# Development Charges Background Study

Norfolk County

July 10, 2026

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## List of Acronyms and Abbreviations

| Acronym | Full Description of Acronym |
|---|---|
| A.M.P. | Asset management plan |
| B.T.E. | Benefit to existing |
| D.C. | Development charge |
| D.C.A. | *Development Charges Act, 1997*, as amended |
| F.I.R. | Financial Information Return |
| G.F.A. | Gross Floor Area |
| N.F.P.O.W. | No fixed place of work |
| O.L.T. | Ontario Land Tribunal |
| O.Reg. | Ontario Regulation |
| P.O.A. | *Provincial Offences Act* |
| P.P.U. | Persons per unit |
| sq.ft. | square foot |
| sq.m | square metre |

# 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.) and, accordingly, recommends new development charges (D.C.s) and policies for Norfolk County (County).

The County retained Watson & Associates Economists Ltd. (Watson) in 2025, to undertake the D.C. study process and update the current County-wide D.C. by-law (By-law 2019-100). Watson worked with County staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study 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 County's D.C. background study, as summarized in Chapter 4. The forecast amount, type, and location of development is summarized in Chapter 3, with technical details provided in Appendix A. Chapters 5 and 6 identify the increase in need by service, calculate the D.C. recoverable capital costs and schedule of charges by type of development. The requirement for "rules" governing the imposition of the D.C. is provided in Chapter 7. The proposed D.C. by-law, to be made available to the public as part of the approval process, is included as Appendix E.

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

## 1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. is planned for July 28, 2026. Its purpose is to present the D.C. background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed policies contained within the draft D.C. by-laws. In accordance with the legislation requiring that the D.C. background study and draft by-law be made available to the public at least two weeks prior to the public meeting, the D.C. Background Study and proposed D.C. By-law will be available for public review on July 10, 2026. This timing of release also complies with the legislative requirement for the background study to be available for public review at least 60 days prior to by-law passage. The County anticipates Council consideration of the D.C. By-law for adoption on September 22, 2026.

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

- County's consideration of responses received prior to, at, or immediately following the public meeting;
- Finalization of the D.C. background study and draft by-law(s) to address any required changes; and
- Council consideration of the D.C. by-law(s), anticipated to occur on September 22, 2026.

Table 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

| Schedule of Study Milestone | Dates |
|---|---|
| 1. Data collection, staff review, engineering work, D.C. calculations and policy work | August 2025 to June 2026 |
| 2. Council information session | June 6, 2026 |
| 3. Public release of the D.C. Background study and proposed D.C. by-law | July 10, 2026 |
| 4. Public meeting advertisement posted to the County's website | At least 21 days prior to the Public Meeting |
| 5. Public meeting of Council | July 28, 2026 |
| 6. Council considers adoption of background study and passage of by-law | September 22, 2026 |
| 7. Notice given of by-law passage | By 20 days after passage |
| 8. Last day for by-law appeal | 40 days after passage |
| 9. County makes pamphlet available (where by-law has not been appealed) | By 60 days after the in-force date |

## 1.3 Changes to the Development Charges Act, 1997

Over the past several years, a number of changes to the D.C.A. have been introduced through various legislation, including the following:

- *More Home, More Choice Act, 2019*
- *Plan to Build Ontario Together Act, 2019*
- *COVID-19 Economic Recovery Act, 2020*
- *Better for People, Smarter for Business Act, 2020*
- *More Homes for Everyone Act, 2022*
- *More Homes Built Faster Act, 2022*
- *Affordable Homes and Good Jobs Act, 2023*
- *Cutting Red Tape to Build More Homes Act, 2024*
- *Protect Ontario by Building Faster and Smarter Act, 2025*
- *Fighting Delays, Building Faster Act, 2025 and Regulatory Changes*
- *Building Homes and Improving Transportation Act, 2026*

The following provides an overview of the amendments to the D.C.A. that each of these pieces of legislation provided.

### 1.3.1 Bill 108: More Homes, More Choices Act, 2019

The Province introduced the *More Homes, More Choice Act* (Bill 108) which proposed changes to the D.C.A. as part of the province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The More Homes, More Choice Act received Royal Assent on June 6, 2019. At that time many of the amendments to the D.C.A. did not come into effect, awaiting proclamation by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will be payable in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act*, as summarized below). Any unpaid D.C. amounts may be added to the tax roll and collected in the same manner as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges that were in effect on the date the planning application was submitted to the municipality. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. These amendments do not affect developments approved under other planning application types (e.g., plan of subdivision, minor variance, etc.).
- The removal of the 10% statutory deduction for soft services, i.e., services limited to a 10-year forecast period.

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

The *Plan to Build Ontario Together Act, 2019* (Bill 138) provided further amendments to the D.C.A. and the *Planning Act*. This Act received Royal Assent on December 10, 2019. Proclamation resulted in the sections related to the D.C.A. (schedule 10) coming into effect on January 1, 2020. The amendments to the D.C.A. included the removal of instalment payments for commercial and industrial developments that were originally included in the *More Homes, More Choice Act*.

### 1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released the *COVID-19 Economic Recovery Act, 2020* (Bill 197) which provided amendments to a number of statutes, including the D.C.A. and *Planning Act*. The *COVID-19 Economic Recovery Act* further revised some of the proposed changes identified in the *More Homes, More Choice Act* and *Plan to Build Ontario Together Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

#### 1.3.3.1 List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- 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, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- Provincial Offences Act services;
- Services related to emergency preparedness;

- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

1.3.3.2 Classes of D.C. Services

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

- 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 as 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 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.

1.3.3.3 Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note, that further changes related to additional residential units have been made under the *More Homes Built Faster Act*, as summarized in subsection 1.3.6 below.

### *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.

### *1.3.5 Bill 109: More Homes for Everyone Act, 2022*

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

- The following additional information must be provided for each D.C. service being collected for during the year:

    a. 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

    b. if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and

- For any service for which a D.C. 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.

The D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

### *1.3.6 Bill 23: More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Bill amended 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.:

#### *1.3.6.1 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.

#### *1.3.6.2 Removal of Housing as an Eligible D.C. Service*

Housing is removed as an eligible service as of November 28, 2022. Municipalities with by-laws that include a charge for housing services can no longer collect for this service. It is noted that the charge for housing services is still applicable where rates have been frozen for the purposes of instalment payments under the D.C.A.

#### *1.3.6.3 New Statutory Exemption for Non-Profit Housing*

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

#### *1.3.6.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units*

Affordable units, attainable units, and inclusionary zoning units (affordable) 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.

*Note: The definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134.*

- 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.*

*Note: the above Affordable Owned and Rental Unit exemptions came into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.*

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

#### *1.3.6.5 Historical Level of Service Extended to 15-Year Period Instead of the Historical 10-Year Period*

Prior to Bill 23, the increase in need for service was 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.

#### *1.3.6.6 Revised Definition of Capital Costs*

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted.

*Note: the definition of capital costs was revised to reverse the change related to studies through Bill 185.*

#### *1.3.6.7 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.

*Note: this change was reversed by Bill 185 (discussed in section 1.3.5).*

#### *1.3.6.8 D.C. By-law Expiry*

A D.C. by-law now expires 10 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 (5) years, prior to Bill 23.

#### *1.3.6.9 Installment 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.

#### *1.3.6.10 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.

#### *1.3.6.11 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.

#### *1.3.6.12 Requirement to Allocate Funds Received*

Annually, beginning in 2023, municipalities are 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.

### *1.3.7 Bill 134: Affordable Homes and Good Jobs Act, 2023*

The exemption for affordable residential units was included in the More Homes Built Faster Act (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the "Affordable Residential Units for the Purposes of the Development Charges Act, Bulletin" published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was originally published on April 5, 2024.

Bill 134 received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm's length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following table presents the definitions provided through Bill 134 (underlining added for emphasis).

| Item | Bill 134 Definition (Current D.C.A. Definition) |
|---|---|
| Affordable residential unit rent (subsection 4.1 (2), para. 1) | The rent is no greater than the lesser of,<br>i. the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and<br>ii. the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin. |
| Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1 | The Minister of Municipal Affairs and Housing shall,<br>(a) determine the income of a household that, in the Minister's opinion, is at the 60th percentile of gross annual incomes for renter households in the applicable local municipality; and<br>(b) identify the rent that, in the Minister's opinion, is equal to 30 per cent of the income of the household referred to in clause (a). |
| Affordable residential unit ownership (subsection 4.1 (3), para. 1) | The price of the residential unit is no greater than the lesser of,<br>i. the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and<br>ii. 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin. |
| Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1 | The Minister of Municipal Affairs and Housing shall,<br>(a) determine the income of a household that, in the Minister's opinion, is at the 60th percentile of gross annual incomes for households in the applicable local municipality; and<br>(b) identify the purchase price that, in the Minister's opinion, would result in annual accommodation costs equal to 30 per cent of the income of the household referred to in clause (a) |

As noted above, the original bulletin came into effect on June 1, 2024, which provides the information for the County to measure against for determining the applicability of the exemption from the D.C. (as well as Community Benefits Charges and Parkland requirements). The most recent version of the bulletin, which came into effect on July 1, 2026, provides the following information for the County:

