grade separations (beyond normal dedication requirements) – Include in the Municipal D.C. to the extent eligible.

## 11. Land Acquisition for Easements

- 11.1. Easement costs external to subdivisions shall be included in D.C. calculation.

## 12. Storm Water Management

- 12.1. Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- 12.2. Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by Municipality.

## 13. Water

- 13.1. Pumping stations and works associated with Zone boundaries to be included within the D.C. if benefit areas outside plan of subdivision.
- 13.2. Watermains external to subdivisions included in the D.C.
- 13.3. Marginal costs of waterworks within the subdivision included in D.C. at 150 mm nominal diameter or above
- 13.4. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

## 14. Wastewater



- 14.1. Pumping stations shall be included in the D.C. if benefit areas outside plan of subdivision
- 14.2. Sanitary sewers external to subdivisions included in the D.C.
- 14.3. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 14.4. Marginal costs of sanitary sewer works within the subdivision included in D.C. at 200mm nominal diameter and above and extra depth to accommodate external lands



# Appendix E

## Proposed Development Charges By-law



**The Corporation of the Municipality of South Huron**  
**By-Law No. \_\_\_\_-2020**  
**Being a By-law of the Municipality of South Huron**  
**With Respect to Development Charges**

**WHEREAS** the Municipality of South Huron will experience growth through development and re-development;

**AND WHEREAS** development and re-development requires the provision of physical and social services by the Municipality of South Huron;

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

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

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

**AND WHEREAS** the Council of The Corporation of the Municipality of South Huron has given notice of and held a public meeting on the 2<sup>nd</sup> day of March, 2020 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON ENACTS AS FOLLOWS:**

1. **Interpretation**

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

“accessory” means when used to describe a use, building or structure, that the use, building or structure is naturally or normally incidental, subordinate and



exclusively devoted to a main use, building or structure located on the same lot therewith;

“Act” means the *Development Charges Act, 1997*, as amended, or any successor thereof;

“Affordable Housing Unit” means any single detached dwelling with more than two bedrooms for which the purchase price is at least 25% less than the average purchase price for a single detached dwelling in the Municipality of South Huron.

“agricultural building or structure” means a building or structure that is used for the purposes of or in conjunction with animal husbandry, the growing of crops including grains and fruit, market gardening, horticulture or any other use that is customarily associated with a farming operation of a bona fide farmer but shall not include building or structures for the use in the growing, processing, production and sale of Cannabis or a controlled substance under the Controlled Substances Act;

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

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

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

“building” means a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods and without limiting the foregoing, includes buildings as defined in the Building Code Act;

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

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



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

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

“Council” means the Municipal Council of the Corporation of the Municipality of South Huron;

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

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

“dwelling unit” means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), bathroom and kitchen facilities are





provided; but does not mean or include tent, trailer, or a room or a suite of rooms in a boarding house, hotel, motel, motor home or tourist home;

“duplex” means a building that is divided horizontally into two separate dwelling units, each of which has an independent entrance;

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

“gross floor area” means:

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

“industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities and the supplying of personal services or as otherwise defined in the zoning by-law;



“interest” means the annual rate of interest calculated at the Municipality’s 10-year borrowing rate;

“institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, means development of a building or structure intended for use,

- (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institution:
  - (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
  - (ii) a college or university federated or affiliated with a university described in subclause (i), or
  - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“local board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof;

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



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

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

“municipality” means the Corporation of the Municipality of South Huron and the area within the geographic limits of the Municipality of South Huron;

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

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

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

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

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

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

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



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

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

“residential use” means the use of a building or structure or portion thereof for one or more dwelling units; this also includes a dwelling unit on land that is used for an agricultural use;

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

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

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

“Servicing Area” means an area within the Municipality of South Huron and identified on Schedule C to this by-law where development shall proceed only on the basis of full municipal wastewater and water services;

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

“silo” means a building or structure designed and used for the storage of grain, fodder, feed or other food to be fermented and/or used as feed for livestock and shall include a cylindrical pit, tower, bunker or grain bin whether vertical or horizontal;

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



“structure” means anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground;

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

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

## 2. **Designation of Services**

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

- (a) Transportation Services;
- (b) Fire Protection Services;
- (c) Parks and Recreation Services;
- (d) Administration Services;
- (e) Water Services; and
- (f) Wastewater Services.

