



Development Charges Background Study

Town of Kingsville

This report consolidates the November 23, 2022 Background Study and the December 22, 2022 Addendum Report

January 20, 2023

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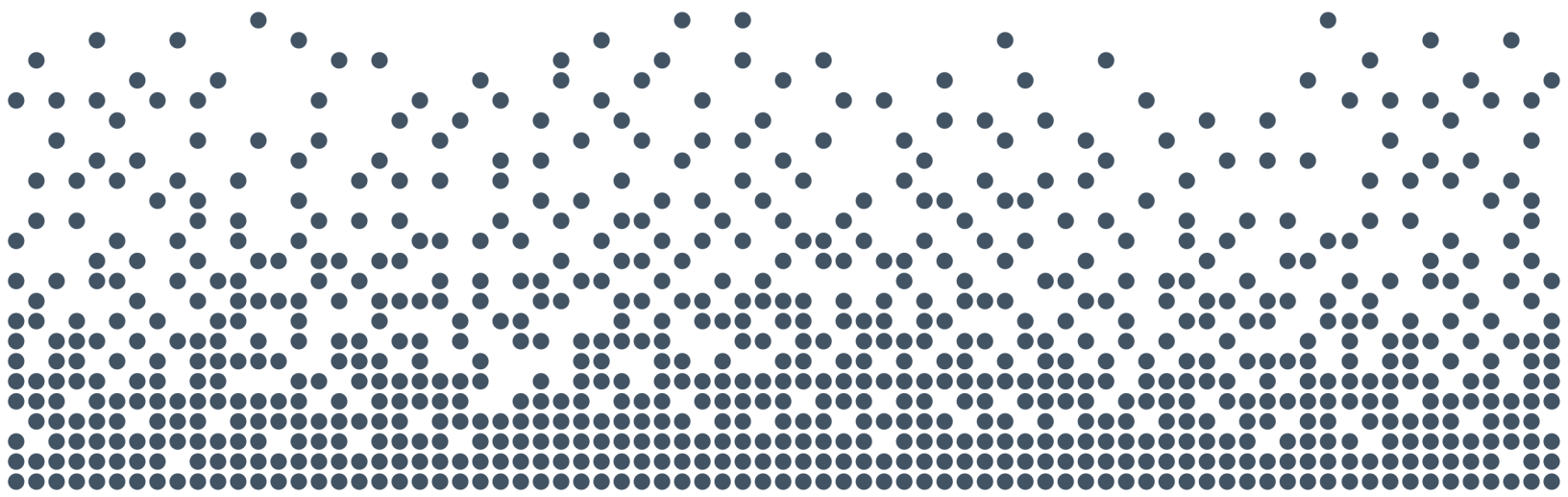
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List of Acronyms and Abbreviations

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



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Kingsville required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Town;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
 - a) Identify amount, type and location of growth.
 - b) Identify servicing needs to accommodate growth.
 - c) Identify capital costs to provide services to meet the needs.
 - d) 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);
 - e) Net costs are then allocated between residential and non-residential benefit.



- f) Net costs divided by growth to provide the D.C.
- 3. The D.C. process needs to address a number of items that were established through the *Smart Growth for Our Communities Act, 2015* (Bill 73). These items have been incorporated throughout the report and in the 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 (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. 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 five bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, Bill 213, and Bill 23. The following provides a brief summary of the 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, however, these changes were not implemented (subject to Bill 197 discussed later). 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 instalments, 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.

Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (Schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Bill removed instalment payments for commercial and industrial developments that were originally identified in Bill 108.

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 Bill 197, 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.
- **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 lower or single-tier municipality may, by 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. A C.B.C. strategy has not been examined as part of this study process.



Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

These changes to the D.C.A. were proclaimed on September 18, 2020 and are further discussed in section 1.3 of this report.

Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. The Bill provides the following changes (further details provided in Section 1.4 of this report):

- Additional Residential Unit Exemption;
- Removal of Housing as an Eligible D.C. Service;
- New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments;
- Historical Level of Service extended to 15-year period instead of the current 10-year period;
- Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted;
- Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- D.C. By-laws now have a maximum life of 10 years after the date the by-law comes into force;
- D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.



- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
 - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
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 (2022 to 2031), 25-year (2022 to 2046), buildout, urban buildout (wastewater), and urban buildout (water) time periods.

Table ES-1
Summary of Growth Forecast by Planing Period

Measure	10-year 2022 to 2031	25-year 2022 to 2046	Buildout 2022 to Buildout	Urban Buildout Wastewater 2022 to Urban Buildout	Urban Buildout Water 2022 to Urban Buildout
(Net) Population Increase	3,247	7,729	9,712	8,499	8,499
Residential Unit Increase	1,353	3,249	4,151	3,703	3,703
Non-Residential Gross Floor Area Increase (sq.ft.)	18,313,200	43,158,300	50,661,100	13,921,100	50,661,100

Source Watson & Associates Economists Ltd. Forecast 2022

6. On January 30, 2018, the Town of Kingsville passed By-law 1-2018 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on January 29, 2023. The Town is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for January 9, 2023 with adoption of the by-law on January 23, 2023.
7. The Town's D.C.s currently in effect total \$13,234 for single detached dwellings for full services. The non-residential charge is \$2.33 per sq.ft. for full services.



This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential). Charges have been provided on a Town-wide basis for all services. The corresponding single detached unit charge for full services is \$17,282. The non-residential charge for greenhouses is \$0.264 per sq.ft. of gross floor area for full services (non-wastewater). The non-residential charge for all other types of non-residential development is \$6.791 per sq.ft. of building area for full services. These rates are submitted to Council for its consideration.

8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-7. A summary of these costs is provided below:

Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$98,107,933
Less: Benefit to existing development	\$28,154,433
Less: Post planning period benefit	\$8,275,000
Less: Ineligible re: Level of Service	-
Less: Grants, subsidies and other contributions	\$125,000
Net costs to be recovered from development charges	\$61,553,500

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, ineligible services, and grants, subsidies, and other contributions), \$28.28 million (or an annual amount of \$2.83 million) will need to be contributed from taxes, rates, or other sources. With respect to the post period benefit amount of \$8.28 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. forecast.

Based on the above table, the Town plans to spend \$98.11 million over the next ten years, of which \$61.55 million (63%) is recoverable from D.C.s. Of this net amount, \$44.04 million is recoverable from residential development and \$17.52



million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. 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 buildout (served area) forecast:

- Stormwater Services;
- Wastewater Services; and
- Water Services.

The following services are calculated based on a buildout forecast:

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

The following services are calculated based on a 25-year forecast:

- Policing Services.

All other services are calculated based on a 10-year forecast. These include:

- Parks and Recreation Services; and
- Library Services.

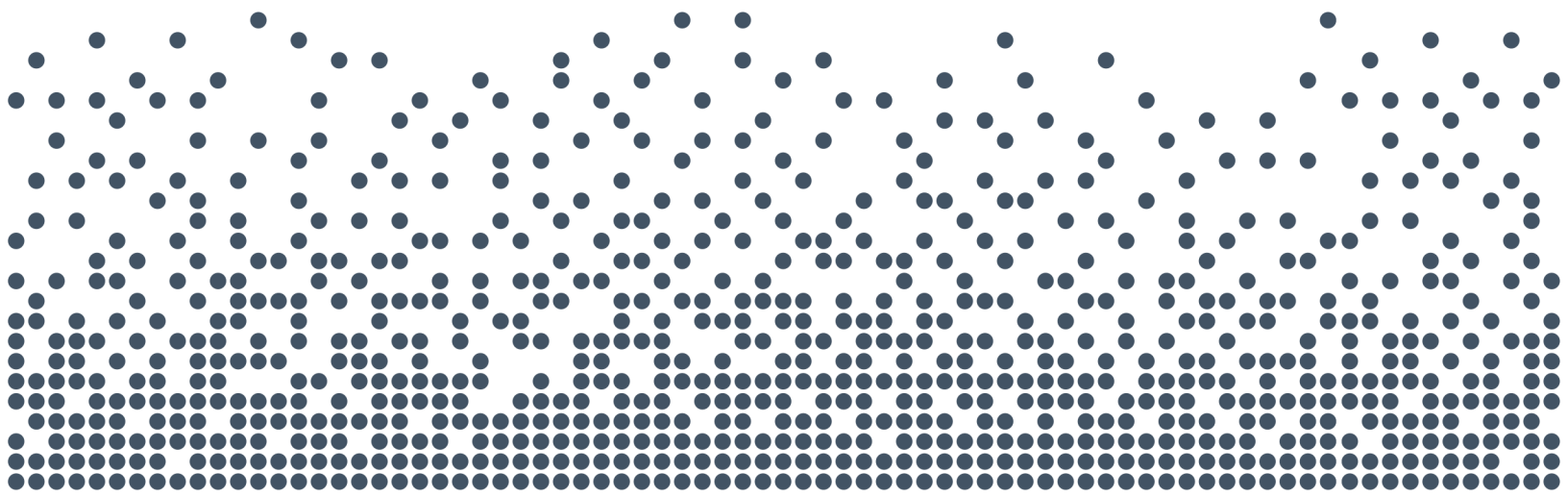
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- 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-3
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Boarding, Lodging, and Rooming House (per capita)	Industrial, Commercial & Institutional (per sq.ft.)	Greenhouses (per sq.ft.)	Wind Turbine (per unit)
Town-wide Services/Class of Service:									
Services Related to a Highway	6,036	4,324	4,103	2,888	2,293	2,085	2.777	0.108	6,036
Policing Services	213	153	145	102	81	74	0.098	0.004	213
Parks and Recreation Services	2,341	1,677	1,591	1,120	889	809	0.117	0.004	-
Library Services	412	295	280	197	157	142	0.020	0.001	-
Total Town-wide Services/Class of Services	9,002	6,449	6,119	4,307	3,420	3,109	3.012	0.117	6,249
Urban Services									
Wastewater Services	5,202	3,727	3,536	2,489	1,977	1,797	2.355	0.092	-
Water Services	3,078	2,205	2,092	1,473	1,170	1,063	1.424	0.055	-
Total Urban Services	8,280	5,932	5,628	3,962	3,147	2,860	3.779	0.147	-
GRAND TOTAL RURAL AREA	9,002	6,449	6,119	4,307	3,420	3,109	3.012	0.117	6,249
GRAND TOTAL URBAN AREA	17,282	12,381	11,747	8,269	6,567	5,970	6.791	0.264	6,249



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) (section 10) and, accordingly, recommends development charges (D.C.s) and policies for the Town of Kingsville.

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2022. Watson worked with Town staff in preparing the D.C. analysis and policy recommendations.

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

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

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Kingsville's current D.C. policies (Chapter 2), and the growth anticipated within the Town (Chapter 3), 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 January 9, 2023. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Town's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on November 23, 2022.

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

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

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

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

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	April 2022 to October 2022
2. Background study and proposed by-law available to public	November 23, 2022
3. Public meeting advertisement placed in newspaper(s)	At least 21 days prior to the public meeting
4. Public release of addendum to the D.C. background study	December 22, 2022
5. Public meeting of Council	January 9, 2023
6. Council considers adoption of background study and passage of by-law	January 25, 2023
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. 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 108, 138, 197 and 213

1.3.1 ***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 proposes changes to the D.C.A. The Bill was introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. 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.

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.



Furthermore, 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. was 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.

1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (Schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.3 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.



1.3.3.1 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. Bill 197, however, 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 section 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 the 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.

1.3.3.2 C.B.C.-Related Changes

C.B.C. Eligibility

The C.B.C. is limited to lower-tier and single-tier municipalities; 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.

Furthermore, a C.B.C. may be imposed with respect to the services listed in subsection 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.”

As mentioned above, a lower-tier municipality may impose a C.B.C.; however, this report does not address any C.B.C.s for the Town. The Town is currently undertaking a separate C.B.C. process.

1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the government. As a result, this mandatory exemption will be included in the D.C. by-law.

1.4 Changes to the D.C.A. - Bill 23: More Homes Built Faster Act, 2022

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

1.4.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:



- A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
- A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
- One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.4.2 Removal of Housing as an Eligible D.C. Service

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.4.3 New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.



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

1.4.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period

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

1.4.5 Revised Definition of Capital Costs

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

1.4.6 Mandatory Phase-in of a D.C.

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

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

1.4.7 D.C. By-law Expiry

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

1.4.8 Instalment Payments

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



1.4.9 Rental Housing Discount

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

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

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

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

1.4.11 Requirement to Allocate Funds Received

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



Chapter 2

Current Town of Kingsville Policy



2. Current Town of Kingsville Policy

2.1 Schedule of Charges

On January 30, 2018, the Town of Kingsville passed By-law 1-2018 under the D.C.A. This by-law imposes D.C.s on residential and non-residential uses. Table 2-1 provides the rates currently in effect. Note that the current charges for greenhouses only apply to the non-growing area.

2.2 Services Covered

The following services are covered under By-laws 1-2018:

- Services Related to a Highway (Roads and Public Works);
- Municipal Parking*;
- Policing Services;
- Parks and Recreation Services (Indoor and Outdoor Recreation Services);
- Library Services;
- Growth Studies (Administration);
- Non-Administration Facilities*;
- Stormwater Drainage and Control Services;
- Water services; and
- Wastewater services.

*Note: With the changes from Bill 197, municipal parking and other non-administrative facilities are no longer be considered D.C.-eligible service and have been excluded from the D.C. calculations.

2.3 Timing of D.C. Calculation and Payment

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



2.4 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on January 1st, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, “Construction Price Statistics” (catalogue 62-007).

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 subsections 2(2)a) by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use.
- (b) In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C.s by the gross floor area that has been or will be demolished or converted to another principal use;

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

2.6 Exemptions

The following non-statutory exemptions are provided:

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



Table 2-1
Town of Kingsville
Current D.C. Rates
(January 1, 2022)

Service	Residential					Non-Residential		
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Bunk Houses (per capita)*	per sq.ft.	Greenhouses (per sq.ft.)	Wind Turbine (per unit)
Services Related to a Highway	5,129	3,540	2,470	3,039	1,727	0.54	0.54	5,129
Municipal Parking	42	29	20	25	14	-	-	-
Policing Services	153	106	74	91	52	0.02	-	153
Parks and Recreation Services	1,518	1,048	731	900	511	0.02	-	-
Library Services	306	211	147	181	103	-	-	-
Growth Studies	237	164	114	140	80	0.01	-	237
Non-Administration Facilities	26	18	13	15	9	-	-	26
Total Town-wide Services	7,411	5,116	3,569	4,391	2,496	0.59	0.54	5,545
Stormwater	192	133	92	114	65	0.11	-	-
Wastewater Services	2,051	1,416	988	1,215	691	1.13	-	-
Water Services	3,580	2,471	1,724	2,121	1,205	0.50	-	-
Total Urban Services	5,823	4,020	2,804	3,450	1,961	1.74	-	-
GRAND TOTAL RURAL AREA	7,411	5,116	3,569	4,391	2,496	0.59	0.54	5,545
GRAND TOTAL URBAN AREA	13,234	9,136	6,373	7,841	4,457	2.33	0.54	5,545

*Up to a maximum of 10 persons



Chapter 3

Anticipated Development in the Town of Kingsville



3. Anticipated Development in the Town of Kingsville

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Kingsville will be required to provide services over a 10-year (2022 to 2032), a longer-term (2022 to 2046) and buildout (2022 to buildout) time horizon.¹

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

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

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

- Essex County 2022 Comprehensive Review, Growth Analysis Final Draft Report, October 5, 2022, by Watson & Associates Economists Ltd.
- Town of Kingsville 2017 Development Charges Background Study, November 8, 2017, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population and household Census data;
- 2006, 2011 and 2016 employment Census data;
- Historical residential building permit data over the 2012 to July 2022 year-to-date period;
- Residential and non-residential supply opportunities as identified by Town of Kingsville staff; and

^[1] Buildout refers to the timing of residential development yield on all urban lands within the Town's Municipal Corporate Boundary.



- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Kingsville.

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 Kingsville is anticipated to reach approximately 26,1200 by late-2032, 30,600 by mid-2046 and 32,580 by buildout, resulting in an increase of approximately 3,250, 7,730, and 9,710 persons, respectively.^[1]

^[1] The population figures used in the calculation of the 2022 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%.