- For Affordable Ownership Units: the income-based affordable purchase price provides the relevant threshold for the affordable residential units exemption, as it is lower than 90% of the average market purchase price for all unit types. The income-based affordable purchase prices and 90% of average market purchase prices for the County, as established through the most recent bulletin, are summarized by unit type in the table below:

| Unit Type | Income-based Affordable Purchase Price | 90% of Average Market Purchase Price |
|---|---|---|
| Detached House | **$376,400** | $648,000 |
| Semi-Detached House | **$376,400** | $513,000 |
| Row/townhouse | **$376,400** | $549,000 |
| Condominium Apartment | **$376,400** | $594,000 |

- For Affordable Rental Units: the average market rent provides the relevant threshold for the affordable residential units exemption for all unit types. The income-based affordable rents and average market rents for the County, as established through the most recent bulletin, are summarized in the table below:

| Unit Type | Income-based Affordable Rent | Average Market Rent |
|---|---|---|
| Bachelor unit | $1,750 | **$667** |
| 1-Bedroom unit | $1,750 | **$1,004** |
| 2-Bedroom unit | $1,750 | **$993** |
| 3 or more Bedrooms | $1,750 | **$1,744** |

### *1.3.8 Bill 185: Cutting Red Tape to Build More Homes Act*

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act.* The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes.

#### *1.3.8.1 Revised Definition of Capital Costs*

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5(3) of the D.C.A.:

> 5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
>
> 6. *Costs of the development charge background study required under section 10.*

#### *1.3.8.2 Removal of the Mandatory Phase-in*

Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in. This change is effective for any D.C. by-laws passed after Bill 185 came into effect.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).

#### *1.3.8.3 Process for Minor Amendments to D.C. By-laws*

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally require the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items 2 and 3 noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 took effect. Moreover, the amending by-law must be passed within six months of Bill 185 coming into effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

#### *1.3.8.4 Reduction of D.C. Rate Freeze Timeframe*

Bill 108 provided for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is "frozen" at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months.

#### *1.3.8.5 Modernizing Public Notice Requirements*

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernized public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available.

### *1.3.9 Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*

On May 12, 2025, the Province released *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*. The Bill received Royal Assent on June 5, 2025. This Bill introduces some additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes. The following subsections provide a summary of the changes:

#### *1.3.9.1 Deferral of Residential D.C. Payments to Occupancy*

Changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities shall not impose interest on the deferral of D.C. payment to occupancy.

#### *1.3.9.2 Removal of Interest for Legislated Instalments*

Changes to section 26.1 of the Act remove the ability to charge interest on instalments for rental housing and institutional development. This also applies to future instalments for existing deferrals.

#### *1.3.9.3 Early Payment for Residential/Institutional*

Changes provide that a person required to pay a D.C. for residential or institutional development (i.e. instalments or at occupancy), can pay earlier without the requirement to enter into an early payment agreement.

#### *1.3.9.4 Exemption for Long-term Care Homes*

Before this change, long-term care homes were subject to the instalment payment provisions of the D.C.A. As of June 5, 2025, Long-term care homes are exempt from D.C.s, as well as all future instalment payments, where applicable.

### *1.3.9.5 Revised Definition of Capital Costs*

Section 5(3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: "Subject to the regulations". As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.

### *1.3.9.6 Expanded Simplified D.C. By-law Amendment Process*

In addition to the reason for the simplified process set out in Section 1.3.5.3, a D.C. by-law may now also be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

### *1.3.9.7 Lower Charge – Current vs. Rate Freeze*

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.

### *1.3.9.8 Grouping of Services for the Purposes of Using Credits*

This change provides the Province with the ability to make changes through the regulations to group D.C. services together for the purposes of applying D.C. credits.

## ***1.3.10 Bill 60: Fighting Delays, Building Faster Act, 2025***

The Provincial government introduced Bill 60, *Fighting Delays, Building Faster Act*, 2025 and Regulatory Proposals on October 23, 2025. The Bill received Royal Assent on November 27, 2025. The following subsections provide a summary of the changes:

### *1.3.10.1 Addition of Class of Service for Land Acquisition*

The legislative change provides for land acquisition as a separate class of service[1]. Anticipated land acquisition capital needs are to be grouped together for the purposes

[1] Section 7 of the D.C.A. states that a class of service may be established for the purposes of a D.C. by-law that is a combination of D.C. eligible services or a subset of a D.C. eligible service.

of the D.C. calculations. Land acquisition capital needs are also to be excluded from the historical Level of Service calculations.

The anticipated capital costs for land are restricted to 10 years for all services except the following:

- Water;
- Wastewater;
- Stormwater;
- Service related to a Highway;
- Electrical;
- Transit;
- Police; and
- Fire.

As land acquisition is considered a class of service, municipalities are required to establish a separate reserve fund for these capital costs. As such, funds are to be segregated for this purpose only and used solely for land costs. Similar to other reserve funds, monies in this reserve fund can be borrowed and repaid, with interest. With respect to credits, municipalities need to ensure appropriate accounting of credits for land separately from credits for other applicable services.

Section 35 of the D.C.A. is amended to add an exception to the use of monies in established reserve funds. This section states that monies in a reserve fund can be used for land acquisition, however, they cannot be used for land acquisition if those costs are to be paid for with the reserve fund established for land acquisition.

#### *1.3.10.2 Required Timelines for the Annual Treasurer's Statement*

Section 43(1) of the Act has been amended to require the Treasurer's statements to be completed by June 30 of each year (previously based on a date determined by Council). Further, Section 43(3) of the Act is amended to require a copy of the Treasurer's statement to be submitted to the Minister by July 15 of each year.

#### *1.3.10.3 Addition of Requirements for Local Service Policies*

Subsections 59(2.2) through 59(2.11) of the Act generally set out the following:

- A Local Service Policy is required for all D.C. eligible services to which a D.C. by-law imposes a charge and where some part of the service will be provided as a local service;
- A Local Service Policy is required to impose a condition of local services on development and only to the extent it has been identified in the Local Service Policy. That is, a municipality could not require a work or classes of work to be provided as a local service if it is not identified as such in the Local Service Policy;
  - This does not apply where a municipality does not impose a D.C. for that service;
  - This applies the day a municipality establishes the Local Services Policy or 18 months after Bill 60 received Royal Assent;
- Required content for a Local Service Policy:
  - Works or classes of works related to development that are intended to be required as a Local Service
- Optional content for a Local Service Policy:
  - Works or classes of works that are not intended to be required as a Local Service;
  - Works or classes of works that are partially required as a Local Service;
- The municipality shall give a copy of the Local Service Policy to the Minister of Municipal Affairs and Housing upon request, by the date requested; and
- The Local Service Policy must be reviewed, requiring a resolution of Council declaring if a revision is needed. The Resolution shall be passed at the time of passing any D.C. by-law or when a revision to the policy is required.

#### *1.3.10.4 Requirement to Provide Documents to the Minister*

Changes to Section 10 and Section 13 of the D.C.A. require municipalities to provide copies of documents to the Minister upon request, by the date requested.

In addition, section 59(2.8) of the Act requires a copy of the Local Service Policy to be provided to the Minister upon request, by the date requested.

#### *1.3.10.5 Regulatory Changes*

Bill 60 also provided for regulatory changes to *Ontario Regulation 82/98.* These changes are with respect to the following matters:

### Merging of Credits

This change merges water supply services and wastewater services for the purposes of credits. As provided in subsection 2 (4) of the D.C.A., the D.C.-eligible services of water supply and wastewater include distribution and treatment, and sewers and treatment, respectively.

### Transparency of B.T.E. Calculations

Regulatory changes require municipalities to provide greater details with respect to how capital costs are determined and how the growth-related and non-growth-related shares of the costs are determined. This appears to be required for each service, rather than on a project-by-project basis.

### Details of Land Acquisition

Section 8 of Ontario Regulation 82/98 has been amended to require land acquisition costs to be included in the D.C. background presentation of:

- The total of the estimated capital costs relating to the service;
- The allocation of the total of the estimated costs between costs that would benefit new development and costs that would benefit existing development;
- The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law;
- The allocation of the costs incurred during the term of the proposed by-law between costs that would benefit new development and costs that would benefit existing development; and
- The estimated and actual value of credits that are being carried forward relating to the service.

### Information Accessibility

The changes increase reporting requirements for the Annual Treasurer's Statements to include:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and

- Identify where in the D.C. background study the project's capital costs were estimated.

This does not apply in circumstances where a municipality uses a unique identifier in both background studies and treasurer's statements to identify each project.

### *1.3.11 Bill 98: Building Homes and Improving Transportation Act, 2026*

On June 2, 2026, Bill 98 received Royal Assent. The most notable change included the exemption of non-profit retirement homes from the payment of D.C.s. As a result, this mandatory exemption will be included in the D.C. by-law.

# Chapter 2

## Norfolk County's Current D.C. Policies

# 2. Norfolk County's Current D.C. Policies

## 2.1 By-law Enactment

County Council enacted By-law 2019-100 on October 15, 2019, which establishes D.C.s for both County-wide and urban area-specific services.