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

## 3. **Application of By-law Rules**

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

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



### Area to Which By-law Applies

- 3.2 Subject to Section 3.3, this By-law applies to all lands in the Municipality of South Huron whether or not the land or use thereof is exempt from taxation under s.13 of the Assessment Act.
- 3.3 Notwithstanding clause 3.2 above, this By-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the municipality or a local board thereof; or
  - (b) the County of Huron or any local board thereof; or
  - (c) a board of education as defined in Section 1(1) of the Education Act.

### Approvals for Development

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



- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### Exemptions

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

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling; or
- (c) one additional dwelling unit in any other existing residential building.

3.6 Notwithstanding subsection 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

3.7 Notwithstanding Section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 **Exemption for Industrial Development:**

- (a) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable, multiplied by the fraction determined as follows:



- (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (ii) divide the amount determined under subsection 3.8(a)(i) by the amount of the enlargement.
- (c) For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

### 3.9 Other Exemptions:

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

- (a) An agricultural building or structure;
- (b) Places of worship;
- (c) Affordable housing units; and
- (d) The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:





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

## Amount of Charges

### Residential

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

### Non-Residential

3.11 The development charges described in Schedule B to this By-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use



building or structure, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

### Wind Turbines

- 3.12 The development charges described in Schedule B to this By-law shall be imposed on wind turbines with respect to Transportation Services, Fire Protection Services and Administration Studies on a per unit basis.

### Reduction of Development Charges for Redevelopment

- 3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months (5 years) prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section 3.11, by the gross floor area that has been or will be demolished or converted to another principal use;

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



### Exemption for Affordable Housing

- 3.14 No development charges shall be imposed on Affordable Housing Units subject to the following:
- (a) In determining the average purchase price for a single detached dwelling in the Municipality of South Huron for the purposes of the exemption, the average purchase price for a single detached dwelling will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined by the Chief Building Official on the basis of information compiled by the Huron-Perth Real Estate Board or its successor.
  - (b) The person to whom the building permit was issued may upon completion of the initial sale of a single detached dwelling unit with more than two bedrooms apply to the Chief Building Official for a refund of the Development Charge paid and shall provide such documentary evidence as is satisfactory to the Chief Building Official that the building qualifies as an Affordable Housing Unit as defined in this By-law.
  - (c) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
    - i. a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the Land Transfer Tax Act; or
    - ii. a statement forming part of the electronic document as required by Section 5 (1.1) of the Land Transfer Tax Act.
  - (d) Upon receiving an application for a refund of the Development Charge in accordance with subparagraph 3.14.(b) of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined in the By-law, the Chief Building Official may refund the person to whom the building permit was originally issued a sum equal to the Development Charge that was originally paid upon the issuance of the building permit as provided for in this By-law.



### Time of Payment of Development Charges

- 3.15 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies. Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.16 Notwithstanding Subsection 3.15, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.17 Notwithstanding Subsection 3.15, Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 3.15, 3.16 and 3.17 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 3.15, 3.16 and 3.17 shall be calculated on the rates, including interest, set out in Schedule "B" on the date of the later planning application, including interest.
- 3.19 This shall not be deemed to limit the authority of the Council to enter into an agreement for payment of the development charges before or after the date of building permit issuance subject to Section 27 of the Development Charges Act, 1997.



#### 4. **Payment of Services**

- 4.1 Despite the payment required under Sections 3.10, 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### 5. **Indexing**

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

#### 6. **Front-end Financing**

- 6.1 The Municipality may enter into front-end agreements with owners in accordance with the provisions of the Act.