Figure 3-1
Population and Household Forecast Model

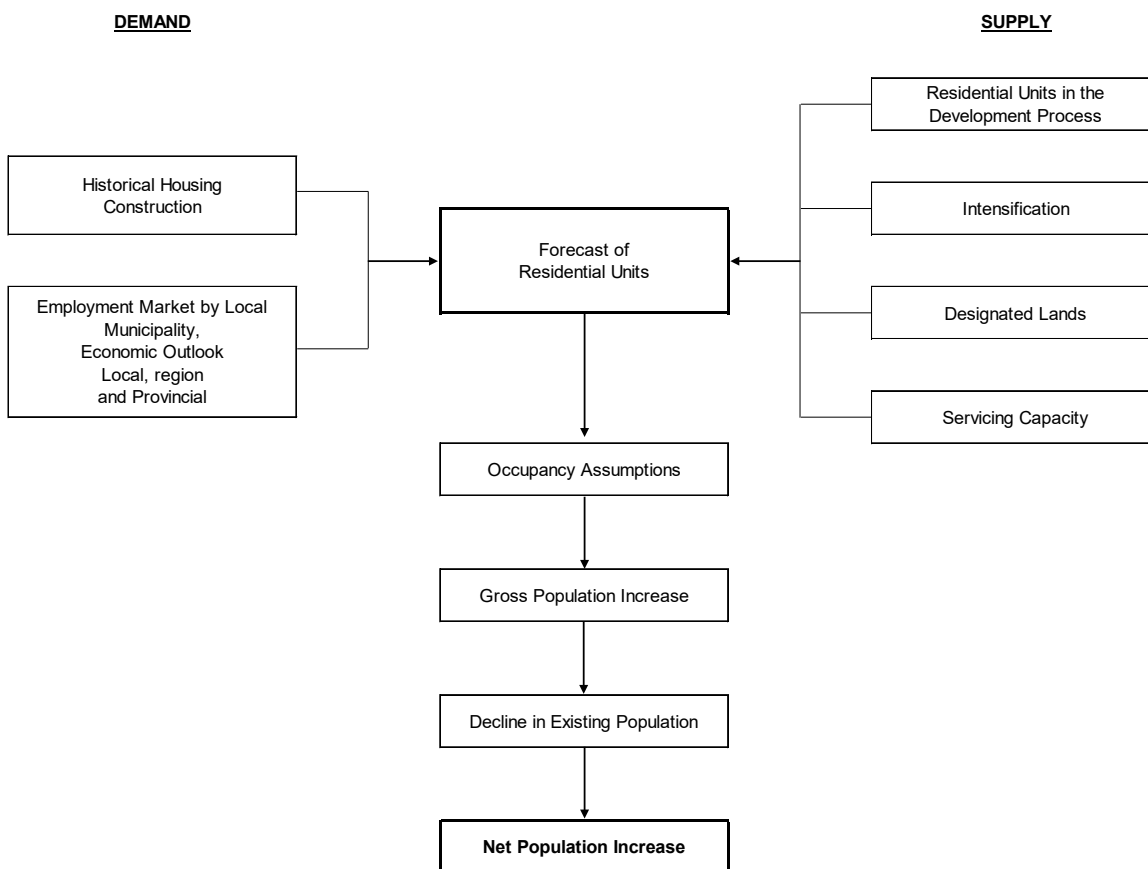




Table 3-1
Town of Kingsville
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	22,000	21,362	1,327	20,035	6,827	493	356	38	7,714	1,206	2.769
	Mid 2016	22,200	21,552	1,232	20,320	7,010	530	400	35	7,975	1,120	2.702
	Mid 2021	22,800	22,119	919	21,200	7,205	600	430	55	8,290	835	2.668
Forecast	Late 2022	23,600	22,871	946	21,925	7,388	603	527	55	8,572	860	2.668
	Late 2032	26,900	26,118	1,110	25,008	8,151	918	651	55	9,776	1,009	2.672
	Mid 2046	31,600	30,600	1,271	29,329	9,175	1,496	799	55	11,525	1,155	2.655
	Buildout	33,600	32,583	1,354	31,229	9,746	1,688	862	55	12,351	1,231	2.638
Incremental	Mid 2011 - Mid 2016	200	190	-95	285	183	37	44	-3	261	-86	
	Mid 2016 - Mid 2021	600	567	-313	880	195	70	30	20	315	-285	
	Mid 2021 - Late 2022	800	752	27	725	183	3	97	0	282	25	
	Late 2022 - Late 2032	3,300	3,247	164	3,083	764	315	125	0	1,204	149	
	Late 2022 - Mid 2046	8,000	7,729	325	7,404	1,788	893	273	0	2,953	295	
	Late 2022 - Buildout	10,000	9,712	408	9,304	2,359	1,085	336	0	3,779	371	

^[1] Population includes the Census undercount estimated at approximately 3.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

1. Numbers may not add due to rounding.

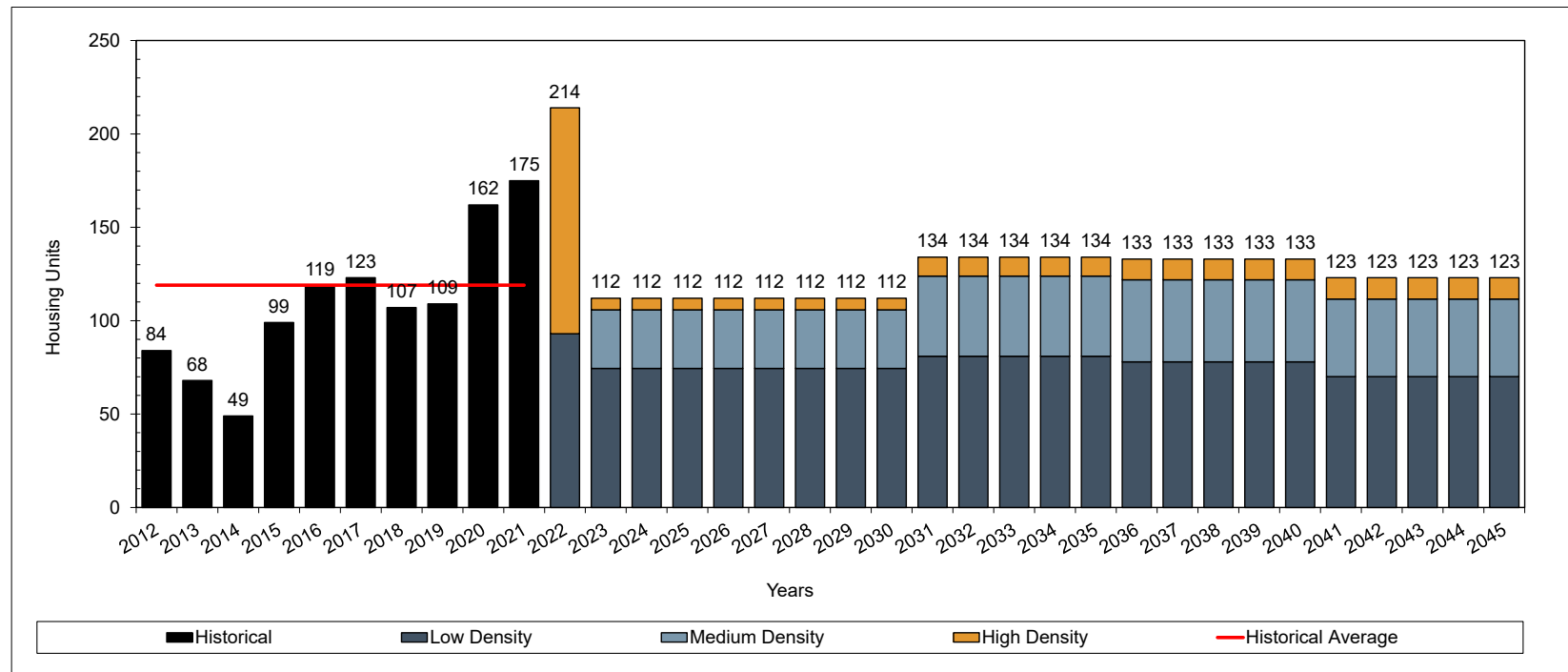
2. On-farm and off-farm households associated with farm workers are embedded in the permanent housing forecast.

3. Buildout refers to the timing of residential development yield on all urban lands within the Town's Municipal Corporate Boundary.

Source: Derived from Essex County 2022 Comprehensive Review, Growth Analysis Final Draft Report, October 5, 2022. Forecast is based on the medium scenario and has been adjusted for increased primary employment. By Watson & Associates Economists Ltd.



Figure 3-2
Town of Kingsville
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Kingsville building permit data (2012 to year-to-date July 2022), by Watson & Associates Economists Ltd.



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

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

- The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Town staff regarding anticipated development trends for the Town of Kingsville.
- Based on the above indicators, the 2022 to 2046 household growth forecast for the Town is comprised of a unit mix of 61% low density units (single detached and semi-detached), 30% medium density (multiples except apartments) and 9% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Town of Kingsville
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2022 and 2046 by development location is summarized below.

Table 3-2
Town of Kingsville
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2022 to 2046	Percentage of Housing Growth, 2022 to 2046
Urban (Ruthven/Kingsville/Lakeshore)	2,429	82%
Urban (Cottam)	162	6%
Rural	362	12%
Town of Kingsville Total	2,953	100%

Note: Figures may not sum precisely due to rounding.



3. Planning Period

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

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

- The number of housing units to be constructed by 2046 in the Town of Kingsville over the forecast period is presented in Figure 3-2. Over the 2022 to 2046 forecast period, the Town is anticipated to average approximately 126 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 325 people between 2022 to 2046.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Town of Kingsville. Due to data limitations, medium- and high-density P.P.U. data was derived from the Essex County Census Division which includes the Town of Kingsville and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.895
 - Medium density: 2.074
 - High density: 1.811

[1] Institutional population largely 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 collective households.



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

- Existing households for late-2022 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2022 to 2046 forecast period is forecast to decline by approximately 118.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^[2] (place of work) for the Town of Kingsville is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 1,410 primary (22%);
 - 660 work at home employment (10%);
 - 1,763 industrial (28%);
 - 1,658 commercial/population-related (26%); and
 - 885 institutional (14%).
- The 2016 employment by usual place of work, including work at home, is 6,375. An additional 1,115 employees have been identified for the Town of Kingsville in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]

^[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

^[2] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[3] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons



- Total employment, including work at home and N.F.P.O.W. for the Town of Kingsville is anticipated to reach approximately 9,800 by late-2032, 12,500 by mid-2046 and 13,530 by buildout. This represents an employment increase of approximately 1,890 for the 10-year forecast period, 4,590 for the 2022 to 2036 forecast period and 5,610 for the 2022 to buildout forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Town of Kingsville (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 7,610 by late-2032, 9,930 by mid-2046 and 10,780 by buildout. This represents an employment increase of approximately 1,610 for the 10-year forecast period, 3,920 for the 2022 to 2036 forecast period and 4,780 for the 2022 to buildout forecast period.^[1]

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

include building and landscape contractors, travelling salespersons, independent truck drivers, etc.”

^[1] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 7,540 by late-2032, 9,780 by mid-2046 and 10,590 by buildout.



- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 20,000 sq.ft. per employee for primary (greenhouses);
 - 1,200 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
- The Town-wide incremental gross floor area (G.F.A.) is anticipated to increase by 18.3 million sq.ft. over the 10-year forecast period, 43.2 million sq.ft. over the 2022 to 2046 forecast period and 50.7 million sq.ft. over the 2022 to buildout forecast period.
- In terms of percentage growth, the 2022 to 2046 incremental G.F.A. forecast by sector is broken down as follows:
 - primary (greenhouses) – 97%
 - industrial – 2%;
 - commercial/population-related – 1%; and
 - institutional – <1%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Town of Kingsville by area.
- The amount and percentage of forecast total non-residential growth between 2022 and 2046 by development location is summarized below.

Table 3-3
Town of Kingsville
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2022 to 2046	Percentage of Non-Residential G.F.A., 2022 to 2046
Urban Ruthven/Kingsville/Lakeshore)	1.2 million	3%
Urban (Cottam)	37,000	<1%



Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2022 to 2046	Percentage of Non-Residential G.F.A., 2022 to 2046
Rural (Water)	31.4 million	73%
Rural (Water and Wastewater)	10.5 million	24%
Town of Kingsville Total	43.2 million	100%

Note: Figures may not sum precisely due to rounding.



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.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that 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 that 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 Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



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

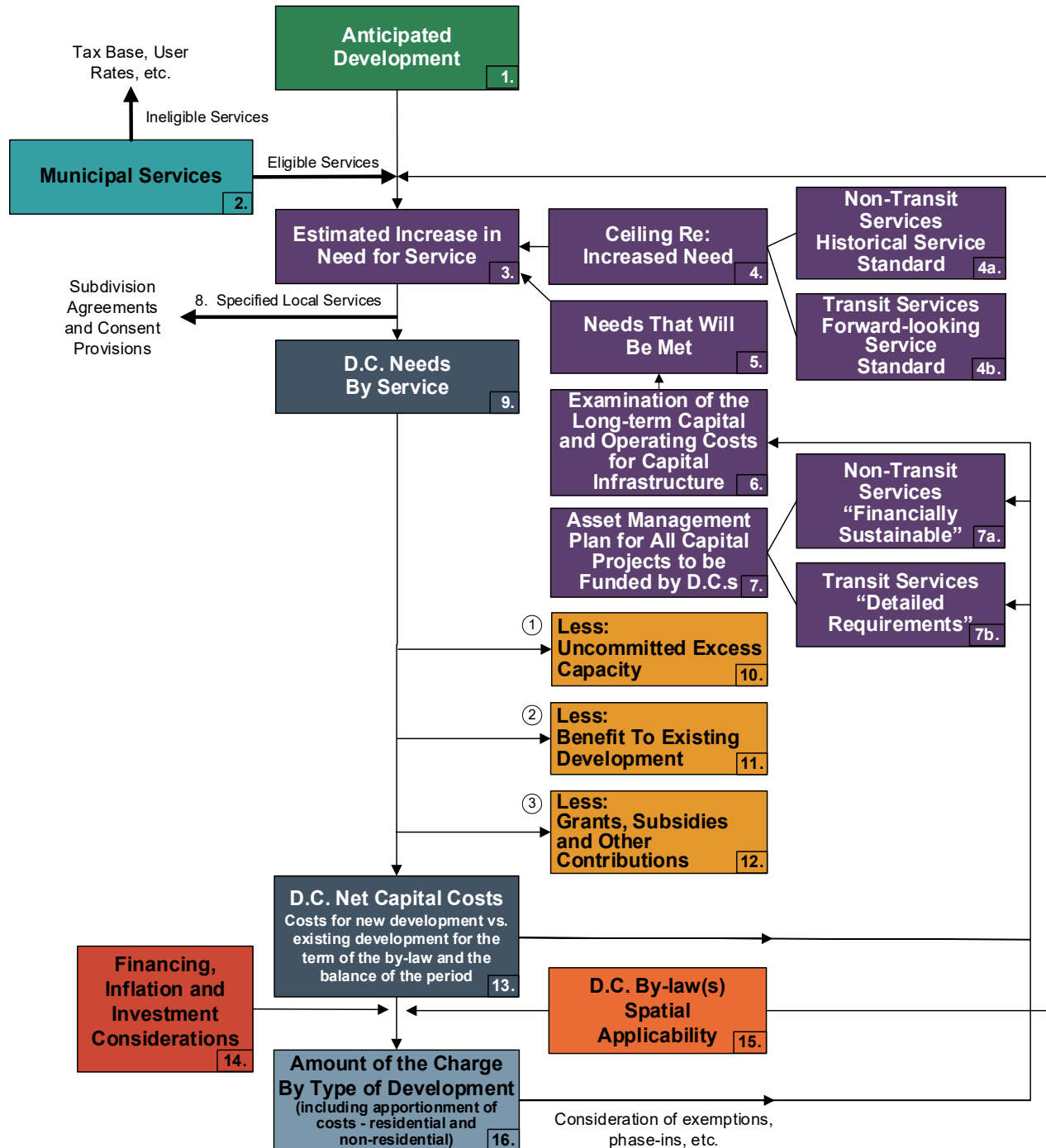




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces – indoor ²	0
	Ineligible	2.4 Municipal parking spaces – outdoor ²	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 ³	100

¹ With 7+ year life-time

² Ineligible as of September 18, 2022

³ 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. Parks and Recreation Services	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 and recreation rolling stock ¹ and yards	100
	Yes	5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
6. Library Services	Yes	6.1 Public library space (incl. furniture and equipment)	100
	n/a	6.2 Library vehicles ¹	100
	n/a	6.3 Library materials	100
7. Emergency Preparedness Services	No	7.1 Facility space (incl. furniture and equipment)	100
	No	7.2 Vehicles ¹	100
	No	7.3 Equipment	100
8. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	8.1 Cultural space (e.g., art galleries, museums, and theatres)	0
	Ineligible	8.2 Tourism facilities and convention centres	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. Wastewater Services	Yes	9.1 Treatment plants	100
	Yes	9.2 Sewage trunks	100
	Ineligible	9.3 Local systems	0
	Yes	9.4 Vehicles and equipment ¹	100
10. Water Supply Services	No	10.1 Treatment plants	100
	Yes	10.2 Distribution systems	100
	Ineligible	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment ¹	100
11. Waste Management Services	Ineligible	11.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	11.2 Landfills and other disposal facilities	0
	No	11.3 Waste diversion facilities	100
	No	11.4 Waste diversion vehicles and equipment ¹	100
12. Policing Services	Yes	12.1 Policing detachments	100
	No	12.2 Policing rolling stock ¹	100
	No	12.3 Small equipment and gear	100
13. Homes for the Aged	n/a	13.1 Homes for the aged space	100
	n/a	13.2 Vehicles ¹	100
14. Child Care	n/a	14.1 Childcare space	100
	n/a	14.2 Vehicles ¹	100
15. Health	n/a	15.1 Health department space	100
	n/a	15.2 Health department vehicles ¹	100
16. Social Housing	Ineligible	16.1 Social housing space	0
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space	100
18. Social Services	Ineligible	18.1 Social service space	0
19. Ambulance	n/a	19.1 Ambulance station space	100
	n/a	19.2 Vehicles ¹	100
	n/a	19.3 Equipment and gear	100
20. Hospital Provision	Ineligible	20.1 Hospital capital contributions	0

¹with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	21.1 Office space 21.2 Office furniture 21.3 Computer equipment	0 0 0
22. Other Services	Ineligible Yes	22.1 Studies in connection with acquiring buildings, rolling stock, materials, and equipment, and improving land ¹ and facilities, including the D.C. background study cost 22.2 Interest on money borrowed to pay for growth-related capital	0 0-100

¹ same 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 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; and
- e) interest on money borrowed to pay for the above-referenced costs.

In order for an increase in need for service to be included in the D.C. calculation, 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. There are no outstanding credit obligations to be 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. Furthermore, a class may be



composed of any number or combination of services and may include parts or portions of each D.C.-eligible service.

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

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).”

