



Development Charges Background Study

Town of Lakeshore

October 7, 2020

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

Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015.....	1-3
1.3.1 Area Rating.....	1-3
1.3.2 Asset Management Plan for New Infrastructure.....	1-3
1.3.3 60-Day Circulation of D.C. Background Study	1-4
1.3.4 Timing of Collection of D.C.s.....	1-4
1.3.5 Other Changes.....	1-4
1.4 Further Changes to the D.C.A.: Bill 108, 138, and 197	1-5
1.4.1 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters	1-5
1.4.2 Bill 197: COVID-19 Economic Recovery Act.....	1-6
2. Current Town of Lakeshore Policy	2-1
2.1 Schedule of Charges	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-2
2.4 Indexing	2-2
2.5 Redevelopment Allowance	2-2
2.6 Exemptions	2-3
3. Anticipated Development in the Town of Lakeshore	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast.....	3-2



Table of Contents (Cont'd)

	Page
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-6
4.5 Capital Forecast.....	4-7
4.6 Treatment of Credits	4-7
4.7 Classes of Services	4-8
4.8 Existing Reserve Funds	4-9
4.9 Deductions.....	4-10
4.9.1 Reduction Required by Level of Service Ceiling	4-10
4.9.2 Reduction for Uncommitted Excess Capacity	4-11
4.9.3 Reduction for Benefit to Existing Development	4-11
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions.....	4-13
4.10 Municipal-wide vs. Area Rating.....	4-13
4.11 Allocation of Development	4-13
4.12 Asset Management.....	4-13
4.13 Transit.....	4-14
5. D.C.-Eligible Cost Analysis by Service	5-1
5.1 Introduction	5-1
5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation.....	5-1
5.2.1 Growth Studies	5-2
5.2.2 Library Services	5-7
5.2.3 Parks and Recreation Services.....	5-9
5.3 Service Levels and 20-Year Capital Costs for Lakeshore's D.C. Calculation	5-13
5.3.1 Services Related to a Highway	5-13
5.3.2 Public Works (Facilities and Fleet).....	5-16
5.3.3 Fire Protection Services.....	5-18
5.3.4 Policing Services.....	5-20
5.4 Service Levels and Urban 20-Year Capital Costs for Lakeshore's D.C. Calculation.....	5-22
5.4.1 Water Services.....	5-22
5.4.2 Wastewater Services	5-26
6. D.C. Calculation	6-1
7. D.C. Policy Recommendations and D.C. By-law Rules	7-1
7.1 Introduction	7-1
7.2 D.C. By-law Structure	7-2



Table of Contents (Cont'd)

	Page
7.3 D.C. By-law Rules.....	7-2
7.3.1 Payment in any Particular Case.....	7-2
7.3.2 Determination of the Amount of the Charge.....	7-3
7.3.3 Application to Redevelopment of Land (Demolition and Conversion).....	7-3
7.3.4 Exemptions (full or partial)	7-4
7.3.5 Phasing in	7-4
7.3.6 Timing of Collection	7-5
7.3.7 Indexing	7-6
7.3.8 The Applicable Areas.....	7-7
7.4 Other D.C. By-law Provisions	7-7
7.4.1 Categories of Services for Reserve Fund and Credit Purposes.....	7-7
7.4.2 By-law In-force Date	7-7
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing	7-7
7.4.4 Area Rating.....	7-8
7.5 Other Recommendations	7-9
8. By-law Implementation	8-1
8.1 Public Consultation Process	8-1
8.1.1 Introduction	8-1
8.1.2 Public Meeting of Council.....	8-1
8.1.3 Other Consultation Activity	8-1
8.2 Anticipated Impact of the Charge on Development.....	8-2
8.3 Implementation Requirements	8-3
8.3.1 Introduction	8-3
8.3.2 Notice of Passage.....	8-3
8.3.3 By-law Pamphlet	8-3
8.3.4 Appeals.....	8-4
8.3.5 Complaints.....	8-4
8.3.6 Credits	8-5
8.3.7 Front-Ending Agreements.....	8-5
8.3.8 Severance and Subdivision Agreement Conditions	8-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast.....	A-1
Appendix B Level of Service	B-1
Appendix C Long-Term Capital and Operating Cost Examination.....	C-1
Appendix D D.C. Reserve Fund Policy	D-1



Table of Contents (Cont'd)

	Page
Appendix E Local Service Policy	E-1
Appendix F Asset Management Plan.....	F-1
Appendix G Proposed D.C. By-law.....	G-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
A.T.C.	Atlas Tube Centre
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

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

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

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

- 1) Identify amount, type and location of growth;
- 2) Identify servicing needs to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 10-year historical service calculation;
 - D.C. reserve funds (where applicable);
- 5) Net costs are then allocated between residential and non-residential benefit; and



- 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C. process need to be addressed as a result of the Smart Growth for our Communities Act, 2015 (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
 - a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
 4. Further changes to the D.C.A. were introduced through three bills passed in the Ontario legislature: Bill 108, Bill 138, and Bill 197. The following provides a brief summary of the proposed changes.

Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation which were not yet passed. The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, and any unpaid amounts inclusive of interest



payable shall be added to the property tax roll and collected in the same manner as taxes.

- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, public health;
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.;
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication and bonus zoning contributions;

Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the Planning Act. With this Bill, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Town of Lakeshore, this means that all services currently provided in the D.C. study remain eligible.



- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** a municipality may, by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions. However, based on the list of D.C.-eligible services under the new legislation, all current services are D.C. eligible, thus a C.B.C. may not be required for the Town.

These changes to the D.C.A. were proclaimed on September 18, 2020. These changes are described further in Section 1.4 of this report.

5. The growth forecast (Chapter 3) on which the Town-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2020 to 2029), 20 year (2020-2039) and urban 20 year (2020-Urban 2039) periods.

Measure	10 Year 2020-2029	20 Year 2020-2039	Urban 20 Year 2020-Urban 2039
(Net) Population Increase	4,542	8,302	8,322
Residential Unit Increase	2,230	4,219	4,103
Non-Residential Gross Floor Area Increase (sq.ft.)	2,330,200	4,489,500	4,489,500

Source: Watson & Associates Economists Ltd. Forecast 2020

6. On June 16, 2015, the Town of Lakeshore passed By-law 46-2015 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law would have expired on July 12, 2020, however, the *Coronavirus (COVID-19) Support and Protection Act, 2020* came into force on April 14, 2020 which causes the 2015 by-law to continue to be in effect for six months after the provincial emergency declaration period. On July 24, 2020, the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*, came into effect, bringing an end to the provincial state of emergency. Accordingly, the 2015 by-law is continued in force until January 24, 2021. The Town is undertaking a D.C. public process and anticipates passing a new by-law in advance of the date the existing by-law is no longer in force. The mandatory public meeting has been set for October 27, 2020 with adoption of the by-law on December 8, 2020.



7. The Town's D.C.s currently in effect are \$19,804 for single detached dwelling units for full services. Non-residential charges were categorized as industrial, commercial retail, and commercial non-retail/institutional. Respectively, their corresponding charges are \$8.35, \$8.35, and \$8.37 per square foot of gross floor area. Charges for industrial and commercial non-retail were discounted initially, with the discount to be phased-out over the life of the by-law. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Town-wide basis for all services except for water and wastewater services. Water and wastewater services have been provided on an urban-area basis. The corresponding single detached unit charge for full services is \$26,189. The non-residential charge for full services is \$9.90 per square foot of building area. These rates are submitted to Council for its consideration.
8. Charges are also in effect for wind turbines, telecommunication towers, and solar farms. For each type of development, charges will be imposed for services related to a highway, fire protection services, policing services and growth studies. The rates currently in effect are \$3.58 per square foot for solar farms and \$6,975 per unit for wind turbines and telecommunication towers. This report has undertaken a recalculation of the charges and solar farms will be charged on a \$3.22 per square foot basis for the panel surfaces whereas the wind turbines and telecommunication towers will be charged on a per unit basis of \$7,256 per unit.
9. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-5. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 95,864,316
Less:	
Benefit to existing development	\$ 26,966,820
Post planning period benefit	\$ 12,519,730
Ineligible re: Level of Service	\$ 58,810
Grants, subsidies and other contributions	\$ 4,166,500
Net Costs to be recovered from development charges	\$ 52,152,456



This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, and the grants, subsidies and other contributions), \$31.19 million (or an annual amount of \$6.24 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$12.52 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$95.86 million over the next five years, of which \$52.15 million (54%) is recoverable from D.C.s. Of this net amount, \$35.22 million is recoverable from residential development and \$16.93 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following services are calculated based on an urban 20-year forecast:

- Wastewater Services – Facilities;
- Wastewater Services – Collection;
- Water Services – Distribution; and
- Water Services – Facilities.

The following services are calculated based on a 20-year forecast:

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

The following services are calculated based on a 10-year forecast. These include:

- Parks and Recreation Services; and
- Library Services.

In addition, classes of services have been established for the following:

- Public Works; and



- Growth Studies.

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

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



Table ES-1
Town of Lakeshore
Schedule of D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	Wind Turbines & Communication Towers (per Turbine/Tower)	Solar Farm (per sq. ft.)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)		
Town Wide Services/Class of Services:							
Services Related to a Highway	5,979	3,495	3,057	2,362	2.66	5,979	2.66
Public Works	566	331	289	224	0.25	-	-
Fire Protection Services	711	416	364	281	0.31	711	0.31
Policing Services	106	62	54	42	0.05	106	0.05
Parks and Recreation Services	3,754	2,194	1,919	1,483	0.17	-	-
Library Services	-	-	-	-	-	-	-
Growth Studies	460	269	235	182	0.20	460	0.20
Total Town Wide Services/Class of Services	11,576	6,767	5,918	4,574	3.63	7,256	3.22
Urban Services							
Wastewater Services	10,391	6,074	5,312	4,105	4.46	-	-
Water Services	4,222	2,468	2,159	1,668	1.82	-	-
Total Urban Services	14,613	8,542	7,471	5,773	6.27	-	-
GRAND TOTAL RURAL AREA	11,576	6,767	5,918	4,574	3.63	7,256	3.22
GRAND TOTAL URBAN AREA	26,189	15,309	13,389	10,347	9.90	7,256	3.22



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2019 and 2020. Watson worked with Town staff preparing the D.C. analysis and policy recommendations.

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

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

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

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

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



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for October 27, 2020. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on October 7, 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 report and Council consideration of the by-law subsequent to the public meeting.

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

Figure 1-1
Schedule of Key D.C. Process Dates for the Town of Lakeshore

1. Data collection, staff review, engineering work, D.C. calculations and policy work	Fall 2019 to Summer 2020
2. Public meeting advertisement placed in newspaper(s) and online	No later than October 6, 2020
3. Background study and proposed by-law available to public	October 7, 2020
4. Public meeting of Council	October 27, 2020
5. Council considers adoption of background study and passage of by-law	December 8, 2020
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015

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

1.3.1 Area Rating

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

- 1) Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (Note that at this time, no municipalities or services are prescribed by the Regulations.)
- 2) Section 10 (2) c.1 of the D.C.A. requires that, "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area-rated. The second item requires Council to consider the use of area rating. This is discussed further in section 7.4.4.

1.3.2 Asset Management Plan for New Infrastructure

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



examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

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

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

This D.C. study is being provided to the public on October 7, 2020 to ensure the new requirements for release of the study is met.

1.3.4 Timing of Collection of D.C.s

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

1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O. Reg. 428/15, including changes to the way in which transit D.C. service standards are calculated, the inclusion of waste diversion and the ability for collection of additional levies. As the Town does not provide transit services and/or waste diversion services, these sections do not impact the Town's D.C. With respect to the ability for collection of additional levies, a detailed local service policy is provided in Appendix E.



1.4 Further Changes to the D.C.A.: Bill 108, 138, and 197

1.4.1 **Bill 108: 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, which proposed changes to the D.C.A. The Bill has been 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. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- 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 instalments, 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. 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.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible



services under Bill 108 was limited to “hard services”, with the “soft services” being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It is proposed that a municipality may, by by-law, impose a C.B.C. 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. The C.B.C. is proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.4.2 Bill 197: COVID-19 Economic Recovery Act

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:

1.4.2.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - 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.
 - Electrical power services.



- Toronto-York subway extension.
- Transit services.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library services
- Long-term Care services
- Parks and Recreation services, but not the acquisition of land for parks.
- Public Health services
- Childcare and early years services.
- Housing services.
- Provincial Offences Act services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.



As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

Note: an initial consideration of “class” appears to mean any group of services.

10-Year Planning Horizon

- The 10-year planning horizon has been removed for all services except transit.

1.4.2.2 C.B.C. Related Changes

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
- O.Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
 - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
 - Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
 - Only one C.B.C. by-law may be in effect in a local municipality at a time.

1.4.2.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."

Transition – D.C. and C.B.C.



- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner may retain may be used towards payment of that landowner's C.B.C.

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.



Chapter 2

Current Town of Lakeshore Policy



2. Current Town of Lakeshore Policy

2.1 Schedule of Charges

On June 16, 2015, the Town of Lakeshore passed By-law 46-2015 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law would have expired on July 12, 2020, however, the Coronavirus (COVID-19) Support and Protection Act, 2020 came into force on April 14, 2020 which causes the 2015 by-law to continue to be in effect for six months after the provincial emergency declaration period. On July 24, 2020, the Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, came into effect, bringing an end to the provincial state of emergency. Accordingly, the 2015 by-law is continued in force until January 24, 2021. The Town is undertaking a D.C. public process and anticipates passing a new by-law in advance of the date the existing by-law is no longer in force.

This by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as at January 1, 2020.

Table 2-1
Town of Lakeshore
Current D.C. Rates

Service	Residential				Non-Residential (per sq. ft. of Gross Floor Area)			Wind Turbines & Communication Towers (per Turbine/Tower)	Solar Farm (per sq. ft.)
	Single & Semi Detached	Other Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Industrial	Commercial - Retail	Commercial - Non-retail and Institutional		
Town Wide Services									
Services Related to a Highway	5,704	3,383	2,937	2,238	2.88	2.88	2.88	5,704	2.88
Fire Protection Services	248	147	129	97	0.12	0.12	0.13	248	0.12
Policing Services	142	84	73	56	0.06	0.06	0.06	142	0.06
Parks Services	1,191	707	613	467	0.11	0.11	0.11	-	-
Recreation Services	2,609	1,547	1,344	1,023	0.27	0.27	0.26	-	-
Library Services	-	-	-	-	-	-	-	-	-
Administration	880	522	454	346	0.52	0.52	0.54	880	0.52
Total Town Wide Services	10,774	6,390	5,550	4,227	3.97	3.97	3.99	6,975	3.58
Urban Services									
Wastewater Services	4,416	2,618	2,162	1,733	2.14	2.14	2.14	-	-
Water Services	4,614	2,737	2,259	1,808	2.24	2.24	2.24	-	-
Total Urban Services	9,030	5,355	4,421	3,541	4.38	4.38	4.38	-	-
GRAND TOTAL RURAL AREA	10,774	6,390	5,550	4,227	3.97	3.97	3.99	6,975	3.58
GRAND TOTAL URBAN AREA	19,804	11,745	9,971	7,768	8.35	8.35	8.37	6,975	3.58

2.2 Services Covered

The following services are covered under By-laws 46-2015:

- Services Related to a Highway;
- Fire Protection Services;



- Policing Services;
- Parks Services;
- Recreation Services;
- Administration (studies);
- Wastewater Services; and
- Water Services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are calculated, payable, and collected upon issuance of a building permit for the development. Council from time to time, and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

2.4 Indexing

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

2.5 Redevelopment Allowance

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. under subsection 3.11 of the by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and



(b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C.s under subsection 3.12 of the by-law by the gross floor area that has been or will be demolished or converted to another principal use;

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

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 46-2015:

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



Chapter 3

Anticipated Development in the Town of Lakeshore



3. Anticipated Development in the Town of Lakeshore

3.1 Requirement of the Act

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 Town of Lakeshore will be required to provide services, over a 10-year (early-2020 to early-2030), and 20-year time horizon (early-2020 to early-2040).

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

The D.C. growth forecast has been derived by Watson from the work conducted for Phase 1 of the Town of Lakeshore Employment Lands Strategy. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Town of Lakeshore over the forecast period, including:

- Town of Lakeshore Official Plan (approved November 2010);
- County of Essex Foundation Report (August 2011);
- County of Essex Official Plan (approved April 2014);
- 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 Town of Lakeshore; and
- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Lakeshore.



3.3 Summary of Growth Forecast

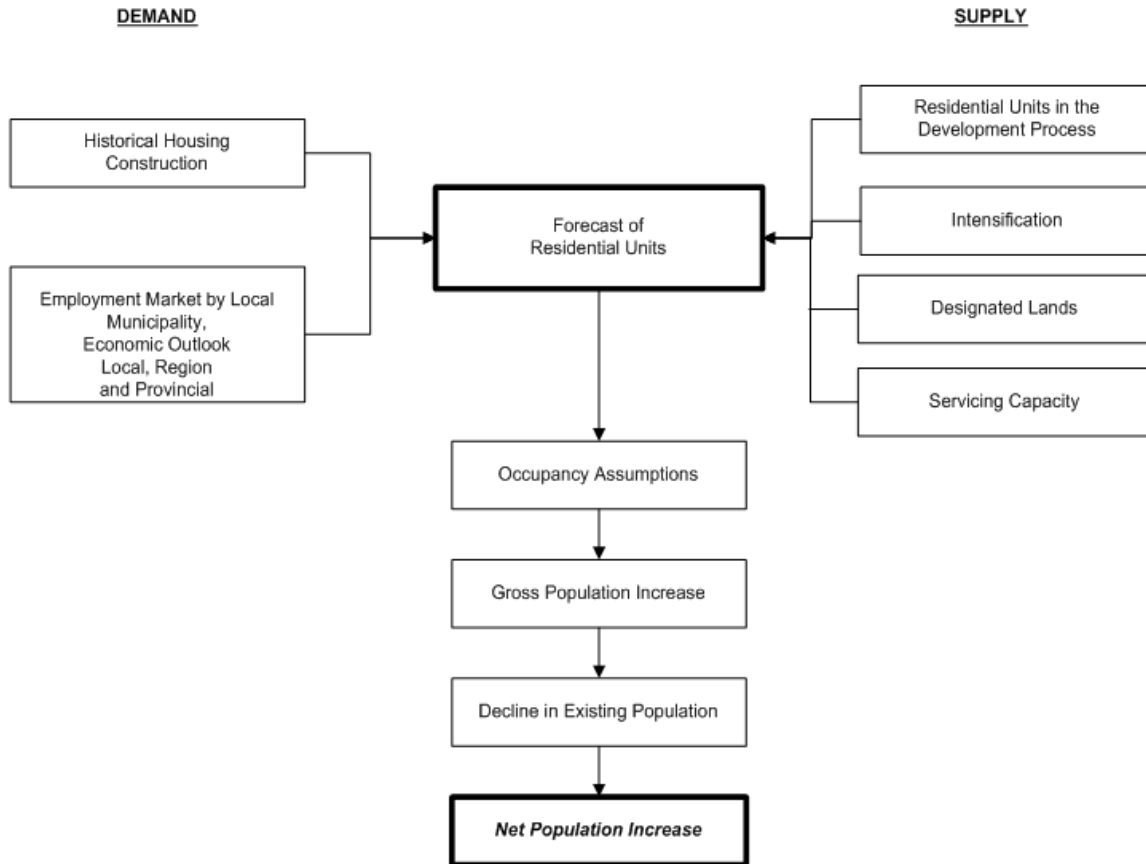
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential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

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in Lakeshore is anticipated to reach approximately 44,500 by early-2030 and 48,400 by early-2040, resulting in an increase of approximately 4,700 and 8,600 persons, respectively.¹

¹ The population figures used in the calculation of the 2020 D.C. including the net Census undercount, which staff have estimated at approximately 3.2%.



Figure 3-1
Household Formation-based Population and Household Projection Model





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

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	<i>Mid 2006</i>	34,320	33,245	160	33,085	11,130	235	215	50	11,630	2.859
	<i>Mid 2011</i>	35,670	34,546	241	34,305	11,573	332	181	245	12,331	2.802
	<i>Mid 2016</i>	37,800	36,611	246	36,365	12,330	360	220	265	13,175	2.779
Forecast	<i>Early 2020</i>	39,850	38,600	262	38,338	13,208	379	228	265	14,080	2.741
	<i>Early 2030</i>	44,540	43,142	294	42,848	14,923	627	494	265	16,310	2.645
	<i>Early 2040</i>	48,420	46,902	320	46,582	16,309	925	801	265	18,299	2.563
Incremental	Mid 2006 - Mid 2011	1,350	1,301	81	1,220	443	97	-34	195	701	
	Mid 2011 - Mid 2016	2,130	2,065	5	2,060	757	28	39	20	844	
	Mid 2016 - Early 2020	2,050	1,989	16	1,973	878	19	8	0	905	
	Early 2020 - Early 2030	4,690	4,542	32	4,510	1,714	249	267	0	2,230	
	Early 2020 - Early 2040	8,570	8,302	58	8,244	3,100	546	573	0	4,219	

Derived from Town of Lakeshore Employment Land Strategy (2020) population, housing and employment forecast and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

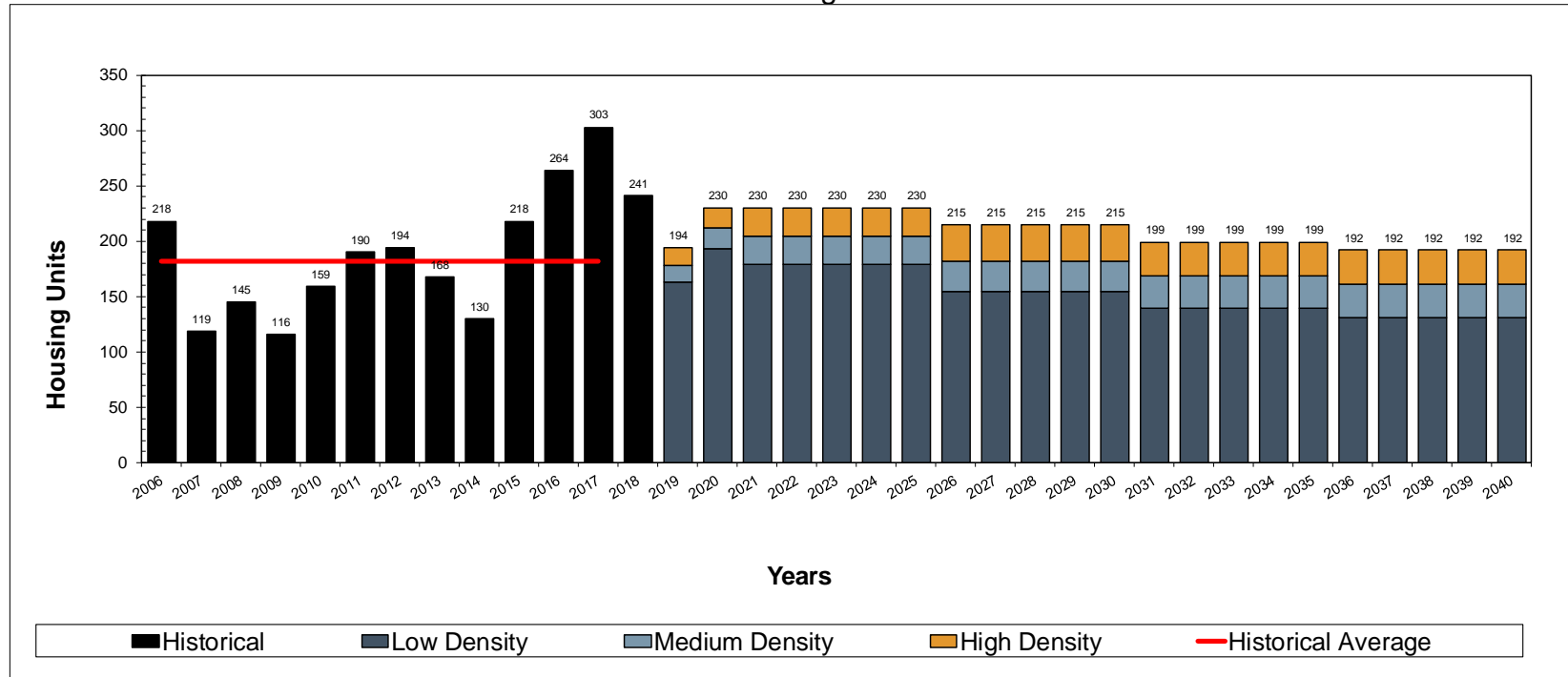
¹ Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Town of Lakeshore
Annual Housing Forecast





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

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

- The housing unit mix for the Town was derived from a detailed review of residential supply data for the Town (as per Schedule 6), and historical development activity (as per Schedule 7).
- Based on the above indicators, the 10-year household growth forecast for the Town is comprised of a unit mix of 77% low density units (single detached and semi-detached), 11% medium density (multiples except apartments) and 12% 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 Town of Lakeshore.
- 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
Urban	4,100	97%
Rural	120	3%
<i>Town Total</i>	4,220	100%

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 2040 in the Town of Lakeshore over the forecast period is presented in Figure 3-2. Over the 2020 to 2030 forecast period, the Town is anticipated to approximately average 220 new housing units per year.
- Between 2020 to 2040, the Town is forecast to average 210 units annually.
- Institutional population¹ is anticipated to increase by approximately 60 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 8 summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data for Lakeshore. The total calculated 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.331
 - Medium density: 1.947
 - High density²: 1.594

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

- Existing households for early-2020 are based on the 2016 Census households, plus estimated residential units constructed between early-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 4,060

¹ 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.

² Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



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 Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Town of Lakeshore is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 160 primary (1%);
 - 1,160 work at home employment (10%);
 - 6,600 industrial (54%);
 - 2,880 commercial/population related (24%); and
 - 1,360 institutional (11%).
- The 2016 employment by usual place of work, including work at home, is approximately 12,160. An additional 1,380 employees have been identified for the Town in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 17,740 by early-2030 and 20,520 by early-2040. This represents an employment increase of approximately 3,090 for the 10-year forecast period and 5,870 for the 20-year forecast 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).

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

² 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.



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 Town of Lakeshore (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 14,200 by early-2030 and 16,360 by early-2040.¹ This represents an employment increase of approximately 2,390 and 4,540 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:
 - 1,300 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 Town-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 2,330,200 sq.ft. over the 10-year forecast period and 4,489,500 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2020 to 2040 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 74%;
 - commercial/population-related – 15%; and
 - institutional – 11%.

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 Town of Lakeshore 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.

¹ 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.



Development Location	Amount of Non-Residential G.F.A., 2020 to 2040	Percentage of Non-Residential G.F.A., 2020 to 2040
Urban	4,489,500	100%
Rural	0	0%
<i>Town Total</i>	<i>4,489,500</i>	<i>100%</i>



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

Note: As the Province has passed Bill 197, notes have been provided where proposed changes impact the methodology.

4.2 Services Potentially Involved

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

A number of these services are defined in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



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

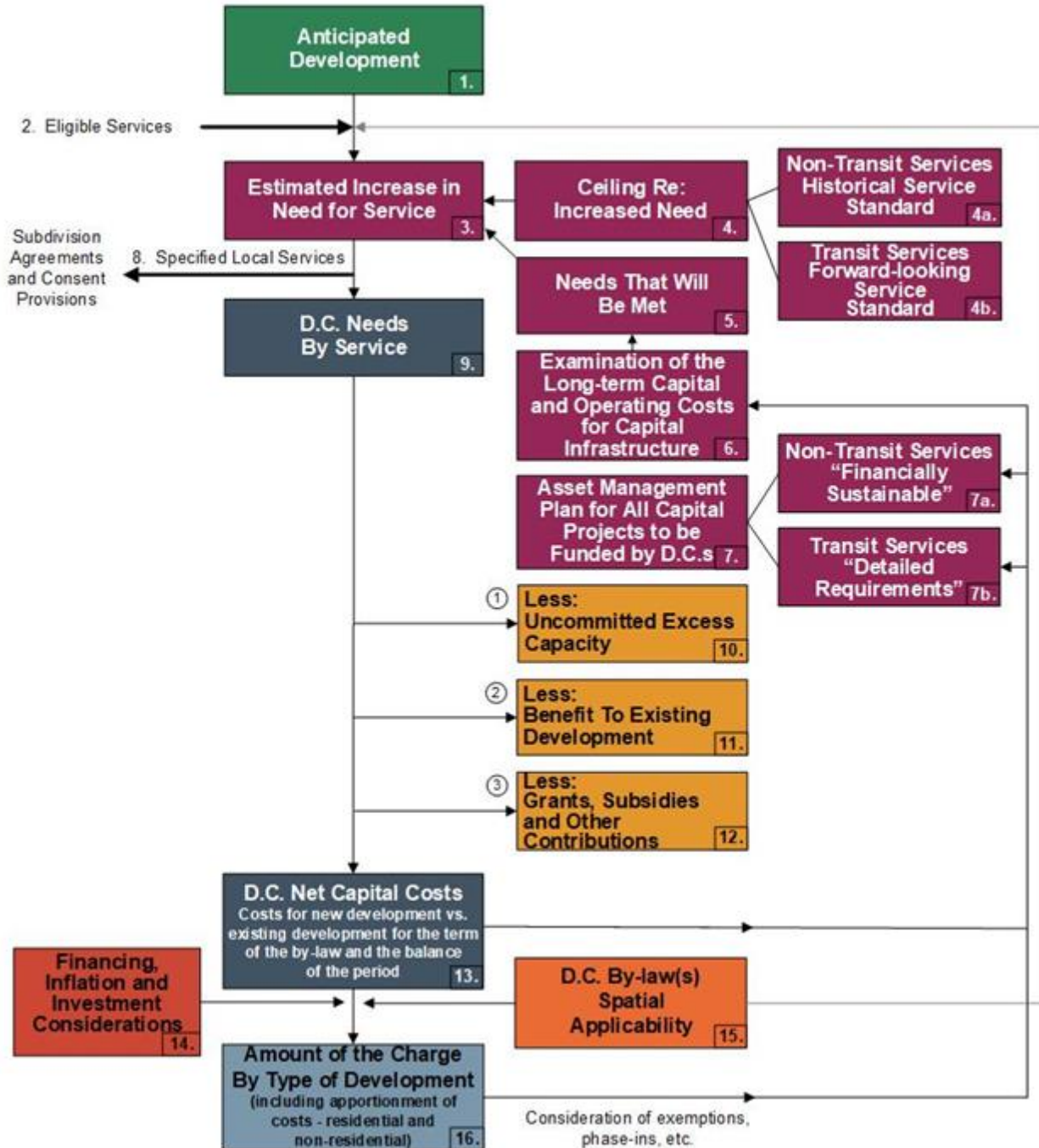




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	No	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ² & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100**

¹with 7+ year life time

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

**Airports only eligible for the Region of Waterloo



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100
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	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ¹ and yards	100
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ¹	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ¹	100
	n/a	7.3 Library materials	100
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0

¹with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
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 ¹	100
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 ¹	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	100
	n/a	12.4 Waste diversion vehicles and equipment ¹	100
13. Police Services	Yes	13.1 Police detachments	100
	n/a	13.2 Police rolling stock ^{2,1}	100
	Yes	13.3 Small equipment and gear	100
14. Long-term Care	n/a	14.1 Long-term Care space	100
	n/a	14.2 Vehicles ¹	100
15. Child Care and Early Years	n/a	15.1 Childcare space	100
	n/a	15.2 Vehicles ¹	100
16. Public Health	n/a	16.1 Public Health space	100
	n/a	16.2 Public Health vehicles ¹	100
17. Social Housing	n/a	17.1 Social Housing space	100
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	100

¹with a 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
19. Social Services	n/a	19.1 Social service space	0
20. Ambulance	n/a n/a	20.1 Ambulance station space 20.2 Vehicles ¹	100 100
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0
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	Yes Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	 0-100 0-100

¹with a 7+ year lifetime

²same percentage as service component to which it pertains

4.4 Local Service Policy

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



4.5 Capital Forecast

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

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

The capital costs include:

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

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

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same Regulation indicates that “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an



ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding credit obligations for roads and wastewater have been included in the D.C. calculations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include the following classes; public works (facilities and fleet) and growth studies. These classes are comprised of the following services:

- Public Works – facilities and fleet
 - Services related to a highway;
 - Water services; and
 - Wastewater services.
- Growth Studies
 - Services related to a highway;
 - Water services;
 - Wastewater services;
 - Parks and Recreation services;
 - Fire services; and
 - Policing services.



4.8 Existing Reserve Funds

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

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

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

For services which are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

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

The Town’s D.C. reserve fund balances by service at December 31, 2019 are shown below:



Service	Dec. 31, 2019 Balance (Estimated)
Services Related to a Highway Protection ¹	\$1,819,404
Parks and Recreation ²	\$1,708,748
Growth Studies	\$1,964,754
Growth Studies	\$155,299
Wastewater Services	\$580,877
Water Services	\$735,983
Growth Studies	\$155,299
Total	\$6,965,065

¹Service category includes: Police Services and Fire Services

²Service category includes: Indoor Recreation Services and
Parkland Development Services

4.9 Deductions

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

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

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 section 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study...” O. Reg. 82.98 (section 4) goes further to indicate that “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the



average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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

4.9.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;



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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap discussed in section 4.4 of this report is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

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



4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Municipal-wide vs. Area Rating

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

4.11 Allocation of Development

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

4.12 Asset Management

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



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

4.13 Transit

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

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



5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the Regulations):
1. The service is a discrete service.
 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

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



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

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

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



5.2.1 Growth Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Town's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All planning studies have been allocated to the classes of services in the following manner:

- Services Related to a Highway – 25%
- Water – 25%
- Wastewater – 25%
- Fire – 8%
- Police – 8%
- Parks and Recreation – 9%.

The following provides a list of the planning studies included in the calculations:

- Facility Master Plan;
- Official Plan and Zoning By-law Amendment;
- Emeryville Secondary Plan; and
- Lighthouse Cove Secondary Plan.

In addition, the capital cost of D.C. background studies has been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. background studies to each service:

- Fire – 3%
- Parks and Recreation – 6%
- Services Related to a Highway – 27%
- Water – 19%; and
- Wastewater – 45%.



The remainder of the growth studies identified are as follows:

- Transportation Master Plan – Services Related to a Highway;
- Water Master Plan – Water Services;
- Wastewater Master Plan – Wastewater Services;
- Stormwater Management Master Plan – Services Related to a Highway;
- Fire Station Master Plan Update – Fire Services;
- Parks and Recreation Master Plan – Parks and Recreation Services;
- A.T.C. Regional Parks Plan – Parks and Recreation Services;
- Comber Community Centre Master Plan - Parks and Recreation Services; and
- Belle River Marina/Lakeview Park Master Plan - Parks and Recreation Services.

The cost of these studies is \$2,291,000 of which \$670,610 is attributable to existing benefit. A deduction of \$80,620 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund balance of \$155,299 has been deducted resulting in a net D.C.-eligible cost of \$1,384,571 to be included in the calculations.

These costs have been allocated 66% residential and 34% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2020-2029										66%	34%	
1	Transportation Master Plan	Services Related to a Highway	2021-2026	200,000	-		200,000	50,000		150,000	99,000	51,000
2	Water Master Plan	Water Services	2028	120,000	-		120,000	30,000		90,000	59,400	30,600
3	Wastewater Master Plan	Wastewater Services	2028	120,000	-		120,000	30,000		90,000	59,400	30,600
4	Stormwater Management Master Plan	Services Related to a Highway	2028	625,000	-		625,000	156,250		468,750	309,375	159,375
5A	Development Charge Study	Services Related to a Highway	2020	12,700	-		12,700	-		12,700	8,382	4,318
5B	Development Charge Study	Fire Protection Services	2020	1,400	-		1,400	-		1,400	924	476
5C	Development Charge Study	Parks and Recreation Services	2020	2,800	-		2,800	-		2,800	1,848	952
5D	Development Charge Study	Wastewater Services	2020	21,100	-		21,100	-		21,100	13,926	7,174
5E	Development Charge Study	Water Services	2020	8,900	-		8,900	-		8,900	5,874	3,026
6A	Development Charge Study	Services Related to a Highway	2025	12,700	-		12,700	-		12,700	8,382	4,318
6B	Development Charge Study	Fire Protection Services	2025	1,400	-		1,400	-		1,400	924	476
6C	Development Charge Study	Parks and Recreation Services	2025	2,800	-		2,800	-		2,800	1,848	952
6D	Development Charge Study	Wastewater Services	2025	21,100	-		21,100	-		21,100	13,926	7,174
6E	Development Charge Study	Water Services	2025	8,900	-		8,900	-		8,900	5,874	3,026
7	Fire Station Master Plan Update	Fire Protection Services	2021-2021	58,600	-		58,600	14,650		43,950	29,007	14,943



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2020-2029										66%	34%	
8A	Facility Master Plan	Fire Protection Services	2027	12,640	-	1,260	11,380	6,320		5,060	3,340	1,720
8B	Facility Master Plan	Policing Services	2027	12,640	-	1,260	11,380	6,320		5,060	3,340	1,720
8C	Facility Master Plan	Parks and Recreation Services	2027	14,220	-	1,420	12,800	7,110		5,690	3,755	1,935
8D	Facility Master Plan	Services Related to a Highway	2027	39,500	-	3,950	35,550	19,750		15,800	10,428	5,372
8E	Facility Master Plan	Water Services	2027	39,500	-	3,950	35,550	19,750		15,800	10,428	5,372
8F	Facility Master Plan	Wastewater Services	2027	39,500	-	3,950	35,550	19,750		15,800	10,428	5,372
9	Parks and Recreation Master Plan	Parks and Recreation Services	2025-2029	58,600	-		58,600	43,950		14,650	9,669	4,981
10A	Official Plan and Zoning By-law Amendment	Fire Protection Services	2020-2025	28,400	-	2,840	25,560	7,100		18,460	12,184	6,276
10B	Official Plan and Zoning By-law Amendment	Policing Services	2020-2025	28,400	-	2,840	25,560	7,100		18,460	12,184	6,276
10C	Official Plan and Zoning By-law Amendment	Parks and Recreation Services	2020-2025	31,950	-	3,200	28,750	7,990		20,760	13,702	7,058
10D	Official Plan and Zoning By-law Amendment	Services Related to a Highway	2020-2025	88,750	-	8,880	79,870	22,190		57,680	38,069	19,611
10E	Official Plan and Zoning By-law Amendment	Water Services	2020-2025	88,750	-	8,880	79,870	22,190		57,680	38,069	19,611
10F	Official Plan and Zoning By-law Amendment	Wastewater Services	2020-2025	88,750	-	8,880	79,870	22,190		57,680	38,069	19,611
11A	Emeryville Secondary Plan	Fire Protection Services	2020-2021	4,160	-	420	3,740	1,040		2,700	1,782	918
11B	Emeryville Secondary Plan	Policing Services	2020-2021	4,160	-	420	3,740	1,040		2,700	1,782	918
11C	Emeryville Secondary Plan	Parks and Recreation Services	2020-2021	4,680	-	470	4,210	1,170		3,040	2,006	1,034



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2020-2029										66%	34%	
11D	Emeryville Secondary Plan	Services Related to a Highway	2020-2021	13,000	-	1,300	11,700	3,250		8,450	5,577	2,873
11E	Emeryville Secondary Plan	Water Services	2020-2021	13,000	-	1,300	11,700	3,250		8,450	5,577	2,873
11F	Emeryville Secondary Plan	Wastewater Services	2020-2021	13,000	-	1,300	11,700	3,250		8,450	5,577	2,873
12A	Lighthouse Cover Secondary Plan	Fire Protection Services	2020-2021	19,200	-	1,920	17,280	4,800		12,480	8,237	4,243
12B	Lighthouse Cover Secondary Plan	Policing Services	2020-2021	19,200	-	1,920	17,280	4,800		12,480	8,237	4,243
12C	Lighthouse Cover Secondary Plan	Parks and Recreation Services	2020-2021	21,600	-	2,160	19,440	5,400		14,040	9,266	4,774
12D	Lighthouse Cover Secondary Plan	Services Related to a Highway	2020-2021	60,000	-	6,000	54,000	15,000		39,000	25,740	13,260
12E	Lighthouse Cover Secondary Plan	Water Services	2020-2021	60,000	-	6,000	54,000	15,000		39,000	25,740	13,260
12F	Lighthouse Cover Secondary Plan	Wastewater Services	2020-2021	60,000	-	6,000	54,000	15,000		39,000	25,740	13,260
13	ATC Regional Parks Plan	Parks and Recreation Services	2020-2021	100,000	-		100,000	50,000		50,000	33,000	17,000
14	Comber Community Centre Master Plan	Parks and Recreation Services	2020-2029	30,000	-		30,000	15,000		15,000	9,900	5,100
15	Belle River Marina/Lakeview Park Master Plan	Parks and Recreation Services	2020-2029	80,000	-		80,000	40,000		40,000	26,400	13,600
16	Reserve Fund Adjustment			-	-		-	155,299		(155,299)	(102,498)	(52,802)
				2,291,000	-	80,520	2,210,480	825,909	-	1,384,571	913,817	470,754



5.2.2 Library Services

The Town currently provides four library facilities which total 12,750 sq.ft. in library space. Based on the space provided over the past 10 years, the historical average level of service provided by the Town equates to an investment of \$85 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the forecast period of \$385,207.

The Town has advised that no further facility space has been identified at this time. As such, no D.C. for library services has been calculated.

While library services are predominantly residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the capital costs would be allocated 95% residential and 5% non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Library Facilities

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:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029									95%	5%
	No capital needs identified at this time										
	Total		-	-	-	-	-	-	-	-	-



5.2.3 Parks and Recreation Services

The Town currently has 347.02 acres of parkland within its jurisdiction. This parkland consists of various sized parkettes, neighbourhood/community parks and open space area. The average level of service over the 10-year historical period (2010 to 2019) is 9.6 acres of parkland and 11.8 parkland amenities items per 1,000 population. The Town also provided an average of 0.5 kilometres of trails per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), and park trails, the level of service provided over the historical 10-year period is approximately \$1,109 per capita, which equates to a D.C.-eligible amount of approximately \$5.04 million.

The Town also currently provides 29 parks and recreation vehicles and items of equipment at a value of approximately \$880,000. The average level of service provided over the previous ten years is 0.7 vehicles and equipment items per 1,000 population or \$21 per capita. This equates to a D.C.-eligible amount of approximately \$95,000.

With respect to recreation facilities, the Town of Lakeshore provides services from 205,448 sq.ft. of building space. Over the historic 10-year period, the Town has provided 4.48 sq.ft. of building space or \$1,563 per capita. This level of service equates to a D.C.-eligible amount of approximately \$7.10 million.

When applied over the forecast period, the historic average level of service translates into a total D.C.-eligible amount of \$12,230,879 for parks and recreation services.

Based on the projected growth over the forecast period, the Town has identified \$18,768,600 in future growth capital costs for parkland development. These projects include the development of additional parks including amenities and trails. A deduction in the amount of \$9,346,000 has been made to account for the benefit to existing development. In addition, the Town also anticipates the need for two ½ ton trucks, 1 dump truck and 1 utility vehicle to service growth at a gross capital cost of \$395,000. This amount has been included in the calculations. Further, the Town has also identified the need for Phase 3 of the Atlas Tube Centre, however, as this project is anticipated to begin outside of the forecast period this is considered 100% benefit to growth beyond the current forecast period. A deduction of \$1,964,754 has been made



to account for the existing reserve fund balance resulting in a net growth capital cost of \$7,852,846. This amount has been included in the D.C. calculations.

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



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029									95%	5%
	Parkland Development:										
1	Parkland Development (20 acres)	2020-2029	1,278,200	-		1,278,200	-		1,278,200	1,214,290	63,910
2	Soccer Pitches (unlit) (8) - ATC	2020-2029	410,400	-		410,400	-		410,400	389,880	20,520
3	Soccer Pitches (lit) (4) - ATC	2020-2029	615,700	-		615,700	-		615,700	584,915	30,785
4	Equipment Storage Shed - ATC	2020-2029	140,700	-		140,700	-		140,700	133,665	7,035
5	Upgrade of Unlit Baseball Diamonds to Lit (3) - ATC	2020-2029	703,500	-		703,500	-		703,500	668,325	35,175
6	Play Structures	2020-2029	512,500	-		512,500	-		512,500	486,875	25,625
7	Future Trail Development	2020-2029	1,923,200	-		1,923,200	1,346,000		577,200	548,340	28,860
8	Splash Pad (5)	2020-2029	282,600	-		282,600	-		282,600	268,470	14,130
9	Washroom (5)	2020-2029	256,800	-		256,800	-		256,800	243,960	12,840
10	Pavilion (5)	2020-2029	586,400	-		586,400	-		586,400	557,080	29,320
11	Tennis courts/Pickleball River Ridge (1)	2020-2029	58,600	-		58,600	-		58,600	55,670	2,930
12	Lakeview Park/Marina/West Beach Redevelopment	2021-2031	12,000,000	-		12,000,000	8,000,000		4,000,000	3,800,000	200,000
	Recreation Facilities:										
13	Atlas Tube Centre - Phase 3 (Ice Pad and Courtyard)	2030-2040	20,000,000	20,000,000		-	-		-	-	-



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029									95%	5%
	Parks and Recreation Vehicles & Equipment:										
14	2 1/2 ton trucks	2020-2029	85,000	-		85,000	-		85,000	80,750	4,250
15	1 dump truck	2020-2029	280,000	-		280,000	-		280,000	266,000	14,000
16	Utility Vehicle	2020	30,000	-		30,000	-		30,000	28,500	1,500
17	Reserve Fund Adjustment						1,964,754		(1,964,754)	(1,866,516)	(98,238)
	Total		39,163,600	20,000,000	-	19,163,600	11,310,754	-	7,852,846	7,460,204	392,642



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

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

5.3.1 Services Related to a Highway

Lakeshore owns and maintains 364 km of rural and urban, arterial and collector roads. The Town also owns and maintains 85 km of sidewalks and multi-use pathways as well as 2,869 streetlights. Over the historic 10-year period, the Town has provided an average level of investment of \$19,688 per capita. Based on this service standard, the Town would be eligible to collect \$163,448,116 from D.C.s over the 20-year forecast period.