## 2.2 Services Covered

The following services are covered under the County-wide D.C. By-law:

<u>County-wide Services</u>

- Services Related to a Highway;
- Fire Protection;
- Parks and Recreation;
- Parking;
- Library;
- Growth-related studies; and
- Ambulance.

<u>Area-specific Services</u>

- Water; and
- Wastewater.

## 2.3 Current Development Charges Rates

Table 2-1 provides the D.C.s currently in effect on a County-wide basis and for urban area services for residential and non-residential development types, as well as the breakdown of the charges by service.

Table 2-1
Norfolk County
Current County-wide D.C. Rates

| Service | Residential | | | | Non-Residential |
|---|---|---|---|---|---|
| | Single & Semi Detached | Multiples | Apartments with >= 2 Bedrooms | Apartments with < 2 Bedrooms | per sq.m |
| **County-wide Services/Class of Services** | | | | | |
| Services Related to a Highway | 2,745 | 1,919 | 1,758 | 1,159 | 26.15 |
| Fire Protection Services | 988 | 691 | 632 | 417 | 9.63 |
| Parks and Recreation Services | 2,565 | 1,792 | 1,641 | 1,082 | - |
| Parking | 217 | 152 | 139 | 92 | 2.03 |
| Library Services | 1,373 | 959 | 880 | 580 | - |
| Ambulance Services | 194 | 137 | 125 | 84 | 1.84 |
| Growth-Related Studies | 133 | 92 | 85 | 54 | 1.28 |
| **Total County-wide Services/Class of Services** | **$8,215** | **$5,742** | **$5,260** | **$3,468** | **$40.93** |
| **Urban Services** | | | | | |
| Water Services | 10,971 | 7,665 | 7,023 | 4,634 | 80.99 |
| Wastewater Services | 6,523 | 4,557 | 4,177 | 2,755 | 48.27 |
| **Total Urban Services** | 17,494 | 12,222 | 11,200 | 7,389 | 129.26 |
| **GRAND TOTAL RURAL AREA** | **$8,215** | **$5,742** | **$5,260** | **$3,468** | **$40.93** |
| **GRAND TOTAL URBAN AREA** | **$25,709** | **$17,964** | **$16,460** | **$10,857** | **$170.19** |

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

D.C.s are calculated and payable on the date that the first building permit is issued in relation to a building or structure on land to which the D.C. relates. Where D.C.s apply to land in relation to which a building permit is required, the building permit shall not be issued until the D.C. has been paid in full.

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, in accordance with section 27 of the D.C.A.

## 2.5 Indexing

Indexing of the D.C.s shall occur annually on January 1$^{st}$, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

## 2.6 Redevelopment Credit

D.C.s payable in cases of redevelopment are calculated by reducing the D.C. payable by the number of former residential units or by the amount of former non-residential G.F.A. that existed on the property within 10 years of the redevelopment.

Where an existing non-residential building or structure is converted in whole or in part to residential uses, the residential D.C. payable is reduced by an amount equal to the non-residential D.C. previously paid for the development being converted. Any reduction will not produce a refund.

Where an existing residential building is converted in whole or in part to non-residential uses, the non-residential D.C. payable for G.F.A. converted is reduced by an amount equal to any residential D.C. previously paid for the residential building being converted. If a dwelling unit is only partially converted, the D.C. reduction will be in proportion to the extent of the conversion, but the reduction will not produce a refund.

## 2.7 Exemptions

The County's existing by-law provides for the following statutory and non-statutory exemptions:

Statutory Exemptions:

- Land used for Board of Education purposes;
- Local board of the County;
- Industrial additions of up to and including 50% of the existing gross floor area of the building. For industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O. Reg. 82/98); and
- Affordable housing (given that the D.C. liabilities of the affordable housing project are not eligible for funding by senior levels of government, and which receives funding from the County under its social housing program).

Non-statutory Exemptions:

- Place of worship;
- Roofed accommodation development;
- Temporary structures;
- Farm help house development;
- Farming business development;
- Parking garages (exclusively devoted to parking);
- All development within the boundaries of the “Central Business Districts” (as defined within the County’s official plan); and
- Brownfield development that is approved by the County.

# Chapter 3
## Anticipated Development in Norfolk County

# 3. Anticipated Development in Norfolk County

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the County will be required to provide services over a 10-year (mid-2026 to mid-2036) and a longer-term (mid-2026 to Urban Buildout) time horizon.

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."

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

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

- Norfolk County Official Plan, Consolidated October 16, 2025
- Norfolk County Housing Needs Assessment Final Report, June 26, 2025, by Watson & Associates Economists Ltd.
- Norfolk County Comprehensive Review, November 7, 2023 by Watson & Associates Economists Ltd.
- Norfolk County 2018 Development Charges Background Study Report, December 21, 2018, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2016 to 2025 period;
- Residential and non-residential supply opportunities as identified by County staff; and County
- Discussions with County staff regarding anticipated residential and non-residential development in Norfolk County.

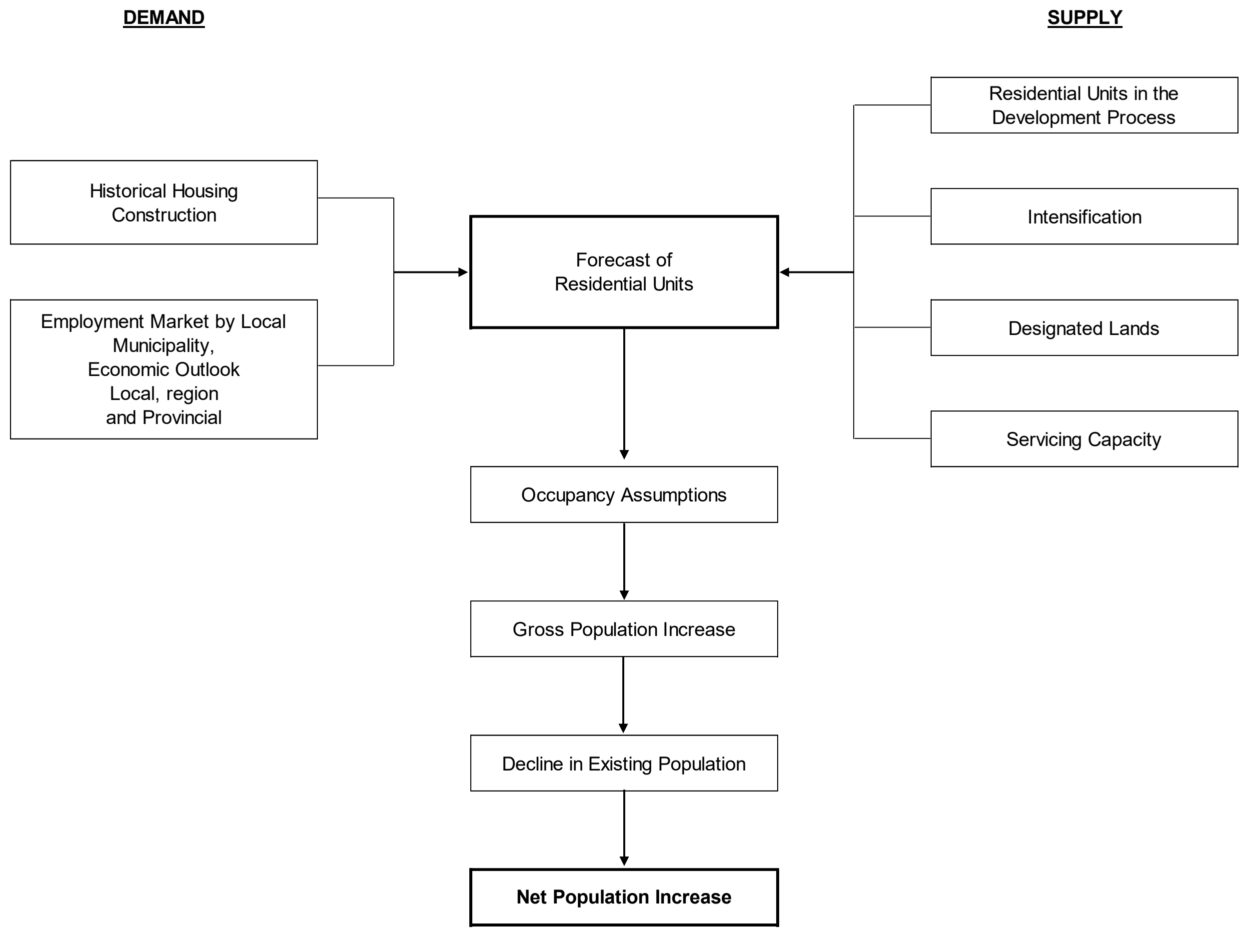
## 3.2 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, the population in the County (excluding census undercount) is anticipated to reach approximately 78,680 by mid-2036 and 97,140 by urban buildout, resulting in an increase of approximately 6,680 and 25,140 persons, respectively. [1]

[1] The population figures used in the calculation of the 2026 D.C. exclude the net Census undercount, which is estimated at approximately 4.1%. Population figures presented herein have been rounded.