Section 35, paragraph 2 states that:

“Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the following services at the beginning of the year:

1. Water supply services, including distribution and treatment services.
2. Waste water services, including sewers and treatment services.
3. Services related to a highway as defined in subsection 1 (1) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be.”

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 that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the 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 that 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, 2021 are shown below:

Table 4-2
Summary of Development Charges Reserve Fund Balances
As of December 31, 2021

Service	Balance December 31, 2021	Reserve Fund Commitments	Adjusted Balance
Services Related to a Highway	(\$543,962)	(\$2,831,750)	(\$3,375,712)
Parking	\$36,371	\$0	\$36,371
Fire Protection Services	\$387,222	\$0	\$387,222
Policing Services	\$158,739	\$0	\$158,739
Parks and Recreation Services	\$1,827,246	\$0	\$1,827,246
Library Services	(\$487,167)	\$0	(\$487,167)
Growth Studies	\$201,022	(\$50,000)	\$151,022
Non-administrative Facilities	(\$6,548)	\$0	(\$6,548)
Stormwater	\$255,791	\$0	\$255,791
Wastewater Services	(\$2,322,719)	(\$1,932,153)	(\$4,254,872)
Water Services	\$592,205	(\$3,502,533)	(\$2,910,328)
Total	\$98,199	(\$8,316,436)	(\$8,218,236)

Note: Amounts in brackets are deficit balances.

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



- costs related to services that are ineligible as per the D.C.A.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Level of Service Ceiling

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

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

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of 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

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

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

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

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. 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 Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Furthermore, 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 Town-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform Town-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 subsection 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 legislation requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the Town's existing assumptions, approaches, and policies on the asset management planning. This examination has been included in Appendix F.

4.13 Transit

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

- The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
 - The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.
 - An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 - An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 - An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.



- An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- A forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
 - The service is a discrete service.
 - No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 - No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- A 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, a summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.

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

4.14 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is as follows:

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



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.

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.

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; accordingly, Council’s intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

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

This section evaluates the development-related capital requirements for parks and recreation services, library services, and growth studies over a 10-year planning period.

5.2.1 *Parks and Recreation Services*

The Town’s Parks and Recreation services are currently provided through the following assets;

- 137 acres of parkland;
- 92 amenities including items such as playground equipment, baseball diamonds, marina docks, a tennis court, gazebos, etc.;
- 90,439 sq.ft. of recreation facility space (Arena, Lions Hall, Community Centre, Community Hall, Lakeside Pavilion, Ruthven Hall (non-library, and Cottam Community Hall (non-library)); and



- 37 parks and recreation vehicles and equipment (trucks, ball diamond groomer, ice resurfacers, etc.).

In total, the Town's parks and recreation service has provided a 15-year historical level of service that equates to an investment of \$3,101 per capita. This level of investment provides the Town with a D.C.-eligible amount of \$10,067,583 towards future parks and recreation capital.

Based on the projected growth over the 10-year forecast period, the Town has identified \$7,097,400 in future growth-related capital costs. These projects include the development of additional parks, ball diamond and soccer pitch upgrades, expansion of workspace storage, new trails, as well as additional vehicles. A deduction of \$2,373,600 has been made to account for the share of the projects that benefits existing development. Additionally, a reduction to recognize a grant contribution of \$125,000 has been included. The reserve fund balance of \$1,827,246 has been deducted from the growth-related capital costs. Therefore, the net growth-related capital cost for parks and recreation services of \$2,771,554 has been included in the D.C. calculations.

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



Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable	Total	Residential Share 95%	Non- Residential Share 5%
	2022-2031										
	Parkland		-	-		-	-		-	-	-
1	Mettawa's Park Expansion (including amenities)	2024-2027	2,000,000	-		2,000,000	500,000		1,500,000	1,425,000	75,000
2	York Park - Phase 2	2024-2027	419,400	-		419,400	-		419,400	398,430	20,970
3	Lions Park - Phases 3	2023-2024	200,000	-		200,000	-	125,000	75,000	71,250	3,750
4	Lions Park - Phases 4	2024-2024	350,000	-		350,000	262,500		87,500	83,125	4,375
5	Cedar Island Development	2024-2029	1,398,000	-		1,398,000	1,048,500		349,500	332,025	17,475
6	Lakeside Park Lower Bowl Trails	2027-2029	385,000	-		385,000	288,800		96,200	91,390	4,810
7	Ball Diamond Upgrades	2025-2027	750,000	-		750,000	75,000		675,000	641,250	33,750
8	Soccer Pitch Upgrades	2023	75,000	-		75,000	18,800		56,200	53,390	2,810
9	Field User Storage	2025	50,000	-		50,000	-		50,000	47,500	2,500
10	Parks&Recreation Workspace/Storage	2023	75,000	-		75,000	-		75,000	71,250	3,750
	Facilities										
11	Parks and Recreation office expansion	2028-2035	400,000	-		400,000	-		400,000	380,000	20,000
	Trails										
12	Wigle Grove	2026	100,000	-		100,000	-		100,000	95,000	5,000
13	Ridgeview Park Paved Walking Trails	2027-2029	240,000	-		240,000	180,000		60,000	57,000	3,000
	Vehicles										
14	1/2 Tonne Pickup (x3)	2023-2025	150,000	-		150,000	-		150,000	142,500	7,500
15	Service Truck (Facilities)	2024	75,000	-		75,000	-		75,000	71,250	3,750
16	45 hp Tractor	2025	55,000	-		55,000	-		55,000	52,250	2,750
17	65 hp tractor	2024	75,000	-		75,000	-		75,000	71,250	3,750
18	Lawn Mowers (x2)	2023-2025	90,000	-		90,000	-		90,000	85,500	4,500
19	Beach Cleaner	2027	65,000	-		65,000	-		65,000	61,750	3,250
20	Bobcat	2027	120,000	-		120,000	-		120,000	114,000	6,000
21	Trail Groomer	2023	25,000	-		25,000	-		25,000	23,750	1,250
	Reserve Fund Adjustment	Reserve					1,827,246		(1,827,246)	(1,735,884)	(91,362)
	Total		7,097,400	-	-	7,097,400	4,200,846	125,000	2,771,554	2,632,976	138,578



5.2.2 Library Services

While Essex County provides library services to their residents, the local municipalities are required to provide the library facilities. The Town provides three library facilities which total 15,000 sq.ft. in library space. Over the past 15 years, the average level of service was 0.64 sq.ft. of space per capita which equates to an investment of \$271 per capita. Based on the historical service standard, the Town would be eligible to collect a total of \$880,651 from D.C.s for library services over the 10-year forecast period.

At this time, no additional capital needs have been identified. However, the D.C. reserve fund for library services is currently in a deficit position resulting from the expansion to Library Branch No.1 on 40 Main Street West, Kingsville. As a result, the D.C. calculations provide for the recovery of the deficit of \$487,167.

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



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-2031									95%	5%
	Reserve Fund Recovery	Reserve	487,167	-		487,167	-		487,167	462,809	24,358
	Total		487,167	-	-	487,167	-	-	487,167	462,809	24,358



5.3 Service Levels and 25-Year Capital Costs for Kingsville's D.C. Calculation

This section evaluates the development-related capital requirements for policing services over a 25-year planning period

5.3.1 Policing Services

The Town is currently serviced by one Ontario Provincial Police (O.P.P) police station located within the municipality. The 6,000 sq.ft. of building area has been in-place for the 15-year historical period, providing for an average level of service of 0.28 sq.ft. per capita or \$136 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the 25-year forecast period of \$1,049,985.

The Town has identified a growth-related capital project for an expansion of the O.P.P. facility in the amount of \$1.7 million. A reduction of \$680,000 has been made to recognize the share of the project that benefits existing development. Additionally, a reduction of the reserve fund balance of \$158,739 has been applied to the calculations. The total D.C.-eligible amount included in the D.C. calculation is \$861,261.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 67% being allocated to residential development and 33% being allocated to non-residential development.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Policing Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 67%	Non-Residential Share 33%
	2022-2046										
1	OPP Offices - Expansion	2027	1,700,000	-		1,700,000	680,000		1,020,000	683,400	336,600
	Reserve Fund Adjustment	Reserve					158,739		(158,739)	(106,355)	(52,384)
	Total		1,700,000	-	-	1,700,000	838,739	-	861,261	577,045	284,216



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

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

5.4.1 Fire Protection Services

Kingsville currently operates its fire services out of two locations which provides for a total of 10,500 sq.ft. of facility space. Over the historical 15-year period, the per capita average level of service was 0.49 sq.ft. which equates to an investment of \$207 per capita. This level of service provides the Town with a maximum D.C.-eligible amount of \$2,014,949 for recovery over the forecast period.

The Fire Department has a current inventory of 14 vehicles. These include an aerial, tankers, fire prevention vehicles, a rescue boat, etc. The historical 15-year level of service equates to a level of investment of \$388 per capita which translates into a D.C.-eligible amount of \$3,768,450.

In addition to the vehicles, the fire department utilizes an assortment of equipment (i.e., protective gear, SCBA equipment, extrication equipment, etc.) with a total value of approximately \$1,824,800. The equipment utilized over the historical 15-year period results in a calculated average level of service of \$82 per capita, providing for a D.C.-eligible amount over the forecast period of \$796,772 for equipment and gear

Based on the above, the maximum D.C.-eligible amount for recovery over the buildout forecast period for fire services is \$6,580,171.

To service the forecast population, the Town has identified a retrofit for the South firehall station, a purchase of mid-rise residential fire fighting equipment, a new prevention vehicle, as well as new equipment for one (1) new full-time staff. The gross capital cost for these projects is \$288,400. All works identified are related to growth, however, the reserve fund balance of \$387,222 provides the necessary funding to construct the works and purchase the vehicle and equipment. As a result, no growth-related cost has been included in the D.C. calculations for fire services.



These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 68% being allocated to residential development and 32% being allocated to non-residential development.



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 68%	Non-Residential Share 32%
	2022-Buildout										
1	South Firehall Retrofit for additional storage space	2023	200,000	-		200,000	-		200,000	136,000	64,000
2	Mid Rise Residential building firefighting equipment	2024	5,000	-		5,000	-		5,000	3,400	1,600
3	Electric Positive Pressure Fan for Mid Rise Residential buildings	2024	15,000	-		15,000	-		15,000	10,200	4,800
4	Fire Prevention Vehicle	2022	60,000	-		60,000	-		60,000	40,800	19,200
5	Full-time staff Equipment	2022	8,400	-		8,400	-		8,400	5,712	2,688
	Reserve Fund Adjustment	Reserve	-				288,400		(288,400)	(196,112)	(92,288)
	Total		288,400	-	-	288,400	288,400	-	-	-	-

Note the additional reserve fund balance of \$98,822 will be carried forward and may be utilized should future works be required.



5.4.2 Services Related to a Highway

5.4.2.1 Roads and Related Infrastructure

Kingsville owns and maintains the following roads and related infrastructure:

- 204.9 km of roadways (rural gravel, rural tar and chip, semi urban, and urban);
- 57.4 km of sidewalks and trails; and
- 1914 streetlights, traffic signals, and controlled road crossings.

Based on the inventory utilized over the 15-year historical period, the Town provided an average level of investment of \$13,070 per capita, resulting in a D.C.-eligible recovery amount of approximately \$126.93 million over the buildout forecast period.

With respect to future needs, the Town has identified various projects with a total gross capital cost of approximately \$70.03 million. This work includes various projects related to adding capacity to the roadway system, intersection improvements, sidewalks, streetlights, and the local share of County-wide active transportation (based on the County-wide Active Transportation Study). A deduction for existing benefit to the community of \$23.26 million has been made, along with a deduction of \$21.28 million for works that benefit growth outside of the forecast period. The reserve fund deficit of \$3.38 million has been added to the calculations for recovery over the forecast period. The net growth-related costs of \$28.87 million have been included the D.C. calculations.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 68% being allocated to residential development and 32% being allocated to non-residential development.



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

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 68%	Non-Residential Share 32%
	2022-Buildout										
1	Graham Sideroad - Road 2 East to Road 4 East - Reconstruct to accommodate vehicular loading	2024-2025	7,400,000	-		7,400,000	3,700,000		3,700,000	2,516,000	1,184,000
2	Graham Sideroad - Road 2 East to Seacliff - Reconstruct to accommodate vehicular loading	2024-2025	4,300,000	-		4,300,000	2,150,000		2,150,000	1,462,000	688,000
3	Jasperson Drive - new traffic signal at Woodycrest	2025-2026	300,000	-		300,000	-		300,000	204,000	96,000
4	Jasperson to Kratz - Connection Road, north of Freshco Plaza (oversizing component)	2030-2035	800,000	800,000		-	-		-	-	-
5	Kratz Road - Extension to Road 3 E	2035-2040	3,700,000	3,700,000		-	-		-	-	-
6	Kratz Road - Road 2 East to Seacliff - Reconstruct to accommodate vehicular loading	2030-2035	4,400,000	2,200,000		2,200,000	2,200,000		-	-	-
7	Main Street East - upgrade 3 traffic signal controllers including camera detection and AI (Surtrac as an example)	2030-2035	300,000	225,000		75,000	75,000		-	-	-
8	Main Street and Jasperson - Provision of a westbound right turn lane	2025-2026	800,000	-		800,000	200,000		600,000	408,000	192,000
9	Main Street East and Jasperson Drive - access management on Main Street	2025-2026	150,000	-		150,000	37,500		112,500	76,500	36,000
10	Main Street and Heritage Road - Install traffic signals & provision of left turn lanes	2024-2025	400,000	-		400,000	100,000		300,000	204,000	96,000
11	McCain Sideroad - County Road 50 to County Road 20 - Reconstruct to accommodate vehicular loading and including paved shoulders	2030-2035	4,200,000	2,100,000		2,100,000	2,100,000		-	-	-
12	Road 2- County Road 45 to east dead end Trail	2035-2040	950,000	712,500		237,500	237,500		-	-	-
13	Road 2 East - Division Road to Kratz Road - Reconstruct to Urban Standard	2023	4,800,000	-		4,800,000	1,200,000		3,600,000	2,448,000	1,152,000
14	Road 2 East - Kratz Road to Graham - Reconstruct to Urban Standard	2023	3,000,000	-		3,000,000	750,000		2,250,000	1,530,000	720,000
15	Road 2 West - Division Road to Fox Lane - Reconstruct to Urban Standard	2030-2035	2,700,000	2,025,000		675,000	675,000		-	-	-
16	Road 3 East - Division to Graham - Reconstruct to accommodate vehicular loading	2035-2040	9,600,000	7,200,000		2,400,000	2,400,000		-	-	-
17	Road 3 East - Graham Road to County Road 34 - Reconstruct to accommodate vehicular loading	2028-2030	4,900,000	-		4,900,000	2,450,000		2,450,000	1,666,000	784,000
18	West Side Collector Road - construction and two connecting links	2025-2026	8,600,000	-		8,600,000	860,000		7,740,000	5,263,200	2,476,800



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

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 68%	Non-Residential Share 32%
	2022-Buildout										
	Sidewalks:			-							
19	Road 2 E - Union Ave to Queens Valley Dr	2023	175,000	-		175,000	35,000		140,000	95,200	44,800
	Streetlights:			-							
20	County Road 50 from Cull to Conservation - Streetlights	2035-2040	300,000	225,000		75,000	75,000		-	-	-
21	County Road 20 from Heritage to Conservation - Streetlights	2035-2040	300,000	225,000		75,000	75,000		-	-	-
22	County Road 45 (County Road 20 to County Road 34) - Streetlights	2035-2040	150,000	112,500		37,500	37,500		-	-	-
	Active Transportation Projects from Master Plan			-							
23	Short Term	2023-2028	4,300,000	-		4,300,000	2,150,000		2,150,000	1,462,000	688,000
24	Medium Term	2029-2034	2,300,000	1,150,000		1,150,000	1,150,000		-	-	-
25	Long Term	2034-2041	1,200,000	600,000		600,000	600,000		-	-	-
	Reserve Fund Recovery	Reserve	3,375,712	-		3,375,712	-		3,375,712	2,295,484	1,080,228
	Total		73,400,712	21,275,000	-	52,125,712	23,257,500	-	28,868,212	19,630,384	9,237,828



5.4.2.2 Public Works Facilities, Fleet & Equipment

The Town operates its public works department out of a combined total of 17,903 sq.ft. of facility space. The Town's historical service standard provides an average level of service of 0.67 sq.ft. per capita which equates to a level of investment of \$155 per capita. This provides the Town with a D.C.-eligible amount of \$1,505,166 for future D.C. funding over the buildout forecast period.

The Town's public works fleet inventory, which currently includes 29 vehicles and equipment items, provides an average level of 1.2 items per 1,000 population. This level of service equates to an average level of investment of \$210 per capita, which provides the Town with \$2,044,182 over the forecast period.

In total, the Town is eligible to collect \$3,549,348 for public works over the buildout forecast period.

Based on the projected growth over the buildout forecast period, the Town has identified the need to expand the Public Works yard, an expansion to the public works office, two (2) snowplows, two (2) pick-up trucks, one (1) tractor, and a mini excavator. The estimated cost of the capital projects is \$2,083,800. As these projects are wholly required to accommodate growth, no deduction for benefit to existing development is required. As a result, \$2,083,800 has been included in the D.C. calculations.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 68% being allocated to residential development and 32% being allocated to non-residential development.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 68%	Non-Residential Share 32%
	2022-Buildout										
1	Public Works Yard Expansion including land, outside storage, fencing, drainage, etc.	2026-2028	500,000	-		500,000	-		500,000	340,000	160,000
2	Two (2) - 5 Tonne Single Snow Plow	2025-2030	658,800	-		658,800	-		658,800	447,984	210,816
3	Two (2) - 1/2 Tonne Pick-up (PW Department)	2023-2030	110,000	-		110,000	-		110,000	74,800	35,200
4	Articulating Tractor (Trackless)	2025	265,000	-		265,000	-		265,000	180,200	84,800
5	Mini excavator complete with trailer	2024	300,000	-		300,000	-		300,000	204,000	96,000
6	Public Work Office Expansion	2028-2035	250,000	-		250,000	-		250,000	170,000	80,000
	Total		2,083,800	-	-	2,083,800	-	-	2,083,800	1,416,984	666,816



5.5 Service levels and Urban Buildout Capital Costs for Kingsville's D.C. Calculation

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

5.5.1 Stormwater Drainage and Control Services

A capital project for a Stormwater Masterplan (comprehensive) has been identified for inclusion in the D.C. The gross capital cost for this project is \$150,000 and is wholly related to growth. However, the reserve fund balance of \$255,791 provides the required funds to cover the project. As a result, no growth-related cost has been included in the D.C. calculations for stormwater services.