#### 7. **Accountability**

- 7.1 All monies paid pursuant to this By-law shall be maintained separately from all other revenues or receipts of the Municipality. The Treasurer of the Municipality shall establish separate reserve funds, pursuant to the categories of services designated in Section 2.1.
- 7.2 The Treasurer of the Municipality shall provide to the Council an annual financial statement related to this By-law and the development charge reserve funds established under Section 7.1 of this By-law. This annual statement shall be provided on a date directed by Council.
- 7.3 The Municipality shall pay interest on a refund under subsections 18(3), 18(5) and 25(2) or Section 36 of the Act at a rate equal to the Bank of Canada rate on the date this by-law comes into force, updated on the first business day of every January, April, July and October thereafter.

#### 8. **Schedules**

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

Schedule A – Components of Services Designated in Section 2.1;  
Schedule B – Schedule of Development Charges; and



Schedule C – Servicing Area Map.

9. **Conflicts**

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

9.2 Notwithstanding Section 9.1, where a development which is the subject of an agreement to which Section 9.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

10. **Severability**

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

11. **Date By-law In Force**

11.1 This By-law shall come into effect at 12:01 AM on \_\_\_\_\_, 2020.

12. **Date By-law Expires**

12.1 This By-law will expire at 12:01 AM on \_\_\_\_\_, 2025 unless it is repealed by Council at an earlier date.

13. **Existing By-law Repealed**

13.1 By-law No. 20-2015 is hereby repealed upon the enforcement of this By-law.

PASSED THIS \_\_\_ day of \_\_\_\_\_, 2020



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Mayor

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Municipal Clerk



**Schedule “A”**  
**To By-law \_\_\_\_-2020**  
**Components of Services Designated in Section 2.1**

100% Eligible Services

Transportation Services

- Roads
- Traffic Signals
- Sidewalks and Streetlights
- Public Works Facilities
- Public Works Rolling Stock

Fire Protection Services

- Fire Facilities
- Fire Vehicles
- Fire Small Equipment and Gear

Water Services

- Water Distribution
- Water Treatment

Wastewater Services

- Wastewater Collection
- Wastewater Treatment

90% Eligible Services

Parks and Recreation Services

- Parkland Development
- Parkland Amenities
- Recreation Facilities
- Vehicles and Equipment

Administration Services

- Growth-related Studies





Schedule "B"  
To By-law \_\_\_-2020  
Schedule of Development Charges

Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples		Agricultural Use	Other Non-Residential
<b>Municipal Wide Services:</b>							
Roads and Related	629	435	236	403	629	0.12	0.28
Fire Protection Services	207	143	78	133	207	0.04	0.09
Parks and Recreation	1,860	1,286	698	1,191	-	0.06	0.13
Administration	105	73	39	67	105	0.02	0.05
<b>Total Municipal Wide Services</b>	<b>2,801</b>	<b>1,937</b>	<b>1,051</b>	<b>1,794</b>	<b>941</b>	<b>0.24</b>	<b>0.55</b>
<b>Urban Services</b>							
Water Services	916	633	344	587	-	0.09	0.22
Wastewater Services	528	365	198	338	-	0.09	0.22
<b>Total Urban Services</b>	<b>1,444</b>	<b>998</b>	<b>542</b>	<b>925</b>	<b>-</b>	<b>0.19</b>	<b>0.44</b>
<b>Grand Total - Rural Area</b>	<b>2,801</b>	<b>1,937</b>	<b>1,051</b>	<b>1,794</b>	<b>941</b>	<b>0.24</b>	<b>0.55</b>
<b>Grand Total - Partially Serviced (Water Only)</b>	<b>3,717</b>	<b>2,570</b>	<b>1,395</b>	<b>2,381</b>	<b>941</b>	<b>0.33</b>	<b>0.77</b>
<b>Grand Total - Urban Area</b>	<b>4,245</b>	<b>2,935</b>	<b>1,593</b>	<b>2,719</b>	<b>941</b>	<b>0.42</b>	<b>0.99</b>



Schedule "C"  
To By-law \_\_\_-2020  
Servicing Area Map

# SOUTH HURON OFFICIAL PLAN SCHEDULE 'B' LAND USE PLAN

**SCHEDULE REFERENCE**

For more detailed information, see separate schedules for:

- Exeter
- Corbett
- Greenway
- Elimville
- Centralia
- Crediton
- Mount Carmel
- Kirkton
- Dashwood
- Huron Park
- Shipka
- Port Blake Planning Area