## Figure 3-1
## Population and Household Forecast Model



## Table 3-1
## Norfolk County
## 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* | 65,770 | 63,175 | 1,810 | 61,365 | 21,627 | 1,192 | 2,067 | 160 | 25,046 | 1,645 | 2.522 |
| Historical | *Mid 2016* | 66,680 | 64,044 | 1,619 | 62,425 | 22,325 | 1,340 | 2,075 | 260 | 26,000 | 1,472 | 2.463 |
| Historical | *Mid 2021* | 70,270 | 67,490 | 1,265 | 66,225 | 23,585 | 1,505 | 2,280 | 220 | 27,590 | 1,150 | 2.446 |
| Forecast | *Mid 2026* | 74,960 | 72,000 | 1,342 | 70,658 | 24,653 | 1,608 | 2,602 | 220 | 29,083 | 1,220 | 2.476 |
| Forecast | *Mid 2036* | 81,911 | 78,676 | 1,466 | 77,209 | 26,563 | 2,478 | 2,862 | 220 | 32,123 | 1,333 | 2.449 |
| Forecast | *Buildout* | 101,130 | 97,138 | 1,811 | 95,327 | 30,966 | 4,572 | 4,614 | 220 | 40,372 | 1,646 | 2.406 |
| Incremental | **Mid 2011 - Mid 2016** | **910** | **869** | **-191** | **1,060** | **698** | **148** | **8** | **100** | **954** | **-173** | |
| Incremental | **Mid 2016 - Mid 2021** | **3,590** | **3,446** | **-354** | **3,800** | **1,260** | **165** | **205** | **-40** | **1,590** | **-322** | |
| Incremental | **Mid 2021 - Mid 2026** | **4,690** | **4,510** | **77** | **4,433** | **1,068** | **103** | **322** | **0** | **1,493** | **70** | |
| Incremental | **Mid 2026 - Mid 2036** | **6,951** | **6,676** | **124** | **6,551** | **1,910** | **870** | **260** | **0** | **3,040** | **113** | |
| Incremental | **Mid 2026 - Buildout** | **26,170** | **25,138** | **469** | **24,669** | **6,313** | **2,964** | **2,012** | **0** | **11,289** | **426** | |

[1] Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Numbers may not add due to rounding. The buildout forecast refers to the buildout of the Norfolk County urban area and has been assessed for designated urban lands and servicing capacity.
Source: Watson & Associates Economists Ltd.

Provided below is a summary of the key assumptions and findings regarding the County's D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1, 6 and 7)

   - The housing unit mix for the County was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6), and discussions with County staff regarding anticipated development trends for Norfolk County.
   - Based on the above indicators, the 2026 to 2036 household growth forecast for the County is comprised of a unit mix of 63% low density units (single detached and semi-detached), 29% medium density (row and townhouses, and apartments in duplexes) and 8% high density (bachelor, 1-bedroom and 2-bedroom apartments, and secondary suites).

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 County.
   - In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent housing growth between 2026 and 2036 by development location is summarized below.

Table 3-2
Norfolk County
Geographic Location of Residential Development

| Development Location | Amount of Housing Growth, 2026 to 2036 | Percentage of Housing Growth, 2026 to 2036 |
|---|---|---|
| Urban | 2,860 | 94% |
| Rural | 180 | 6% |
| **Norfolk County** | **3,040** | **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 and land for certain 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 2036 in the County over the forecast period is presented in Table 3-1. Over the 2026 to 2036 forecast period, the County is anticipated to average 304 new housing units per year.
    - Institutional population is anticipated to increase by approximately 120 people between 2026 to 2036.[1]
    - Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
    - Schedule 8a 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 County. Due to data limitations, high-density P.P.U. data was derived from the Haldimand-Norfolk Census Division, which includes the County of Norfolk, and is outlined in Schedule 8b. 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: 2.583
        - Medium density: 1.758
        - High density: 1.568

[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 mid-2026 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum 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 2026 to 2036 forecast period is forecast to decline by approximately 320.

6. Employment (Appendix A – Schedules 10a, 10b and 10c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the County 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],[3] (place of work) for the County is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
    - 1,390 primary (7%);
    - 2,740 work at home employment (14%);
    - 3,810 industrial (19%);
    - 7,520 commercial/population-related (38%); and
    - 4,290 institutional (22%).

[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] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

- The 2016 employment by usual place of work, including work at home, is 19,740. An additional 3,740 employees have been identified for the County in 2016 who have no fixed place of work (N.F.P.O.W.).[1]
- Total employment, including work at home and N.F.P.O.W. for the County is anticipated to reach approximately 28,950 by mid-2036 and 35,740 by urban buildout. This represents an employment increase of approximately 2,420 for the 10-year forecast period and 9,220 for the longer-term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential 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 County (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 21,140 by mid-2036 and 25,890 by urban buildout. This represents an employment increase of approximately 1,820 for the 10-year forecast period and 6,570 for the longer-term forecast period.

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

- Square meter estimates were calculated in Schedule 10b based on the following employee density assumptions:
    - 279 sq.m. per employee for primary;
    - 139 sq.m. per employee for industrial;
    - 46 sq.m. per employee for commercial / population related;

[1] 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 include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

- 65 sq.m. per employee for institutional employment.
- The County-wide incremental G.F.A. is anticipated to increase by approximately 157,200 sq.m. over the 10-year forecast period and 517,500 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the mid-2026 to 2036 incremental G.F.A. forecast by sector is broken down as follows:
  - Primary – 24%
  - Industrial – 30%;
  - Commercial/ population related – 24%; and
  - Institutional – 23%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by area for the County.
- The amount and percentage of forecast total non-residential growth between 2026 and 2036 by development location is summarized below.

Table 3-3
Norfolk County
Geographic Location of Non-Residential Development

| Development Location | Amount of Non-Residential G.F.A. (sq.m.), 2026 to 2036 | Percentage of Non-Residential G.F.A., 2026 to 2036 |
|---|---|---|
| Urban | 109,300 | 70% |
| Rural | 47,900 | 30% |
| **Norfolk County** | **157,200** | **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 County.

A number of these services are not included in the list of eligible services provided 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 County'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 County Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.