With respect to future growth-related needs, the identified capital projects related to roads, traffic control, sidewalks, and streetlights total \$122,189,400. The capital projects include various works related to adding capacity to the highway system including road improvements/expansions, intersection improvements, additional sidewalks, pathways, and streetlights. Deductions for post-period benefit of \$32,606,900 and existing benefit of \$36,743,000 have been made. A further deduction of \$17,049,000 has been made to recognize contributions from developing landowners through developer agreements. Further, outstanding credits related to IC Roy have been included in the calculations at an amount of \$6,626. Finally, a deduction of \$1,819,404 has been made to account for the existing reserve fund balance resulting in a net D.C.-eligible amount of \$33,976,822 and has been included in the calculations.

The residential/non-residential capital cost allocation for all services related to a highway is 65% residential and 35% non-residential based on the incremental growth in population to employment for the 20-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2039	Location		Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development*	Total	Residential Share 65%	Non-Residential Share 35%
		From	To										
	Arterial/Collector Roads:												
1	Little Base Line Rd	Wallace Rd	Cty Rd 25	2025	8,049,500	-		8,049,500	-	8,049,500	-	-	-
2	Little Base Line Rd	Patillo Road	Wallace Line Rd	2028	9,667,800	1,947,600		7,720,200	1,208,500	4,833,900	1,677,800	1,090,570	587,230
3	Little Base Line Rd	CR 19	Patillo Rd	2030	27,810,700	11,205,100		16,605,600	6,952,700		9,652,900	6,274,385	3,378,515
4	Patillo Road	CPR Tracks	Advance	2021	16,667,700	3,357,900		13,309,800	6,250,600	4,166,500	2,892,700	1,880,255	1,012,445
5	Patillo Road	Cty Rd 22	Via Tracks	2021	3,461,800	929,900		2,531,900	1,730,900		801,000	520,650	280,350
6	Wallace Road	Cty Rd 22	CPR Tracks	2025	6,288,100	2,533,500		3,754,600	1,572,000		2,182,600	1,418,690	763,910
7	Wallace Road	CPR Tracks	Cty Rd 42	2025	2,201,200	886,900		1,314,300	550,300		764,000	496,600	267,400
8	Wallace Road	Cty Rd 22	Cty Rd 2	2021	3,518,100	1,417,500		2,100,600	879,500		1,221,100	793,715	427,385
10	Extension of Silver Creek	Silver Creek	Street A	2030	355,300	143,200		212,100	88,800		123,300	80,145	43,155
11	North Talbot Road	Cty Rd 19	SMR	2030	5,408,500	726,400		4,682,100	4,056,400		625,700	406,705	218,995
12	Lighthouse Cove Access Road	Cty Rd 2	Mariners Drive	2034-2039	3,773,800	1,013,700		2,760,100	1,886,900		873,200	567,580	305,620
13	Street A	Street D	Little Base Line	2030	9,507,100	3,830,500		5,676,600	2,376,800		3,299,800	2,144,870	1,154,930
14	Street A and cul de sacs (. 125km)	Cty Rd 22	Street D	2030	598,100	241,000		357,100	149,500		207,600	134,940	72,660
NEW	Amy Croft Road Widening including Intersection Improvements	Manning Road	First Set of Lights	2020	3,000,000	-		3,000,000	300,000		2,700,000	1,755,000	945,000
NEW	Bridge over Puce River (Oakwood)			2030	10,000,000	-		10,000,000	5,000,000		5,000,000	3,250,000	1,750,000
	Traffic Control Devices and Widening												
15		Renaud Line	Cty Rd 42	2023-2039	192,300	103,300		89,000	-		89,000	57,850	31,150
16		Rourke Line Rd	Cty Rd 22	2025	192,300	51,600		140,700	96,200		44,500	28,925	15,575
17		Rourke Line Rd	Cty Rd 42	2030	192,300	51,600		140,700	96,200		44,500	28,925	15,575
18		Wallace Rd	Cty Rd 22	2025	192,300	77,500		114,800	48,100		66,700	43,355	23,345
19		Wallace Rd	Cty Rd 42	2025-2039	192,300	103,300		89,000	-		89,000	57,850	31,150
20		Little Baseline	Patillo	2021	192,300	77,500		114,800	48,100		66,700	43,355	23,345
21		Little Baseline	Wallace	2028	192,300	77,500		114,800	48,100		66,700	43,355	23,345
22		Street A	Cty Rd 22	2030	192,300	77,500		114,800	48,100		66,700	43,355	23,345
23		Manning Road	Lanoue	2021	192,300	77,500		114,800	48,100		66,700	43,355	23,345
	Sidewalks & Streetlights												
24	Street A	Cty Rd 22	Little Base Line	2030	218,100	87,900		130,200	54,500		75,700	49,205	26,495
25	East Pike Road pathways	Tecumseh Rd	Cty Rd 22	2030	164,200	66,100		98,100	41,100		57,000	37,050	19,950
26	East Pike Road pathways	County Road 2	Little Base Line	2030	164,200	66,100		98,100	41,100		57,000	37,050	19,950
27	Elmstead Road (E Pike/Cty Rd 21)	Little Base Line	Cty Rd 42	2034-2039	496,100	266,500		229,600	-		229,600	149,240	80,360
28	Little Base Line pathways 1/sidewalk 1	Manning Road	Wallace	2030	1,241,900	500,400		741,500	310,500		431,000	280,150	150,850
29	Little Base Line pathways 1/sidewalk 1	Wallace	Cty Rd 25	2030	1,791,900	722,000		1,069,900	448,000		621,900	404,235	217,665
30	Patillo Road - sidewalk&pathway	CPR tracks	Cty Rd 22	2021	289,700	77,800		211,900	144,900		67,000	43,550	23,450
31	Patillo Road pathway	Tecumseh Rd	Cty Rd 22	2021	136,000	36,500		99,500	68,000		31,500	20,475	11,025
32	Wallace Road pathway	County Road 2	Cty Rd 22	2021	64,500	26,000		38,500	16,100		22,400	14,560	7,840



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2039	Location		Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development*	Total	Residential Share 65%	Non-Residential Share 35%
		From	To										
33	Wallace Road pathway 1/sidewalk 1	County Road 2	Cty Rd 22	2025	408,100	164,400		243,700	102,000		141,700	92,105	49,595
34	Wallace Road pathway	CPR tracks	Cty Rd 42	2025	154,800	62,400		92,400	38,700		53,700	34,905	18,795
35	West Puce Road pathway	Cty Rd 22	Cty Rd 42	2034-2039	424,500	171,000		253,500	106,100		147,400	95,810	51,590
36	Tecumseh Road pathway	Charron Line	Rochester Place	2025	759,900	306,200		453,700	190,000		263,700	171,405	92,295
37	Ruscom river pathway e&w sides	Cty Rd 2	GTPerdu park	2025	1,600,700	429,900		1,170,800	800,400		370,400	240,760	129,640
	Comber Area (master plan)				-	-		-	-		-	-	-
40	Middle Road/CR 46 pathway	Conrail	Raymond Road	2035	219,300	58,900		160,400	109,700		50,700	32,955	17,745
	Woodslee Area (master plan)												
41	West Belle River Rd pathway	North Rear Rd	County Road 46	2030	160,700	43,100		117,600	80,400		37,200	24,180	13,020
42	County Road 46 pathway	W Belle River Rd	County Road 27	2030	65,700	17,600		48,100	32,900		15,200	9,880	5,320
43	County Road 27 pathway	County Road 46	South Middle Rd	2030	219,300	58,900		160,400	109,700		50,700	32,955	17,745
	County Roads (master plan)												
44	County Road 22 pathway 1/sidewalk 1	East Puce River Rd.	Renaud Line	2020	880,700	236,500		644,200	440,400		203,800	132,470	71,330
45	County Road 22 pathway 1/sidewalk 1	Renaud	Rourke	2025	313,100	126,100		187,000	78,300		108,700	70,655	38,045
46	County Road 22 pathway 1/sidewalk 1	Rourke	W Belle River Rd	2030	377,600	152,100		225,500	94,400		131,100	85,215	45,885
	Credits												
47	IC Roy	agreement credits			6,626	-		6,626	-		6,626	4,307	2,319
	Reserve Fund Adjustment								1,819,404		(1,819,404)	(1,182,613)	(636,791)
	Total				122,196,026	32,606,900	-	89,589,126	38,562,404	17,049,900	33,976,822	22,084,934	11,891,888



5.3.2 Public Works (Facilities and Fleet)

As per Section 4.7, a D.C. by-law may provide for any D.C.-eligible service to be included in a class set out in the by-law. Public Works is proposed as a class of service comprised of Services Related to a Highway, Water Services, and Wastewater Services.

The Town operates their Public Works service out of a number of facilities. The facilities currently provide 32,686 sq.ft. of building area, and over the previous 10-year period, the average level of service was 0.79 sq.ft. per capita or \$146 per capita. The Town also has a variety of vehicles and major equipment totalling approximately \$8.75 million. Over the past 10 years, the historic level of service provides a level of investment of \$242 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$3,219,017 related to Public Works.

With respect to future growth-related needs, the identified capital projects include expansions to public works facilities and additional vehicles and equipment at a gross capital cost of \$8,112,000. \$3,984,600 of this amount has been identified as benefitting growth beyond the forecast period and \$911,500 has been identified as benefitting existing development. The resulting D.C.-recoverable cost is \$3,216,000 and has been included in the calculations.

The residential/non-residential capital cost allocation for facilities and fleet is 65%/35% which is based on the incremental growth in population to employment for the 20-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Class of Service: Public Works

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2039	Service to Which Project Relates	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 65%	Non-Residential Share 35%
1	Expansion to Public Works Garage including office space (East & West Yards)	Services Related to a Highway	2025	1,125,000	694,100		430,900	112,500		318,400	206,960	111,440
2A	Expansion of Public Works Water Staff Space (Repurpose Old Arena)	Water Services	2020	2,666,500	1,645,200		1,021,300	274,500		746,800	485,420	261,380
2B	Expansion of Public Works Water Staff Space (Repurpose Old Arena)	Wastewater Services	2020	2,666,500	1,645,200		1,021,300	274,500		746,800	485,420	261,380
3	Grass cutting equipment	Services Related to a Highway	2020-2030	205,000	-		205,000	123,000		82,000	53,300	28,700
4	Dump Trucks (2)	Services Related to a Highway	2025-2030	704,000	-		704,000	-		704,000	457,600	246,400
5	Front End Loader	Services Related to a Highway	2021-2030	235,000	-		235,000	-		235,000	152,750	82,250
6A	Vac-All - Sewage/Storm	Wastewater Services	2020-2030	160,000	-		160,000	40,000		120,000	78,000	42,000
6B	Vac-All - Sewage/Storm	Services Related to a Highway	2020-2030	160,000	-		160,000	40,000		120,000	78,000	42,000
7	Utility Van - water	Water Services	2020-2030	96,000	-		96,000	-		96,000	62,400	33,600
8	Portable Generators - sewage (multiple)	Wastewater Services	2020-2030	94,000	-		94,000	47,000		47,000	30,550	16,450
	Total			8,112,000	3,984,500	-	4,127,500	911,500	-	3,216,000	2,090,400	1,125,600



5.3.3 Fire Protection Services

The Town currently operates its fire services from five stations with a combined square footage of 17,271. Over the historic 10-year period, the per capita average level of service was 0.48 sq.ft. or \$183 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the forecast period of \$1,517,606.

The Town has a current inventory of 18 vehicles including fire engines, trucks and tankers. The historic 10-year level of service equates to a level of investment of \$254 per capita which translates into a D.C.-eligible amount of \$2,107,380.

In addition to vehicles, the fire service also has a variety of small equipment and gear such as firefighters gear, defibrillators, radios, etc. The Town has a current inventory of 507 items and over the past 10 years the Town has provided an average level of investment of \$53 per capita. This results in a D.C.-eligible amount of \$440,919.

The maximum D.C.-eligible amount for recovery over the 20-year forecast period for fire services is \$4,065,905.

The Town has identified the need for an Additional Station and Training Facility as well as a new Station #3. Additional vehicles, equipment and gear have also been identified to service future growth. The gross capital cost for these projects is \$9,038,600. A facility-related deduction of \$345,100 has been made to account for the benefit to growth beyond the 20-year forecast period. A further deduction of \$3,049,500 has been made to account for the share of the costs that benefit existing development. Finally, a deduction of \$1,602,379 has been made to account for the existing reserve fund balance. This results in a net growth-related capital cost of \$4,041,621 to be included in the calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 65% being allocated to residential development and 35% being allocated to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2039	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non- D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 65%	Non-Residential Share 35%
	Fire Stations										
1	Wallace Woods Station and Training Facility	2025-2038	4,000,000	192,000		3,808,000	1,430,000		2,378,000	1,545,700	832,300
2	New Station #3	2026-2039	3,190,000	153,100		3,036,900	1,570,500		1,466,400	953,160	513,240
	Fire Vehicles										
3	Fire Prevention Officer Vehicle	2021	35,000	-		35,000	17,500		17,500	11,375	6,125
4	1/2 Ton 4x4 Truck	2020-2025	63,000	-		63,000	31,500		31,500	20,475	11,025
5	100' Aerial Platform	2025-2029	1,572,600	-		1,572,600	-		1,572,600	1,022,190	550,410
	Fire Equipment and Gear										
6	Bunker Gear Wash/Extractor	2020-2025	30,000	-		30,000	-		30,000	19,500	10,500
7	Large Positive Pressure Ventilation Fan	2020-2039	8,000	-		8,000	-		8,000	5,200	2,800
8	SCBA Air Packs (5)	2025	35,000	-		35,000	-		35,000	22,750	12,250
9	New Fulltime Fire Staff Gear (15)	2025-2039	105,000	-		105,000	-		105,000	68,250	36,750
	Reserve Fund Adjustment						1,602,379		(1,602,379)	(1,041,546)	(560,833)
	Total		9,038,600	345,100	0	8,693,500	4,651,879	0	4,041,621	2,627,054	1,414,567



5.3.4 Policing Services

The Ontario Provincial Police (O.P.P.) service operates from facilities in Belle River and Comber which provide 6,900 sq.ft. of building area. Over the historic 10-year period, the average level of investment was \$82 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$680,930. The Town also provides the O.P.P. with police equipment and gear with an average per capita of 1 piece of equipment and gear for every 1,000 population. This amounts to a per capita standard of \$8 and a maximum D.C.-eligible amount of \$65,586.

The total maximum D.C.-eligible amount related to Policing services is \$746,516.

To service growth over the 20-year forecast period, the Town has identified a provision to address the need for additional facility space. The gross cost of this provision is \$600,000. As this provision represents the growth-related costs over the forecast period, no deductions are required, and this amount is included in the D.C. calculations.

The costs for policing services are shared 65%/35% between residential and non-residential based on the population to employment ratio over the 20-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Police Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2039	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 65%	Non-Residential Share 35%
1	Provision for Additional Facility Space	2020-2039	600,000	-		600,000	-		600,000	390,000	210,000
	Total		600,000	-	-	600,000	-	-	600,000	390,000	210,000

*The provision is in addition to the reserve fund balance of \$106,369



5.4 Service Levels and Urban 20-Year Capital Costs for Lakeshore's D.C. Calculation

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

In 2018, the Town (with Stantec Consulting Ltd. and CH2M Hill Canada Limited) completed a water and wastewater master plan update which identified Town-wide capital needs. Further, in 2019 an Environmental Assessment was completed for the Denis St. Pierre Water Pollution Control Plan Expansion. The following sections utilized the information from these studies along with discussions with staff to form the capital needs for the forecast period.

5.4.1 Water Services

The Town has identified several growth-related capital projects related to water distribution services. These projects include new watermains and replacement of existing mains with upsized mains in order to service growth. The total gross capital cost related to these projects is \$15,948,900. A deduction in the amount of \$999,700 has been made to account for the share of the costs that benefit growth beyond the forecast period. A further deduction of \$6,913,800 has been made to account for the benefit to existing development, resulting in a net D.C.-recoverable cost of \$8,035,400.

In addition to the water distribution infrastructure, growth-related projects related to water facilities in the amount of \$34,368,457 have been identified. This amount includes new water towers, a water treatment plant expansion in Stoney Point and growth-related debt for the Belle River water treatment plant and tower. A deduction of \$9,805,600 has been made to account for the post period benefit and \$8,622,600 has been deducted to account for the benefit to existing development. After an adjustment of \$735,983 to recognize the existing reserve fund balance, a net growth-related capital cost of \$15,204,273 has been included in the D.C. calculations.

The total growth-related capital cost for water services included in the D.C. is \$23,239,673.



The costs for all water services are shared 65%/35% between residential and non-residential based on the population to employment ratio over the urban 20-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2039 (Urban)	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 65%	Non-Residential Share 35%
1	Thru Wallace Woods- W Puce to Patillo - new 600 mm main	2023-2025	2,361,100	-		2,361,100	-		2,361,100	1,534,715	826,385
2	Little Baseline-W Pike to E Pike-replace exist 150&200 with 400mm/Little Baseline-Stonebrook east 400mm to exist 500mm (2 segments)	2022	955,300	-		955,300	382,100		573,200	372,580	200,620
3	Little Baseline-W Pike west to existing 150mm-new 400mm line	2026	877,700	-		877,700	367,000		510,700	331,955	178,745
4	W Puce-Cty Rd 22 south to exist 600-replace 300mm with 600mm (North-South)	2023	828,000	-		828,000	380,900		447,100	290,615	156,485
5	Cty Rd 22-W Puce to Patillo-replace exist 300mm with 400mm	2021-2022	2,492,800	-		2,492,800	1,470,500		1,022,300	664,495	357,805
6	Schoolhouse Rd-Scott Siderd to Lakeshore Rd 101-new 150mm watermain	2029	357,700	-		357,700	-		357,700	232,505	125,195
7	Renaud-Cty Rd 22 to St Clair/Alexander Ave-Cty Rd 22 to Caille-replace exist 150mm	2028	663,500	-		663,500	311,800		351,700	228,605	123,095
8	Comber Side Road-St Clair Rd to park entrance-new 300mm to tower	2024-2025	762,300	-		762,300	404,000		358,300	232,895	125,405
9	County Rd 35-Tecumseh Rd to Hwy 401-new 300mm main	2030-2035	4,546,500	539,700		4,006,800	2,455,100		1,551,700	1,008,605	543,095
10	Construct new 400mm along Wallace Line Cty Rd 22 to Wallace Woods	2023-2024	676,000	174,400		501,600	-		501,600	326,040	175,560
11	Cty Rd 22 patillo Rd to West Pike Creek (replace existing 300 with 400mm)	2035-2040	1,428,000	285,600		1,142,400	1,142,400		-	-	-
	Total		15,948,900	999,700	-	14,949,200	6,913,800	-	8,035,400	5,223,010	2,812,390

* Timing of Works may be dependant upon receiving funding assistance which would include developer assistance, grants, etc.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Water Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2039 (Urban)	Timing* (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 65%	Non-Residential Share 35%
1	Water Treatment Plant (Belle River) - Principal - (growth share only)	2020-2029	7,157,101	-		7,157,101	-		7,157,101	4,652,115	2,504,985
2	Water Treatment Plant (Belle River) - interest (discounted) - (growth share only)	2020-2029	540,740	-		540,740	-		540,740	351,481	189,259
3	Water Tower (Belle River) - Principal - (growth share only)	2020-2025	1,804,130	-		1,804,130	-		1,804,130	1,172,684	631,445
4	Water Tower (Belle River) - interest (discounted) - (growth share only)	2020-2025	57,265	-		57,265	-		57,265	37,222	20,043
5	Little Baseline-new water tower to replace existing MD	2025	7,036,200	-		7,036,200	5,136,400		1,899,800	1,234,870	664,930
6	New .7 MIG elevated tower - Stoney Point water system	2024	5,631,000	553,500		5,077,500	3,486,200		1,591,300	1,034,345	556,955
7	Stoney Point water system-1.0 MIGD WTP expansion	2026	12,142,022	9,252,100		2,889,922	-		2,889,922	1,878,449	1,011,473
	Reserve Fund Adjustment						735,983		(735,983)	(478,389)	(257,594)
	Total		34,368,457	9,805,600	-	24,562,857	9,358,583	-	15,204,273	9,882,778	5,321,496

* Timing of Works may be dependant upon receiving funding assistance which would include developer assistance, grants, etc.



5.4.2 Wastewater Services

The Town has identified a number of conveyance systems to be included as growth-related capital projects related to wastewater services. In total, the gross capital cost is \$42,077,500. A deduction of \$9,062,500 has been made to account for the benefit to growth beyond the forecast period in addition to a deduction of \$15,329,805 for the share of the costs attributable to existing development. Therefore, the net D.C.-recoverable cost is \$17,685,195.

The Town has also identified growth-related capital costs associated with wastewater facilities. These items include growth-related principal and interest (discounted) payments on debt issued for treatment plants in addition to new capital projects. The gross-capital costs related to these projects is \$67,236,870. Deductions for post period benefit and benefit to existing development have been made in the amounts of \$8,926,700 and \$18,214,700, respectively. In addition, \$580,877 has also been deducted from the calculations to account for the existing reserve fund balance resulting in a D.C.-eligible amount of \$39,514,593.

In total, the D.C.-eligible amount included in the calculations for wastewater services is \$57,199,788.