The allocations between residential and non-residential growth are calculated based on the population to employment ratio over the urban buildout growth forecast period. This results in 76% of the costs being applied to residential development and 24% to non-residential development.



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Stormwater

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 76%	Non- Residential Share 24%
	2022-Urban Buildout										
1	Stormwater Master Plan (comprehensive)	2025	150,000	-		150,000	-		150,000	114,000	36,000
	Reserve Fund Adjustment		Reserve				150,000		(150,000)	(114,000)	(36,000)
	Total		150,000	-	-	150,000	150,000	-	-	-	-

Note the additional reserve fund balance of \$105,791 will be carried forward and may be utilized should future works be required.



5.5.2 Wastewater Services

To accommodate growth over the forecast period, the Town has identified various expansions and upgrades to the existing sanitary system. Since the previous study, the Town has identified additional works including the Town-wide Kingsville Sanitary Servicing Masterplan, Millcreek Interceptor Capacity works, and a Municipal Environmental Assessment. The Town provided updated costing information for all projects and the total gross capital cost is estimated to be \$24.80 million. Deductions have been applied for benefit to the existing community of \$2.83 million along with a deduction of \$5.25 million for works that benefit growth outside of the forecast period. The reserve fund deficit of \$4,254,872 has been included in the calculations. Therefore, the total growth-related amount of \$20,974,872 has been included in the D.C. calculation.

The allocations between residential and non-residential growth are calculated based on the forecasted population vs. employment in the urban area over the buildout forecast. This allocation results in 76% of the cost being applied to residential development and 24% to non-residential development.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-Urban Buildout									76%	24%
1	Phase II Capacity Expansion Lakeshore West PCP	2026	10,000,000	900,000		9,100,000	1,000,000		8,100,000	6,156,000	1,944,000
2	Kingsville PCP Lagoons Quality Upgrade	2026	3,500,000	350,000		3,150,000	350,000		2,800,000	2,128,000	672,000
3	Ruthven PS Upgrade	2024	1,200,000	-		1,200,000	180,000		1,020,000	775,200	244,800
4	LSE Trunk Sewer & PS	2030	5,000,000	-		5,000,000	1,250,000		3,750,000	2,850,000	900,000
5	Cottam Sewage Lagoon - Phase 2 (Aeration Pond & Pond 3)	2030	4,000,000	4,000,000		-	-		-	-	-
6	Town Wide Kingsville Sanitary Servicing Master Plan	2028	150,000	-		150,000	-		150,000	114,000	36,000
7	Millcreek Interceptor Capacity Works	2026	500,000	-		500,000	50,000		450,000	342,000	108,000
8	Municipal Enviromental Assessment	2022	450,000	-		450,000	-		450,000	342,000	108,000
	Reserve Fund Recovery	Reserve	4,254,872	-		4,254,872	-		4,254,872	3,233,702	1,021,169
	Total		29,054,872	5,250,000	-	23,804,872	2,830,000	-	20,974,872	15,940,902	5,033,969



5.5.3 Water Services

In the previous D.C. study, the Town identified the need to provide water distribution services to the Southwest Kingsville Service Area. The projects were identified based on work undertaken by Stantec in 2017. The Town provided updated costings for these works which provided for six stages of development and include three 400 mm watermain, one 300 mm watermain, a 1,050 mm trunk watermain twinning, and two 600 mm watermain twinning's. Since the previous study, the Town has completed stages 4 and 5 of this work. The Town has identified additional works including a Water Servicing Masterplan, water meter reading technological improvements, a new water service truck, and a water environmental services office expansion project. The total capital gross costs for the capital projects are \$17.98 million. Deductions for benefits to the existing community of \$6.38 million have been made along the recovery of the reserve fund deficit of \$2,910,328. Therefore, the net growth-related capital cost included in the D.C. calculation is \$14,510,328.

The costs for water services have been allocated between residential and non-residential development based on the population to employment growth ratio over the urban buildout growth forecast period. Note that future greenhouse space in the rural area is anticipated to be serviced by Town water. Therefore, the growth related to the greenhouse square footage and employees have been added to the urban buildout floor space and employment growth. This allocation results in an allocation of 65% for residential development and 35% for non-residential development.



Table 5-9
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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%
	2022-Urban Buildout										
	SW Service Area Upgrade										
1	Stage 1 - two 400mm watermain	2024	6,500,000	-		6,500,000	1,625,000		4,875,000	3,168,750	1,706,250
2	Stage 2 - 400mm watermain	2024	1,900,000	-		1,900,000	475,000		1,425,000	926,250	498,750
3	Stage 3 - 300mm watermain	2024	2,100,000	-		2,100,000	525,000		1,575,000	1,023,750	551,250
4	Stage 6 - 600mm trunk watermain twinning	2023	3,500,000	-		3,500,000	875,000		2,625,000	1,706,250	918,750
5	Water Servicing Master Plan - Townwide	2025	150,000	-		150,000	-		150,000	97,500	52,500
6	Water meter reading technological improvements	2023	3,600,000	-		3,600,000	2,880,000		720,000	468,000	252,000
7	Water Service Truck (3/4 Ton)	2023	80,000	-		80,000	-		80,000	52,000	28,000
8	Water Environmental Services Office Expansion	2028-2035	150,000	-		150,000	-		150,000	97,500	52,500
	Reserve Fund Recovery	Reserve	2,910,328	-		2,910,328	-		2,910,328	1,891,713	1,018,615
	Total		20,890,328	-	-	20,890,328	6,380,000	-	14,510,328	9,431,713	5,078,615



Chapter 6

D.C. Calculation



6. D.C. Calculation

For water and wastewater services, the D.C.s are calculated on an urban buildout horizon based on the service areas as follows:

- For wastewater services, Table 6-1 provides for uniform D.C.s to be imposed for urban wastewater serviced areas.
- For water services, Table 6-2 provides the uniform D.C.s to be imposed for the urban water serviced areas along with serviced greenhouse growth areas.

Table 6-3 calculates the proposed uniform D.C.s to be imposed for Town-wide services based upon a buildout horizon. Table 6-4 calculates the proposed uniform D.C.s to be imposed on anticipated development in the Town for Town-wide services over a 25-year planning horizon. Table 6-5 calculates the proposed uniform D.C.s 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 six forms of housing types (singles and semi-detached, multiples, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, special care/special dwelling units, and boarding, lodging and rooming house). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations 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, 6-3, 6-4 and 6-5.

For non-residential development, the total costs are allocated to each category for non-residential development (i.e., greenhouses vs. all other non-residential types), based on the relative share of employment forecasted. These costs are divided by the anticipated



development for the respective category over the planning period to calculate a cost per sq.ft. of G.F.A.

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



Table 6-1
Town of Kingsville
Development Charge Calculation
Urban Wastewater Services
2022 to Urban Buildout (Served Areas)

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
1. <u>Wastewater Services</u>	\$	\$	\$	\$	\$	\$	\$	\$
1.1 Treatment plants & Sewers	15,940,902	5,033,969	5,202	0.362	3,911,951	1,122,018	2.355	0.092
	15,940,902	5,033,969	5,202	0.362	3,911,951	1,122,018	2.355	0.092
TOTAL	\$15,940,902	\$5,033,969	\$5,202	\$0.362	\$3,911,951	1,122,018	\$2.355	\$0.092
D.C.-Eligible Capital Cost	\$15,940,902	\$5,033,969			\$3,911,951	\$1,122,018		
Urban Buildout Gross Population/GFA Growth (sq.ft.)	8,871	13,921,100			1,661,100	12,260,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,796.97	\$0.362			\$2.355	\$0.092		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	2.895	\$5,202						
Other Multiples	2.074	\$3,727						
Apartments - 2 Bedrooms +	1.968	\$3,536						
Apartments - Bachelor and 1 Bedroom	1.385	\$2,489						
Special Care/Special Dwelling Units	1.100	\$1,977						



Table 6-2
Town of Kingsville
Development Charge Calculation
Urban Water Services
2022 to Urban Buildout (Served Areas)

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
2. <u>Water Services</u>								
2.1 Storage and distribution systems	9,431,713	5,078,615	3,078	0.100	2,364,851	2,713,764	1.424	0.055
	9,431,713	5,078,615	3,078	0.100	2,364,851	2,713,764	1.424	0.055
TOTAL	\$9,431,713	\$5,078,615	\$3,078	\$0.100	\$2,364,851	\$2,713,764	\$1.424	\$0.055
D.C.-Eligible Capital Cost	\$9,431,713	\$5,078,615			\$2,364,851	\$2,713,764		
Urban Buildout Gross Population/GFA Growth (sq.ft.)	8,871	50,661,100			1,661,100	49,000,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,063.21	\$0.100			\$1.424	\$0.055		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	2.895	\$3,078						
Other Multiples	2.074	\$2,205						
Apartments - 2 Bedrooms +	1.968	\$2,092						
Apartments - Bachelor and 1 Bedroom	1.385	\$1,473						
Special Care/Special Dwelling Units	1.100	\$1,170						



Table 6-3
Town of Kingsville
Development Charge Calculation
Town-wide Services and Classes of Services
2022 to Buildout

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
3. <u>Services Related to a Highway</u>	\$	\$	\$	\$				
3.1 Roads and Related	19,630,384	9,237,828	5,630	0.183	4,301,584	4,936,244	\$2.590	\$0.101
3.2 Public Works	1,416,984	666,816	406	0.013	310,502	356,314	\$0.187	\$0.007
	21,047,368	9,904,644	6,036	0.196	4,612,086	5,292,558	\$2.777	\$0.108
TOTAL	\$21,047,368	\$9,904,644	\$6,036	\$0.196	\$4,612,086	\$5,292,558	\$2.777	\$0.108
D.C.-Eligible Capital Cost	\$21,047,368	\$9,904,644			\$4,612,086	\$5,292,558		
Buildout Gross Population/GFA Growth (sq.ft.)	10,095	50,661,100			1,661,100	49,000,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,084.93	\$0.196			\$2.777	\$0.108		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	2.895	\$6,036						
Other Multiples	2.074	\$4,324						
Apartments - 2 Bedrooms +	1.968	\$4,103						
Apartments - Bachelor and 1 Bedroom	1.385	\$2,888						
Special Care/Special Dwelling Units	1.100	\$2,293						



Table 6-4
Town of Kingsville
Development Charge Calculation
Town-wide Services and Classes of Services
2022 to 2046

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
4. <u>Policing Services</u>	\$	\$	\$	\$				
4.1 Facilities	577,045	284,216	213	0.007	126,268	157,948	0.098	0.004
	577,045	284,216	213	0.007	126,268	157,948	0.098	0.004
TOTAL	\$577,045	\$284,216	\$213	\$0.007	\$126,268	\$157,948	\$0.098	\$0.004
D.C.-Eligible Capital Cost	\$577,045	\$284,216			\$126,268	\$157,948		
25- Year Gross Population/GFA Growth (sq.ft.)	7,847	43,158,300			1,285,600	41,872,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$73.54	\$0.007			\$0.098	\$0.004		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	2.895	\$213						
Other Multiples	2.074	\$153						
Apartments - 2 Bedrooms +	1.968	\$145						
Apartments - Bachelor and 1 Bedroom	1.385	\$102						
Special Care/Special Dwelling Units	1.100	\$81						



Table 6-5
Town of Kingsville
Development Charge Calculation
Town-wide Services and Classes of Services
2022 to 2031

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
5. <u>Parks and Recreation Services</u>	\$	\$	\$	\$				
5.1 Park development, amenities, and recreation facilities	2,632,976	138,578	2,341	0.008	57,877	80,701	0.117	0.004
	2,632,976	138,578	2,341	0.008	57,877	80,701	0.117	0.004
6. <u>Library Services</u>								
6.1 Library facilities	462,809	24,358	412	0.001	10,173	14,185	0.020	0.001
	462,809	24,358	412	0.001	10,173	14,185	0.020	0.001
TOTAL	\$3,095,785	\$162,936	\$2,753	\$0.009	\$68,050	\$94,886	\$0.137	\$0.005
D.C.-Eligible Capital Cost	\$3,095,785	\$162,936			\$68,050	\$94,886		
10-Year Gross Population/GFA Growth (sq.ft.)	3,256	18,313,200			495,000	17,818,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$950.79	\$0.009			\$0.137	\$0.005		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	2.895	\$2,753						
Other Multiples	2.074	\$1,972						
Apartments - 2 Bedrooms +	1.968	\$1,871						
Apartments - Bachelor and 1 Bedroom	1.385	\$1,317						
Special Care/Special Dwelling Units	1.100	\$1,046						



Table 6-6
Town of Kingsville
Development Charge Calculation
Total all Services and Classes of Services

	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
	\$	\$	\$	\$	\$	\$	\$	\$
Urban-wide Wastewater Services/Classes Buildout	15,940,902	5,033,969	5,202	0.362	3,911,951	1,122,018	2.355	0.092
Urban-wide Water Services/Classes Buildout	9,431,713	5,078,615	3,078	0.100	2,364,851	2,713,764	1.424	0.055
Town-wide Services/Classes Buildout	21,047,368	9,904,644	6,036	0.196	4,612,086	5,292,558	2.777	0.108
Town-wide Services/Classes 25 Year	577,045	284,216	213	0.007	126,268	157,948	0.098	0.004
Town-wide Services/Classes 10 Year	3,095,785	162,936	2,753	0.009	68,050	94,886	0.137	0.005
TOTAL	50,092,814	20,464,380	17,282	0.674	11,083,206	9,381,174	6.791	0.264



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

Service/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. Stormwater Drainage and Control Services							
1.1 Channels, drainage and ponds	150,000	0	0	0	0	114,000	36,000
2. Wastewater Services							
2.1 Treatment plants & Sewers	24,800,000	0	2,830,000	0	5,250,000	12,707,200	4,012,800
3. Water Services							
3.1 Storage and distribution systems	17,905,000	0	6,380,000	0	0	7,491,250	4,033,750
4. Services Related to a Highway							
4.1 Roads and Related	44,408,333	0	15,890,833	0	3,025,000	17,334,900	8,157,600
4.2 Public Works	1,958,800	0	0	0	0	1,331,984	626,816
5. Policing Services							
5.1 Facilities	1,700,000	0	680,000	0	0	683,400	336,600
6. Fire Protection Services							
6.1 Fire facilities, vehicles & equipment	288,400	0	0	0	0	196,112	92,288
7. Parks and Recreation Services							
7.1 Park development, amenities, and recreation facilities	6,897,400	0	2,373,600	125,000	0	4,178,860	219,940
8. Library Services							
8.1 Library facilities	0	0	0	0	0	0	0
Total Expenditures & Revenues	\$98,107,933	\$0	\$28,154,433	\$125,000	\$8,275,000	\$44,037,706	\$17,515,794



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

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

The rules provided are based on the Town’s existing policies, with consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213 and 23.



7.2 D.C. By-law Structure

It is recommended that:

- the Town uses a uniform Town-wide D.C. calculation for all services except water and wastewater;
- wastewater services are imposed in all areas where Town wastewater is available;
- water services are imposed in all areas where Town water is available; and
- one municipal D.C. by-law be used for all services and classes of services referenced above.

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 G.F.A. constructed for eligible uses (i.e., industrial, commercial, institutional, and greenhouses).
- 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 policing services, the costs have been based on a population vs. employment growth ratio (67%/33%) for residential and non-residential, respectively) over the 25-year forecast period;
 - for services related to a highway and fire protection services, a 68% residential/32% non-residential attribution has been made based on a population vs. employment growth ratio over the buildout forecast period;
 - for Stormwater services and wastewater services a 76% residential/24% non-residential allocation has been made based on population to employment growth within the urban area of the Town over the urban buildout forecast period; and
 - for water services a 65% residential/35% non-residential allocation has been made based on population to employment growth within the urban area of the Town and serviced greenhouse growth over the urban buildout forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of D.C.s in regard to such



redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 1) the number of dwelling units demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment;
- 2) the G.F.A. of the building demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment.

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 G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Town and County municipal facilities, or a local board thereof;
- a board as defined in subsection 1 (1) of the *Education Act*;
- residential development in existing buildings: 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);
- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units, attainable units, inclusionary zoning units, and non-profit housing developments; and



- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions for Council's consideration:

- 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
- a bona fide farm building.

7.3.5 Phasing in

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

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

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two 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 applicable Site Plan or Zoning By-law Amendment application.

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the Town's D.C. Interest Rate Policy, as may be amended from time to time.



7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2024, and each 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.

7.3.8 Wind Turbines

Commensurate with the Province's initiatives towards "greener" sources of power generation, commercial wind turbines are being built in many communities across Ontario. As these forms of structures are somewhat unique, the establishment of a D.C. for this form of development has not been addressed specifically. The Town is charging D.C.s for wind turbines based on Town services as a single-family home. The rate imposed on a single-family home for services related to a highway, police, and growth studies, is currently applied to wind turbines. This approach is proposed to continue in the draft by-law.