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

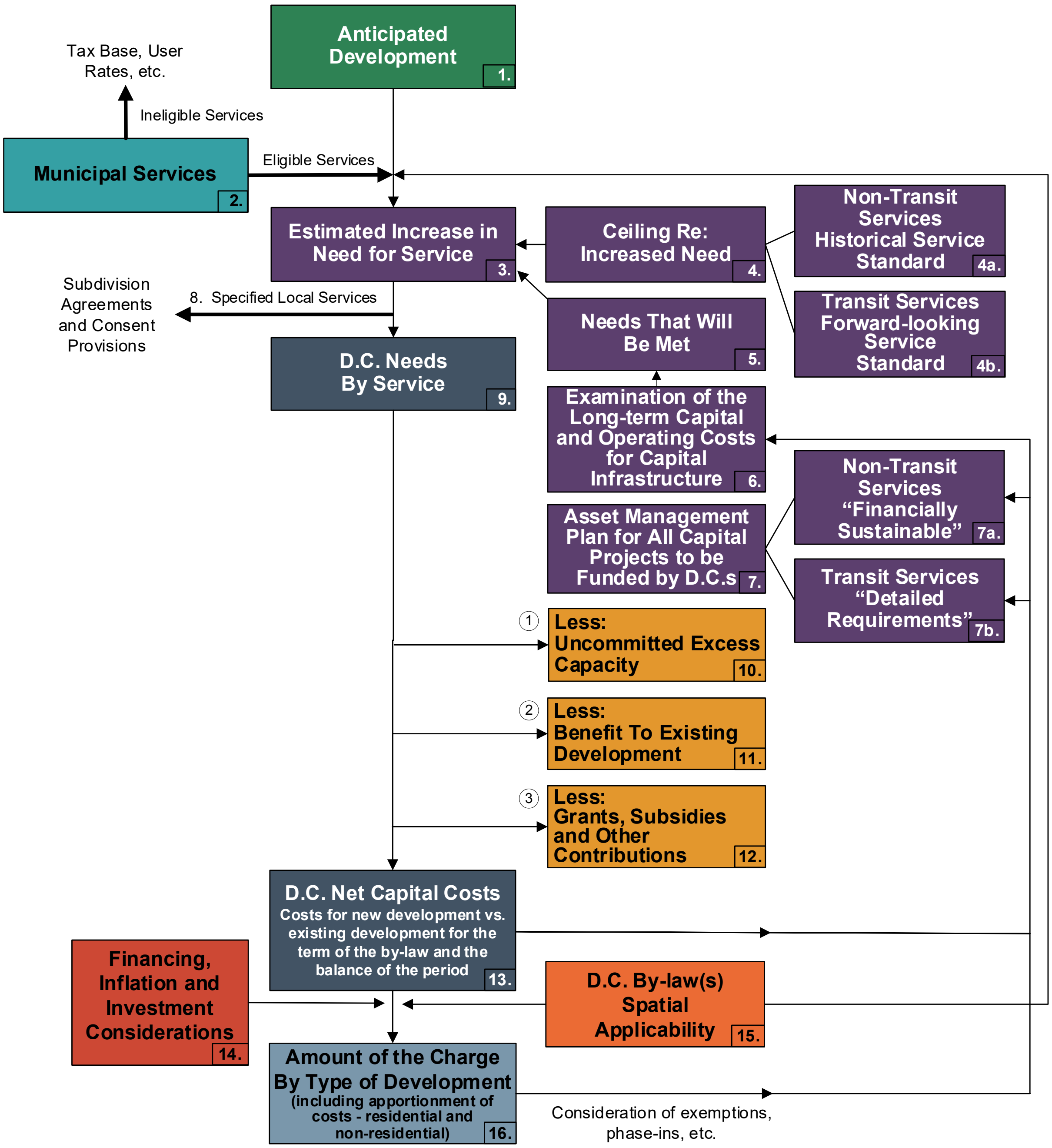


Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

| Categories of Municipal Services | Inclusion in the D.C. Calculation | Service Components |
|---|---|---|
| 1. Water supply services, including distribution and treatment services | Yes<br>Yes<br>No<br>Yes | 1.1 Treatment plants<br>1.2 Distribution systems<br>1.3 Local systems<br>1.4 Vehicles and equipment[1] |
| 2. Wastewater services, including sewers and treatment services | Yes<br>Yes<br>No<br>Yes | 2.1 Treatment plants<br>2.2 Sewage trunks<br>2.3 Local systems<br>2.4 Vehicles and equipment[1] |
| 3. Stormwater Drainage and Control Services | Yes<br><br>Yes<br>No | 3.1 Main channels and drainage trunks<br>3.2 Channel connections<br>3.3 Retention/detention ponds |
| 4. Services Related to a Highway | Yes<br>Yes<br>Yes<br><br>No<br>Yes<br>Yes<br>Yes<br>Yes<br>Yes | 4.1 Arterial roads<br>4.2 Collector roads<br>4.3 Bridges, Culverts and Roundabouts<br>4.4 Local roads<br>4.5 Traffic signals<br>4.6 Sidewalks and streetlights<br>4.7 Active Transportation<br>4.8 Works Yard<br>4.9 Rolling stock[1] |
| 5. Electrical Power Services | n/a<br>n/a<br>n/a | 5.1 Electrical substations<br>5.2 Electrical distribution system<br>5.3 Electrical system rolling stock[1] |
| 6. Transit Services | No<br>No | 6.1 Transit vehicles[1] & facilities<br>6.2 Other transit infrastructure |
| 7. Waste Diversion Services | No<br>No | 7.1 Waste diversion facilities<br>7.2 Waste diversion vehicles and equipment[1] |
| 8. Policing Services | No<br>No<br>No | 8.1 Police detachments<br>8.2 Police rolling stock[1]<br>8.3 Small equipment and gear |
| 9. Fire Protection Services | Yes<br>Yes<br>Yes | 9.1 Fire stations<br>9.2 Fire Vehicles[1]<br>9.3 Fire Equipment and gear |

[1] with a 7+ year useful life

| Categories of Municipal Services | Inclusion in the D.C. Calculation | Service Components |
|---|---|---|
| 10. Ambulance Services | Yes<br>Yes | 10.1 Ambulance station space<br>10.2 Vehicles[1] |
| 11. Services provided by a board within the meaning of the *Public Libraries Act* | Yes<br><br>Yes<br>Yes | 11.1 Public library space (incl. furniture and equipment)<br>11.2 Library vehicles[1]<br>11.3 Library materials |
| 12. Services Related to Long-Term Care | n/a<br>n/a | 12.1 Long-Term Care space<br>12.2 Vehicles[1] |
| 13. Parks and Recreation Services | Ineligible<br><br>Yes<br>Yes<br>Yes<br><br><br>Yes | 13.1 Acquisition of land for parks, woodlots, and E.S.A.s<br>13.2 Development of municipal parks<br>13.3 Parks rolling stock[1] and yards<br>13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc.<br>13.5 Recreation vehicles and equipment[1] |
| 14. Services Related to Public Health | n/a<br>n/a | 14.1 Public Health department space<br>14.2 Public Health department vehicles[1] |
| 15. Child Care and Early Years Programs and Services within the meaning of Part VI of the *Child Care and Early Years Act, 2014* and any related services. | No | 15.1 Childcare space |
| 16. Services related to proceedings under the *Provincial Offences Act, including by-law enforcement services and municipally administered court services* | No<br><br><br>No | 16.1 P.O.A. space, including by-law enforcement and municipally administered court services<br>16.2 Vehicles[1] |
| 17. Services Related to Emergency Preparedness | No<br>No | 17.1 Emergency Preparedness Space<br>17.2 Equipment |

[1] with a 7+ year useful life

| Categories of Municipal Services | Inclusion in the D.C. Calculation | Service Components |
|---|---|---|
| 18. Services Related to Airports | n/a<br><br>Ineligible | 18.1 Airports (in the Regional Municipality of Waterloo)<br>18.2 Other Airports |
| 19. Other | Yes<br><br>Yes | 19.1 Interest on money borrowed to pay for growth-related capital<br>19.2 Growth Studies, including the D.C. background study cost |

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation

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

## 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 County's detailed Local Service Policy is provided under separate cover.

## 4.5 Capital Forecast

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

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

The capital costs include:

a) costs to acquire land or an interest therein (including a leasehold interest);

b) costs to improve land;

c) costs to acquire, lease, construct or improve buildings and structures;

d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes;

e) Costs to undertake studies in connection with any of the matters referred to in paragraphs a to d;

f) Costs of the development charge background study required under section 10; and

g) 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, County 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 County’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.

The County has no outstanding D.C. credit obligations to include in the D.C. calculations.

## 4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible 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. The D.C. calculations and by-law provided herein have identified growth-related studies as a class of service.

## 4.8 Eligible Debt and Committed Excess Capacity

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

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

## 4.9 Existing Reserve Funds

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

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

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

The alternative would involve the County spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the County will use these reserve funds for the County’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 County’s D.C. Reserve Fund balances by service as of December 31, 2025, are shown below in Table 4-3.

Table 4-3
Summary of Development Charges Reserve Fund Balances
As of December 31, 2025

| D.C. Reserve Fund | Closing Dec 31/2025 (including Capital Commitments) |
|---|---|
| Services Related to a Highway | $2,107,869 |
| Fire Protection Services | $2,983,825 |
| Parks and Recreation Services | $4,359,359 |
| Library Services | $178,425 |
| Growth-Related Studies | ($350,366) |
| Ambulance Services | $345,725 |
| Wastewater Services | ($1,131,049) |
| Water Services | ($371,040) |
| **Total** | **$8,122,748** |

## 4.10 Deductions

The D.C.A. requires that four potential deductions be considered against the increase in the need for service. These relate to:

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

The requirements behind each of these reductions are addressed below.

### *4.10.1 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 introduced in 2015 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.

### *4.10.2 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 County'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.

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

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

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);

- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, 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. Alternatively, 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 County-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. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

### *4.10.4 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).

## 4.11 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to "consider" area rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in section 7.3.7 of this report.

## 4.12 Allocation by Type 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.

## 4.13 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 municipality's existing assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix D.

# Chapter 5

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

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

## 5.1 Introduction

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

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-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, County 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.

Note that due to recent legislative amendments to the D.C.A. and O. Reg. 82/98, the value of land has been excluded from the 15-year level of service analysis. In addition, Table 5-1 details the methodology for determining the benefit to existing deductions (B.T.E.s) for all capital projects included in the calculation of D.C.s. Notes included in this table are referenced in the "BTE Note" column of each service's listing of capital infrastructure.