The costs for all wastewater services are shared 65%/35% between residential and non-residential based on the population to employment ratio over the urban 20-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Wastewater - Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2039 (Urban)	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 65%	Non-Residential Share 35%
1	Forcemain to transmit wastewater from Comber to the new STF (Phase 1)	2030	4,007,000	337,000		3,670,000	2,203,850		1,466,150	952,998	513,153
2	Pump Station to transmit wastewater from Stoney Point to the new STF (Phase 1)	2030	500,000	42,000		458,000	275,000		183,000	118,950	64,050
3	New Pumping Station and forcemain to transmit sewage from Lighthouse Cove to the new STF (Phase 1)	2035	2,282,100	191,900		2,090,200	1,255,155		835,045	542,779	292,266
4	Rochester Place conveyance system1	2035	3,192,100	319,200		2,872,900	1,596,050		1,276,850	829,953	446,898
5	Belle River/Maidstone Conveyance (Puce to Manning)	2022-2027	13,975,100	1,397,600		12,577,500	6,987,550		5,589,950	3,633,468	1,956,483
6	Belle River Rd/N Woodslee/S Woodslee conveyance	2035-2040	10,200,000	2,040,100		8,159,900	-		8,159,900	5,303,935	2,855,965
7	Essex Fringe Conveyance System	2040	3,346,900	334,700		3,012,200	3,012,200		-	-	-
8	Sanitary Trunk Line Cost Sharing Agreement - CE30476 (09/08/03)	0	174,300	-		174,300	-		174,300	113,295	61,005
9	Pike Creek Gravity Collection System	2035-2040	4,400,000	4,400,000		-	-		-	-	-
	Total		42,077,500	9,062,500	-	33,015,000	15,329,805	-	17,685,195	11,495,377	6,189,818

* Timing of Works may be dependant upon receiving funding assistance which would include developer assistance, grants, etc.



Infrastructure Costs Included in the Development Charges Calculation

Town of Lakeshore
Service: Wastewater Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2039 (Urban)	Timing* (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 65%	Non-Residential Share 35%
1	North Woodslee package plant - Growth principal	2020-2023	217,174	-		217,174	-		217,174	141,163	76,011
2	North Woodslee package plant - Growth interest (Discounted)	2020-2023	17,400	-		17,400	-		17,400	11,310	6,090
3	Treatment Plant Debt #1 - Growth Principal	2020-2022	304,621	-		304,621	-		304,621	198,004	106,617
4	Treatment Plant Debt #1 - Growth Interest (Discounted)	2020-2022	8,094	-		8,094	-		8,094	5,261	2,833
5	Treatment Plant Debt #2 - Growth Principal	2020-2031	5,215,647	-		5,215,647	-		5,215,647	3,390,170	1,825,476
6	Treatment Plant Debt #2 - Growth Interest (Discounted)	2020-2031	820,034	-		820,034	-		820,034	533,022	287,012
11	Water Pollution Plant Comber, Stoney Point, Lighthouse Phase 1	2035-2036	25,000,000	2,102,300		22,897,700	13,750,000		9,147,700	5,946,005	3,201,695
12	Water Pollution Plant Comber, Stoney Point, Lighthouse Phase 2	2045-2046	5,093,100	5,093,100		-	-		-	-	-
13	Water Pollution Plant Expansion Belle River (Dennis St. Pierre)	2020-2023	28,800,000	1,555,200		27,244,800	2,880,000		24,364,800	15,837,120	8,527,680
14	Essex Fringe servicing	2040	1,760,800	176,100		1,584,700	1,584,700		-	-	-
	Reserve Fund Adjustment						580,877		(580,877)	(377,570)	(203,307)
	Total		67,236,870	8,926,700	-	58,310,170	18,795,577	-	39,514,593	25,684,485	13,830,107

* Timing of Works may be dependent upon receiving funding assistance which would include developer assistance, grants, etc.



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an urban 20-year horizon (wastewater, and water). Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 20-year planning horizon. Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 10-year planning horizon

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

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 6-1, 6-2 and 6-3.

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

Table 6-4 summarizes the total D.C. that is applicable for Town-wide services and Table 6-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.



Table 6-1
Town of Lakeshore
D.C. Calculation
Urban Area Services
2020-2039 (Urban)

SERVICE/CLASS	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Wastewater Services</u>				
1.1 Treatment plants	25,684,485	13,830,107	7,178	3.08
1.2 Sewers	11,495,377	6,189,818	3,213	1.38
	37,179,862	20,019,926	10,391	4.46
2. <u>Water Services</u>				
2.1 Treatment plants and storage	9,882,778	5,321,496	2,762	1.19
2.2 Distribution systems	5,223,010	2,812,390	1,460	0.63
	15,105,788	8,133,886	4,222	1.82
TOTAL	52,285,650	\$28,153,811	\$14,613	\$6.27
D.C.-Eligible Capital Cost	\$52,285,650	\$28,153,811		
20 Year Urban Gross Population/GFA Growth (sq.ft.)	11,918	4,489,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,387.12	\$6.27		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.331	\$14,613		
Other Multiples	1.947	\$8,542		
Apartments - 2 Bedrooms +	1.703	\$7,471		
Apartments - Bachelor and 1 Bedroom	1.316	\$5,773		



Table 6-2
Town of Lakeshore
D.C. Calculation
Town-wide Services and Classes
2020-2039

SERVICE/CLASS	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Services Related to a Highway</u>				
3.1 Roads	22,084,934	11,891,888	5,979	2.66
	22,084,934	11,891,888	5,979	2.66
4. <u>Fire Protection Services</u>				
4.1 Fire facilities, vehicles & equipment	2,627,054	1,414,567	711	0.31
	2,627,054	1,414,567	711	0.31
5. <u>Policing Services</u>				
5.1 Police facilities and equipment	390,000	210,000	106	0.05
	390,000	210,000	106	0.05
6. <u>Public Works Facilities, Vehicles and Equipment</u>				
6.1 Services Related to a Highway	948,610	510,790	257	0.11
6.2 Wastewater Services	593,970	319,830	161	0.07
6.3 Water Services	547,820	294,980	148	0.07
	2,090,400	1,125,600	566	0.25
TOTAL	27,192,388	\$14,642,055	\$7,362	\$3.26
D.C.-Eligible Capital Cost	\$27,192,388	\$14,642,055		
20-Year Gross Population/GFA Growth (sq.ft.)	12,304	4,489,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,210.04	\$3.26		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.331	\$7,362		
Other Multiples	1.947	\$4,303		
Apartments - 2 Bedrooms +	1.703	\$3,764		
Apartments - Bachelor and 1 Bedroom	1.316	\$2,908		



Table 6-3
Town of Lakeshore
D.C. Calculation
Town-wide Services and Classes
2020-2029

SERVICE/CLASS	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
7. <u>Parks and Recreation Services</u>				
7.1 Parkland development, amenities, trails, vehicles and facilities	7,460,204	392,642	3,754	0.17
	7,460,204	392,642	3,754	0.17
8. <u>Library Services</u>				
8.1 Library facilities	-	-	-	-
	-	-	-	-
9. <u>Growth Studies</u>				
9.1 Services Related to a Highway	454,027	233,893	228	0.10
9.2 Fire Protection Services	50,709	26,123	26	0.01
9.3 Policing Services	22,966	11,831	12	0.01
9.4 Parks and Recreation Services	100,160	51,598	50	0.02
9.5 Wastewater Services	150,217	77,384	76	0.03
9.6 Water Services	135,737	69,925	68	0.03
	913,817	470,754	460	0.20
TOTAL	\$8,374,020	\$863,396	\$4,214	\$0.37
D.C.-Eligible Capital Cost	\$8,374,020	\$863,396		
10-Year Gross Population/GFA Growth (sq.ft.)	6,620	2,330,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,264.96	\$0.37		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.331	\$4,214		
Other Multiples	1.947	\$2,463		
Apartments - 2 Bedrooms +	1.703	\$2,154		
Apartments - Bachelor and 1 Bedroom	1.316	\$1,665		



Table 6-4
Town of Lakeshore
D.C. Calculation
Total All Services and Classes

	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/Classes 20 Year	52,285,650	28,153,811	14,613	6.27
Town-wide Services/Classes 20 Year	27,192,388	14,642,055	7,362	3.26
Town-wide Services/Classes 10 Year	8,374,020	863,396	4,214	0.37
TOTAL	87,852,058	43,659,263	26,189	9.90



Table 6-5
Town of Lakeshore
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants	31,862,156	0	2,880,000	0	1,555,200	17,827,521	9,599,434
1.2 Sewers	6,987,550	0	3,493,775	0	698,800	1,816,734	978,241
2. Water Services							
2.1 Treatment plants and storage	5,631,000	0	3,486,200	0	553,500	1,034,345	556,955
2.2 Distribution systems	8,075,500	0	2,637,500	0	174,400	3,421,340	1,842,260
3. Services Related to a Highway							
3.1 Roads	28,422,330	0	9,926,600	4,166,500	6,247,430	5,253,170	2,828,630
4. Fire Protection Services							
4.1 Fire facilities, vehicles & equipment	114,405	0	43,750	0	0	45,926	24,729
5. Policing Services							
5.1 Police facilities and equipment	150,000	0	0	0	0	97,500	52,500
6. Public Works Facilities, Vehicles and Equipment							
6.1 Services Related to a Highway	187,182	0	55,909	0	0	85,327	45,945
6.2 Wastewater Services	2,781,955	0	314,045	0	1,645,200	534,761	287,948
6.3 Water Services	2,710,136	0	274,500	0	1,645,200	513,784	276,653
7. Parks and Recreation Services							
7.1 Parkland development, amenities, trails, vehicles and facilities	7,960,436	0	3,582,091	0	0	4,159,428	218,917
8. Library Services							
8.1 Library facilities	0	0	0	0	0	0	0
9. Growth Studies							
9.1 Services Related to a Highway	292,992	14,700	70,075	0	0	137,423	70,794
9.2 Fire Protection Services	107,027	4,707	26,407	0	0	50,103	25,811
9.3 Policing Services	47,027	4,707	11,757	0	0	20,172	10,392
9.4 Parks and Recreation Services	210,705	5,297	90,728	0	0	75,689	38,991
9.5 Wastewater Services	168,058	14,700	36,742	0	0	76,967	39,650
9.6 Water Services	155,858	14,700	36,742	0	0	68,915	35,502
Total Expenditures & Revenues	\$95,864,316	\$58,810	\$26,966,820	\$4,166,500	\$12,519,730	\$35,219,104	\$16,933,352



Chapter 7

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



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

7.1 Introduction

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

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

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

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

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided are based on the Town’s existing policies; with consideration for the updates from Bill 108 and Bill 197. However, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- classes of services be established for public works and growth studies;
- the Town uses a uniform Town-wide D.C. calculation for all municipal services and classes except water and wastewater;
- water and wastewater services be imposed on the urban service areas of the Town; and
- one municipal D.C. by-law be used for all services and classes.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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



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

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for growth studies, a 66% residential/34% non-residential allocation has been made based on a population vs. employment growth ratio over the 10-year forecast period;
 - for services related to a highway, public works, fire services and policing services, a 65% residential/35% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period; and
 - for water and wastewater services a 65% residential/35% non-residential allocation has been made based on population vs. employment growth over the 20-year urban forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or



- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than five years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (section 3); and
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98).

b) Non-statutory exemptions:

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

7.3.5 Phasing in

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



7.3.6 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of the first building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Town 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 applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning Bylaw Amendment application may be subject to annual interest charges. The applicable interest rate is provided in the Town's "Development Charge Interest Policy". Subsequent to the release of the D.C. background study, staff will conduct a review of appropriate interest rates and will present a staff report to Council for their consideration.

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*.

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

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

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1st 2021, and every January 1st thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation,



7.3.8 The Applicable Areas

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

- all municipal-wide services/classes – the full residential and non-residential charge will be imposed on all lands within the Town; and
- water and wastewater – the full residential and non-residential charge will be imposed on the urban service areas of the Town.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are currently reserved in six separate reserve funds: services related to a highway, protection, parks and recreation and growth studies, wastewater services and water services. It is recommended that the reserve fund for Protection Services be split into two reserve funds; one for fire services and one for policing services. Additionally, it is recommended that a reserve fund for the public works class be established.

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

7.4.2 By-law In-force Date

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

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

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

Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



7.4.4 Area Rating

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

1. Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

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

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

1. All Town services, with the exception of water, wastewater and stormwater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds which can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.



2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Town-wide approach to an area specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The development charges would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

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

7.5 Other Recommendations

It is recommended that Council:

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

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Classes of services be established for growth studies and public works (facilities and fleet);”

“Continue the D.C. approach to calculate water and wastewater services on a uniform urban-area basis and all other services be calculated on a uniform Town-wide basis;”



“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated October 7, 2020, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated October 7, 2020, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 Introduction

Once the Town has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

8.3.2 Notice of Passage

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

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

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

8.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer’s statement and where it may be received by the public.

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

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

8.3.4 Appeals

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

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

8.3.5 Complaints

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

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

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



8.3.6 Credits

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

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

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

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

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



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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



**Schedule 1
Town of Lakeshore
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	<i>Mid 2006</i>	34,320	33,245	160	33,085	11,130	235	215	50	11,630	2.859
	<i>Mid 2011</i>	35,670	34,546	241	34,305	11,573	332	181	245	12,331	2.802
	<i>Mid 2016</i>	37,800	36,611	246	36,365	12,330	360	220	265	13,175	2.779
Forecast	<i>Early 2020</i>	39,850	38,600	262	38,338	13,208	379	228	265	14,080	2.741
	<i>Early 2030</i>	44,540	43,142	294	42,848	14,923	627	494	265	16,310	2.645
	<i>Early 2040</i>	48,420	46,902	320	46,582	16,309	925	801	265	18,299	2.563
Incremental	Mid 2006 - Mid 2011	1,350	1,301	81	1,220	443	97	-34	195	701	
	Mid 2011 - Mid 2016	2,130	2,065	5	2,060	757	28	39	20	844	
	Mid 2016 - Early 2020	2,050	1,989	16	1,973	878	19	8	0	905	
	Early 2020 - Early 2030	4,690	4,542	32	4,510	1,714	249	267	0	2,230	
	Early 2020 - Early 2040	8,570	8,302	58	8,244	3,100	546	573	0	4,219	

Derived from Town of Lakeshore Employment Land Strategy (2020) population, housing and employment forecast and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

¹ Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

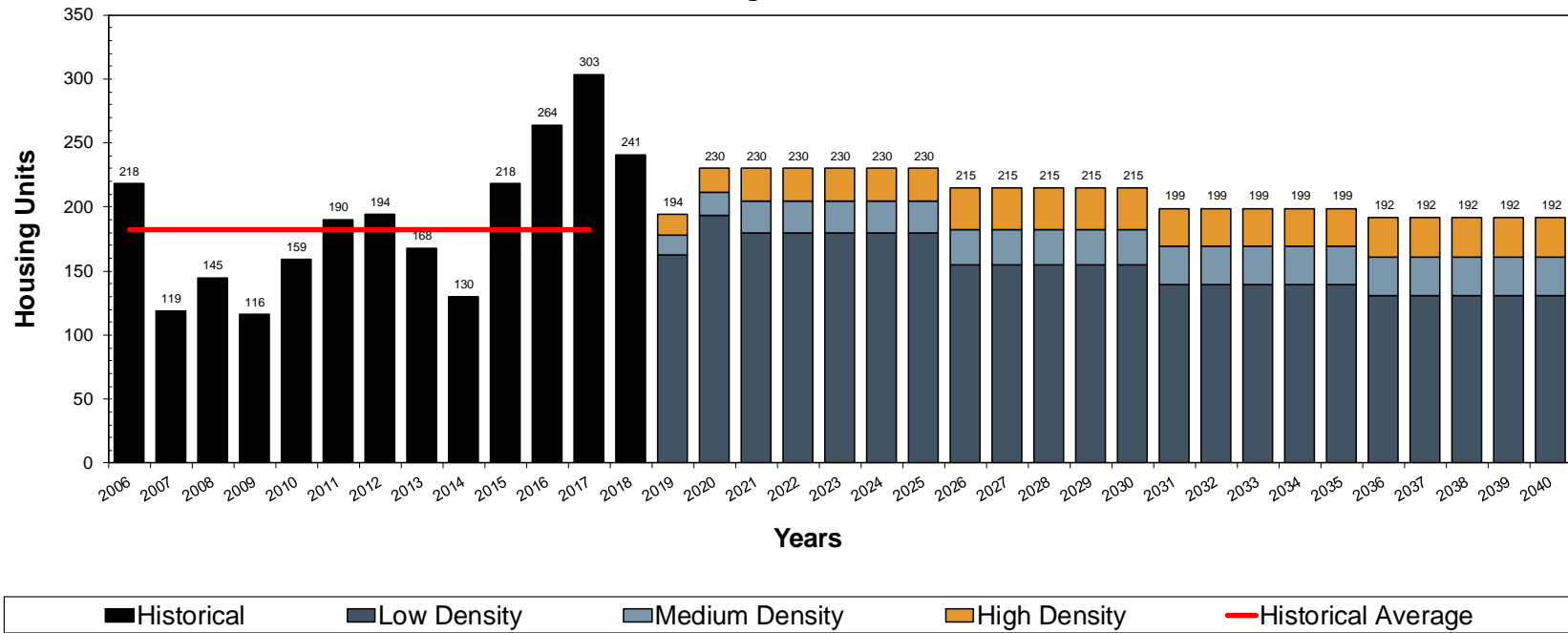
² Includes townhouses and apartments in duplexes.

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



Figure A-1

Annual Housing Forecast¹





Schedule 2
Town of Lakeshore
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2020 - 2030	1,656	249	267	2,172	6,427	(1,899)	4,528	32	4,560
	2020 - 2040	2,984	546	573	4,103	11,918	(3,654)	8,264	58	8,322
Rural	2020 - 2030	58	0	0	58	193	(211)	(18)	0	(18)
	2020 - 2040	116	0	0	116	386	(406)	(20)	0	(20)
Town of Lakeshore	2020 - 2030	1,714	249	267	2,230	6,620	(2,110)	4,510	32	4,542
	2020 - 2040	3,100	546	573	4,219	12,304	(4,060)	8,244	58	8,302

Derived from Town of Lakeshore Employment Land Strategy (2020) population, housing and employment forecast and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

¹ Includes townhouses and apartments in duplexes.

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

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



**Schedule 3
Town of Lakeshore
Current Year Growth Forecast
Mid 2016 to Early 2020**

		Population
Mid 2016 Population		36,611
Occupants of New Housing Units, Mid 2016 to Early 2020	<i>Units (2)</i>	905
	<i>multiplied by P.P.U. (3)</i>	3,179
	<i>gross population increase</i>	2,877
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2020	<i>Units</i>	14
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	15
Decline in Housing Unit Occupancy, Mid 2016 to Early 2020	<i>Units (4)</i>	13,175
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.069
	<i>total decline in population</i>	-903
Population Estimate to Early 2020		38,600
Net Population Increase, Mid 2016 to Early 2020		1,989

- (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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.220	97%	3.126
<i>Multiples (6)</i>	1.897	2%	0.039
<i>Apartments (7)</i>	1.621	1%	0.014
Total		100%	3.179

¹ Based on 2016 Census custom database

² 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
Town of Lakeshore
Ten Year Growth Forecast
Early 2020 to Early 2030**

		Population
Early 2020 Population		38,600
Occupants of New Housing Units, Early 2020 to Early 2030	<i>Units (2)</i>	2,230
	<i>multiplied by P.P.U. (3)</i>	2,969
	<i>gross population increase</i>	6,620
Occupants of New Equivalent Institutional Units, Early 2020 to Early 2030	<i>Units</i>	29
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	32
Decline in Housing Unit Occupancy, Early 2020 to Early 2030	<i>Units (4)</i>	14,080
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.150
	<i>total decline in population</i>	-2,110
Population Estimate to Early 2030		43,142
Net Population Increase, Early 2020 to Early 2030		4,542

(1) Early 2020 Population based on:

2016 Population (36,611) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (905 x 3.179 = 2,877) + (14 x 1.1 = 15) + (13,175 x -0.069 = -903) = 38,600

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.331	77%	2.561
<i>Multiples (6)</i>	1.947	11%	0.217
<i>Apartments (7)</i>	1.594	12%	0.191
<i>one bedroom or less</i>	1.316		
<i>two bedrooms or more</i>	1.703		
Total		100%	2.969

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Early 2020 households based upon 2016 Census (13,175 units) + Mid 2016 to Early 2020 unit estimate (905 units) = 14,080 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
Town of Lakeshore
Twenty Year Growth Forecast
Early 2020 to Early 2040**

		Population
Early 2020 Population		38,600
Occupants of New Housing Units, Early 2020 to Early 2040	<i>Units (2)</i>	4,219
	<i>multiplied by P.P.U. (3)</i>	2.916
	<i>gross population increase</i>	12,304
		12,304
Occupants of New Equivalent Institutional Units, Early 2020 to Early 2040	<i>Units</i>	53
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	58
		58
Decline in Housing Unit Occupancy, Early 2020 to Early 2040	<i>Units (4)</i>	14,080
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.288
	<i>total decline in population</i>	-4,060
		-4,060
Population Estimate to Early 2040		46,902
Net Population Increase, Early 2020 to Early 2040		8,302

(1) Early 2020 Population based on:

2016 Population (36,611) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (905 x 3.179 = 2,877) + (14 x 1.1 = 15) + (13,175 x -0.069 = -903) = 38,600

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.331	73%	2.448
<i>Multiples (6)</i>	1.947	13%	0.252
<i>Apartments (7)</i>	1.594	14%	0.216
<i>one bedroom or less</i>	1.316		
<i>two bedrooms or more</i>	1.703		
Total		100%	2.916

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Early 2020 households based upon 2016 Census (13,175 units) + Mid 2016 to Early 2020 unit estimate (905 units) = 14,080 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 6
Town of Lakeshore
Summary of Housing Potential as of 2019¹
Town of Lakeshore Total Urban Areas

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ²	Apartments ³	Total
Registered Not Built	989	196	0	1,185
<i>% Breakdown</i>	83%	17%	0%	100%
Draft Plans Approved	456	47	0	503
<i>% Breakdown</i>	91%	9%	0%	100%
Application Under Review	208	314	330	852
<i>% Breakdown</i>	24%	37%	39%	100%
Vacant lands designated for Residential	1,099	370	219	1,688
<i>% Breakdown</i>	65%	22%	13%	100%
Total	2,752	927	549	4,228
<i>% Breakdown</i>	65%	22%	13%	100%

Source: Town of Lakeshore Planning Department as of 09/2019.

² Includes townhomes and apartments in duplexes.

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



Schedule 7
Town of Lakeshore
Historical Residential Building Permits
Years 2009 to 2018

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2009	84	32	0	116
2010	142	17	0	159
2011	173	17	0	190
2012	176	18	0	194
2013	160	8	0	168
Sub-total	735	92	0	827
Average (2009 - 2013)	147	18	0	165
% Breakdown	88.9%	11.1%	0.0%	100.0%
2014	130	0	0	130
2015	218	0	0	218
2016	261	3	0	264
2017	298	5	0	303
2018	238	3	0	241
Sub-total	1,145	11	0	1,156
Average (2014 - 2018)	229	2	0	231
% Breakdown	99.0%	1.0%	0.0%	100.0%
2009 - 2018				
Total	1,880	103	0	1,983
Average	188	10	0	198
% Breakdown	94.8%	5.2%	0.0%	100.0%

Source: Building permits from 2009 to 2018 building permits from the Town of Lakeshore.

¹ Includes townhouses and apartments in duplexes.