7.3.9 The Applicable Areas

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

- All Town-wide Services – the full residential and non-residential charge will be imposed on all lands within the Town;
- Wastewater services – the full residential and non-residential charge will be imposed in all areas where Town wastewater is available.
- Water – the full residential and non-residential charge will be imposed in all areas where Town water is available.
- Wind Turbines – services related to a highway, fire protection, police, and growth studies, will be applied per wind turbine based on the single-detached unit rate;

^[1] O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most 1



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 eleven separate reserve funds: Services related to a highway, municipal parking, fire protection services, policing services, recreation services, library services, administration, non-administrative facilities, stormwater, water services, and wastewater services.

It is recommended:

- That the Town rename the “recreation” reserve fund to “Parks and Recreation Services to align with the eligible services definitions as per the D.C.A., as amended.

Also, with the changes from Bill 108, Bill 197, and Bill 23, the municipal parking, non-administrative facilities, and administration reserve funds must be transferred into a special account (i.e., a reserve fund for the same purpose) as they are no longer a D.C. eligible service.

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

7.4.2 By-law In-force Date

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

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

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



7.4.4 Area Rating

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

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

It is recommended that all Town services (with the exception of water, wastewater, and stormwater) be recovered on a uniform, Town-wide basis. There have been several reasons why area-specific charges have not been imposed:

1. All municipal 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 that can be collected from all developing landowners. Subsection 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 municipal-wide approach to an area-specific



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

3. Many services provided (roads, parks, recreation facilities) 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 calculate the charges on a uniform Town-wide basis for all services/classes of services, with the exception of stormwater, water, and wastewater which are to be calculated on an urban area basis.

7.5 Other Recommendations

It is recommended that Council:

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

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

“Adopt the D.C. approach to calculate the services on a uniform Town-wide basis;”

“Calculate the D.C. for water, wastewater, and stormwater based on where services are provided;”



“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated November 23, 2022, as amended, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated November 23, 2022, 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 (subsection 8.1.2), as well as the optional, informal consultation process (subsection 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. Subsection 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 Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT) and Ontario Municipal Board (OMB)).

8.1.3 Other Consultation Activity

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

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



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

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

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 Introduction

Once the 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 that 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 municipal clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e., as of the day of newspaper publication or the mailing of the notice).

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

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

8.3.3 By-law Pamphlet

In addition to the "notice" information, the 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 OLT, 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 OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Municipal 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’s 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’s Council to the OLT.



8.3.6 Credits

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

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the 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 that 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 municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to municipal funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

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

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

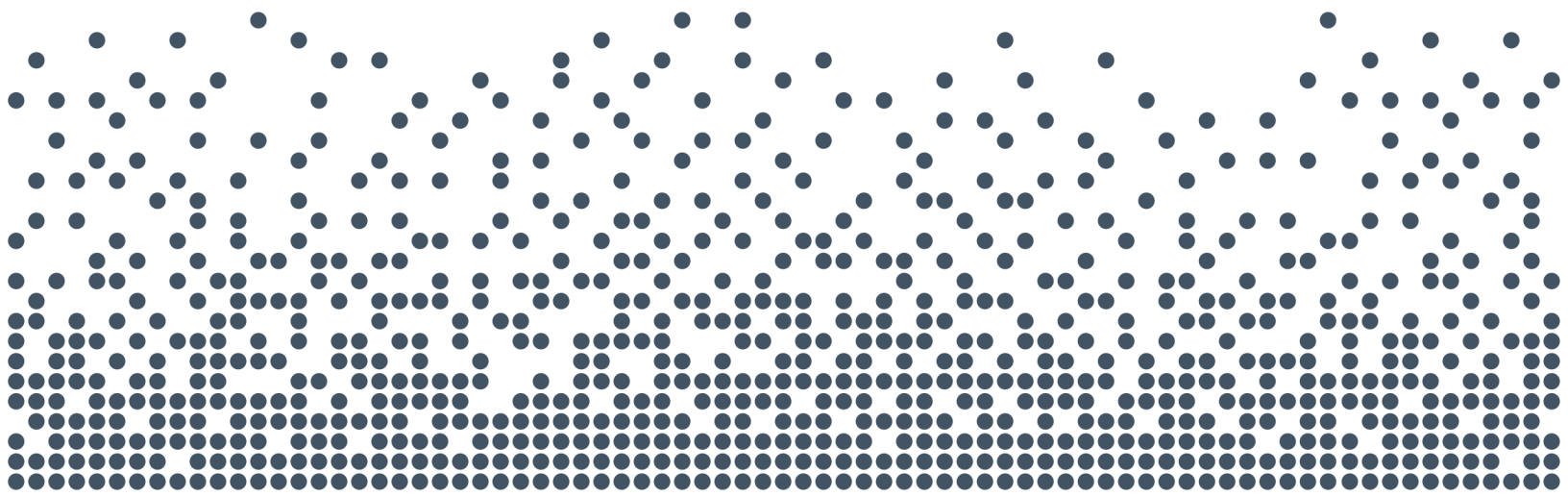


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Town of Kingsville Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	22,000	21,362	1,327	20,035	6,827	493	356	38	7,714	1,206	2.769
	Mid 2016	22,200	21,552	1,232	20,320	7,010	530	400	35	7,975	1,120	2.702
	Mid 2021	22,800	22,119	919	21,200	7,205	600	430	55	8,290	835	2.668
Forecast	Late 2022	23,600	22,871	946	21,925	7,388	603	527	55	8,572	860	2.668
	Late 2032	26,900	26,118	1,110	25,008	8,151	918	651	55	9,776	1,009	2.672
	Mid 2046	31,600	30,600	1,271	29,329	9,175	1,496	799	55	11,525	1,155	2.655
	Buildout	33,600	32,583	1,354	31,229	9,746	1,688	862	55	12,351	1,231	2.638
Incremental	Mid 2011 - Mid 2016	200	190	-95	285	183	37	44	-3	261	-86	
	Mid 2016 - Mid 2021	600	567	-313	880	195	70	30	20	315	-285	
	Mid 2021 - Late 2022	800	752	27	725	183	3	97	0	282	25	
	Late 2022 - Late 2032	3,300	3,247	164	3,083	764	315	125	0	1,204	149	
	Late 2022 - Mid 2046	8,000	7,729	325	7,404	1,788	893	273	0	2,953	295	
	Late 2022 - Buildout	10,000	9,712	408	9,304	2,359	1,085	336	0	3,779	371	

[1] Population includes the Census undercount estimated at approximately 3.2% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

1. Numbers may not add due to rounding.

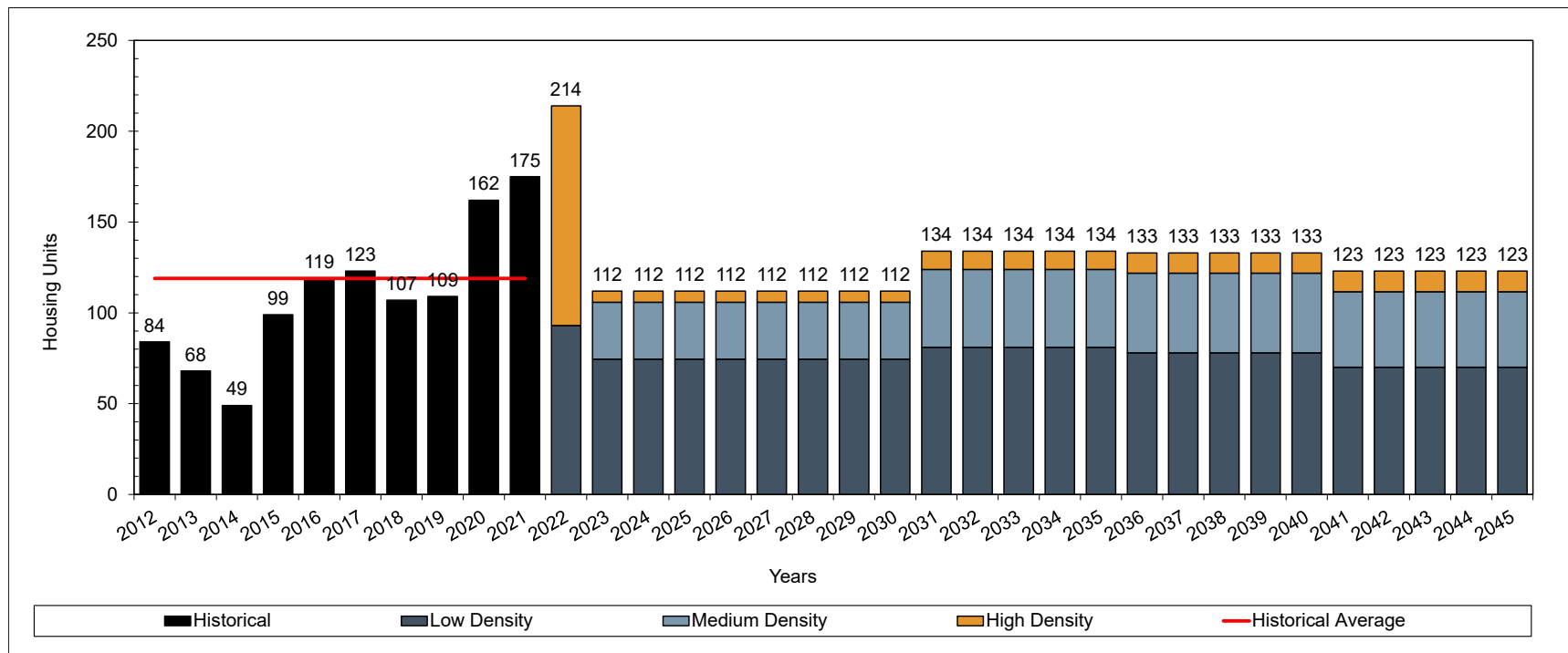
2. On-farm and off-farm households associated with farm workers are embedded in the permanent housing forecast.

3. Buildout refers to the timing of residential development yield on all urban lands within the Town's Municipal Corporate Boundary.

Source: Derived from Essex County 2022 Comprehensive Review, Growth Analysis Final Draft Report, October 5, 2022, Medium Scenario, by Watson & Associates Economists Ltd. Forecast has been adjusted based on direction from Town of Kingsville staff to increase the primary employment forecast.



Figure A-1
Town of Kingsville
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Kingsville building permit data (2012 to year-to-date July 2022), by Watson & Associates Economists Ltd.



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

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban Ruthven/Kingsville/Lakeshore	2022 - 2032	541	315	125	981	2,446	(8)	2,438	152	2,590
	2022 - 2046	1,264	893	273	2,429	6,004	(108)	5,896	301	6,198
	2022 - Buildout	1,744	1,085	336	3,164	7,907	(353)	7,554	381	7,935
Urban Cottam	2022 - 2032	69	0	0	69	200	(0)	199	12	212
	2022 - 2046	162	0	0	162	469	(6)	463	24	487
	2022 - Buildout	192	0	0	192	556	(19)	537	27	564
Rural	2022 - 2032	154	0	0	154	446	(0)	446	0	446
	2022 - 2046	362	0	0	362	1,048	(4)	1,045	0	1,045
	2022 - Buildout	423	0	0	423	1,225	(12)	1,213	0	1,213
Town of Kingsville	2022 - 2032	764	315	125	1,204	3,092	-9	3,083	164	3,247
	2022 - 2046	1,788	893	273	2,953	7,522	-118	7,404	325	7,729
	2022 - Buildout	2,359	1,085	336	3,779	9,687	-383	9,304	408	9,712

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Watson & Associates Economists Ltd.



Schedule 3 Town of Kingsville Current Year Growth Forecast Mid-2021 to Late-2022

		Population
Mid 2021 Population		22,119
Occupants of New Housing Units, Mid 2021 to Late 2022	Units (2)	282
	multiplied by P.P.U. (3)	2.432
	gross population increase	686
Occupants of New Equivalent Institutional Units, Mid 2021 to Late 2022	Units	25
	multiplied by P.P.U. (3)	1.100
	gross population increase	27
Decline in Housing Unit Occupancy, Mid 2021 to Late 2022	Units (4)	8,290
	multiplied by P.P.U. decline rate (5)	0.005
	total decline in population	39
Population Estimate to Late 2022		22,871
Net Population Increase, Mid 2021 to Late 2022		752

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.808	65%	1.817
<i>Multiples (6)</i>	2.088	1%	0.022
<i>Apartments (7)</i>	1.730	34%	0.592
Total		100%	2.432

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 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 4a
Town of Kingsville
10-Year Growth Forecast
Late-2022 to Late-2032**

		Population
Late 2022 Population		22,871
Occupants of New Housing Units, Late 2022 to Late 2032	<i>Units (2)</i>	1,204
	<i>multiplied by P.P.U. (3)</i>	2,568
	<i>gross population increase</i>	3,092
Occupants of New Equivalent Institutional Units, Late 2022 to Late 2032	<i>Units</i>	149
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	164
Decline in Housing Unit Occupancy, Late 2022 to Late 2032	<i>Units (4)</i>	8,572
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.001
	<i>total decline in population</i>	-9
Population Estimate to Late 2032		26,118
Net Population Increase, Late 2022 to Late 2032		3,247

(1) Late 2022 Population based on:

2021 Population (22,119) + Mid 2021 to Late 2022 estimated housing units to beginning of forecast period $(282 \times 2.418 = 682) + (25 \times 1.1 = 27) + (7,975 \times 0.003 = 24) = 22,852$

(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>	2.895	63%	1.837
<i>Multiples (6)</i>	2.074	26%	0.543
<i>Apartments (7)</i>	1.811	10%	0.188
<i>one bedroom or less</i>	1.385		
<i>two bedrooms or more</i>	1.968		
Total		100%	2.568

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

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

(4) Late 2022 households based upon 2021 Census (8,290 units) + Mid 2021 to Late 2022 unit estimate (282 units) = 8,572 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4b
Town of Kingsville
Long-Term Growth Forecast
Late-2022 to Mid-2046**

		Population
Late 2022 Population		22,871
Occupants of New Housing Units, Late 2022 to Mid 2046	Units (2)	2,953
	multiplied by P.P.U. (3)	2,547
	gross population increase	7,522
Occupants of New Equivalent Institutional Units, Late 2022 to Mid 2046	Units	295
	multiplied by P.P.U. (3)	1,100
	gross population increase	325
Decline in Housing Unit Occupancy, Late 2022 to Mid 2046	Units (4)	8,572
	multiplied by P.P.U. decline rate (5)	-0.014
	total decline in population	-118
Population Estimate to Mid 2046		30,600
Net Population Increase, Late 2022 to Mid 2046		7,729

(1) Late 2022 Population based on:

2021 Population (22,119) + Mid 2021 to Late 2022 estimated housing units to beginning of forecast period $(282 \times 2.418 = 682) + (25 \times 1.1 = 27) + (7,975 \times 0.003 = 24) = 22,852$

(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* (P.P.U.)	% Distribution of Estimated Units²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.895	61%	1.753
<i>Multiples (6)</i>	2.074	30%	0.627
<i>Apartments (7)</i>	1.811	9%	0.167
<i>one bedroom or less</i>	1.385		
<i>two bedrooms or more</i>	1.968		
Total		100%	2.547

* Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Late 2022 households based upon 2021 Census (8,290 units) + Mid 2021 to Late 2022 unit estimate (282 units) = 8,572 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 Kingsville Long-Term Growth Forecast Late-2022 to Buildout

			Population
Late 2022 Population			22,871
Occupants of New Housing Units, Late 2022 to Buildout	Units (2)	3,779	
	multiplied by P.P.U. (3)	2.563	
	gross population increase	9,687	9,687
Occupants of New Equivalent Institutional Units, Late 2022 to Buildout	Units	371	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	408	408
Decline in Housing Unit Occupancy, Late 2022 to Buildout	Units (4)	8,572	
	multiplied by P.P.U. decline rate (5)	-0.045	
	total decline in population	-383	-383
Population Estimate to Buildout			32,583
Net Population Increase, Late 2022 to Buildout			9,712

(1) Late 2022 Population based on:

2021 Population (22,119) + Mid 2021 to Late 2022 estimated housing units to beginning of forecast period $(282 \times 2.418 = 682) + (25 \times 1.1 = 27) + (7,975 \times 0.003 = 24) = 22,852$

(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>	2.895	62%	1.807
<i>Multiples (6)</i>	2.074	29%	0.596
<i>Apartments (7)</i>	1.811	9%	0.161
<i>one bedroom or less</i>	1.385		
<i>two bedrooms or more</i>	1.968		
Total		100%	2.563

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

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

(4) Late 2022 households based upon 2021 Census (8,290 units) + Mid 2021 to Late 2022 unit estimate (282 units) = 8,572 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 Kingsville
Historical Residential Building Permits
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2012	84	0	0	84
2013	68	0	0	68
2014	49	0	0	49
2015	99	0	0	99
2016	109	10	0	119
Sub-total	409	10	0	419
Average (2012 - 2016)	82	2	0	84
% Breakdown	97.6%	2.4%	0.0%	100.0%
2017	122	0	1	123
2018	103	4	0	107
2019	109	0	0	109
2020	162	0	0	162
2021	136	3	36	175
Sub-total	632	7	37	676
Average (2017 - 2021)	126	1	7	135
% Breakdown	93.5%	1.0%	5.5%	100.0%
2012 - 2021				
Total	1,041	17	37	1,095
Average	104	2	4	110
% Breakdown	95.1%	1.6%	3.4%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Town of Kingsville building permit data (2012 to year-to-date July 2022), by Watson & Associates Economists Ltd



Schedule 7a
Town of Kingsville
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.000	2.757	-	2.808		
6-10	-	-	-	2.808	3.923	3.029		
11-15	-	-	-	3.246	-	2.987		
16-20	-	-	1.706	2.974	-	2.868		
20-25	-	-	-	3.011	-	2.961	2.931	2.895
25-35	-	-	-	3.057	-	3.033		
35+	-	1.647	1.894	2.671	4.217	2.560		
Total	-	1.824	1.891	2.785	3.990	2.695		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.853	2.718	-	2.563
6-10	-	-	-	2.846	3.923	2.934
11-15	-	-	1.875	3.118	-	2.857
16-20	-	-	1.640	2.868	3.917	2.727
20-25	-	-	1.826	2.906	-	2.657
25-35	-	-	-	2.964	-	2.838
35+	-	1.313	1.784	2.673	4.240	2.456
Total	-	1.333	1.787	2.761	3.895	2.561

^[1] Adjusted based on 2006 to 2021 historical trends.