Table 5-1
Benefit to Existing (B.T.E.) Methodology
For All Services/Class of Services

| Note | Methodology |
|---|---|
| 1 | No B.T.E. calculated for incremental new assets to service growth |
| 2 | B.T.E. based on existing population relative to forecasted population by end of service's planning horizon |
| 3 | B.T.E. based on facility's existing gross floor area relative to planned gross floor area |

| Note | Methodology |
|---|---|
| 4 | B.T.E. of 20% based on average marginal costs to urbanize rural/semi-urban roads, including potential profile adjustments, streetlighting improvements or additions, sewage drains, curbs, paths, etc. |
| 5 | B.T.E. of 5% based on average marginal costs to widen and urbanize two-lane rural/semi-urban roads, including potential profile adjustments, streetlighting improvements or additions, sewage drains, curbs, paths, etc. |
| 6 | B.T.E. of 15% based on average marginal costs to widen four-lane rural/semi-urban roads, including potential profile adjustments, streetlighting improvements or additions, sewage drains, curbs, paths, etc. |
| 7 | B.T.E. of 10% based on average marginal costs to improve and expand two-lane rural roads, including potential lane width improvements, proper shoulders, etc. |
| 8 | No B.T.E. calculated for projects triggered in response to increased travel demand resulting from new development |
| 9 | B.T.E. of 5% calculated for projects triggered in response to increased travel demand resulting from new development, but where a minor benefit to existing development is recognized for sub-standard conditions |
| 10 | No B.T.E. calculated for pedestrian facility projects on major road corridors triggered in response to increased travel demand resulting from new development |
| 11 | B.T.E. based on share of total facility costs related to a swimming pool upgrade, comparing the existing pool capacity relative to planned pool capacity |
| 12 | B.T.E. based on existing population's maximum daily demand of water relative to the planned design capacity of the Inter Urban Water Supply Program's daily capacity |
| 13 | No B.T.E. identified for fully growth-related studies |
| 14 | B.T.E. of 10% identified for studies that generally address growth-related needs, but that also have a minor benefit to the existing community |
| 15 | B.T.E. of 25% identified for master plans or other studies that are primarily needed to understand future infrastructure requirements as the County grows |
| 16 | B.T.E. of 50% identified for studies that generally address growth-related needs, but also have a considerable benefit to the existing community |
| 17 | B.T.E. for debt repayments based on the underlying project's B.T.E. |

| Note | Methodology |
|---|---|
| 18 | 100% B.T.E. identified for non-growth-related projects that have been included in the capital listing for traceability |

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

This section evaluates the development-related capital requirements for all of the County-wide services/class of services assessed over a 10-year planning period (mid-2026 to mid-2036).

### *5.2.1 Fire Protection Services*

The County currently provides fire protection services through several fire facilities, totalling 70,799 sq.ft. of building space. The fire department also has a current inventory of 62 vehicles, including various fire apparatus, trucks, boats, and other support vehicles. Furthermore, the fire department has 1,774 items of small equipment and gear, sufficient to outfit 254 firefighters. In total, the inventory of fire protection assets provides a historical average level of service of $1,681 per capita. The historical level of investment in fire protection services provides for a D.C. eligible amount over the forecast period of approximately $11.22 million.

The capital program for fire protection services is presented in Table 5-2. Based on the anticipated growth over the forecast period, the County has identified the need for the expansion and replacement of fire stations 5, 6, 7, and 10. Furthermore, costs related to additional vehicles and equipment, as well as a fire master plan, have been included. In total, the estimated gross capital cost of these works is approximately $33.26 million. A deduction recognizing the benefit to existing development of approximately $14.06 million has been made. Additionally, approximately $4.99 million has been deducted related to post-period benefits. Finally, an adjustment related to the existing reserve fund balance of $2.98 million has been made. The resulting net growth-related capital cost included in the D.C. calculations is approximately $11.22 million.

These costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 79% (approximately $8.87 million) of costs have been allocated to residential development and 21% (approximately $2.36 million) of costs have been allocated to non-residential development.

### *5.2.2 Parks and Recreation Services*

The County has a variety of rural and urban parks, along with park trail systems, recreation facilities, amenities, and vehicles and equipment. In total, the County has 701.34 acres of parkland space. Further, the County has 176 parkland amenities, including dog parks, splash pads, and various sports fields, along with 61.3 km of parkland trails. The County also has 467,308 sq.ft. of recreational space and owns 62 vehicles and equipment items that support parks and recreation services. In total, the inventory of parks and recreation assets provides a historical average level of service of $6,040 per capita. The historical level of investment in parks and recreation services provides for a D.C. eligible amount over the forecast period of approximately $40.33 million.

The capital forecast for parks and recreation services is presented in Table 5-3. Based on the anticipated growth over the forecast period, the County has identified several capital costs such as additional or expanded indoor recreation facilities, parkland amenities, fleet and equipment, and a parks and recreation master plan. In total, the gross estimated capital cost of these works is approximately $104.21 million. A benefit to the existing community of approximately $24.20 million has been deducted from the calculations, along with grants and other contributions attributable to new development of approximately $868,000. Additionally, approximately $34.46 million has been deducted related to post-period benefits. To reflect the existing reserve balance, an adjustment of approximately $4.36 million has been made. The resulting net growth-related capital cost included in the D.C. calculations is $40.33 million.

As the predominant users of parks and recreation services tend to be residents of the County, and consistent with the County’s historical practice, the D.C. recoverable costs have been allocated 100% to residential development and 0% to future non-residential development.

### *5.2.3 Library Services*

The County owns and operates five different libraries, providing a total facility space of 55,202 sq.ft. The library houses a variety of items such as books, periodicals, CDs and audiovisuals, along with electronic collections. These assets total 127,922 collection materials. In total, the inventory of library assets provides a historical average level of service of $927 per capita. The historical level of investment in library services provides for a D.C. eligible amount over the forecast period of approximately $6.19 million.

Table 5-4 provides the capital program for library services. Based on the anticipated growth over the forecast period, the County has identified the need for additional facility space and collection materials, along with debt repayment costs. In total, the gross estimated capital cost of these works is approximately $9.49 million. A benefit to existing deduction of $3.12 million has been made in the calculations. To reflect the existing reserve fund balance, an adjustment of $178,425 has been made. The resulting net growth-related capital cost included in the D.C. calculations is approximately $6.19 million.

Similar to parks and recreation services, as the predominant users of library services tend to be residents of the County, and consistent with the County's historical practice, the D.C. recoverable costs have been allocated 100% to residential development and 0% to future non-residential development.

### *5.2.4 Ambulance Services*

The County provides ambulance services, which it operates out of 20,110 sq.ft. of facility space. Further, the County has 153 vehicles and equipment to assist in providing ambulance services, including ambulances, other response vehicles, and equipment. In total, the inventory of these assets provides a historical average level of service of $258 per capita. The historical level of investment in ambulance services provides for a D.C. eligible amount over the forecast period of approximately $1.72 million.

Table 5-5 provides the capital program for ambulance services. Based on the anticipated growth over the forecast period, the County has identified the need for additional facility space, as well as additional fleet and equipment. In total, the estimated gross capital cost of these works is approximately $25.72 million. A benefit to existing deduction of $5.26 million has been made in the calculations. Additionally, approximately $18.39 million has been deducted related to post-period benefits. To reflect the existing reserve fund balance, an adjustment of $345,725 has been made. The resulting net growth-related capital cost included in the D.C. calculations is approximately $1.72 million.

These costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 79% (approximately $1.36 million) of costs have been allocated to residential development and 21% ($362,000) of costs have been allocated to non-residential development.

### *5.2.5 Growth-Related Studies (Class of Service)*

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth-related studies. All studies included in the D.C. calculations have been allocated across the different services that impose D.C.s, based on the proportion of the total net growth-related capital costs. The following provides a breakdown of these allocations:

- Services Related to a Highway – 21%
- Fire Protection Services – 9%
- Parks and Recreation Services – 28%
- Library Services – 4%
- Ambulance Services – 1%
- Wastewater Services – 22%
- Water Services – 15%

The list of growth-related studies, as provided in Table 5-6, has an estimated gross capital cost of approximately $1.51 million, including $350,336 related to previously unfunded studies. Deductions of $340,000 recognizing the benefit to existing development and 31,000 recognizing the benefit to non-D.C. services have been made.

As a result, approximately $1.14 million in growth-related study costs has been included in the D.C. calculation.

Costs relating to studies have been allocated between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. Consequently, 79% of costs have been allocated to residential development and 21% of costs have been allocated to non-residential development. As a result, approximately $902,100 and $239,800 have been allocated to residential and non-residential development, respectively.

# Table 5-2
# Infrastructure Cost Included in the Development Charges Calculation
# Fire Protection Services

| Proj. No. | Increased Service Needs Attributable to Anticipated Development 2026 to 2035 | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 79% | Potential D.C. Recoverable Cost: Non-Residential Share 21% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Facilities** | | | | | | | | | | | |
| 1 | Replace Fire Station #6 - Courtland | 3 | 2029-2030 | 5,907,000 | 2,638,100 | | 3,268,900 | - | | 3,268,900 | 2,582,431 | 686,469 |
| 2 | Replace Station #10 - St. Williams | 3 | 2027-2028 | 5,623,000 | 2,140,300 | | 3,482,700 | - | | 3,482,700 | 2,751,333 | 731,367 |
| 3 | Replace Fire Station #5 Delhi | 3 | 2033-2034 | 12,226,000 | 6,767,100 | | 5,458,900 | 1,569,783 | | 3,889,117 | 3,072,402 | 816,715 |
| 4 | Replace Fire Station #7 Langton | 3 | 2035 | 5,907,000 | 2,485,600 | | 3,421,400 | 3,421,400 | | - | - | - |
| | **Vehicles & Equipment** | | | | | | | | | | | |
| 5 | Radio Communication Paging Frequency | 1 | 2026 | 325,000 | - | | 325,000 | - | | 325,000 | 256,750 | 68,250 |
| 6 | New Aerial Fire Truck | 1 | 2031 | 2,954,000 | - | | 2,954,000 | - | | 2,954,000 | 2,333,660 | 620,340 |
| 7 | Provision for Fully-equipped Firefighters (24) | 1 | 2026-2035 | 213,600 | - | | 213,600 | - | | 213,600 | 168,744 | 44,856 |
| | **Studies** | | | | | | | | | | | |
| 8 | Fire Master Plan | 15 | 2035 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 59,250 | 15,750 |
| | | | | | | | | | | | | |
| | Reserve Fund Adjustment | | | | | | | | | (2,983,825) | (2,357,222) | (626,603) |
| | | | | | | | | | | | | |
| | **Total** | | | **33,255,600** | **14,056,100** | **-** | **19,199,500** | **4,991,183** | **-** | **11,224,492** | **8,867,349** | **2,357,143** |