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



**Schedule 8a - 20 Year Average
Town of Lakeshore
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						20 Year Average Adjusted ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	3.159	4.400	3.220	
6-10	-	-	-	3.234	4.594	3.369	
11-15	-	-	1.760	3.375	4.265	3.355	
16-20	-	-	-	3.213	3.750	3.258	3.331
20-25	-	-	2.000	2.951	3.962	3.056	
25-35	-	-	1.933	2.959	3.368	2.917	
35+	-	1.543	1.759	2.509	3.313	2.351	
Total	-	1.422	1.801	2.893	3.909	2.823	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.800	3.099	4.632	3.111
6-10	-	-	1.800	3.170	4.563	3.212
11-15	-	-	1.714	3.379	4.265	3.276
16-20	-	-	2.000	3.195	3.947	3.240
20-25	-	-	1.824	2.966	3.962	3.000
25-35	-	-	1.862	2.931	3.368	2.793
35+	-	1.302	1.728	2.516	3.340	2.314
Total	-	1.300	1.754	2.884	3.967	2.756

Adjusted based on 1996-2016 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
Essex County
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Multiples ¹						20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.612	2.465	-	1.897	
6-10	-	1.545	1.903	2.394	-	2.090	
11-15	-	-	1.626	2.293	-	1.949	
16-20	-	-	1.770	2.757	-	2.389	1.947
20-25	-	-	1.884	3.036	-	2.458	
25-35	-	1.000	2.045	3.124	-	2.641	
35+	-	1.251	1.887	2.830	4.053	2.297	
Total	0.857	1.252	1.835	2.778	4.321	2.278	

Age of Dwelling	Apartments ²						20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.133	2.333	-	-	1.621	
6-10	-	1.421	1.784	2.083	-	1.676	
11-15	-	1.395	1.534	2.083	-	1.536	
16-20	-	1.506	1.764	2.400	-	1.707	1.594
20-25	-	1.288	1.732	2.667	-	1.614	
25-35	0.826	1.201	1.763	3.229	-	1.529	
35+	1.101	1.193	1.878	2.645	-	1.494	
Total	1.052	1.212	1.816	2.653	2.300	1.523	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.267	1.820	3.201	4.675	3.014
6-10	-	1.474	1.862	3.217	4.524	3.017
11-15	-	1.377	1.709	3.200	4.327	2.973
16-20	-	1.515	1.803	3.082	4.109	2.891
20-25	-	1.303	1.881	2.973	3.752	2.731
25-35	1.091	1.211	1.905	2.921	3.643	2.525
35+	1.176	1.221	1.819	2.579	3.600	2.233
Total	1.217	1.239	1.820	2.785	3.965	2.458

¹ Includes townhouses and apartments in duplexes.

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

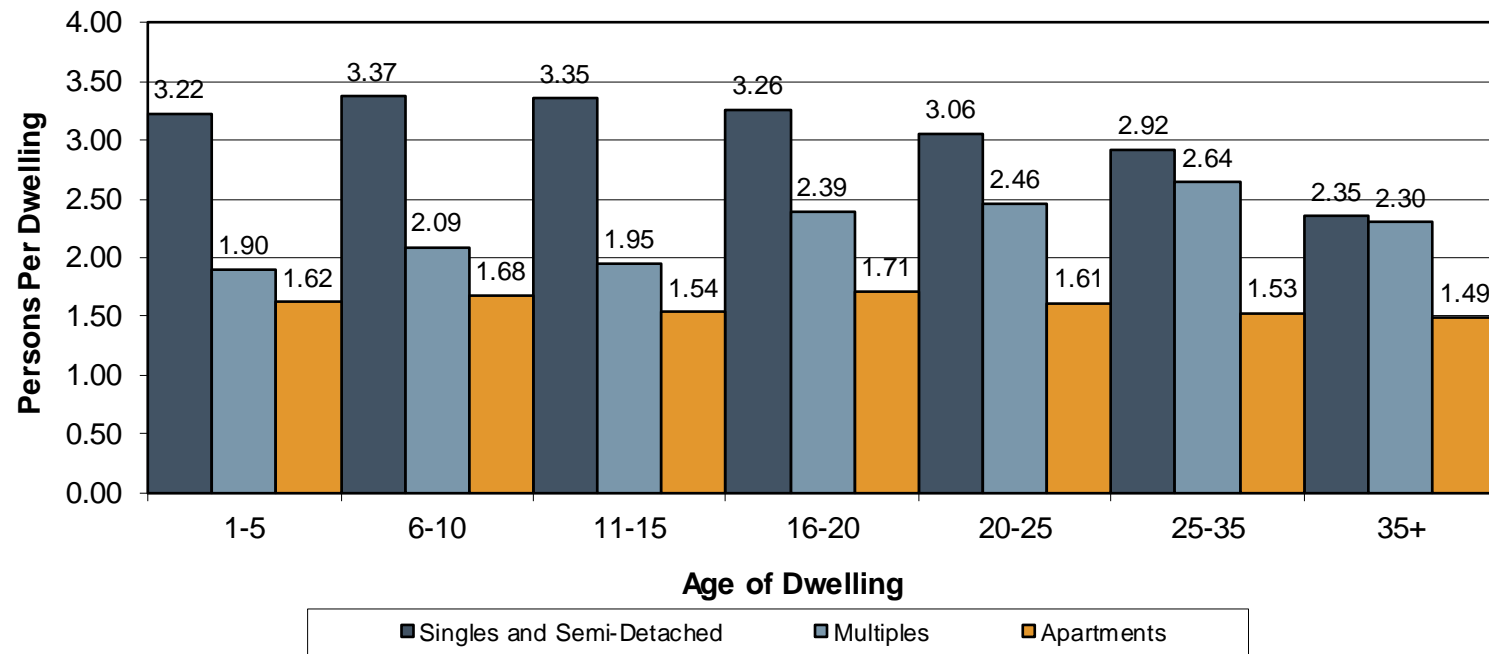
Adjusted based on 1996-2016 historical trends.

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
Town of Lakeshore
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)**



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



**Schedule 10a
Town of Lakeshore
2020 Employment Forecast**

Period	Population	Activity Rate								Employment								Total Employment (Including N.F.P.O.W.)	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. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ¹			
Mid 2006	33,245	0.004	0.035	0.173	0.076	0.028	0.316	0.029	0.345	135	1,160	5,758	2,513	945	10,510	958	11,468	9,350	
Mid 2011	34,546	0.003	0.035	0.130	0.075	0.035	0.277	0.032	0.309	105	1,195	4,498	2,578	1,195	9,570	1,116	10,686	8,375	
Mid 2016	36,611	0.004	0.032	0.180	0.079	0.037	0.332	0.038	0.370	160	1,160	6,603	2,878	1,355	12,155	1,381	13,536	10,995	
Early 2020	38,600	0.004	0.036	0.185	0.079	0.038	0.342	0.041	0.383	168	1,247	7,129	3,061	1,457	13,062	1,592	14,654	11,815	
Early 2030	43,142	0.005	0.034	0.196	0.086	0.042	0.363	0.048	0.411	220	1,477	8,449	3,703	1,830	15,679	2,064	17,743	14,202	
Early 2040	46,902	0.005	0.037	0.207	0.091	0.046	0.385	0.052	0.437	243	1,718	9,701	4,260	2,152	18,074	2,445	20,519	16,356	
Incremental Change																			
Mid 2006 - Mid 2011	1,301	-0.001	0.000	-0.043	-0.001	0.006	-0.039	0.004	-0.036	-30	35	-1,260	65	250	-940	159	-781	-975	
Mid 2011 - Mid 2016	2,065	0.0013	-0.0029	0.0502	0.0040	0.0024	0.0550	0.0054	0.0604	55	-35	2,105	300	160	2,585	265	2,850	2,620	
Mid 2016 - Early 2020	1,989	0.0000	0.0043	0.0043	0.0007	0.0007	0.0101	0.0035	0.0136	8	87	527	184	102	907	211	1,118	820	
Early 2020 - Early 2030	4,542	0.0007	-0.0018	0.0112	0.0065	0.0047	0.0213	0.0066	0.0279	52	230	1,320	642	373	2,617	472	3,089	2,387	
Early 2020 - Early 2040	8,302	0.0008	0.0006	0.0221	0.0115	0.0081	0.0433	0.0109	0.0542	75	471	2,572	1,199	695	5,012	853	5,865	4,541	
Annual Average																			
Mid 2006 - Mid 2011	260	-0.00020	-0.00006	-0.00860	-0.00019	0.00123	-0.00782	0.00070	-0.00712	-6	7	-252	13	50	-188	32	-156	-195	
Mid 2011 - Mid 2016	413	0.0003	-0.0006	0.0100	0.0008	0.0005	0.0110	0.0011	0.0121	11	-7	421	60	32	517	53	570	524	
Mid 2016 - Early 2020	568	0.0000	0.0012	0.0012	0.0002	0.0002	0.0029	0.0010	0.0039	2	25	150	52	29	259	60	319	234	
Early 2020 - Early 2030	454	0.00007	-0.00018	0.00112	0.00065	0.00047	0.00213	0.00066	0.00279	5	23	132	64	37	262	47	309	239	
Early 2020 - Early 2040	415	0.00004	0.00003	0.00111	0.00058	0.00041	0.00216	0.00054	0.00271	4	24	129	60	35	251	43	293	227	

Derived from Town of Lakeshore Employment Land Strategy (2020) population, housing and employment forecast and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

¹ 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
Town of Lakeshore
Employment & Gross Floor Area (G.F.A) Forecast, 2020 to Buildout**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	33,245	135	5,758	2,513	945	9,350				
Mid 2011	34,546	105	4,498	2,578	1,195	8,375				
Mid 2016	36,611	160	6,603	2,878	1,355	10,995				
Early 2020	38,600	168	7,129	3,061	1,457	11,815				
Early 2030	43,142	220	8,449	3,703	1,830	14,202				
Early 2040	46,902	243	9,701	4,260	2,152	16,356				
Incremental Change										
Mid 2006 - Mid 2011	1,301	-30	-1,260	65	250	-975				
Mid 2011 - Mid 2016	2,065	55	2,105	300	160	2,620				
Mid 2016 - Early 2020	1,989	8	527	184	102	820	684,400	101,000	71,400	856,800
Early 2020 - Early 2030	4,542	52	1,320	642	373	2,387	1,716,000	353,100	261,100	2,330,200
Early 2020 - Early 2040	8,302	75	2,572	1,199	695	4,541	3,343,600	659,400	486,500	4,489,500
Annual Average										
Mid 2006 - Mid 2011	260	-6	-252	13	50	-195				
Mid 2011 - Mid 2016	413	11	421	60	32	524				
Mid 2016 - Early 2020	568	2	150	52	29	234	195,543	28,857	20,400	244,800
Early 2020 - Early 2030	454	5	132	64	37	239	171,600	35,310	26,110	233,020
Early 2020 - Early 2040	415	4	129	60	35	227	167,180	32,970	24,325	224,475

Derived from Town of Lakeshore Employment Land Strategy (2020) population, housing and employment forecast and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

¹ Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	550
Institutional	700

* Reflects Early 2020 to Early 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. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Urban	2020 - 2030	1,716,000	353,100	261,100	2,330,200	2,335
	2020 - 2040	3,343,600	659,400	486,500	4,489,500	4,466
Rural	2020 - 2030	-	-	-	-	-
	2020 - 2040	-	-	-	-	-
Town of Lakeshore	2020 - 2030	1,716,000	353,100	261,100	2,330,200	2,335
	2020 - 2040	3,343,600	659,400	486,500	4,489,500	4,466

Derived from Town of Lakeshore Employment Land Strategy (2020) population, housing and employment forecast and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

¹ Square feet per employee assumptions:

Industrial	1,300
Commercial	550
Institutional	700

² Employment Increase does not include No Fixed Place of Work.

*Reflects Early 2020 to Early 2040 forecast period



**Schedule 11
Town of Lakeshore
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	1,823	1,516	4,249	7,587	7,217	481	0	7,698	187	10	0	198	9,227	2,007	4,249	15,482
2008	9,763	567	0	10,330	8,550	306	0	8,856	6	60	0	66	18,319	933	0	19,251
2009	1,231	521	0	1,752	81	643	1,808	2,532	0	444	0	444	1,312	1,608	1,808	4,728
2010	77,529	137	0	77,666	418	2,267	0	2,685	2,319	794	524	3,637	80,267	3,198	524	83,988
2012	422	1,647	3,216	5,285	38,592	1,147	0	39,739	0	89	0	89	39,014	2,883	3,216	45,113
2013	6,141	6,639	0	12,780	1,841	460	421	2,722	0	1,041	1,894	2,935	7,982	8,140	2,314	18,436
2014	0	2,225	5,263	7,488	16,388	1,940	0	18,328	9,536	4,306	893	14,734	25,924	8,471	6,156	40,550
2015	249	2,550	0	2,799	3,662	5,206	0	8,868	13,736	1,803	0	15,540	17,647	9,560	0	27,207
2016	11,852	1,213	0	13,065	1,106	2,081	0	3,187	0	586	0	586	12,958	3,880	0	16,839
Subtotal	109,030	18,164	12,728	139,921	78,396	15,011	2,229	95,635	25,784	10,042	4,942	40,768	213,209	43,216	19,899	276,325
Percent of Total	78%	13%	9%	100%	82%	16%	2%	100%	63%	25%	12%	100%	77%	16%	7%	100%
Average	12,114	1,816	4,243	13,992	7,840	1,501	1,114	9,564	5,157	1,004	1,236	4,077	21,321	4,322	2,843	27,632
2007 - 2011 Period Total				98,504				22,791				6,885				128,179
2007 - 2011 Average				19,701				4,558				1,377				25,636
% Breakdown				76.8%				17.8%				5.4%				100.0%
2012 - 2016 Period Total				41,417				72,844				33,884				148,145
2012 - 2016 Average				8,283				14,569				6,777				29,629
% Breakdown				28.0%				49.2%				22.9%				100.0%
2007 - 2016 Period Total				139,921				95,635				40,768				276,325
2007 - 2016 Average				13,992				9,564				4,077				27,632
% Breakdown				50.6%				34.6%				14.8%				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
Town of Lakeshore**

Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change	
		2006	2011	2016	06-11	11-16
Employment by industry						
<u>Primary Industry Employment</u>						
11	<i>Agriculture, forestry, fishing and hunting</i>	385	370	405	-15	35
21	<i>Mining and oil and gas extraction</i>	0	0	10	0	10
Sub-total		385	370	415	-15	45
<u>Industrial and Other Employment</u>						
22	<i>Utilities</i>	40	15	45	-25	30
23	<i>Construction</i>	525	535	605	10	70
31-33	<i>Manufacturing</i>	4,405	3,430	5,240	-975	1,810
41	<i>Wholesale trade</i>	465	275	325	-190	50
48-49	<i>Transportation and warehousing</i>	490	390	510	-100	120
56	<i>Administrative and support</i>	98	168	223	70	55
Sub-total		6,023	4,813	6,948	-1,210	2,135
<u>Population Related Employment</u>						
44-45	<i>Retail trade</i>	965	715	1,080	-250	365
51	<i>Information and cultural industries</i>	65	80	60	15	-20
52	<i>Finance and insurance</i>	265	285	195	20	-90
53	<i>Real estate and rental and leasing</i>	95	55	55	-40	0
54	<i>Professional, scientific and technical services</i>	425	350	445	-75	95
55	<i>Management of companies and enterprises</i>	25	30	0	5	-30
56	<i>Administrative and support</i>	98	168	223	70	55
71	<i>Arts, entertainment and recreation</i>	200	210	150	10	-60
72	<i>Accommodation and food services</i>	520	615	645	95	30
81	<i>Other services (except public administration)</i>	405	550	500	145	-50
Sub-total		3,063	3,058	3,353	-5	295
<u>Institutional</u>						
61	<i>Educational services</i>	495	625	580	130	-45
62	<i>Health care and social assistance</i>	345	540	645	195	105
91	<i>Public administration</i>	200	165	215	-35	50
Sub-total		1,040	1,330	1,440	290	110
Total Employment		10,510	9,570	12,155	-940	2,585
Population		33,245	34,546	36,611	1,301	2,065
<u>Employment to Population Ratio</u>						
Industrial and Other Employment		0.18	0.14	0.19	-0.04	0.05
Population Related Employment		0.09	0.09	0.09	0.00	0.00
Institutional Employment		0.03	0.04	0.04	0.01	0.00
Primary Industry Employment		0.01	0.01	0.01	0.00	0.00
Total		0.32	0.28	0.33	-0.04	0.05

Source: Statistics Canada Employment by Place of Work

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



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED									
Service/Class of Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS	Utilized	Remaining
		Cost (per capita)		Quantity (per capita)		Quality (per capita)			
Services Related to a Highway	Services Related to a Highway - Roads	\$18,644.70	0.0101	km of roadways	1,846,010	per lane km	154,788,299	33,976,822	129,471,294
	Services Related to a Highway - Sidewalks and Multi-Use Pathways (Roadside Trails)	\$506.80	0.0022	km of roadways	230,364	per km	4,207,454		
	Services Related to a Highway - Streetlights	\$536.30	0.0696	No. of Streetlights	7,705	per signal	4,452,363		
Public Works	Public Works Facilities	\$145.96	0.7899	ft ² of building area	185	per sq.ft.	1,211,760	3,216,000	3,017
	Public Works Roads and Related Vehicles	\$241.78	0.0018	No. of vehicles and equipment	134,322	per vehicle	2,007,258		
Fire Protection Services	Fire Facilities	\$182.80	0.4760	sq.ft. of building area	384	per sq.ft.	1,517,606	4,041,621	24,283
	Fire Vehicles	\$253.84	0.0005	No. of vehicles	507,680	per vehicle	2,107,380		
	Fire Small Equipment and Gear	\$53.11	0.0140	No. of equipment and gear	3,794	per Firefighter	440,919		
Policing Services	Police Facilities	\$82.02	0.1912	ft ² of building area	429	per sq.ft.	680,930	600,000	146,516
	Police Small Equipment and Gear	\$7.90	0.0010	No. of equipment and gear	7,900	per Officer	65,586		
Parks and Recreation Services	Parkland Development	\$629.44	0.0096	Acres of Parkland	65,567	per acre	2,858,916	7,852,846	4,378,033
	Parkland Amenities	\$410.91	0.0118	No. of parkland amenities	34,823	per amenity	1,866,353		
	Parkland Trails	\$68.99	0.0005	Linear kilometres of Paths and Trails	137,980	per lin m.	313,353		
	Parks and Recreation Vehicles and Equipment	\$20.91	0.0007	No. of vehicles and equipment	29,871	per vehicle	94,973		
	Indoor Recreation Facilities	\$1,562.59	4.4782	ft ² of building area	349	per sq.ft.	7,097,284		
Library	Library Facilities	\$84.81	0.3009	ft ² of building area	282	per sq.ft.	385,207	-	385,207



**Town of Lakeshore
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Arterial/Collector - Urban	24	24	24	24	24	24	24	24	24	24	\$2,994,500
Arterial/Collector - Rural (Tar & Chip)	210	210	210	210	210	210	213	219	219	219	\$1,815,000
Arterial/Collector - Rural (Gravel)	130	130	130	130	130	130	127	122	122	122	\$1,687,300
Total	364	364	364	364	364	364	364	364	364	364	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.011	0.011	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010

10 Year Average	2010-2019
Quantity Standard	0.0101
Quality Standard	\$1,846,010
Service Standard	\$18,645

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$18,645
Eligible Amount	\$154,788,299



**Town of Lakeshore
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks and Multi-Use Pathways (Roadside Trails)
Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Sidewalks	51	53	58	65	66	66	66	66	66	66	\$157,500
Multi use pathways (roadside trails)	14	14	16	17	19	19	19	19	19	19	\$490,000
Total	65	67	74	82	85	85	85	85	85	85	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.0019	0.0019	0.0021	0.0023	0.0024	0.0024	0.0023	0.0023	0.0022	0.0022

10 Year Average	2010-2019
Quantity Standard	0.0022
Quality Standard	\$230,364
Service Standard	\$507

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$507
Eligible Amount	\$4,207,454



**Town of Lakeshore
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Streetlights	2,109	2,117	2,199	2,202	2,611	-	-	-	-	-	\$7,700
Streetlights (Standard)	-	-	-	-	-	2,062	2,142	2,164	2,179	2,179	\$7,000
Decorative Streetlights	-	-	-	-	-	614	628	644	690	690	\$10,000
Total	2,109	2,117	2,199	2,202	2,611	2,676	2,770	2,808	2,869	2,869	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.06	0.06	0.06	0.06	0.07	0.07	0.08	0.08	0.08	0.07

10 Year Average	2010-2019
Quantity Standard	0.0696
Quality Standard	\$7,705
Service Standard	\$536

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$536
Eligible Amount	\$4,452,363



**Town of Lakeshore
Service Standard Calculation Sheet**

Class of Service: Public Works Facilities
Unit Measure: ft² 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.
Maidstone Road Garage	9,140	9,140	9,140	9,140	9,140	9,140	9,140	9,140	9,140	9,140	\$161	\$192
Maidstone Salt Shed	-	-	-	-	-	-	6,800	6,800	6,800	6,800	\$147	\$147
Rochester Garage	10,952	10,952	10,952	10,952	10,952	10,952	10,952	10,952	10,952	10,952	\$161	\$192
Rochester Salt Shed	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	\$90	\$90
Garage - Belle River	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	\$221	\$258
Public Works Office Space	993	993	993	993	993	993	993	993	993	993	\$227	\$265
Maidstone Storage Shed	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	\$90	\$90
Total	25,886	25,886	25,886	25,886	25,886	25,886	32,686	32,686	32,686	32,686		

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.7556	0.7493	0.7400	0.7306	0.7230	0.7180	0.8928	0.8783	0.8616	0.8498

10 Year Average	2010-2019
Quantity Standard	0.7899
Quality Standard	\$185
Service Standard	\$146

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$146
Eligible Amount	\$1,211,760