Note: Does not include Statistics Canada data classified as "Other."

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



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

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.843	2.520	-	2.088		
6-10	-	-	1.787	2.353	-	2.051		
11-15	-	-	1.779	2.520	-	2.128		
16-20	-	-	1.693	2.458	-	2.105		
20-25	-	1.500	1.804	2.423	-	2.101	2.095	2.074
25-35	-	-	2.016	3.060	-	2.578		
35+	1.121	1.377	1.883	2.969	3.632	2.351		
Total	1.333	1.366	1.850	2.817	3.556	2.285		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.410	1.772	3.273	-	1.730		
6-10	-	-	1.933	-	-	1.875		
11-15	-	1.667	1.933	2.750	-	1.992		
16-20	-	1.261	1.807	3.625	-	1.836		
20-25	-	1.416	1.676	2.905	-	1.684	1.823	1.811
25-35	-	1.226	1.815	3.476	-	1.660		
35+	1.112	1.211	1.796	2.757	-	1.512		
Total	1.091	1.226	1.794	2.877	-	1.563		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.516	1.914	3.225	4.465	2.927
6-10	-	1.667	1.959	3.225	4.707	3.218
11-15	-	1.625	1.931	3.170	4.443	3.023
16-20	-	1.700	1.882	3.187	4.401	3.031
20-25	-	1.537	1.812	3.025	4.257	2.874
25-35	-	1.279	2.007	2.949	3.852	2.737
35+	1.288	1.269	1.818	2.646	3.843	2.304
Total	1.397	1.300	1.842	2.803	4.140	2.508

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

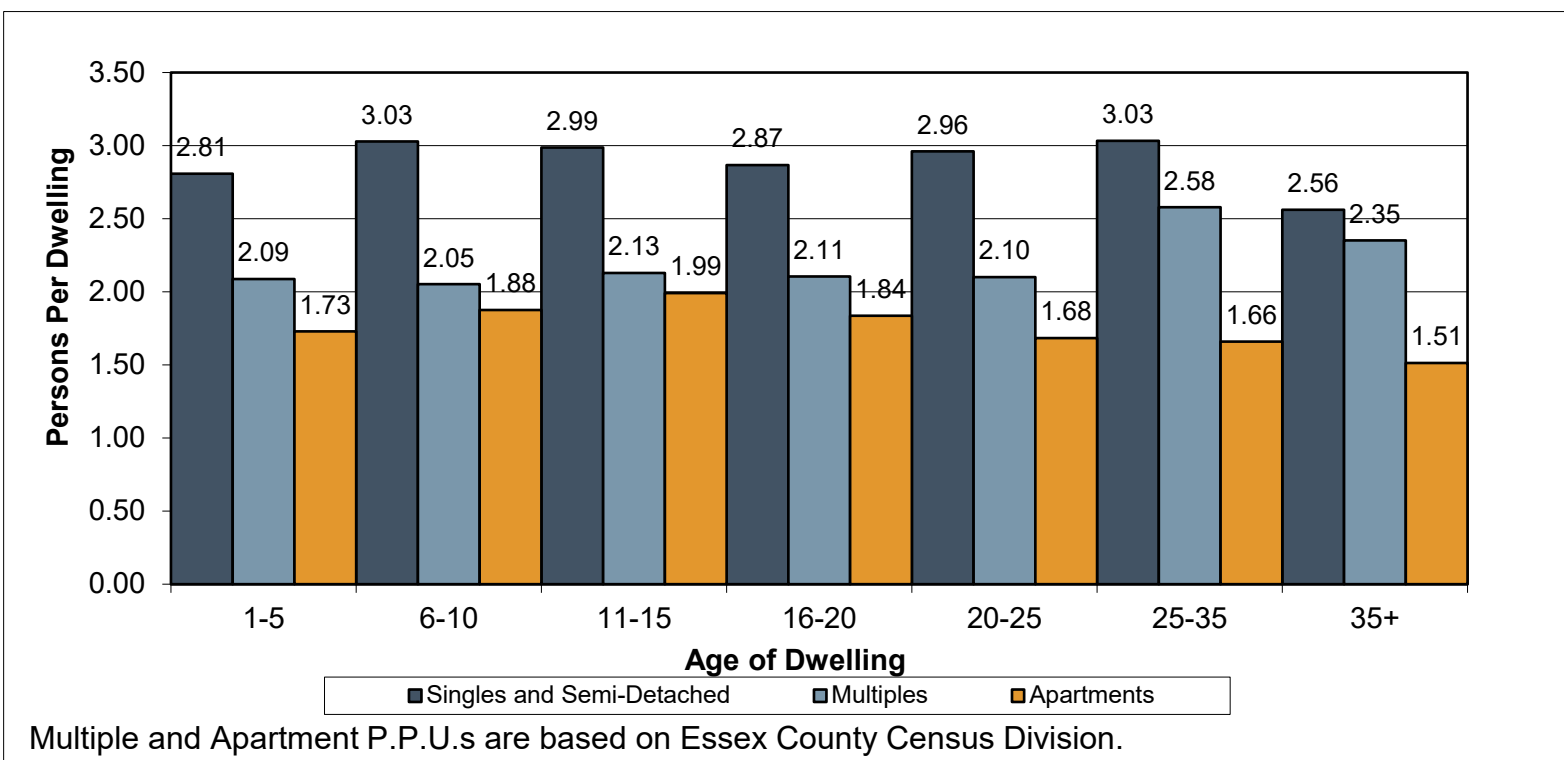
^[3] Adjusted based on 2006 to 2021 historical trends.

Note: Does not include Statistics Canada data classified as "Other."

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



Schedule 8
Town of Kingsville
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 9a Town of Kingsville Employment Forecast, 2022 to Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2006	20,908	0.071	0.048	0.069	0.079	0.044	0.311	0.041	0.352	1,475	1,000	1,445	1,655	925	6,500	855	7,355	5,500
Mid 2011	21,362	0.044	0.030	0.077	0.075	0.036	0.261	0.046	0.307	930	650	1,638	1,593	765	5,575	990	6,565	4,925
Mid 2016	21,552	0.065	0.031	0.082	0.077	0.041	0.296	0.052	0.348	1,410	660	1,763	1,658	885	6,375	1,115	7,490	5,715
Late 2022	22,871	0.065	0.032	0.081	0.074	0.043	0.294	0.052	0.346	1,496	724	1,842	1,684	986	6,732	1,184	7,916	6,008
Late 2032	26,118	0.0914	0.033	0.079	0.076	0.045	0.324	0.051	0.375	2,387	849	2,073	1,986	1,168	8,463	1,341	9,804	7,614
Mid 2046	30,600	0.1173	0.033	0.079	0.082	0.046	0.357	0.051	0.409	3,590	1,008	2,410	2,515	1,412	10,934	1,569	12,503	9,927
Buildout	32,583	0.1211	0.033	0.080	0.084	0.046	0.364	0.051	0.415	3,946	1,072	2,604	2,721	1,512	11,855	1,672	13,527	10,783
Incremental Change																		
Mid 2006 - Mid 2011	454	-0.027	-0.017	0.008	-0.005	-0.008	-0.050	0.005	-0.044	-545	-350	193	-63	-160	-925	135	-790	-575
Mid 2011 - Mid 2016	190	0.0219	0.0002	0.0051	0.0024	0.0053	0.0348	0.0054	0.0402	480	10	125	65	120	800	125	925	790
Mid 2016 - Late 2022	1,319	0.0000	0.0010	-0.0013	-0.0033	0.0021	-0.0014	0.0000	-0.0014	86	64	80	27	101	357	69	426	293
Late 2022 - Late 2032	3,247	0.0260	0.0009	-0.0011	0.0024	0.0016	0.0297	-0.0004	0.0292	891	125	231	302	182	1,731	157	1,888	1,606
Late 2022 - Mid 2046	7,729	0.0519	0.0013	-0.0018	0.0086	0.0030	0.0630	-0.0005	0.0625	2,094	284	568	831	426	4,202	385	4,587	3,919
Late 2022 - Buildout	9,712	0.0557	0.0012	-0.0006	0.0099	0.0033	0.0694	-0.0004	0.0690	2,450	348	762	1,037	526	5,123	488	5,611	4,775
Annual Average																		
Mid 2006 - Mid 2011	91	-0.00540	-0.00348	0.00151	-0.00092	-0.00169	-0.00998	0.00109	-0.00889	-109	-70	39	-13	-32	-185	27	-158	-115
Mid 2011 - Mid 2016	38	0.0044	0.0000	0.0010	0.0005	0.0011	0.0070	0.0011	0.0080	96	2	25	13	24	160	25	185	158
Mid 2016 - Late 2022	203	0.0000	0.0002	-0.0002	-0.0005	0.0003	-0.0002	0.0000	-0.0002	13	10	12	4	16	55	11	66	45
Late 2022 - Late 2032	325	0.0026	0.0001	-0.0001	0.0002	0.0002	0.0030	0.0000	0.0029	89	13	23	30	18	173	16	189	161
Late 2022 - Mid 2046	329	0.0022	0.0001	-0.0001	0.0004	0.0001	0.0027	0.0000	0.0027	89	12	24	35	18	179	16	195	167

^[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 workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Source: Derived from Essex County 2022 Comprehensive Review, Growth Analysis Final Draft Report, October 5, 2022, Medium Scenario, by Watson & Associates Economists Ltd. Forecast has been adjusted based on direction from Town of Kingsville staff to increase the primary employment forecast.



Schedule 9b
Town of Kingsville
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Primary - Non- Bona Fide Agricultural Development ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2006	20,908	1,475	1,445	1,655	925	5,500					
Mid 2011	21,362	930	1,638	1,593	765	4,925					
Mid 2016	21,552	1,410	1,763	1,658	885	5,715					
Late 2022	22,871	1,496	1,842	1,684	986	6,008					
Late 2032	26,118	2,387	2,073	1,986	1,092	7,538					
Mid 2046	30,600	3,590	2,410	2,515	1,261	9,776					
Buildout	32,583	3,946	2,604	2,721	1,322	10,593					
Incremental Change											
Mid 2006 - Mid 2011	454	-545	193	-63	-160	-575					
Mid 2011 - Mid 2016	190	480	125	65	120	790					
Mid 2016 - Late 2022	1,319	86	80	27	101	293					
Late 2022 - Late 2032	3,247	891	231	302	106	1,530	17,818,200	277,200	151,000	66,800	18,313,200
Late 2022 - Mid 2046	7,729	2,094	568	831	275	3,768	41,872,700	681,500	415,700	188,400	43,158,300
Late 2022 - Buildout	9,712	2,450	762	1,037	336	4,585	49,000,000	914,000	518,500	228,600	50,661,100
Annual Average											
Mid 2006 - Mid 2011	91	-109	39	-13	-32	-115					
Mid 2011 - Mid 2016	38	96	25	13	24	158					
Mid 2016 - Late 2022	203	13	12	4	16	45					
Late 2022 - Late 2032	325	89	23	30	11	153	1,781,820	27,720	15,100	6,680	1,831,320
Late 2022 - Mid 2046	329	89	24	35	12	160	1,781,817	29,000	17,689	8,017	1,836,523

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming (Greenhouses)	20,000
Industrial	1,200
Commercial/Population-Related	500
Institutional	680

^[2] Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation employment. For the forecast period primary industry only includes non-bona fide agricultural employment and G.F.A.

^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units

Source: Derived from Essex County 2022 Comprehensive Review, Growth Analysis Final Draft Report, October 5, 2022, Medium Scenario, by Watson & Associates Economists Ltd. Forecast has been adjusted based on direction from Town of Kingsville staff to increase the primary employment forecast.



Schedule 9c
Town of Kingsville
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to Buildout

Development Location	Timing	Primary - Non-Bona Fide Agricultural G.F.A. S.F. ^{[1], [2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^{[1], [3]}	Total Non-Residential G.F.A. S.F.	Employment Increase ^[4]
Urban Ruthven/Kingsville/Lakeshore	2022 - 2032	-	262,800	151,000	65,500	479,300	625
	2022 - 2046	-	647,900	415,700	185,000	1,248,600	1,641
	2022 - Buildout	-	868,400	518,500	223,800	1,610,700	2,090
Urban Cottam	2022 - 2032	-	14,400	-	1,300	15,700	14
	2022 - 2046	-	33,600	-	3,400	37,000	33
	2022 - Buildout	-	45,600	-	4,800	50,400	45
Rural (Water)	2022 - 2032	13,358,200	-	-	-	13,358,200	668
	2022 - 2046	31,412,700	-	-	-	31,412,700	1,571
	2022 - Buildout	36,740,000	-	-	-	36,740,000	1,837
Rural (Water and Wastewater)	2022 - 2032	4,460,000	-	-	-	4,460,000	223
	2022 - 2046	10,460,000	-	-	-	10,460,000	523
	2022 - Buildout	12,260,000	-	-	-	12,260,000	613
Town of Kingsville	2022 - 2032	17,818,200	277,200	151,000	66,800	18,313,200	1,530
	2022 - 2046	41,872,700	681,500	415,700	188,400	43,158,300	3,768
	2022 - Buildout	49,000,000	914,000	518,500	228,600	50,661,100	4,585

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming (Greenhouses)	20,000
Industrial	1,200
Commercial/Population-Related	500
Institutional	680

^[2] For the forecast period primary industry only includes non-bona fide agricultural employment and G.F.A.

^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

^[4] Employment Increase does not include No Fixed Place of Work.

Source: Derived from Essex County 2022 Comprehensive Review, Growth Analysis Final Draft Report, October 5, 2022, Medium Scenario, by Watson & Associates Economists Ltd. Forecast has been adjusted based on direction from Town of Kingsville staff to increase the primary employment forecast.



Schedule 10
Town of Kingsville
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year		Change	Comments
		2006	2016	06-16	
Employment by industry					Categories which relate to local land-based resources
	<u>Primary Industry Employment</u>				
11	Agriculture, forestry, fishing and hunting	35	45	10	
21	Mining and oil and gas extraction	0	0	0	
Sub-total		35	45	10	
	<u>Industrial and Other Employment</u>			0	Categories which relate primarily to industrial land supply and demand
22	Utilities	0	30	30	
23	Construction	45	50	5	
31-33	Manufacturing	115	90	-25	
41	Wholesale trade	30	10	-20	
48-49	Transportation and warehousing	30	15	-15	
56	Administrative and support	23	33	10	
Sub-total		243	228	-15	
	<u>Population Related Employment</u>			0	Categories which relate primarily to population growth within the municipality
44-45	Retail trade	330	290	-40	
51	Information and cultural industries	85	20	-65	
52	Finance and insurance	20	15	-5	
53	Real estate and rental and leasing	55	15	-40	
54	Professional, scientific and technical services	45	45	0	
55	Management of companies and enterprises	0	0	0	
56	Administrative and support	23	33	10	
71	Arts, entertainment and recreation	30	35	5	
72	Accommodation and food services	185	140	-45	
81	Other services (except public administration)	100	60	-40	
Sub-total		873	653	-220	
	<u>Institutional</u>			0	
61	Educational services	175	140	-35	
62	Health care and social assistance	280	390	110	
91	Public administration	25	60	35	
Sub-total		480	590	110	
Total Employment		1,630	1,515	-115	
Population		4,381	4,123	-258	
<u>Employment to Population Ratio</u>				0	
Industrial and Other Employment		0.06	0.06	0.00	
Population Related Employment		0.20	0.16	-0.04	
Institutional Employment		0.11	0.14	0.03	
Primary Industry Employment		0.01	0.01	0.00	
Total		0.37	0.37	0.00	

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

Source: Statistics Canada Employment by Place of Work.