# Table 5-3
# Infrastructure Cost Included in the Development Charges Calculation
# Parks and Recreation Services

| Proj. No. | Increased Service Needs Attributable to Anticipated Development 2026 to 2035 | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: | | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | | Post Period Benefit | Other Deductions | Total | Residential Share 100% | Non-Residential Share 0% |
| | **Recreation Facilities** | | | | | | | | | | | |
| 1 | New Recreational Centre (2 Ice Pads and 1 Pool) | 11 | 2030 | 101,000,000 | 23,887,500 | | 77,112,500 | 34,455,361 | | 42,657,139 | 42,657,139 | - |
| 2 | Multi Use Sports Pad - Port Rowan Community Centre | 1 | 2027 | 200,000 | - | | 200,000 | - | | 200,000 | 200,000 | - |
| 3 | Parking Area Expansion - Port Dover Arena | 1 | 2028 | 200,000 | - | | 200,000 | - | | 200,000 | 200,000 | - |
| | **Parkland Amenities** | | | | | | | | | | | |
| 4 | Dog Park - Port Rowan | 1 | 2029 | 45,000 | - | 18,000 | 27,000 | - | | 27,000 | 27,000 | - |
| 5 | Accessible Play Park - Waterford Cedarwood Park | 1 | 2027 | 440,000 | - | | 440,000 | - | | 440,000 | 440,000 | - |
| 6 | Simcoe Soccer Park - Back Area Development | 1 | 2027-2028 | 550,000 | - | 150,000 | 400,000 | - | | 400,000 | 400,000 | - |
| 7 | East Field Lighting - McLaughlin Soccer Park | 2 | 2026-2027 | 120,000 | 109,800 | | 10,200 | - | | 10,200 | 10,200 | - |
| 8 | Simcoe Kinsmen Splash Pad Sun Shade | 2 | 2026 | 25,000 | 22,900 | | 2,100 | - | | 2,100 | 2,100 | - |
| 9 | Irrigation System - Simcoe Memorial Ball Park | 2 | 2027 | 42,000 | 38,400 | | 3,600 | - | | 3,600 | 3,600 | - |
| 10 | Kent St. Trail Upgrade - Greater Wellington Park | 2 | 2027 | 56,000 | 51,200 | | 4,800 | - | | 4,800 | 4,800 | - |
| 11 | Disc Golf Course | 1 | 2027 | 32,000 | - | | 32,000 | - | | 32,000 | 32,000 | - |
| 12 | Disc Golf Course | 1 | 2029 | 35,000 | - | | 35,000 | - | | 35,000 | 35,000 | - |
| 13 | Security Lighting - Delcrest Park | 2 | 2027 | 30,000 | 27,400 | | 2,600 | - | | 2,600 | 2,600 | - |
| 14 | Port Dover Splash Pad | 1 | 2027 | 720,000 | - | 700,000 | 20,000 | - | | 20,000 | 20,000 | - |
| | **Fleet and Equipment** | | | | - | | - | - | | - | - | - |
| 15 | Parks Garbage Truck | 1 | 2027-2030 | 225,000 | - | | 225,000 | - | | 225,000 | 225,000 | - |
| 16 | Area Mowers (2) | 1 | 2031-2035 | 80,000 | - | | 80,000 | - | | 80,000 | 80,000 | - |
| 17 | 50 HP Tractor with Loader | 1 | 2031-2035 | 70,000 | - | | 70,000 | - | | 70,000 | 70,000 | - |
| 18 | Trail Groomer/Mower | 1 | 2031-2035 | 90,000 | - | | 90,000 | - | | 90,000 | 90,000 | - |
| | **Studies** | | | | | | | | | | | |
| 19 | Parks and Recreation Master Plan | 15 | 2030 | 250,000 | 62,500 | | 187,500 | - | | 187,500 | 187,500 | - |
| | | | | | | | | | | | | |
| | Reserve Fund Adjustment | | | | | | | | | (4,359,359) | (4,359,359) | - |
| | | | | | | | | | | | | |
| | **Total** | | | **104,210,000** | **24,199,700** | **868,000** | **79,142,300** | **34,455,361** | **-** | **40,327,580** | **40,327,580** | **-** |

# Table 5-4
# Infrastructure Cost Included in the Development Charges Calculation
# Library Services

| Proj. No. | Increased Service Needs Attributable to Anticipated Development 2026 to 2035 | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 100% | Potential D.C. Recoverable Cost: Non-Residential Share 0% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Building, Land & Furnishings** | | | | | | | | | | | |
| 1 | Waterford Library Expansion | 1 | 2026-2027 | 646,000 | - | | 646,000 | - | | 646,000 | 646,000 | - |
| 2 | Provision for New Library Facilities | 1 | | 5,087,000 | - | | 5,087,000 | - | | 5,087,000 | 5,087,000 | - |
| | **Material Acquisitions** | | | | | | | | | | - | - |
| 3 | Library Materials | 1 | 2026 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 4 | Library Materials | 1 | 2027 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 5 | Library Materials | 1 | 2028 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 6 | Library Materials | 1 | 2029 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 7 | Library Materials | 1 | 2030 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 8 | Library Materials | 1 | 2031 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 9 | Library Materials | 1 | 2032 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 10 | Library Materials | 1 | 2033 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 11 | Library Materials | 1 | 2034 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| 12 | Library Materials | 1 | 2035 | 349,000 | 311,800 | | 37,200 | - | | 37,200 | 37,200 | - |
| | **Debt Repayment** | | | | | | | | | | | |
| 13 | Delhi Library Expansion (Growth-related Portion) | 17 | | 262,371 | - | | 262,371 | - | | 262,371 | 262,371 | - |
| | | | | | | | | | | | | |
| | Reserve Fund Adjustment | | | | | | | | | (178,425) | (178,425) | - |
| | | | | | | | | | | | | |
| | **Total** | | | **9,485,371** | **3,118,000** | **-** | **6,367,371** | **-** | **-** | **6,188,946** | **6,188,946** | **-** |

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

| Proj. No. | Increased Service Needs Attributable to Anticipated Development 2026 to 2035 | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Residential Share 79% | Non-Residential Share 21% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Facilities** | | | | | | | | | | | |
| 1 | Waterford Station Expansion | 3 | 2028 | 1,400,000 | 1,231,800 | | 168,200 | - | | 168,200 | 132,878 | 35,322 |
| 2 | New Paramedic Services Headquarters | 3 | 2030-2031 | 19,800,000 | 3,975,000 | | 15,825,000 | 15,825,000 | | - | - | - |
| 3 | New Station - Courtland | 1 | 2031-2032 | 1,600,000 | - | | 1,600,000 | 1,600,000 | | - | - | - |
| 4 | New Station - St. Williams | 1 | 2027-2028 | 1,600,000 | - | | 1,600,000 | 963,765 | | 636,235 | 502,626 | 133,609 |
| | **Fleet and Equipment** | | | | | | | | | | | |
| 5 | New Mechanical CPR Devices (13) | 1 | 2026 | 520,000 | - | | 520,000 | - | | 520,000 | 410,800 | 109,200 |
| 6 | New Fully Equipped Ambulance (Fleet Expansion) | 1 | 2027 | 440,000 | - | | 440,000 | - | | 440,000 | 347,600 | 92,400 |
| 7 | Special Event Patient Transport Carts (2) | 1 | 2028 | 300,000 | - | | 300,000 | - | | 300,000 | 237,000 | 63,000 |
| 8 | Ambulance Security Safes | 2 | 2027-2035 | 60,000 | 54,900 | | 5,100 | - | | 5,100 | 4,029 | 1,071 |
| | | | | | | | | | | | | |
| | Reserve Fund Adjustment | | | | | | | | | (345,725) | (273,123) | (72,602) |
| | | | | | | | | | | | | |
| | **Total** | | | **25,720,000** | **5,261,700** | **-** | **20,458,300** | **18,388,765** | **-** | **1,723,810** | **1,361,810** | **362,000** |