**Town of Lakeshore
Service Standard Calculation Sheet**

Class of Service: Public Works 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)
Public Works:											
1 ton truck	4	4	4	4	4	4	4	4	4	4	\$100,000
1/2 ton truck	1	1	1	1	2	3	3	3	3	3	\$40,000
Tandem truck	5	5	5	5	5	5	5	5	5	5	\$350,000
Single axle truck	5	5	5	5	5	5	5	5	5	5	\$293,200
Sweeper	1	1	1	1	1	1	1	1	1	1	\$285,500
Grader	4	4	4	4	3	3	3	3	3	3	\$410,400
Backhoe	2	3	2	2	2	2	2	2	2	2	\$153,600
Front End Loader	1	1	1	1	1	1	1	1	1	1	\$234,500
Chipper	1	1	1	1	1	1	1	1	1	1	\$70,400
Trailer	1	1	1	1	1	1	1	1	1	1	\$58,600
Mower	2	2	2	2	2	2	2	2	2	2	\$18,800
Tractor	2	2	2	2	2	2	2	2	2	2	\$83,300
Autocrane	-	-	-	1	1	1	1	1	1	1	\$16,000
Brine wetting tanks	1	1	1	1	1	-	-	-	-	-	\$27,000
Water Tanks	-	-	-	-	-	-	-	1	1	1	\$40,000
Pickup	1	1	1	1	1	2	2	2	2	2	\$35,000
Aerial truck	1	1	1	1	1	1	1	1	1	1	\$153,600
Asphalt Planner											\$27,000
Snow Blower											\$9,000
Car (EIS Technician)	-	-	-	-	-	-	-	1	1	1	\$24,500
Generators:											
Generator - townhall (Public Works, Building & Planning)	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$283,200
Building:											
Generator - water plant - Belle River	1	1	1	1	1	1	1	1	1	1	\$293,200
Generator - water plant - Stoney Pt	1	1	1	1	1	1	1	1	1	1	\$70,400
Generator - water - pump stations	2	2	2	2	2	2	2	2	2	2	\$29,300
Generator - sanitary - Rourke plant	1	1	1	1	1	1	1	1	1	1	\$170,000
Generator - sanitary	4	4	4	4	4	4	4	4	4	4	\$46,900
Valve maintenance equipment	-	1	1	1	1	1	1	1	1	1	\$111,400
Car for Building Inspector	-	-	-	-	-	-	-	1	1	1	\$30,000



**Town of Lakeshore
Service Standard Calculation Sheet**

Class of Service: Public Works 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)
Car for By-Law Officer	-	-	-	-	-	-	-	1	1	1	\$30,000
Sanitary:											
Sludger/hauler - Sewage	1	1	1	1	1	1	1	1	1	1	\$205,200
Pickup	3	3	2	2	2	-	-	-	-	-	\$36,400
Car	-	-	1	1	1	-	-	-	-	-	\$25,800
Boom Truck						1	1	1	1	1	\$175,900
Drainage:											
1/2 ton	1	1	1	1	1	1	1	1	1	1	\$40,000
Water:											
Minivan	3	3	3	3	3	1	1	1	1	1	\$35,000
Pickup	3	3	2	2	2	2	2	2	2	2	\$36,400
1/2 ton	2	2	3	2	2	2	2	2	2	2	\$40,000
3/4 ton	2	2	2	2	2	2	2	2	2	2	\$49,300
1 ton	3	3	4	4	4	4	4	4	4	4	\$100,000
Forklift	1	1	1	1	1	1	1	1	1	1	\$41,000
Small truck crane	-	1	1	1	1	1	1	1	1	1	\$29,300
Car	-	-	-	-	-	4	4	4	4	4	\$24,900
Total	60	63	63	63	63	64	64	68	68	68	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018

10 Year Average	2010-2019
Quantity Standard	0.0018
Quality Standard	\$134,322
Service Standard	\$242

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$242
Eligible Amount	\$2,007,258



**Town of Lakeshore
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: sq.ft. 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.
Fire Station #1 - Puce	3,295	3,295	3,295	3,601	3,601	3,601	3,601	3,601	3,601	3,601	\$320	\$384
Fire Station #2 - MD - 6/7 Siderd and 46	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	\$320	\$384
Fire Station #3 - Belle River	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$320	\$384
Fire Station #4 - Rochester (Cty Rd 31)	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$320	\$384
Fire Station #5 - Comber	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	\$320	\$384
Total	16,965	16,965	16,965	17,271	17,271	17,271	17,271	17,271	17,271	17,271		

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.4952	0.4911	0.4850	0.4875	0.4824	0.4791	0.4718	0.4641	0.4552	0.4490

10 Year Average	2010-2019
Quantity Standard	0.4760
Quality Standard	\$384
Service Standard	\$183

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$183
Eligible Amount	\$1,517,606



**Town of Lakeshore
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Fire Engine	6	6	6	6	6	6	6	6	6	6	\$802,000
Fire Rescue	1	1	1	1	1	1	1	1	1	1	\$300,000
Fire Tanker	2	2	2	2	3	3	3	3	3	3	\$645,000
Aerial truck	1	1	1	1	1	1	1	1	1	1	\$1,572,600
1/2 ton truck	2	1	1	1	1	1	1	1	1	1	\$55,500
3/4 ton truck	1	1	1	1	1	1	1	1	1	1	\$65,000
Minivan	2	2	2	2	1	1	1	1	1	1	\$40,000
Fire Safety House Trailer	1	1	1	1	1	1	1	1	1	1	\$55,500
Pickup	2	2	2	2	-	-	-	-	-	-	\$59,800
Pumper	2	2	2	2	-	-	-	-	-	-	\$464,400
SUV	-	-	-	-	3	3	3	3	3	3	\$76,000
Total	20	19	19	19	18	18	18	18	18	18	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.0006	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

10 Year Average	2010-2019
Quantity Standard	0.0005
Quality Standard	\$507,680
Service Standard	\$254

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$254
Eligible Amount	\$2,107,380



**Town of Lakeshore
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Firefighters Gear	118	118	118	118	118	118	118	118	118	118	\$3,400
Rescue Tools	6	6	6	6	5	5	5	5	5	5	\$35,200
Port-Tank, Portable pump	5	5	5	5	3	3	3	3	1	1	\$3,000
Ice Water rescue Equipment	16	16	16	16	16	16	16	16	16	16	\$2,000
Vehicle Exhaust System	5	5	5	5	5	5	5	5	5	5	\$28,400
Thermal Imaging Camera and Equipment	2	3	4	5	5	5	5	5	5	5	\$5,000
Portable Generator	14	14	14	14	10	10	10	10	10	10	\$3,700
Generator	2	2	2	2	1	1	1	1	3	3	\$25,000
SCBA's (Backpacks)	61	61	75	75	75	75	75	75	75	75	\$7,000
Defibrilator	5	5	5	5	5	5	5	5	5	5	\$3,000
Compressor for SCBA's	2	2	2	2	2	2	2	2	2	2	\$38,500
SCBA Bottles	166	166	166	166	166	166	166	166	166	166	\$1,800
Radios - base/mobile	33	33	33	33	33	33	33	33	33	33	\$1,800
Portables	63	63	63	63	63	63	63	63	63	63	\$1,200
Total	498	499	514	515	507	507	507	507	507	507	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.015	0.014	0.015	0.015	0.014	0.014	0.014	0.014	0.013	0.013

10 Year Average	2010-2019
Quantity Standard	0.0140
Quality Standard	\$3,794
Service Standard	\$53

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$53
Eligible Amount	\$440,919



**Town of Lakeshore
Service Standard Calculation Sheet**

Service: Police Facilities
Unit Measure: ft² 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.
Belle River	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	\$360	\$430
Comber	100	100	100	100	100	100	100	100	100	100	\$293	\$353
Total	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900		

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.2014	0.1997	0.1972	0.1947	0.1927	0.1914	0.1885	0.1854	0.1819	0.1794

10 Year Average	2010-2019
Quantity Standard	0.1912
Quality Standard	429
Service Standard	\$82

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$82
Eligible Amount	\$680,930



**Town of Lakeshore
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Police Equipment and Gear (FTE)	33	33	33	34	35	35	35	35	35	35	\$6,100
Generator	1	1	1	1	1	1	1	1	1	1	\$35,300
Trailer	1	1	1	1	1	1	1	2	2	2	\$31,700
Total	35	35	35	36	37	37	37	38	38	38	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

10 Year Average	2010-2019
Quantity Standard	0.0010
Quality Standard	\$7,900
Service Standard	\$8

D.C. Amount (before deductions)	20 Year
Forecast Population	8,302
\$ per Capita	\$8
Eligible Amount	\$65,586



**Town of Lakeshore
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Centennial	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	\$70,500
Duck Creek	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	\$70,500
Gerilyn Tellier	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	\$70,500
Helena	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$70,500
Girard	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$12,800
Johnson	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$70,500
Ladouceur/Lions	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	\$70,500
Lakeview	21.00	21.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	\$70,500
Leffler Peace	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	\$70,500
Lighthouse Cove	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$70,500
Maidstone	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	\$70,500
Millen	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	\$70,500
Oakwood	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$70,500
Optimist	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	\$70,500
Optimist park in Comber Percy St	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$70,500
Pleasant	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	\$70,500
River Ridge	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	\$70,500
Russell Woods	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$70,500
River Downs	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$70,500
Soccer park	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	\$70,500
Next to soccer park	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	\$70,500
St. Clair Shores	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$70,500
Staples	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$70,500
Terra Lou	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$70,500
Tilbury North	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	\$70,500
Wallace Woods - Tot Lot	-	-	-	-	-	-	-	-	0.22	0.22	\$70,500
Woodslee Memorial	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$70,500
Parkettes	-	-	-	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$193,500



**Town of Lakeshore
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
St Joachim (not developed)	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	\$5,700
Total	343.80	343.80	344.80	346.80	346.80	346.80	346.80	346.80	347.02	347.02	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.009	0.009	0.009

10 Year Average	2010-2019
Quantity Standard	0.0096
Quality Standard	\$65,567
Service Standard	\$629

D.C. Amount (before deductions)	10 Year
Forecast Population	4,542
\$ per Capita	\$629
Eligible Amount	\$2,858,916



**Town of Lakeshore
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Splashpads	1	1	1	1	1	1	1	2	2	2	\$282,600
Ball Diamonds (Unlit)	14	14	14	14	14	14	14	14	14	14	\$96,200
Ball Diamonds (Lit)	3	3	3	3	3	3	3	3	3	3	\$330,700
Soccer Pitches	29	29	29	29	29	29	29	29	29	29	\$96,200
Tennis Courts (unlit)	2	2	2	2	2	2	2	2	2	2	\$96,200
Basketball pads	4	5	5	5	5	5	5	5	5	5	\$22,300
Volleyball	4	4	6	6	6	6	6	6	6	6	\$12,900
Picnic shelter - pavilion	14	13	13	13	13	13	13	13	13	13	\$127,800
Skateboard - permanent structure	2	2	2	2	2	2	2	2	2	2	\$127,800
Lakeview Park Washroom	1	1	1	1	1	1	1	1	1	1	\$256,800
Park Washrooms	7	7	7	8	8	8	8	8	8	8	\$127,800
Stoney Point washroom & pavilion	1	1	1	1	1	1	1	1	1	1	\$192,300
Marina docks and slips	293	293	293	275	275	275	275	275	275	275	\$7,000
West Beach pavilion and washroom	-	1	1	1	1	1	1	1	1	1	\$1,546,800
Washroom/Concessions Ladouceur Lions Park	-	-	-	-	1	1	1	1	1	1	\$175,900
Festival pavilion - Lakeview park	-	1	1	1	1	1	1	1	1	1	\$409,300
Deep Well Garbage Bins	-	-	-	-	-	-	-	28	10	10	\$1,500
West Beach Jetty	-	-	-	-	-	-	-	-	1	1	\$1,700,000
Water Fill Stations	-	-	-	-	-	-	-	-	2	2	\$7,000
Playground Equipment:											
Senior Play Equipment	11	14	14	16	16	16	16	16	17	17	\$45,900
Swings - 2 Bay	3	3	3	3	3	3	3	3	3	3	\$10,200
Swings - 4 Bay	12	12	13	15	15	15	15	15	16	17	\$12,200
Swings - 6 Bay	1	1	1	2	2	2	2	2	2	2	\$25,500
Rubberized Swings - 4 Bay	1	1	1	1	1	1	1	1	1	1	\$32,600
Saucer Swings	1	1	1	1	1	1	1	1	1	1	\$35,700
Play Structures	4	4	4	6	6	6	6	6	7	7	\$15,300
Play Equipment - Climber	2	2	2	2	2	2	2	2	2	2	\$10,200
Rubberized Play Structure Senior	-	-	-	1	1	1	1	1	1	1	\$66,300
Rubberized Play Structure Junior	-	-	-	1	1	1	1	1	1	1	\$35,700
Side Slide	1	1	1	1	1	1	1	1	1	1	\$25,500



**Town of Lakeshore
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Large Play Structure			1	1	1	1	1	1	1	1	\$61,200
Spring Rider		1	1	1	1	1	1	1	1	1	\$7,700
Pirate Structure	1	1	1	1	1	1	1	1	1	1	\$96,900
Fire Truck Structure	1	1	1	1	1	1	1	1	1	1	\$10,200
School Bus Structure	1	1	1	1	1	1	1	1	1	1	\$51,000
Structure Senior - Optimist Park	-	-	-	-	-	-	-	-	-	1	\$56,100
Structure Junior - Optimist Park	-	-	-	-	-	-	-	-	-	1	\$20,400
Small Play Equipment	2	2	2	2	2	2	2	2	2	2	\$5,100
Total	416	422	426	418	419	419	419	448	436	439	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.012	0.012	0.012	0.012	0.012	0.012	0.011	0.012	0.012	0.011

10 Year Average	2010-2019
Quantity Standard	0.0118
Quality Standard	\$34,823
Service Standard	\$411

D.C. Amount (before deductions)	10 Year
Forecast Population	4,542
\$ per Capita	\$411
Eligible Amount	\$1,866,353



**Town of Lakeshore
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/ Linear kilometre)
Leffler Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$140,700
Centennial Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$140,700
Lakeview Park	1.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$140,700
Maidstone Park	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$140,700
Tilbury North Park	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$140,700
Optimist Park	0.40	0.40	0.40	0.40	0.40	1.00	1.00	1.00	1.00	1.00	\$140,700
Pleasant Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$140,700
St. Clair Shores Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$140,700
Comber Fairgrounds	0.60	0.60	0.60	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$140,700
Duck Creek	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$140,700
Millen Centre	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.80	0.80	\$140,700
River Ridge Park	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$140,700
Gerilyn Tellier Perdu Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$140,700
Optimist Comber	-	-	-	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$140,700
Bridge over Belle River - Lakeview park	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$187,600
Bridge over Duck Creek	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$187,600
Bridge over 4th Conc Drain	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$91,500
Bridge over Moison Creek	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$129,000
Earth Walk Trail (ATC)	-	-	-	-	-	-	-	-	2.00	2.00	\$300,000
River Downs Trail	-	-	-	-	-	0.50	0.50	0.50	0.50	0.50	\$150,000
Ladoucer Park	-	-	-	-	-	0.08	0.08	0.08	0.08	0.08	\$150,000
Total	14.96	15.96	15.96	16.76	16.76	17.94	17.94	17.94	19.98	19.98	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.0004	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

10 Year Average	2010-2019
Quantity Standard	0.0005
Quality Standard	\$137,980
Service Standard	\$69

D.C. Amount (before deductions)	10 Year
Forecast Population	4,542
\$ per Capita	\$69
Eligible Amount	\$313,353



**Town of Lakeshore
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
1/2 ton	2	2	2	2	2	2	2	2	2	2	\$29,300
1 ton	1	1	1	2	2	2	2	2	2	2	\$51,600
Tractors	3	4	4	4	4	4	4	4	4	4	\$44,600
Top dresser	1	1	1	1	1	1	1	1	1	1	\$23,500
Trailers	-	2	2	3	5	5	5	5	5	5	\$9,400
Overseeder	-	-	-	1	2	2	2	2	2	2	\$18,800
Beach cleaner	-	-	-	-	1	1	1	1	1	1	\$52,800
Lawn aerators	-	-	1	2	2	2	2	2	2	2	\$4,100
Rotary mower	-	-	-	-	1	1	1	1	1	1	\$2,300
Golf cart	-	1	1	1	1	1	1	1	1	1	\$7,600
Zero radius mower	-	1	1	1	1	1	1	1	1	1	\$17,600
Finishing mower	2	2	2	2	2	2	2	2	2	2	\$1,800
1/2 ton - facilities	1	1	1	1	-	-	-	-	-	-	\$29,300
Van - facilities	-	-	-	-	1	1	1	1	1	1	\$25,800
Ice Resurfacers	2	2	2	2	3	3	3	3	3	3	\$100,000
Toro Utility Vehicle									1	1	\$16,000
Total	12	17	18	22	28	28	28	28	29	29	

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.0004	0.0005	0.0005	0.0006	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008

10 Year Average	2010-2019
Quantity Standard	0.0007
Quality Standard	\$29,871
Service Standard	\$21

D.C. Amount (before deductions)	10 Year
Forecast Population	4,542
\$ per Capita	\$21
Eligible Amount	\$94,973



**Town of Lakeshore
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: ft² 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.
Arena - twin pad	82,660	82,660	82,660	82,660	-	-	-	-	-	-	\$225	\$263
Marina building and restaurant	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	\$320	\$367
Comber Community Centre	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$192	\$226
Libro Community Centre	6,600	6,600	6,600	6,600	5,615	5,615	5,615	5,615	5,615	5,615	\$392	\$447
Puce Leisure Centre	23,929	23,929	23,929	23,929	-	-	-	-	-	-	\$320	\$367
Atlas Tube Centre	-	-	-	-	164,465	164,465	164,465	164,465	189,465	189,465	\$328	\$377
Total	123,557	123,557	123,557	123,557	180,448	180,448	180,448	180,448	205,448	205,448		

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	3.6066	3.5766	3.5320	3.4873	5.0400	5.0052	4.9289	4.8491	5.4154	5.3412

10 Year Average	2010-2019
Quantity Standard	4.4782
Quality Standard	\$349
Service Standard	\$1,563

D.C. Amount (before deductions)	10 Year
Forecast Population	4,542
\$ per Capita	\$1,563
Eligible Amount	\$7,097,284



**Town of Lakeshore
Service Standard Calculation Sheet**

Service: Library Facilities
Unit Measure: ft² 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.
Belle River (in arena)	4,400	4,400	4,400	4,400	-	-	-	-	-	-	\$260	\$328
Libro	600	600	600	600	2,035	2,035	2,035	2,035	2,035	2,035	\$260	\$328
Comber	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$260	\$328
Atlas Centre (Library)	-	-	-	-	7,535	7,535	7,535	7,535	7,535	7,535	\$260	\$328
Leased												
Stoney Point	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580		\$11
Total	8,180	8,180	8,180	8,180	12,750	12,750	12,750	12,750	12,750	12,750		

Population	34,259	34,546	34,982	35,431	35,803	36,052	36,610	37,213	37,938	38,465
Per Capita Standard	0.2388	0.2368	0.2338	0.2309	0.3561	0.3537	0.3483	0.3426	0.3361	0.3315

10 Year Average	2010-2019
Quantity Standard	0.3009
Quality Standard	\$282
Service Standard	\$85

D.C. Amount (before deductions)	10 Year
Forecast Population	4,542
\$ per Capita	\$85
Eligible Amount	\$385,207



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Town of Lakeshore Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2018 Financial Information Return (F.I.R.).

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



Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water Distribution	100	0.00320274
Water Treatment	80	0.00516071
Wastewater Sewers	100	0.00320274
Wastewater Facilities	80	0.00516071
Public Works Vehicles & Equipment	11	0.08217794
Facilities	50	0.01182321
Parkland Development	30	0.02464992
Parks and Recreation Vehicles & Equipment	7	0.13451196
Facilities	60	0.00876797
Roads	20	0.04115672
Traffic Control Devices	25	0.03122044
Sidewalks	30	0.02464992
Fire Vehicles	10	0.09132653
Fire Equipment and Gear	10	0.09132653

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



Table C-1
Town of Lakeshore
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment plants	48,441,293	2,041,172	700,405	2,741,577
1.2 Sewers	26,747,695	1,315,495	357,454	1,672,949
2. Water Services				
2.1 Treatment plants and storage	25,009,873	888,881	592,499	1,481,380
2.2 Distribution systems	4,686,000	550,272	617,009	1,167,281
3. Services Related to a Highway				
3.1 Roads	83,633,622	5,150,600	1,269,674	6,420,274
4. Fire Protection Services				
4.1 Fire facilities, vehicles & equipment	4,386,721	340,907	473,211	814,118
5. Policing Services				
5.1 Police facilities and equipment	600,000	29,545	1,094,552	1,124,097
6. Public Works Facilities, Vehicles and Equipment				
6.1 Services Related to a Highway	2,153,500	182,271	32,693	214,964
6.2 Wastewater Services	2,559,000	142,979	37,000	179,979
6.3 Water Services	2,488,000	134,905	58,942	193,847
7. Parks and Recreation Services				
7.1 Parkland development, amenities, trails, vehicles and facilities	27,852,846	1,477,270	252,434	1,729,704
8. Library Services				
8.1 Library facilities	-	-	-	-
9. Growth Studies				
9.1 Services Related to a Highway	785,210	-	-	-
9.2 Fire Protection Services	91,890	-	-	-
9.3 Policing Services	45,140	-	-	-
9.4 Parks and Recreation Services	176,030	-	-	-
9.5 Wastewater Services	273,260	-	-	-
9.6 Water Services	248,860	-	-	-
Total	230,178,940	12,254,297	5,485,873	17,740,170



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds).
- The municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2-8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which development charges may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

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

- opening balance;



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

Based upon the above, Figure 1, and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

D.2 D.C. Reserve Fund Application

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

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

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



Figure D-1
Town of Lakeshore
Annual Treasurer's Statement of D.C. Reserve Funds

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

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



Attachment D-1
Town of Lakeshore
Amount Transferred to Capital (or Other) Funds – Capital Fund Transaction

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



Attachment D-2
Town of Lakeshore
Statement of Credit Holder Transactions

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



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Town's General Policy Guidelines on D.C.s and local service funding for Services Related to:

- a Highway,
- Stormwater Management,
- Public transit Bus Stops and Amenities,
- Parkland Development, and
- Underground Linear Services.

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

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

E.1 Services Related to a Highway

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



and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

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

The classification of roads (i.e. “highways”) in the Town of Lakeshore are set out in the Town’s Official Plan, and further referenced in the Transportation Master Plan. The categories of roads described in this policy include:

- Provincial Highway
- Regional Roads:
 - Rural
- Arterial:
 - Urban
- Collector Roads:
 - Rural
 - Urban Residential
 - Urban Commercial/Employment
- Rural Secondary Road
- Local Roads:
 - Rural
 - Urban Residential
 - Urban Commercial/Employment

E.1.1 Local and Collector Roads (including land)

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s.59 of the D.C.A. as a local service.



- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.
- d. Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Town or rail corridors – include in DC calculation to the extent permitted under s.5(1) of the DCA (dependent on local circumstances).

E.1.2 Rural Secondary Roads

- a. Rural Secondary Roads Internal to Development, inclusive of all land and associated infrastructure to be upgraded to a standard as defined in the Town of Lakeshore's Development Manual as amended from time to time – direct developer responsibility under s.59 of the D.C.A. as a local service.
- b. Rural Secondary Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates upgraded to a standard as defined in the Town of Lakeshore's Development Manual as amended from time to time – to be direct developer responsibility under s.59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

E.1.3 Arterial Roads (Urban Arterial Roads)

- a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., s.5(1).
- b. Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development: included in D.C.'s.



- c. Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the ROW specified in the Official Plan.
- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.'s.