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$12,216.20	0.0095	km of roadways	1,285,916	per km	118,643,734
	Services Related to a Highway - Sidewalks and Active Transportation	\$438.40	0.0024	km of sidewalks and active transportation	182,667	per km	4,257,741
	Services Related to a Highway - Traffic Signals & Streetlights	\$415.07	0.0761	No. of Traffic Signals	5,454	per signal	4,031,160
	Public Works - Facilities	\$154.98	0.6725	sq.ft. of building area	230	per sq.ft.	1,505,166
	Public Works - Vehicles & Equipment	\$210.48	0.0012	No. of vehicles	175,400	per vehicle	2,044,182
Fire Protection	Fire Protection Services - Facilities	\$207.47	0.4882	sq.ft. of building area	425	per sq.ft.	2,014,949
	Fire Protection Services - Vehicles & Equipment	\$388.02	0.0006	No. of vehicles	646,700	per vehicle	3,768,450
	Fire Protection Services - Small Equipment and Gear	\$82.04	0.0122	No. of equipment and gear	6,725	per item	796,772
Policing	Policing Services - Facilities	\$135.85	0.2789	sq.ft. of building area	487	per sq.ft.	1,049,985
Parks & Recreation	Parkland Development	\$903.86	0.0060	Acres of Parkland	150,643	per acre	2,934,833
	Parkland Amenities	\$462.40	0.0041	No. of parkland amenities	112,780	per amenity	1,501,413
	Recreation Facilities	\$1,652.33	3.6890	sq.ft. of building area	448	per sq.ft.	5,365,116
	Parks & Recreation Vehicles and Equipment	\$81.99	0.0015	No. of vehicles and equipment	54,660	per vehicle	266,222
Library	Library Services - Facilities	\$271.22	0.6368	sq.ft. of building area	426	per sq.ft.	880,651



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
South Station-1720 Division Rd. North, Kingsville	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$360	\$425
North Station-Cottam-120 Fox Street, Cottam	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$360	\$425
Total	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500		

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.4985	0.4956	0.4944	0.4915	0.4913	0.4917	0.4900	0.4893	0.4897	0.4872	0.4851	0.4826	0.4812	0.4796	0.4747

15 Year Average	2007-2021
Quantity Standard	0.4882
Quality Standard	\$425
Service Standard	\$207

D.C. Amount (before deductions)	Buildout
Forecast Population	9,712
\$ per Capita	\$207
Eligible Amount	\$2,014,949



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Engine-Tanker 122	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,120,000
Engine-Tanker 123	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,120,000
Rescue 124	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$840,000
Engine 214	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,120,000
Engine 218	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,120,000
Aerial 219	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,830,000
Rescue 220	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$840,000
Chief (Car 1)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Deputy Chief (Car 2)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Fire Prevention Vehicle (Car 3)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Fire Training Vehicle (Car 4)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$50,000
Brush Truck 215	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Rescue Boat 221 and Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Fire Safety Trailer	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Total	11	12	12	12	13	13	13	13	13	13	13	13	13	14	14	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.0005	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006

15 Year Average	2007-2021
Quantity Standard	0.0006
Quality Standard	\$646,700
Service Standard	\$388

D.C. Amount (before deductions)	Buildout
Forecast Population	9,712
\$ per Capita	\$388
Eligible Amount	\$3,768,450



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Equipped Firefighters (full time)	2	3	3	3	3	3	3	3	3	3	3	3	4	4	4	\$8,400
Equipped Firefighters (part time)	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	\$8,400
Hydraulic Extrication Tool Sets	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$45,700
Air Compressor and Cascade Sys	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$91,600
SCBA	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	\$12,900
Air Cylinders	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	\$2,000
Washer-Extractor	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$11,900
Defibrillators-Fire	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	\$9,100
Portable Radios	26	26	26	26	26	26	26	26	26	26	26	26	26	26	30	\$1,800
Portable Pumps	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$6,400
Positive Pressure Fans	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$7,300
Ice Rescue Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,500
Air Bag Sets	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$10,900
Gas Detection Equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$5,500
Thermal Imaging Cameras	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	\$14,000
Highrise Firefighting Packs	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$700
Rapid Intervention Kits	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$3,600
Generators	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$3,600
Power Saws	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$1,800
On Board Computers	2	2	2	3	4	4	4	4	4	4	4	4	4	4	4	\$10,900
Basket Rescue Stretcher	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$3,600
Total	255	256	256	261	263	263	263	263	263	263	264	264	265	265	269	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012

15 Year Average	2007-2021
Quantity Standard	0.0122
Quality Standard	\$6,725
Service Standard	\$82

D.C. Amount (before deductions)	Buildout
Forecast Population	9,712
\$ per Capita	\$82
Eligible Amount	\$796,772



Town of Kingsville

Service Standard Calculation Sheet

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

[illegible]

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.2848	0.2832	0.2825	0.2809	0.2807	0.2810	0.2800	0.2796	0.2798	0.2784	0.2772	0.2758	0.2750	0.2740	0.2713

15 Year Average	2007-2021
Quantity Standard	0.2789
Quality Standard	487
Service Standard	\$136

D.C. Amount (before deductions)	25 Year
Forecast Population	7,729
\$ per Capita	\$136
Eligible Amount	\$1,049,985



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Rural Roads (Gravel)	39.5	39.5	39.5	39.5	39.5	39.5	39.5	39.5	39.5	39.5	39.5	39.5	39.5	39.5	39.5	\$899,000
Rural Roads (Tar and Chip)	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	130.5	\$1,000,000
Semi-Urban (No Curbs)	28.2	28.2	28.2	28.2	28.2	28.2	28.2	28.2	28.2	28.2	28.2	28.2	28.2	28.2	30.7	\$2,830,000
Urban (Curbs)	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	\$3,370,000
Total	204.9	204.9	204.9	204.9	204.9	204.9	204.9	204.9	204.9	204.9	204.9	204.9	204.9	204.9	204.9	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.009	0.009	0.009	0.009

15 Year Average	2007-2021
Quantity Standard	0.0095
Quality Standard	\$1,285,916
Service Standard	\$12,216

D.C. Amount (before deductions)	Buildout
Forecast Population	9,712
\$ per Capita	\$12,216
Eligible Amount	\$118,643,734



Town of Kingsville

Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Sidewalks (1.5 m wide concrete)	41.0	41.0	41.0	41.0	41.0	41.0	43.0	43.0	44.0	44.0	46.0	46.0	46.0	46.0	48.0	\$180,000
Trails (2.5 m wide asphalt)	5.9	7.0	6.7	8.0	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	9.4	\$216,000
Total	46.9	48.0	47.7	49.0	48.5	48.5	50.5	50.5	51.5	51.5	53.5	53.5	53.5	53.5	57.4	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.0022	0.0023	0.0022	0.0023	0.0023	0.0023	0.0024	0.0024	0.0024	0.0024	0.0025	0.0025	0.0025	0.0024	0.0026

15 Year Average	2007-2021
Quantity Standard	0.0024
Quality Standard	\$182,667
Service Standard	\$438

D.C. Amount (before deductions)	Buildout
Forecast Population	9,712
\$ per Capita	\$438
Eligible Amount	\$4,257,741



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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Streetlights	1,385	1,390	1,395	1,400	1,405	1,405	1,405	1,405	1,902	1,902	1,902	1,902	1,902	1,902	1,902	\$4,500
Traffic Signals	4	4	4	4	4	5	5	5	6	6	6	6	6	6	6	\$300,000
Controlled Road Crossings	-	-	-	-	-	-	-	-	1	1	1	1	3	4	6	\$45,000
Total	1,389	1,394	1,399	1,404	1,409	1,410	1,410	1,410	1,909	1,909	1,909	1,909	1,911	1,912	1,914	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.0659	0.0658	0.0659	0.0657	0.0659	0.0660	0.0658	0.0657	0.0890	0.0886	0.0882	0.0877	0.0876	0.0873	0.0865

15 Year Average	2007-2021
Quantity Standard	0.0761
Quality Standard	\$5,454
Service Standard	\$415

D.C. Amount (before deductions)	Buildout
Forecast Population	9,712
\$ per Capita	\$415
Eligible Amount	\$4,031,160



Town of Kingsville
Service Standard Calculation Sheet

Class of Service: Service Related to a Highway -Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Shop	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	\$219	\$250
Salt dome	1,650	1,650	1,650	1,650	1,650	5,003	5,003	5,003	5,003	5,003	5,003	5,003	5,003	5,003	5,003	\$152	\$177
Equipment Storage Barn	-	-	-	-	-	-	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	5,700	\$219	\$250
Total	8,850	8,850	8,850	8,850	8,850	12,203	17,903	17,903	17,903	17,903	17,903	17,903	17,903	17,903	17,903		

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.4201	0.4177	0.4167	0.4143	0.4141	0.5714	0.8355	0.8343	0.8350	0.8307	0.8271	0.8229	0.8204	0.8177	0.8094

15 Year Average	2007-2021
Quantity Standard	0.6725
Quality Standard	\$230
Service Standard	\$155

D.C. Amount (before deductions)	Buildout
Forecast Population	9,712
\$ per Capita	\$155
Eligible Amount	\$1,505,166



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Loaders	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	\$242,000
Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$366,000
1/2 Tonne Pickups	3	4	4	4	6	6	6	6	6	6	6	7	7	7	7	\$55,000
Medium Duty Trucks (roll-off/sign truck)	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	\$195,700
Dump Trucks	4	4	5	5	5	6	6	5	5	5	5	5	5	5	5	\$329,400
Small Dump Trucks (F350-F550)	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	\$109,700
Tractor/Mower	1	1	1	1	1	2	2	2	2	2	2	2	2	2	1	\$156,900
Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$469,600
Sidewalk / Utility Tractors	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	\$45,900
Articulating Tractor Trackless MT6	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$265,000
Etnyre Spray Patcher	-	-	-	-	-	1	1	1	1	1	1	1	-	-	-	\$134,200
Falcon Hot Patcher	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$44,700
Flatbed Trailer (20')	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,500
2017 F550 Dump	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$90,000
2018 F250 w/ Tailgate Loader	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$70,000
Total	20	21	22	21	24	28	30	28	28	28	29	31	30	30	29	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.0009	0.0010	0.0010	0.0010	0.0011	0.0013	0.0014	0.0013	0.0013	0.0013	0.0013	0.0014	0.0014	0.0014	0.0013

15 Year Average	2007-2021
Quantity Standard	0.0012
Quality Standard	\$175,400
Service Standard	\$210

D.C. Amount (before deductions)	Buildout
Forecast Population	9,712
\$ per Capita	\$210
Eligible Amount	\$2,044,182



**Town of Kingsville
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Acre)
Applewood Park	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$152,200
Cedar Beach Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	\$152,200
Cedar Island Boat Ramp	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$152,200
Cedar Island Park	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$152,200
Coghill Park	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$152,200
Cottam Rotary Park	-	-	-	-	-	-	-	-	-	2.4	2.4	2.4	2.4	2.4	2.4	\$135,600
Katrish Park	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$152,200
Kingsville Recreation Complex	48.6	48.6	48.6	48.6	48.6	48.6	48.6	48.6	48.6	48.6	48.6	48.6	48.6	48.6	48.6	\$152,200
Lakeside Park	11.3	11.3	11.3	11.3	11.3	11.3	11.3	11.3	11.3	11.3	11.3	11.3	11.3	11.3	11.3	\$152,200
Linden Beach Dog Park	-	-	-	-	-	-	-	-	-	5.2	5.2	5.2	5.2	5.2	5.2	\$135,600
Lions Park	-	-	-	-	-	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$152,200
Little Essex Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$152,200
McCallum St. Park	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	\$152,200
Mettawas	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$152,200
Millbrook Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$152,200
Pinetree	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$152,200
Prince Albert Open Space	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	\$152,200
Prince Albert Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$152,200
Repko Dog Park	-	-	-	-	-	-	-	-	-	-	-	-	3.2	3.2	3.2	\$50,000
Ridgeview Park	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	\$152,200
Ruthven Park (Elgin St)	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$152,200
Ruthven Park (Queens Valley)	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	\$135,600
Santos Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$152,200
Timbercreek Park	-	-	-	-	-	-	-	-	-	0.6	0.6	0.6	0.6	0.6	0.6	\$152,200
Train Court	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$135,600
Union Beach	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$135,600
William Ave Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$152,200
William St. Park Cottam	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	\$152,200
York Parkland	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	7.2	\$152,200
Total	123.8	123.8	123.8	123.8	123.8	125.1	125.1	125.1	125.1	133.3	133.3	133.3	136.5	137.0	137.0	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.006

15 Year Average	2007-2021
Quantity Standard	0.0060
Quality Standard	\$150,643
Service Standard	\$904

D.C. Amount (before deductions)	10 Year
Forecast Population	3,247
\$ per Capita	\$904
Eligible Amount	\$2,934,833



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
<u>Arena</u>																
Ball Diamonds (lights)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$218,000
SoftBall Diamonds	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$90,700
HardBall Diamonds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$109,000
Scrub Diamonds	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$36,300
2 Dugouts - Jasperson drive	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,100
Soccer Pitches	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$72,700
Mini-Soccer	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$36,300
Tennis Courts (lit)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$90,700
Pickleball /Bocce Facilitiy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$375,000
Skateboard ramp	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$228,400
Fieldhouse/Comfort Station, Jasperson Drive	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
<u>Marina</u>																
Volleyball (Beach)	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	\$1,400
Marina Docks (linear ft)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
<u>Ridgeview Park</u>																
Ridgeview Park Tennis Courts (unlit)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$54,500
Soccer Fields	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$36,300
Mini-Soccer	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$36,300
SoftBall Diamonds	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$90,700
Pavillion / Recreation Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,072,000
Splash Pad	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$250,000
Splash Pad Washrooms	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$154,800
<u>Lakeside Park</u>																
Gazebo # 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,800
Gazebo # 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
Washrooms/Change Rooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Splash Pad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$500,000



**Town of Kingsville
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
<u>Cedar Island Beach</u>																
Boat launch ramp, fuel operation, and kiosk	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$167,800
Washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$146,800
Cedar Beach Washrooms	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$181,500
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$86,300
Recreational Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$108,100
<u>General</u>																
Basketball pads	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$50,000
Play equipment	14	14	14	14	14	13	13	13	13	13	13	13	13	13	13	\$80,000
Picnic shelter	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$100,000
Washrooms and other buildings	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$145,300
Dog Park Fencing	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$16,800
Total	84	84	85	85	85	87	87	88	88	90	90	90	90	90	92	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.0040	0.0040	0.0040	0.0040	0.0040	0.0041	0.0041	0.0041	0.0041	0.0042	0.0042	0.0041	0.0041	0.0041	0.0042

15 Year Average	2007-2021
Quantity Standard	0.0041
Quality Standard	\$112,780
Service Standard	\$462

D.C. Amount (before deductions)	10 Year
Forecast Population	3,247
\$ per Capita	\$462
Eligible Amount	\$1,501,413



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Parks Related:																
Clarke Floor Scrubber	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$11,000
Clarke Power Washer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$11,000
John Deere 1435 Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$91,000
Kubota F3080 Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$45,000
Scissor Lift	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$28,000
Fantasy of Lights Tractor	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	\$35,000
Kioti NX4510 Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Ball Diamond Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Bobcat T590	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,000
Top Dresser Rink 1520	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$28,000
Graco Line Painter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,500
Golf Cart for arena grounds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,500
Aerator	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
2005 GMC C5500 White 3 ton	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$130,000
2001 F550 Dump Truck 01-03 White	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$107,000
2006 Ford F150 (Old FD truck)	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$55,000
2007 Ford F150	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$55,000
2014 Ford F150	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
2010 Ford F150	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
2017 F550 Dump	1	1	1	1	1	-	-	-	-	-	1	1	1	1	1	\$90,000
2018 Chevy 1500	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$55,000
2018 Chevy 1500	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$55,000
2018 Chevy 1500	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$55,000
2020 Kubota RTV-X900G - ATV	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$18,000
2020 Kubota RTV-X900G - ATV	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$18,000
2020 Chevy Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$50,000
Fantasy of Lights Train	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$70,000
John Deere Mower 1370 Front cut	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$35,000
John Deere Mower 1370 Front cut	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$35,000
Beach Groomer / Rake	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$65,000
Lakeside Park											-	-	-	-	-	
Kubota 4x4 Dump Cart	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,800
Clarke Floor Scrubber	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$11,200



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Ridgeview Park																
Ball Diamond Groomers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,000
John Deere Mower Model 1600	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
John Deere Tractor 3520	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
1999 Bush Hog 2610 Mower	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$22,500
Graco Line Painter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,800
Recreation Related:																
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$129,500
Compressor 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,700
Compressor 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,700
Chiller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$175,000
Brine Pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,800
Condensor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$82,100
Dehumidifier	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$240,000
Generator	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$140,000
Total	26	26	27	31	33	33	32	32	32	32	33	36	35	34	37	

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.0012	0.0012	0.0013	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0017	0.0016	0.0016	0.0017

15 Year Average	2007-2021
Quantity Standard	0.0015
Quality Standard	\$54,660
Service Standard	\$82

D.C. Amount (before deductions)	10 Year
Forecast Population	3,247
\$ per Capita	\$82
Eligible Amount	\$266,222



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Arena-1741 Jasperson Drive	30,946	30,946	30,946	52,446	52,446	52,446	52,446	52,446	52,446	52,446	52,446	52,446	52,446	52,446	52,446	\$400	\$450
Lions Hall	10,496	10,496	10,496	10,496	10,496	10,496	10,496	10,496	10,496	10,496	10,496	10,496	10,496	10,496	10,496	\$360	\$406
Unico Community Centre	-	-	-	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	\$360	\$406
Grovedale Community Hall	-	-	-	-	-	-	-	-	-	-	-	-	7,500	7,500	7,500	\$630	\$704
Lakeside Pavillion	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	\$450	\$505
Ruthven Hall (non-library)	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	\$360	\$406
Cottam Community Hall (non-library)	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	\$360	\$406
Total	58,042	58,042	58,042	82,939	82,939	82,939	82,939	82,939	82,939	82,939	82,939	82,939	90,439	90,439	90,439		

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	2.7555	2.7396	2.7329	3.8825	3.8804	3.8836	3.8706	3.8650	3.8681	3.8483	3.8318	3.8121	4.1446	4.1308	4.0887

15 Year Average	2007-2021
Quantity Standard	3.69
Quality Standard	\$448
Service Standard	\$1,652

D.C. Amount (before deductions)	10 Year
Forecast Population	3,247
\$ per Capita	\$1,652
Eligible Amount	\$5,365,116



Town of Kingsville
Service Standard Calculation Sheet

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Branch 1 - 40 Main Street W. Kingsville	2,400	2,400	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$350	\$432
Branch 2 - 122 Fox Street Cottam	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$307	\$380
Branch 3 - 1695 Elgin Street, Ruthven	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$350	\$432
Total	5,400	5,400	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000		

Population	21,064	21,186	21,238	21,362	21,374	21,356	21,428	21,459	21,442	21,552	21,645	21,757	21,821	21,894	22,119
Per Capita Standard	0.2564	0.2549	0.7063	0.7022	0.7018	0.7024	0.7000	0.6990	0.6996	0.6960	0.6930	0.6894	0.6874	0.6851	0.6782

15 Year Average	2007-2021
Quantity Standard	0.6368
Quality Standard	\$426
Service Standard	\$271

D.C. Amount (before deductions)	10 Year
Forecast Population	3,247
\$ per Capita	\$271
Eligible Amount	\$880,651



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Town of Kingsville Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. background study. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2021 Financial Information Return (F.I.R.).