E.1.4 Traffic Control Systems, Signals and Intersection Improvements

- a. On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- b. On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c. On arterial or collector road intersections with County roads: include in D.C.'s or in certain circumstances, may be a direct developer responsibility
- d. Intersection improvements, new or modified signalization, signal timing and optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under s.5(1) of the D.C.A.

E.1.5 Streetlights

- a. Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.'s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b. Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).



- c. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

E.1.6 Active Transportation Facilities - Pedestrian and Cycling

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

E.1.7 Noise Mitigation Measures

- a. Noise mitigation measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b. Noise mitigation measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.'s .



E.1.8 Public Transit Lanes and Lay-bys

- a. Public transit lanes and lay-bys located within municipal arterial and County road corridors: considered part of the complete street and included in D.C.'s
- b. Public transit lanes and lay-bys located within non-arterial road corridors internal to development: considered part of the complete street and direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Public transit lanes and lay-bys located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

E.1.9 Public Transit Bus Stops and Amenities

- a. Public Transit bus stops and amenities such as bus shelters, benches, garbage and recycling receptacles, internal to development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b. Public Transit bus stops and amenities on arterial roads: included in the Town's Public Transit D.C.'s consistent with D.C.A., s.5(1).

E.2 Stormwater Management

- a. Stormwater facilities servicing broad areas for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: included in D.C.s; otherwise, if only serving a specific development then direct developer responsibility under s.59 of D.C.A. as a local service (dependent on local circumstances).
- b. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.'s.



- c. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- d. Monitoring works: included in D.C.'s consistent with the D.C.A., s.5(1).
- e. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

Note: for stormwater minimum pipe sizes, refer to section E.5.

E.3 Parkland Development

E.3.1 Recreational Trails

- a. Recreational trails (Multi-use trails) that do not form part of the Town's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), are included in area municipal parkland D.C.'s.

E.3.2 Parkland

The Parks and Recreation Master Plan establishes the following park classifications:

- Regional Parks;
 - Community Parks;
 - Neighbourhood Parks;
 - Parkettes; and
 - Trails/Greenway.
- a. Parkland Development for Regional and Waterfront Parks are included in D.C.'s.
 - b. Parkland Development for Community Parks, Neighbourhood Parks and Parkettes: direct developer responsibility to provide at base condition, as follows:
 - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 - Topsoil Stripping, screening, and stockpiling.



- Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Manager, Environment Services, Public Works.
 - Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 - Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
 - Parks shall be free of any contaminated soil or subsoil.
 - Parks shall not be mined for fill.
 - Parks shall be conveyed free and clear of all encumbrances.
 - 100% of 1.5m chain link perimeter fencing to the Municipal standards to separate the development lands from the Municipal lands or lands to be dedicated to the Municipality, unless the perimeter fencing is on land that will be dedicated to the Municipality to fulfil the requirement of parkland dedication under the Planning Act, in which case the cost shall be shared 50/50.
 - When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
 - The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
 - Required heritage features within the Park as set out within the Planning approval conditions.
- c. Program facilities, amenities, and furniture, within parkland: are included in D.C.'s.

E.3.3. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, Etc.

- a. The cost of developing all landscape buffer blocks, landscape features, cul-de- sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality



shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Town's required depth), landscape features, perimeter fencing and amenities and all planting.
- Perimeter fencing to the Town standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Town.

E.4 Natural Heritage System (N.H.S.)

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Town.

Direct developer responsibility as a local service provision including but not limited to the following:

- a. Riparian planting and landscaping requirements (as required by the Town, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b. Perimeter fencing of the N.H.S. to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.
- c. All works to be in conformance with the approved studies and reports related to the Secondary Plan that development occurs in and/or the Environmental Impact Assessment associated with the development.

E.4.1 Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Town's Standards
- b. All infrastructure assets shall be conveyed in accordance with the Town's Standards



- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Town's Standards.

E.5 Underground Services (Stormwater, Water and Sanitary Sewers)

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

The costs of the following items shall be direct developer responsibilities as a local service:

- a. providing all underground services internal to the development, including storm, water and sanitary services;
- b. providing service connections from existing underground services to the development;
- c. providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Municipality;
- d. providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing;
- e. water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.

The costs of the following items shall be paid through development charges:



- a. external underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water and sanitary services and 900mm for stormwater services;
- b. water, reservoir and/or sanitary pumping stations not required for the individual development;
- c. Services within the right-of-way of an arterial road or collector road external to a development servicing more than one development;
- d. Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and wells associated with municipal service areas; and
- e. Wastewater treatment plants and transmission mains associated with municipal service areas.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

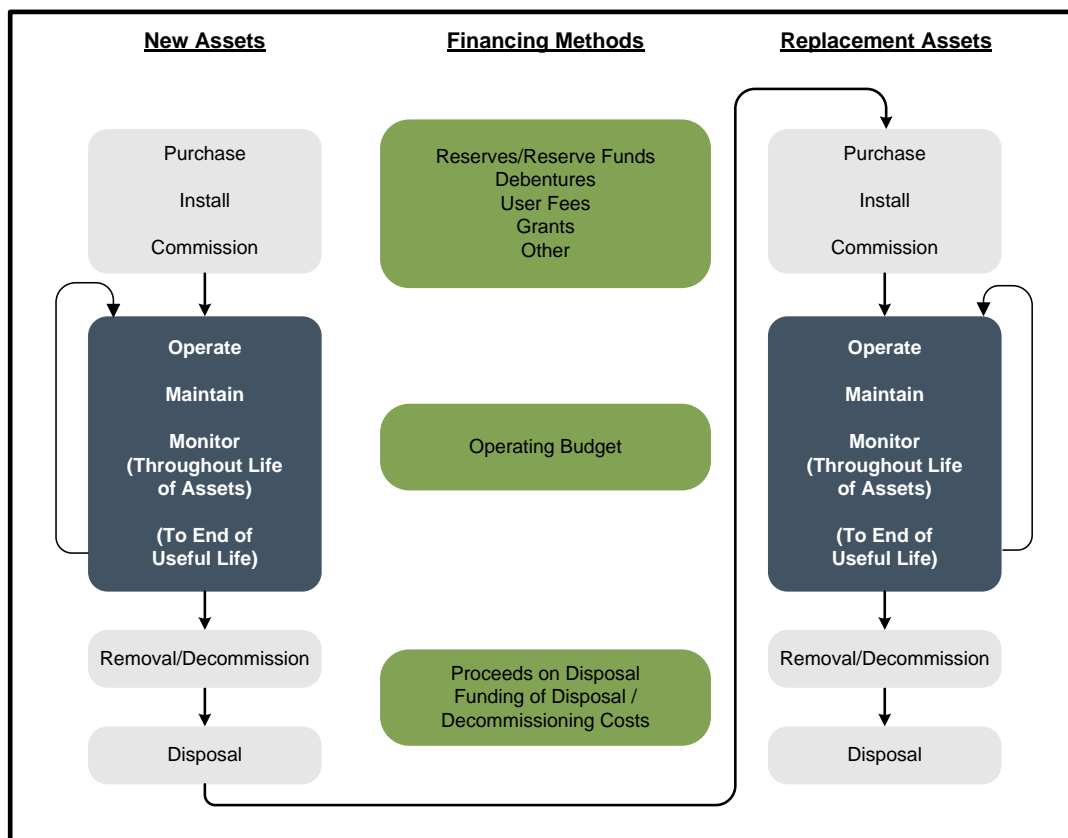
“The asset management plan shall,

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

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

At a broad level, the 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.

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

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

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

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

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



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

Commensurate with the above, the Town prepared an A.M.P. in 2017 for its existing assets however, did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 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. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Town's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 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 \$33.52 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 \$10.38 million. This amount, totalled with the existing operating revenues of \$63.21 million, provide annual revenues of \$73.59 million by the end of the period.



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

Town of Lakeshore
Asset Management – Future Expenditures and Associated Revenues
2020\$

	2039 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	6,955,978
Annual Debt Payment on Post Period Capital ²	3,796,119
Lifecycle:	
Annual Lifecycle - Town Wide Services	
Sub-Total - Annual Lifecycle	\$17,285,290
Incremental Operating Costs (for D.C. Services)	\$5,485,873
Total Expenditures	\$33,523,260
Revenue (Annualized)	
Total Existing Revenue ³	\$63,212,424
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$10,382,240
Total Revenues	\$73,594,664

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



Appendix G: Proposed D.C. By-law

THE CORPORATION OF THE TOWN OF LAKESHORE BY-LAW NUMBER 89-2020

A by-law for the imposition of development charges

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

AND WHEREAS development and re-development requires the provision of capital works by the Town of Lakeshore;

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

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

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

AND WHEREAS the Council of The Corporation of the Town of Lakeshore has given notice of and held a public meeting on the --th of November 2020 in accordance with the Act and the regulations thereto;

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

1. INTERPRETATION

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



“Act” means the *Development Charges Act, 1997, S.O. 1997, c.27*, as amended, or any successor thereof;

“Agricultural Use” means the cultivation of land, the production of crops and the selling of such produce on the premises, and the breeding and care of livestock and the selling of such livestock or the product of such livestock raised on the premises and, without limiting the generality of the foregoing, includes aviaries, apiaries, fish farming, animal husbandry, market gardening, nurseries and greenhouses but excludes any Residential Use;

“Apartment Dwelling” means a Residential Dwelling comprised of 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, c. E.2*, as amended, or any successor thereof;

“Bona Fide Farm Use” means an agricultural use carried out by a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs on lands assessed in the Farm Property Class by the Municipal Property Assessment Corporation pursuant to the Assessment Act, R.S.O. 1990, c.A.31, as amended;

“Building Code Act” means the *Building Code Act, 1992, S.O. 1992, c.23*, 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) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial-Retail” means land, buildings or portions thereof used, designed or intended for use for the purpose of offering foods, wares, merchandise, substances, articles or things for sale directly or providing entertainment to the public and includes the rental of wares, merchandise, substances, articles or things and includes offices and storage in connection with, related or ancillary to such retail uses. Retail development includes, but is not limited to: fast food restaurants; concert halls/theatres/cinemas/movie houses/drive-in theatres; automotive fuel stations with or without service facilities; specialty automotive shops/auto repairs/collision services/car or truck washes; auto dealerships; regional shopping centres, including more than two stores attached and under one ownership; department/discount stores; banks and similar financial institutions; including credit unions (excluding freestanding bank kiosks); warehouse clubs, retail warehouse;

“Commercial Non-Retail” means any non-residential development which is not a commercial retail development, institutional development or industrial development. Commercial Non-retail development includes greenhouses;

“Council” means the Council of the Town of Lakeshore;



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

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

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

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

“existing industrial building” means a building or buildings existing on a site in the Town of Lakeshore on June 15th, 2010 or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) subsequent to June 15, 2010 for which full development charges were paid, and is used for or in connection with,

- (a) the production, compounding, processing, packaging, crating, bottling, packaging
- (b) or assembling of raw or semi-processed goods or materials (“manufacturing”) in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings,
- (c) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
- (d) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods



manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or

- (e) office or administrative purposes, if they are,
 - (i) carried out with respect to the manufacturing or warehousing; and,
 - (ii) in or attached to the building or structure used for such manufacturing or warehousing;

“farm building” means barns, silos and other development ancillary to a Bona Fide Farming Use, but does not include a residential use;

“greenhouse” means a structure that used for commercially growing plants in regulated temperatures, humidity and ventilation. A greenhouse is an immense heated building, also referred to as a hothouse or conservatory, covering acres of ground and used for growing fruits, vegetables or flowers;

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating,



cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;

- (ii) loading facilities above or below grade; and
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

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

“Institutional 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.

“Local Board” means a local board as defined in the Development Charges Act, 1997, S.O. 1997, c.27, as amended;

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

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

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

“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 for the Town, as amended and approved;

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



“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, 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;

“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;

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

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

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

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

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

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

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



“Solar Farm” means any solar energy system comprised of one or more solar panels and associated control or conversion electronics that converts sunlight into electricity. A solar farm may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary;

“Telecommunications Tower” – means any tower, apparatus, structure or other thing that is used or is capable of being used for telecommunications or for any operation directly connected with telecommunications, and includes a transmission facility, as defined in the Telecommunications Act;

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

“Wind Turbine” means any wind energy system, comprising one or more turbines, that converts energy into electricity, with a combined nameplate generating capacity greater than 500 kilowatts and a height greater than 100 metres, that converts energy into electricity, and consists of a wind turbine, a tower, and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary; and

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

2. DESIGNATION OF SERVICES AND CLASSES

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

- (a) Water Services;
- (b) Wastewater Services;
- (c) Services Related to a Highway;
- (d) Public Works;
- (e) Fire protection Services;



- (f) Policing Services;
- (g) Library Services;
- (h) Parks and Recreation Services; and
- (i) Growth Studies.

2.2 The components of the services and classes 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 within the jurisdiction of the Town of Lakeshore whether or not the land or use thereof is exempt from Development Charges under section 3 of this by-law or from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended.

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 Town or a local board thereof;
- (b) a board of education; or
- (c) the Corporation of the County of Essex or a local board thereof.



Approvals for Development

3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

(i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;

(ii) the approval of a minor variance under section 45 of the Planning Act; a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;

(iii) the approval of a plan of subdivision under section 51 of the Planning Act;

(iv) a consent under section 53 of the Planning Act;

(v) 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

(vi) the issuing of a permit under the Building Code Act in relation to a building or structure.

(b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

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



Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building;
- 3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- (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:
- 3.8.1 Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.



3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

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

3.9 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.10 Other Exemptions:

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

- a) lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
- b) the development of non-residential farm buildings constructed for bona fide farm uses, which qualify as a farm business, being that which operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class.

Amount of Charges

Residential

3.11 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

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

Reduction of Development Charges for Redevelopment

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

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

(b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

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



Time of Payment of Development Charges

- 3.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.15 Notwithstanding Subsections 3.11 and 3.12, 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 (as provided in the Town's Development Charge Interest Policy, as amended), payable on the anniversary date each year thereafter.
- 3.16 Notwithstanding Subsections 3.11 and 3.12, 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 (as provided in the Town's Development Charge Interest Policy, as amended), payable on the anniversary date each year thereafter.
- 3.17 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 3.11 and 3.12 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 3.11 and 3.12 shall be calculated on the rates, including interest (as provided in the Town's Development Charge Interest Policy, as amended), set out in Schedules "B" on the date of the later planning application, including interest.
- 3.18 Despite sections 3.14 to 3.17 and in accordance with section 27 of the Act, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.



4. PAYMENT BY SERVICES

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

5. INDEXING

5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the 1st of January 2021 and each year thereafter, in accordance with the prescribed index in the Act.

6. UNDEVELOPED AND PREPAID LOTS

6.1 The Services Related to a Highway component of a Development Charge imposed by this By-law shall be imposed upon all lands described on Schedule “D” to this by-law. All other services imposed by this By-law, as identified in Schedule “B”, are exempt from payment for those lands described in Schedule “D”.

7. SCHEDULES

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

Schedule A -	Components of Services and Classes Designated in section 2.1
Schedule B -	Residential and Non-Residential Development Charges
Schedules C-1 through C-11 -	Maps Identifying Areas where Water and Wastewater Services are Imposed
Schedule D-	Undeveloped and Prepaid Development Charges as of December 31, 2019

8. CONFLICTS

8.1 Where the Town and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict



exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

- 8.2 Notwithstanding section 8.1, where a development which is the subject of an agreement to which section 8.1 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.

9. SEVERABILITY

- 9.1 If, for any reason, any provision of this By-law is held to be invalid by a court of competent jurisdiction, it is hereby declared to be the intention of Council that such provision be severable and the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

10. DATE BY-LAW IN FORCE

- 10.1 This By-law shall come into effect at 12:01 AM on December --, 2020.

11. DATE BY-LAW EXPIRES

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



12. EXISTING BY-LAW REPEALED

12.1 By-law Number 46-2015 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 8th day of December 2020.

Mayor

Town Clerk



SCHEDULE “A” TO BY-LAW 89-2020
COMPONENTS OF SERVICES AND CLASSES DESIGNATED IN SUBSECTION 2.1

D.C.-Eligible Services

- Water Services
 - Facilities
 - Distribution
- Wastewater Services
 - Facilities
 - Collection
- Services Related to a Highway
 - Roads, Sidewalks, and Streetlights Rolling Stock and Equipment
- Fire Protection Services
 - Fire Facilities
 - Fire Vehicles
 - Fire Fighter Equipment and Gear
- Policing Services
 - Policing Facilities
 - Policing Equipment and Gear
- Library
 - Library Facilities
- Parks and Recreation Services
 - Recreation Facilities
 - Rolling Stock and Equipment
 - Parkland Development

D.C.-Eligible Classes

- Public Works Facilities, Vehicles and Equipment
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
- Growth Studies
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
 - Fire Protection Services
 - Policing Services
 - Parks and Recreation Services



**SCHEDULE “B” TO BY-LAW 89-2020
RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	Wind Turbines & Communication Towers (per Turbine/Tower)	Solar Farm (per sq. ft.)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)		
Municipal Wide Services/Classes of Services:								
Services Related to a Highway	5,979	3,495	3,057	2,362	1,974	2.66	5,979	2.66
Public Works	566	331	289	224	187	0.25	-	-
Fire Protection Services	711	416	364	281	235	0.31	711	0.31
Policing Services	106	62	54	42	35	0.05	106	0.05
Parks and Recreation Services	3,754	2,194	1,919	1,483	1,240	0.17	-	-
Library Services	-	-	-	-	-	-	-	-
Growth Studies	460	269	235	182	152	0.20	460	0.20
Total Municipal Wide Services/Classes of Services	11,576	6,767	5,918	4,574	3,823	3.63	7,256	3.22
Urban Services								
Wastewater Services	10,391	6,074	5,312	4,105	3,431	4.46	-	-
Water Services	4,222	2,468	2,159	1,668	1,394	1.82	-	-
Total Urban Services	14,613	8,542	7,471	5,773	4,825	6.27	-	-
GRAND TOTAL RURAL AREA	11,576	6,767	5,918	4,574	3,823	3.63	7,256	3.22
GRAND TOTAL URBAN AREA	26,189	15,309	13,389	10,347	8,648	9.90	7,256	3.22

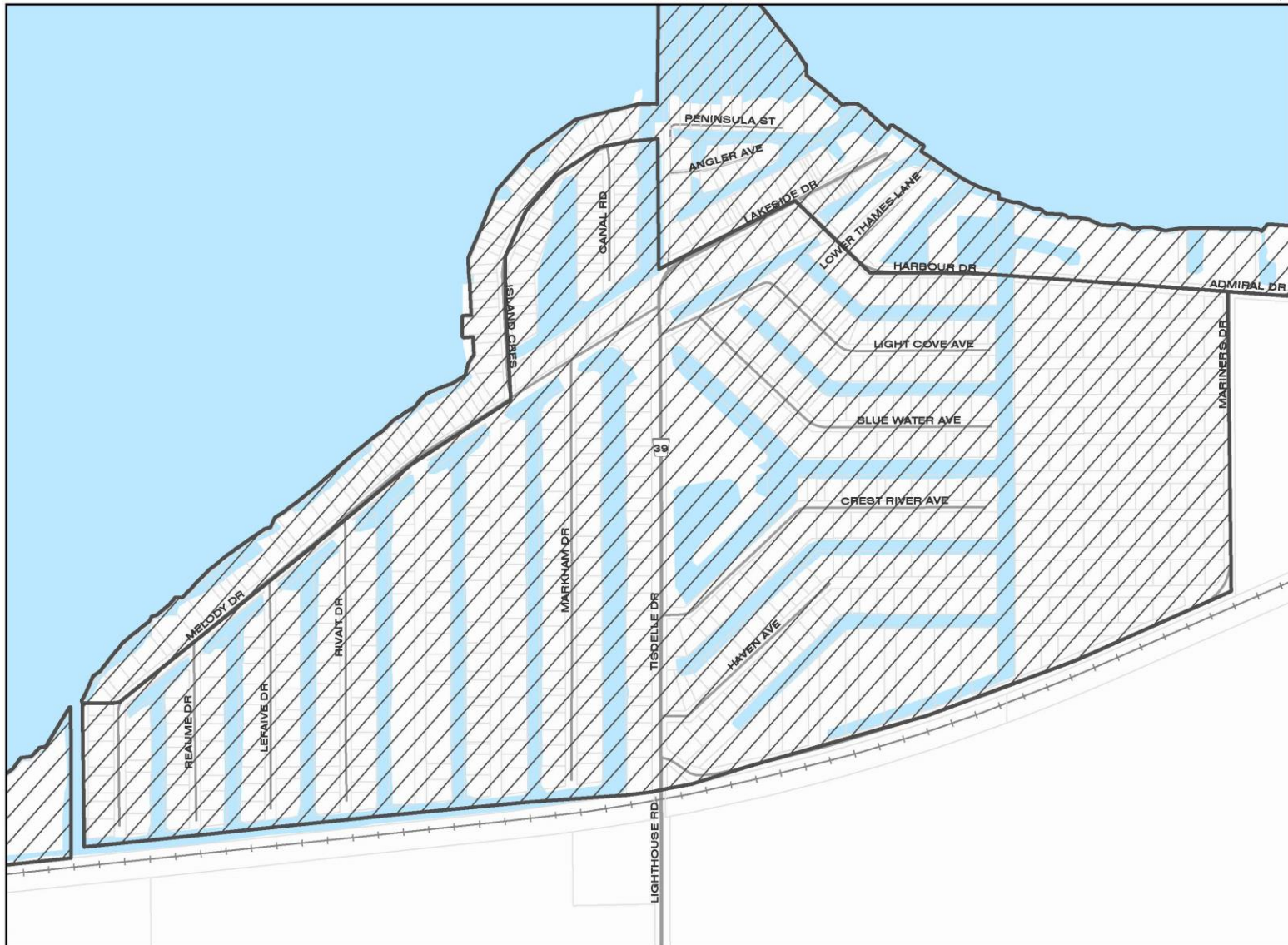


SCHEDULE C1 - URBAN AREAS



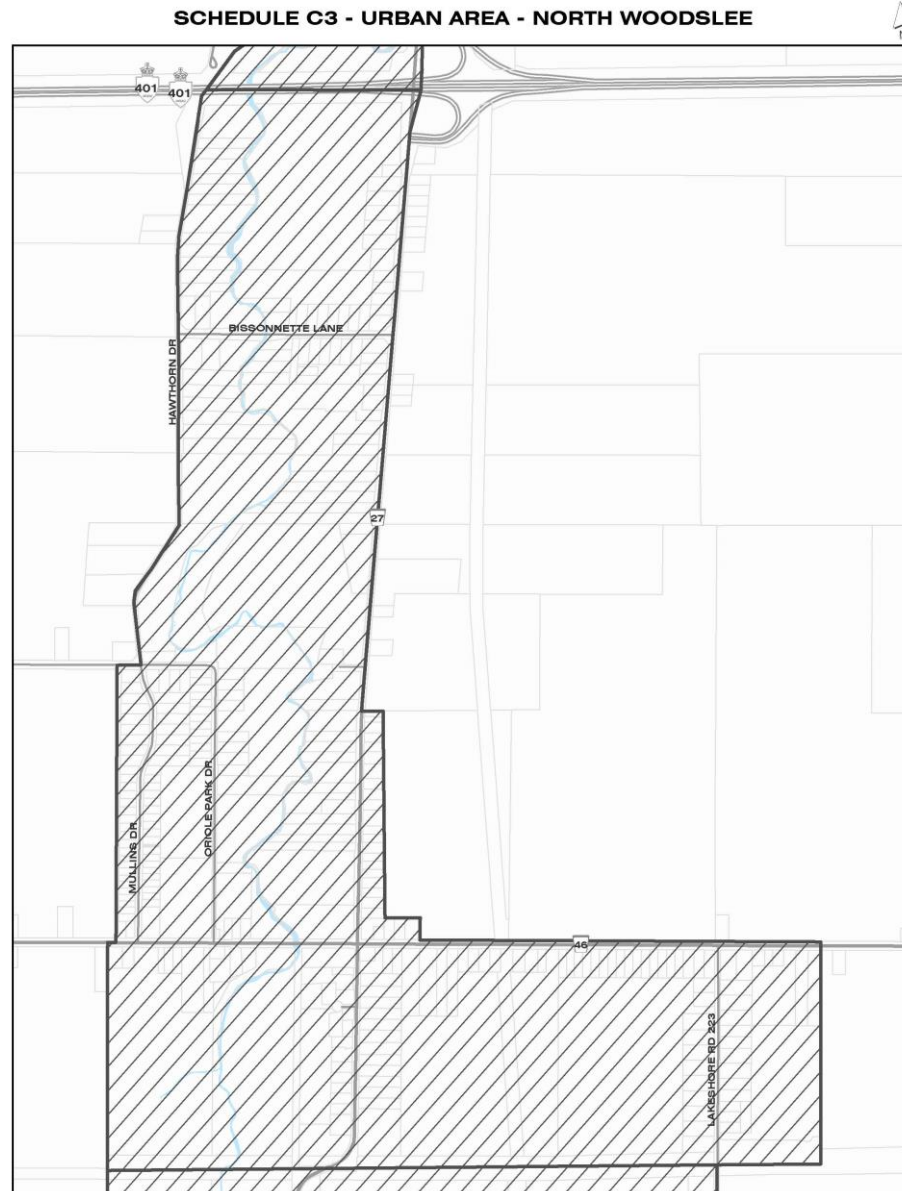


SCHEDULE C2 - URBAN AREA - LIGHTHOUSE COVE



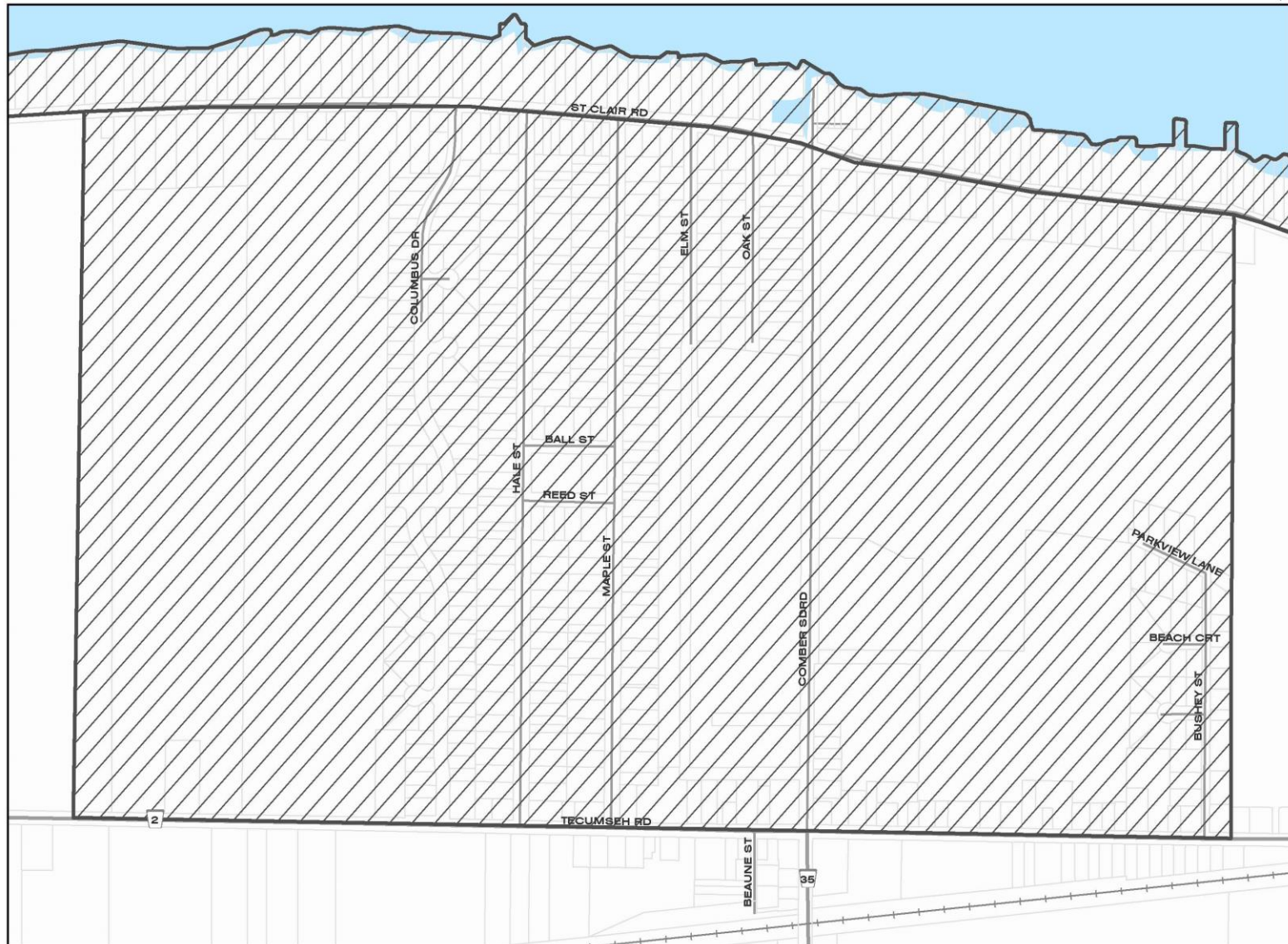


SCHEDULE C3 - URBAN AREA - NORTH WOODSLEE



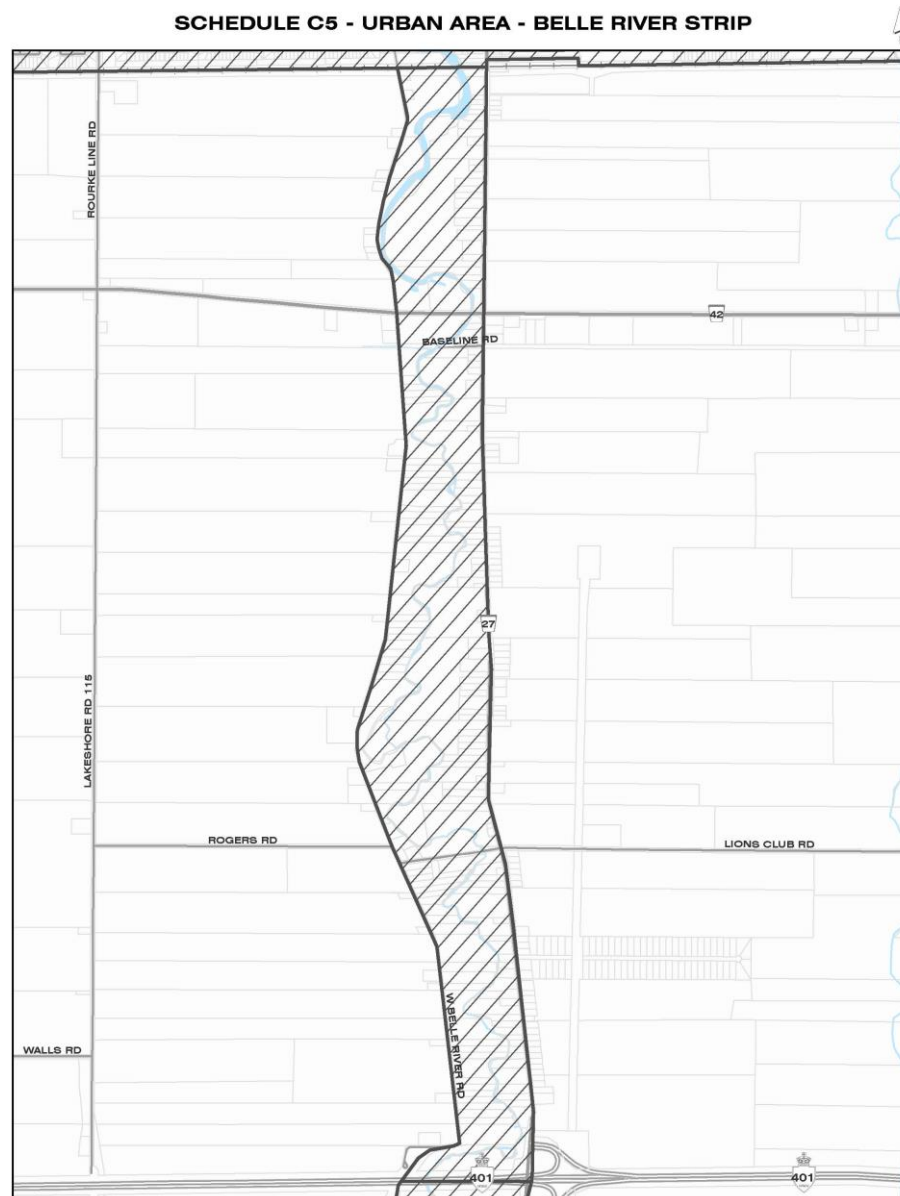


SCHEDULE C4 - URBAN AREA - STONEY POINT





SCHEDULE C5 - URBAN AREA - BELLE RIVER STRIP





SCHEDULE C6 - URBAN AREA - COMBER



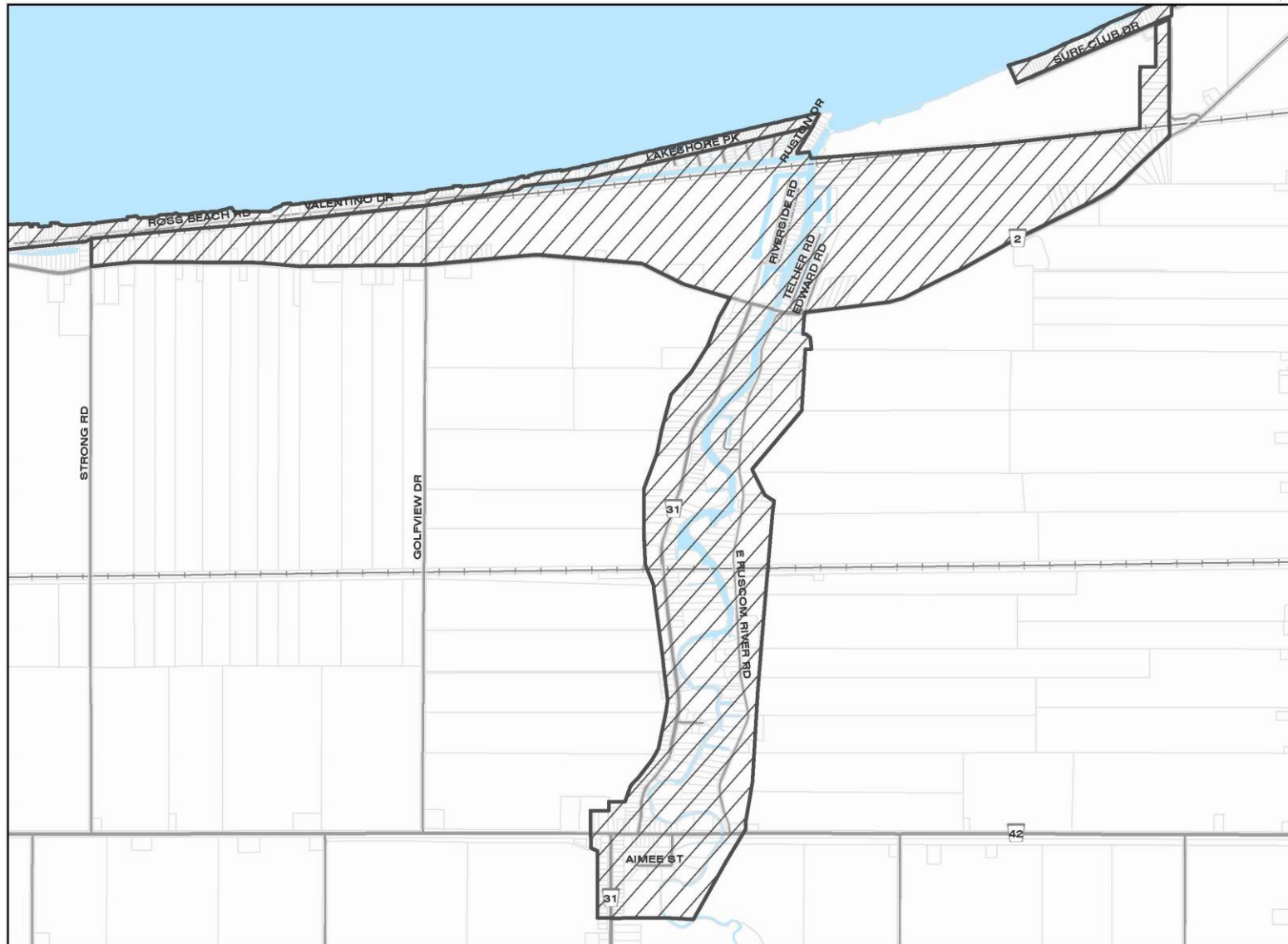


SCHEDULE C7 - URBAN AREA - ESSEX FRINGE





SCHEDULE C8 - URBAN AREA - HAMLET COMMUNITIES



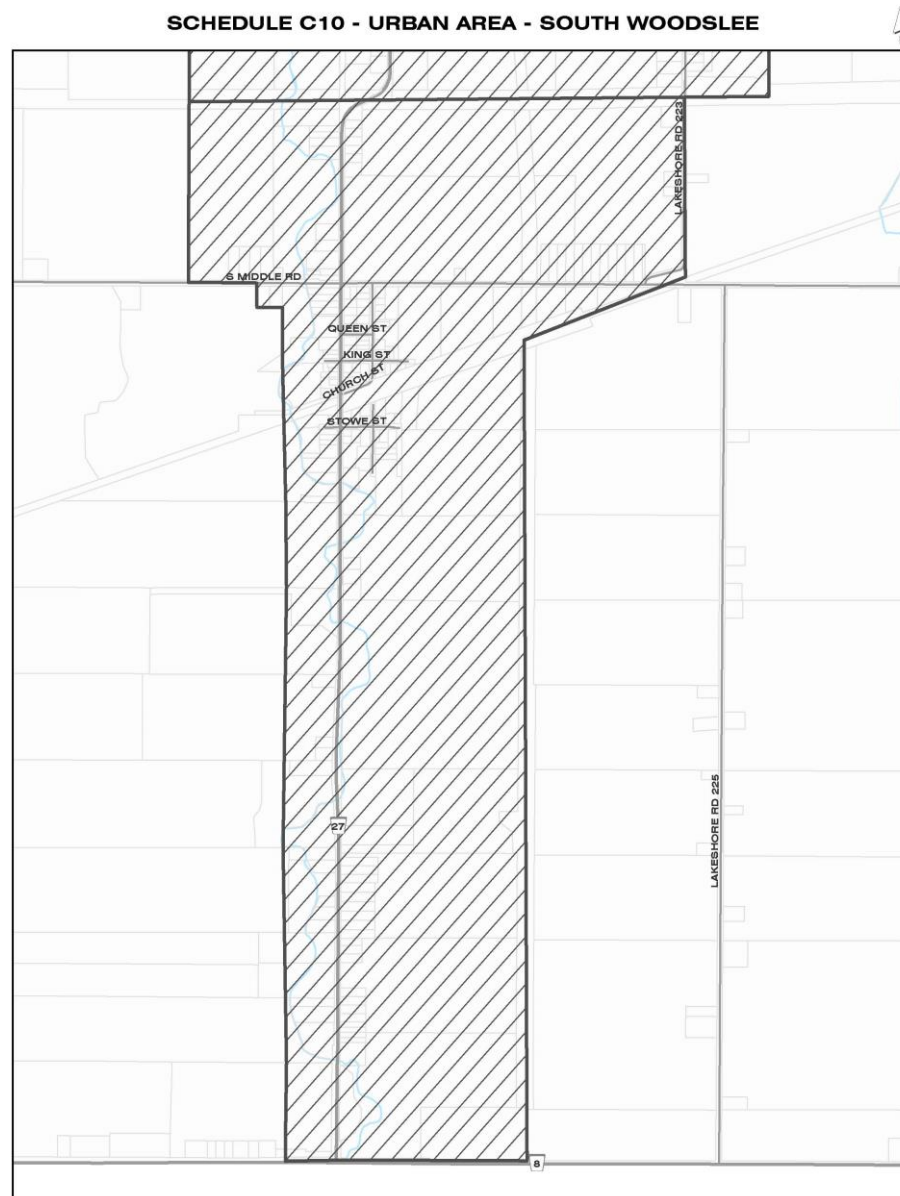


SCHEDULE C9 - URBAN AREA - MAIDSTONE



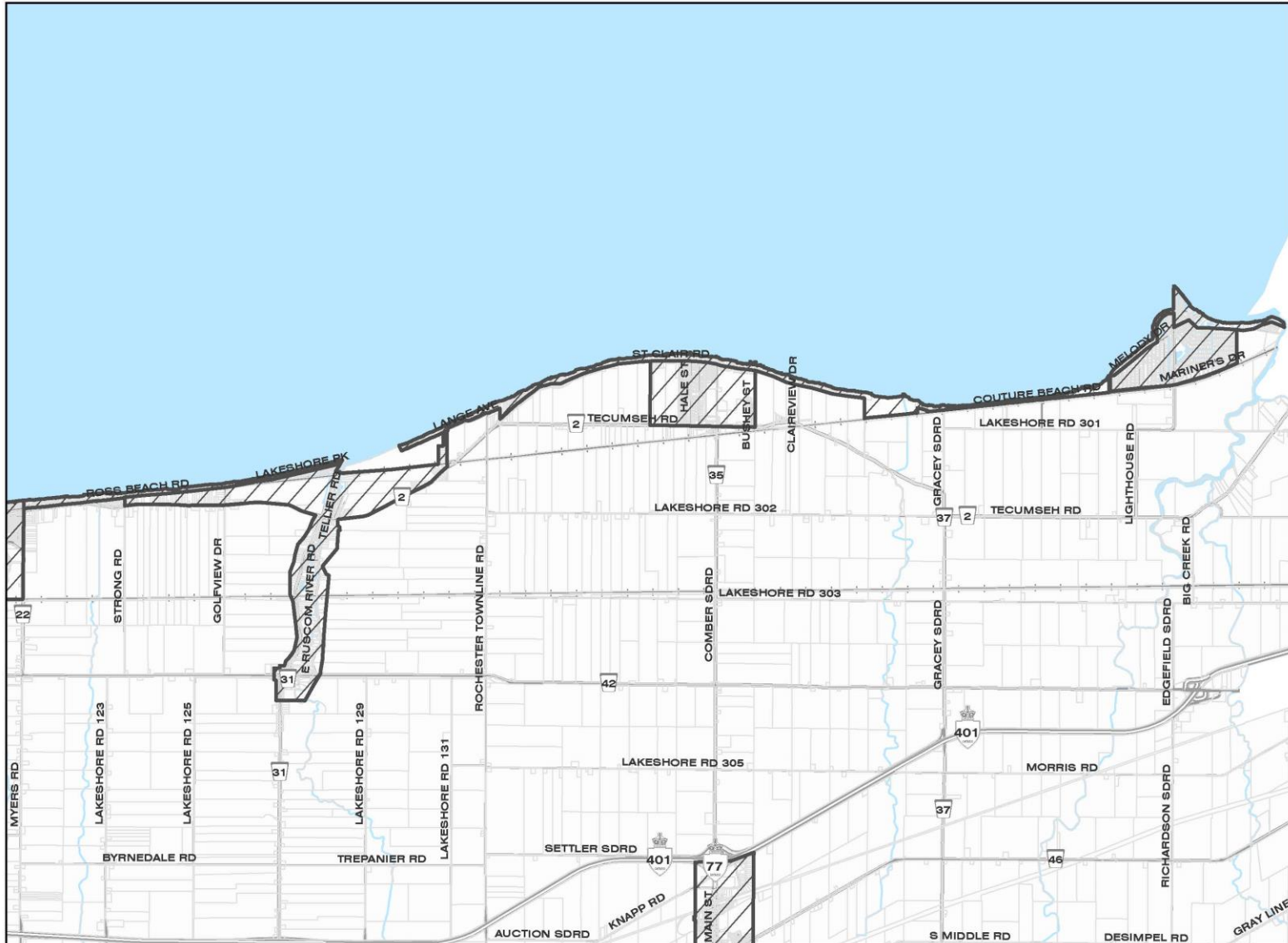


SCHEDULE C10 - URBAN AREA - SOUTH WOODSLEE





SCHEDULE C11 - URBAN AREA - SHORELINE





Schedule D
Town of Lakeshore
Undeveloped and Prepaid Development Charges as of December 31, 2019

Legal Plan	Lot Number or Part Number	Remaining # lots January 1, 2020	Remaining # of lots paying Services Related to a Highway DC
12M 509	16,18,23-26,28,30,32-36,38,40-42,46-54,63,67-71,74-76,80-83,86,89,102,110,112,116,120,127,128,130	19	19
12R 08732	Parts 1 & 2 (1 parcel, Roll: 580-00350) 1797 2nd Con	1	1
12R 12545	1 (County Rd 31)	1	1
12R 13737	2, 3 (County Rd 2, Rochester)	1	1
12R 14077	1, 3, 5, 6, 10	5	5
12R 17064	1 Lot (Roll: 130-00990) W Belle River Rd	1	1
12R 17938	Part 7 (Roll: 540-12170) 2231 County Rd 27	1	1
12R 20514	Part 4	1	1
12R 21248	2, 3	2	2
12R 21363	6	1	-
12R 21452	12	-	-
12R 21910	46 - 1160 Regency	1	-
Total Lots		34	32
Number of Lots Not Subject to Services Related to a Highway Component of the DC		2	