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

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528

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



program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.

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

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Drainage and Control Services				
1.1 Channels, drainage and ponds	-	-	-	-
2. Wastewater Services				
2.1 Treatment plants & Sewers	26,224,872	786,165	1,093,230	1,879,395
3. Water Services				
3.1 Storage and distribution systems	14,510,328	392,563	1,875,172	2,267,735
4. Services Related to a Highway				
4.1 Roads and Related	50,143,212	1,496,083	1,595,032	3,091,115
4.2 Public Works	2,083,800	175,907	1,368,595	1,544,502
5. Policing Services				
5.1 Facilities	861,261	37,287	1,224,198	1,261,485
6. Fire Protection Services				
6.1 Fire facilities, vehicles & equipment	288,400	21,682	741,266	762,948
7. Parks and Recreation Services				
7.1 Park development, amenities, and recreation facilities	2,896,554	237,443	431,790	669,233
8. Library Services				
8.1 Library facilities	487,167	-	7,951	7,951
Total	97,495,595	3,147,130	8,337,234	11,484,364



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

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

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(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 Town’s website or upon request.

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

- opening balance;



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

Recent changes arising from Bill 109 (More Homes for Everyone Act, 2022) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office and that other posting requirements may be provided in the regulations. Further, through Bill 23, municipalities are now required to allocation at least 60% of their opening balances each year for water, wastewater, and services related to a highway.

In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year



- whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and
- if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;
- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

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 7 of subsection 5(1).”

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



Figure 1
Town of Kingsville
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates						Total
	Services Related to a Highway	Water Services	Wastewater Services	Policing Services	Parks and Recreation Services	Library Services	
Opening Balance, January 1, _____							0
<u>Plus:</u>							
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
<u>Less:</u>							
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
Closing Balance, December 31, _____	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



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

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		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

Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

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



Attachment 2
Town of Kingsville
Statement of Credit Holder Transactions

Credit Holder	Applicable 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 Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, 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* (D.C.A.), on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

A. SERVICES RELATED TO A HIGHWAY

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, 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, 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, multi-use trails which interconnect the transportation network, etc.); roadway illumination



systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

For the purpose of interpreting this guideline the following meanings will be used:

Local roads are designed to accommodate low volumes of traffic and to provide access to individual properties. Right-of-way widths are generally 20 metres.

Collector roads are designed for the movement of moderate volumes of intra-community traffic or traffic within employment or commercial districts. They can also act as local transit corridors. Right-of-way widths are generally 20 metres.

Arterial roads are intended to carry moderate to high volumes of traffic, distributing traffic to other classes of roads, acting as transit corridors, and connecting to the Provincial highway system. Right-of-way widths range from 20 metres to 30 metres depending on the type of arterial road.

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.

2. 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, and/or railway vehicles: included in D.C.s.

3. 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 & 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.

4. 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)

5. Transportation Related to Pedestrian and Cycling Facilities

- a. Sidewalks, multi-use trails, 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, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street; direct developer responsibility under s. 59 of D.C.A. (as a local service).
- c. Other sidewalks, multi-use trails, cycle tracks, and bike 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, which go beyond the function of a (parkland) recreational trail and form part of the Town's active transportation network for walking: included in D.C.s.



6. Noise Abatement Measures

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

7. Land Acquisition for Road Allowances

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

8. Land Acquisition for Easements

- a. Easement costs external to subdivisions: Included in DC calculation.

B. STORMWATER MANAGEMENT

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- 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).
 - f. Note: for stormwater minimum pipe sizes, refer to section D.

C. PARKLAND DEVELOPMENT

1. Recreational Trail

- 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.), is included in area municipal parkland D.C.s.

2. Noise Abatement Measures

- a. Parkland Development for Parks: direct developer responsibility to provide at base condition, as follows:
 - Clearing, grubbing, and tree removals as approved by the Public Works Manager and/or the Town's retained engineer.
 - 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 Public Works Manager and/or the Town's retained engineer.



- Spreading of topsoil to 300 mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 - Seeding of site with Town-approved seed mix. Maintenance of seed until acceptance by the 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 1.5 m 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. Upgraded fencing may be permitted with approval of the Public Works Manager; however, any net increase in costs is direct developer responsibility.
 - 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.
- b. Program facilities, amenities, and furniture, within parkland are included in D.C.s.



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 municipal 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.

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 sub watersheds within the boundaries of the municipality.

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 municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the municipality.
- c. All works to be in conformance with the Town's requirements for stream corridors, natural buffers and sub watersheds areas as directed by the approved studies and reports related to the area (or specific Secondary Plan, where applicable) that development occurs in.



5. Infrastructure Assets Constructed by Developers

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

D. 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 300 mm 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; and
- 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. Water treatment, storage facilities, transmission mains, re-chlorination/ sampling stations and wells associated with municipal service areas to be included within the D.C.;
- b. Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the D.C.;
- c. external underground services involving trunk infrastructure and pipe sizes exceeding 300 mm for water and sanitary services and 900mm for stormwater services; and
- d. water, reservoir and/or sanitary pumping stations not required for the individual development.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

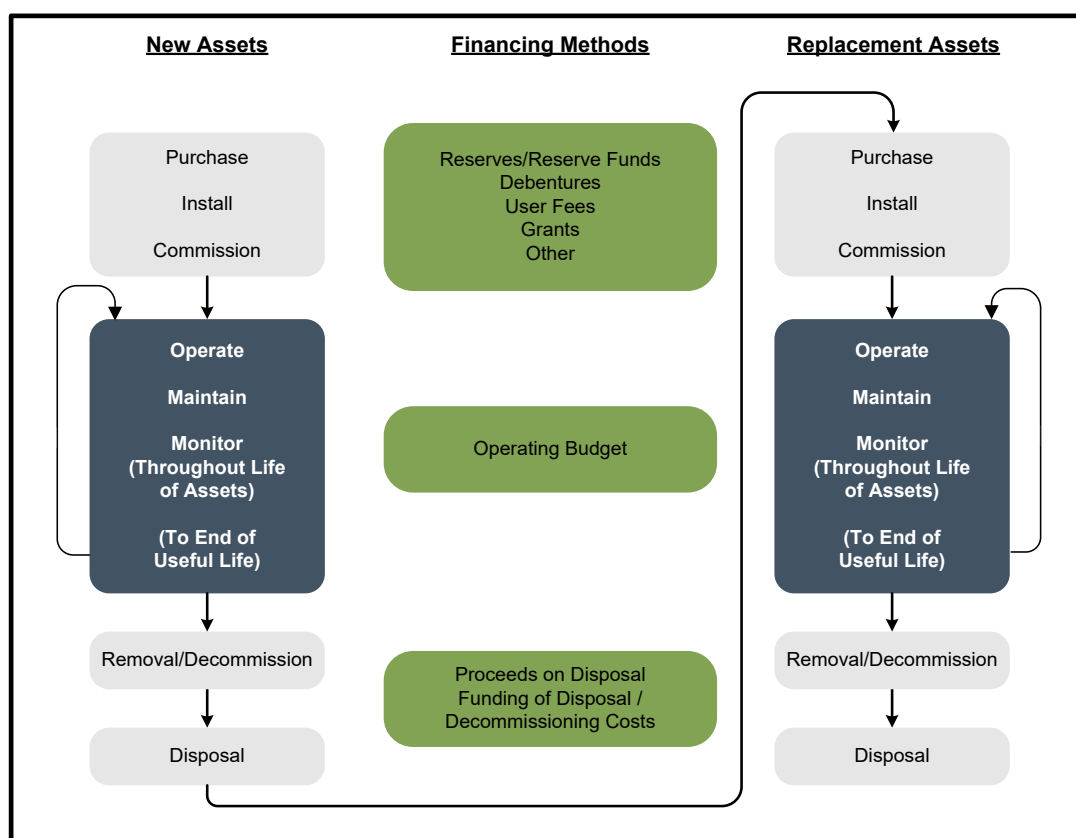
“The asset management plan shall,

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

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

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the development charge (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 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

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

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

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

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



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

Commensurate with the above, the Town is currently undertaking an A.M.P. in 2022 for its existing assets. However, it will 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 2022 \$) 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 that will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2022 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 \$16.20 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$15.00 annually. This amount, totalled with the existing operating revenues of \$43.73 million (taxation and user fees), provide annual revenues of \$58.73 million by the end of the period.



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

Town of Kingsville
Asset Management – Future Expenditures and Associated Revenues
2022\$

Asset Management - Future Expenditures and Associated Revenues	2046 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	2,807,961
Annual Debt Payment on Post Period Capital ²	1,907,607
Lifecycle:	
Annual Lifecycle - All Services	
Sub-Total - Annual Lifecycle	\$3,147,130
Incremental Operating Costs (for D.C. Services)	\$8,337,234
Total Expenditures	\$16,199,932
Revenue (Annualized)	
Total Existing Revenue ³	\$43,733,640
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$14,949,854
Total Revenues	\$58,683,494

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



The Corporation of the Town of Kingsville

By-Law Number ____-2023

A by-law to establish development charges for the Town of Kingsville

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

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

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

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

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

AND WHEREAS Council has before it a report entitled “Town of Kingsville Development Charge Background Study” prepared by Watson and Associates Economists Ltd. dated November 23, 2022, as amended December 22, 2022;

AND WHEREAS the Council of The Corporation of the Town of Kingsville has given notice of and held a public meeting on the 9th day of January 2023 in accordance with the Act and the regulations thereto;

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

1. INTERPRETATION

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



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

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

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

“ancillary” will have the same definition as “accessory”;

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

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

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

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

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

“bona fide farm uses” means the cultivation of land, the production of crops and the selling of such product on the premises, and the breeding and care of livestock and the selling of such livestock or the product of such livestock raised on the premises, and without limiting the generality of the foregoing includes aviaries, apiaries, fish farming, animal husbandry, and the raising and harvesting of field, bush, or tree crops, market gardening, and nurseries. However, “bona fide farm” does not



include facilities for the permanent or temporary housing of persons employed on the lot, or greenhouses;

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

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

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

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities, including:
 - (i) furniture and equipment other than computer equipment; and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more; and
- (e) interest on borrowing for those expenditures under clauses (a) to (d) above that are growth-related;

"charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the



Child, Youth and Family Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c. H.12;

“class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Act;

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

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

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

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

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

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

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

“greenhouse” means a structure that is used for growing plants in regulated temperatures, humidity, and ventilation. A greenhouse can range from a small room carrying a few plants over the winter to an



immense hearted building called a hothouse or conservatory, covering acres of ground and used for growing fruits, vegetables, or flowers;

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure with respect to 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;

“Group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and



amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

"hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

"Institutional" means 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 *Fixing Long-Term Care Act, 2021*;
- (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (c) by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or



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

“local board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Town of Kingsville or any part or parts thereof;

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

“Long term care home” means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;

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

“municipality” means The Corporation of the Town Kingsville;

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

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

(a) a corporation to which the *Not-for-Profit Corporations Act, 2010* 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*. O. Reg. 454/19, s. 3.;

“Non-profit organization” means:

- (i) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
- (ii) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;

“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;

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

“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 a Bona Fide Farm Use;

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

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

“service” (or “services”) means a service designated in Schedule “A” to this By-law;

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

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

“special care/special need dwellings” mean a residential building or portion thereof;

- (a) containing more than two (2) dwelling units, which units have a common entrance from street level;
- (b) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings but which do not have their own private sanitary and full culinary facilities;



- (c) that is designed to accommodate individuals with specific needs, including independent permanent living arrangements; and
- (d) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and
- (e) includes but is not limited to, retirement homes or lodges, long-term care homes, charitable homes, group homes (including correctional group homes) and hospices;

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

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

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

2. DESIGNATION OF SERVICES AND CLASSES

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

- (a) Services Related to a Highway;
- (b) Policing Services
- (c) Parks and Recreation Services;
- (d) Library Services;
- (e) Wastewater Services; and
- (f) Water Services.



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 areas described in section 3.2, 3.3, and 3.4; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.6 (a).

Area to Which By-law Applies

3.2 Subject to section 3.3, 3.4, and 3.5, this By-law applies to all lands in the Town of Kingsville whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.

3.3 Development charges for wastewater services, shall be imposed on development and redevelopment in all areas where Town wastewater is available.

3.4 Development charges for water services, shall be imposed on development and redevelopment in all areas where Town water is available.

3.5 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 as defined in subsection 1 (1) of the *Education Act*;
- (c) the Corporation of the County of Essex or a local board thereof; or
- (d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges



imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Approvals for Development

- 3.6 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.6 (a) are required before the lands, buildings or structures can be developed.



- (c) Despite subsection 3.6 (b), if two or more of the actions described in subsection 3.6 (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

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

- (a) the enlargement to an existing residential dwelling unit;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.8 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses

- (a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- (b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- (c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no



other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

3.9 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

3.10 Exemption for Industrial Development:

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



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

3.11 Discounts for Rental Housing (for profit)

The D.C payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction

3.12 Other Exemptions

- (a) Place of worship;
- (b) Bona fide farm buildings; and
- (c) Non-profit rental housing.

3.12.1 Other Exemptions (upon proclamation)

Once proclamation for required amendments to the Act to allow the following exemptions is received by the Lieutenant Governor, the following shall be exempt from development charges:

- (a) Affordable residential units; or
- (b) Attainable residential units.



Amount of Charges

Residential

- 3.13 The development charges set out in Schedule B shall be imposed on residential uses of land, buildings, or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit and calculated with respect to each of the services according to the type of residential use.
- 3.14 The development charges set out in Schedule B for boarding, lodging and rooming houses shall be imposed subject to section 3.13 on a per capita basis, per building.

Non-Residential

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

Mandatory Phase-in

- 3.17 The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with section 5(8) of the Act. Therefore the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5 of this by-law):
- (a) Year 1 - 80 per cent;
 - (b) Year 2 – 85 per cent;
 - (c) Year 3 – 90 per cent;



- (d) Year 4 – 95 per cent;
- (e) Year 5 through 10 – 100 per cent.

Reduction of Development Charges for Redevelopment

- 3.18 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 sections 3.13 and 3.14 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.15, 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

- 3.19 Development charges imposed under this By-law are calculated, payable and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.



- 3.20 Notwithstanding subsections 3.12 through 3.16, development charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest calculated in accordance with section 26.3 of the Act, payable on the anniversary date each year thereafter.
- 3.21 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.13 through 3.16 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest calculated in accordance with section 26.3 of the Act. Where both planning applications apply development charges under subsections 3.13 through 3.16 shall be calculated on the rates, including interest calculated in accordance with section 26.3 of the Act, set out in Schedules "B" on the date of the later planning application.
- 3.22 Despite sections 3.19 through 3.21, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under sections 3.13 through 3.22, 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 is imposed 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 2023 and each year thereafter, in accordance with the prescribed index in the Act.



6. SCHEDULES

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

Schedule A – Components of Services and Classes Designated in section 2.1

Schedule B – Residential and Non-Residential Development Charges

7. CONFLICTS

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

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.6 (a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire as per Section 9 of the *Development Charges Act* unless it is repealed by Council at an earlier date.



PASSED THIS _____ day of _____, 2023.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW XX-2023

COMPONENTS OF SERVICES AND CLASSES DESIGNATED IN SECTION 2.1

Development Charge Eligible Services and Classes of Services

Wastewater Services

Water Services

Services Related to a Highway

- Roads, Bridges and Culverts

- Traffic Signals

- Sidewalks

- Streetlights

- Public Works Facilities

- Public Works Fleet

Policing Services

- Police Stations

Fire Protection

- Fire stations

- Fire pumpers, aerials, tankers and rescue vehicles

- Fire Small equipment and gear

Parks and Recreation Services

- Parkland development, Amenities, and Trails

- Recreation Facilities

- Vehicles and Equipment

Library Services

- Public Library Space



SCHEDULE "B" TO BY-LAW XX-2023
SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Boarding, Lodging, and Rooming House (per capita)	Industrial, Commercial & Institutional (per sq.ft.)	Greenhouses (per sq.ft.)	Wind Turbine (per unit)
Town-wide Services/Class of Service:									
Services Related to a Highway	6,036	4,324	4,103	2,888	2,293	2,085	2.777	0.108	6,036
Policing Services	213	153	145	102	81	74	0.098	0.004	213
Parks and Recreation Services	2,341	1,677	1,591	1,120	889	809	0.117	0.004	-
Library Services	412	295	280	197	157	142	0.020	0.001	-
Total Town-wide Services/Class of Services	9,002	6,449	6,119	4,307	3,420	3,109	3.012	0.117	6,249
Urban Services									
Wastewater Services	5,202	3,727	3,536	2,489	1,977	1,797	2.355	0.092	-
Water Services	3,078	2,205	2,092	1,473	1,170	1,063	1.424	0.055	-
Total Urban Services	8,280	5,932	5,628	3,962	3,147	2,860	3.779	0.147	-
GRAND TOTAL RURAL AREA	9,002	6,449	6,119	4,307	3,420	3,109	3.012	0.117	6,249
GRAND TOTAL URBAN AREA	17,282	12,381	11,747	8,269	6,567	5,970	6.791	0.264	6,249