# Table 5-6
## Infrastructure Cost Included in the Development Charges Calculation
## Growth-related Studies

| Proj. No. | Increased Service Needs Attributable to Anticipated Development 2026 to 2035 | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions (to recognize benefit to non-D.C. services) | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share | Potential D.C. Recoverable Cost: Non-Residential Share |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Development Charges Study | 13 | 2026 | 150,000 | - | | 150,000 | - | | 150,000 | 118,500 | 31,500 |
| 2 | Development Charges Study | 13 | 2031 | 150,000 | - | | 150,000 | - | | 150,000 | 118,500 | 31,500 |
| 3 | Official Plan Review (Outstanding Share) | 13 | 2026 | 7,800 | - | | 7,800 | - | | 7,800 | 6,162 | 1,638 |
| 4 | Official Plan Review | 16 | 2031 | 100,000 | 50,000 | | 50,000 | - | 3,000 | 47,000 | 37,130 | 9,870 |
| 5 | Zoning By-law Review | 16 | 2031 | 64,700 | 32,400 | | 32,300 | - | 1,900 | 30,400 | 24,016 | 6,384 |
| 6 | Port Dover Secondary Plan | 16 | 2026 | 150,000 | 75,000 | | 75,000 | - | 4,500 | 70,500 | 55,695 | 14,805 |
| 7 | Simcoe Secondary Plan | 16 | 2027 | 70,000 | 35,000 | - | 35,000 | - | 2,100 | 32,900 | 25,991 | 6,909 |
| 8 | Delhi Secondary Plan | 16 | 2027 | 80,000 | 40,000 | | 40,000 | - | 2,400 | 37,600 | 29,704 | 7,896 |
| 9 | Waterford Secondary Plan | 16 | 2027 | 90,000 | 45,000 | | 45,000 | - | 2,700 | 42,300 | 33,417 | 8,883 |
| 10 | Land Evaluation and Area Review | 16 | 2026 | 65,000 | 32,500 | | 32,500 | - | 2,000 | 30,500 | 24,095 | 6,405 |
| 11 | Development Standards Study | 13 | 2027 | 40,000 | - | | 40,000 | - | 2,400 | 37,600 | 29,704 | 7,896 |
| 12 | Two-Zone Floodplain Study - Port Dover | 14 | 2027 | 125,000 | 12,500 | | 112,500 | - | 6,800 | 105,700 | 83,503 | 22,197 |
| 13 | Housing Needs Assessment | 15 | 2029 | 35,000 | 8,800 | | 26,200 | - | 1,600 | 24,600 | 19,434 | 5,166 |
| 14 | Housing Needs Assessment | 15 | 2034 | 35,000 | 8,800 | | 26,200 | - | 1,600 | 24,600 | 19,434 | 5,166 |
| | | | | | | | | | | | | |
| | Previously Unfunded Amount | | | 350,366 | - | | 350,366 | - | | 350,366 | 276,789 | 73,577 |
| | | | | | | | | | | | | |
| | **Total** | | | **1,512,866** | **340,000** | **-** | **1,172,866** | **-** | **31,000** | **1,141,866** | **902,074** | **239,792** |

## 5.3 Service Levels and Buildout Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the County-wide services assessed over the buildout planning period.

### *5.3.1 Services Related to a Highway*

The County owns and maintains approximately 1,192 lane kilometres of rural, urban, and semi-urban collector and arterial roads, as well as 258 bridges and culverts. Furthermore, the County also operates 146,659 sq.ft. of public work facility space along with 123 vehicles and equipment. The County also has 88 km of sidewalks on arterial and collector roads, along with 38 traffic signals and pedestrian crossings. In total, the inventory of assets provides a historical average level of service of $16,140 per capita. The historical level of investment in services related to a highway provides for a D.C. eligible amount over the forecast period of approximately $405.72 million.

Table 5-7 provides the capital program for services related to a highway. Based on the anticipated growth in the buildout forecast period, capital projects such as new roads, upgrades to existing roads, and urbanization of roads have been identified. Additional works related to intersection upgrades and new sidewalks, walkways, and crossings, along with a provision for additional fleet and equipment and studies, have been included. In total, the estimated gross capital cost of these works totals approximately $146.34 million. A deduction of approximately $17.72 million has been made reflecting the benefit to the existing community, and approximately $1.62 million has been deducted for anticipated grant funding. A deduction of $746,600 related to post-period benefits has been made. Additionally, approximately $2.11 million has been deducted to reflect the existing reserve fund balance. The resulting net growth-related capital cost included in the D.C. calculations is $124.15 million.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 79% (approximately $98.08 million) of costs have been allocated to residential development and 21% (approximately $26.07 million) of costs have been allocated to non-residential development.

# Table 5-7
## Infrastructure Cost Included in the Development Charges Calculation
## Services Related to a Highway

| Proj. No. | Increased Service Needs Attributable to Anticipated Development<br>2026 to Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 79% | Potential D.C. Recoverable Cost: Non-Residential Share 21% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **New Roads** | | | | | | | | | | | |
| 1 | Maria Lane (Argyle Ave) extension - Argyle Ave to Fertilizer Road, Delhi | 1 | 2028 | 1,251,000 | - | | 1,251,000 | - | | 1,251,000 | 988,290 | 262,710 |
| 2 | Main St (First Ave to Crosier) and Crosier St (Main Str to Cronton Rd) extensions, Delhi | 1 | 2028 | 3,238,000 | - | 1,619,000 | 1,619,000 | - | | 1,619,000 | 1,279,010 | 339,990 |
| 3 | Class EA - New Lakeshore Rd, Port Dover (Extension and Area Improvements) | 1 | 2035 | 500,000 | - | | 500,000 | - | | 500,000 | 395,000 | 105,000 |
| 4 | New Lakeshore Road connection (New Lakeshore Road to Highway 6) | 1 | 2040 | 2,167,600 | - | | 2,167,600 | - | | 2,167,600 | 1,712,404 | 455,196 |
| 5 | Class EA - Dalton Road, Delhi | 1 | | 500,000 | - | | 500,000 | - | | 500,000 | 395,000 | 105,000 |
| 6 | Dalton Rd - Croton Ave to Rhineland Rd (Extension) | 1 | 2052 | 8,213,700 | - | | 8,213,700 | - | | 8,213,700 | 6,488,823 | 1,724,877 |
| | **Road Upgrades** | | | | | | | | | | | |
| 7 | Ireland Rd - Queensway E to Decou Rd, Simcoe (Urbanization and Expansion to 3 | 4 | 2032 | 10,342,165 | 8,273,700 | | 2,068,465 | - | | 2,068,465 | 1,634,087 | 434,378 |
| 8 | Queensway East/West - Ireland Rd to Hunt St, Simcoe (Centre turn-lane) | 6 | 2026 | 9,054,695 | 1,358,200 | | 7,696,495 | - | | 7,696,495 | 6,080,231 | 1,616,264 |
| 9 | Queensway West - Hunt St to Park Rd, (incl.intersection at Park Rd/Cedar | 5 | 2035-2045 | 5,616,905 | 280,800 | | 5,336,105 | - | | 5,336,105 | 4,215,523 | 1,120,582 |
| 10 | Hillcrest Rd - Highway No. 3 to St. Johns Rd, Simcoe | 7 | 2035-2045 | 8,548,157 | 854,800 | | 7,693,357 | - | | 7,693,357 | 6,077,752 | 1,615,605 |
| 11 | Thompson Rd - West of St. Bernard's School to Main St (Expansion to 3 lane X- | 5 | 2035-2045 | 2,394,130 | 119,700 | | 2,274,430 | - | | 2,274,430 | 1,796,800 | 477,630 |
| 12 | Radical Rd - Blueline Rd to Nelson St., Port Dover (Platform Expansion and Road | 7 | 2049 | 1,579,000 | 157,900 | | 1,421,100 | - | | 1,421,100 | 1,122,669 | 298,431 |
| 13 | Fertilizer Rd - Windham Rd 12 to Highway No. 3, Rd, Delhi (Platform Improvements) | 7 | 2045 | 5,821,750 | 582,200 | | 5,239,550 | - | | 5,239,550 | 4,139,245 | 1,100,306 |
| 14 | Concession 7 Townsend - Old Highway 24 to Highway 24, Waterford (Platform | 7 | 2051 | 6,088,600 | 608,900 | | 5,479,700 | - | | 5,479,700 | 4,328,963 | 1,150,737 |
| 15 | Wilson St - 98 Wilson Street to Fertilizer Road, Delhi (Plateform Expansion) | 7 | 2048 | 1,481,900 | 148,200 | | 1,333,700 | - | | 1,333,700 | 1,053,623 | 280,077 |
| 16 | West St - Holden Ave to Hillcrest Rd, Simcoe | 7 | 2048 | 1,973,300 | 197,300 | | 1,776,000 | - | | 1,776,000 | 1,403,040 | 372,960 |
| 17 | Fourteenth St West - 350m W of Norfolk St North to Park Rd, Simcoe | 7 | 2038 | 2,381,650 | 238,200 | | 2,143,450 | - | | 2,143,450 | 1,693,326 | 450,125 |
| | **Road Urbanization** | | | | | | | | | | | |
| 18 | New Lakeshore Rd, (Cecil to Woodhouse) Port Dover (Watermain Upgrade/2nd Feed to | 4 | 2027 | 1,827,000 | 365,400 | | 1,461,600 | - | | 1,461,600 | 1,154,664 | 306,936 |
| 19 | Old Highway 24 - Thompson Rd to Blueline Rd (Urbanization) | 5 | 2050 | 2,766,963 | 138,300 | | 2,628,663 | - | | 2,628,663 | 2,076,644 | 552,019 |
| 20 | Alice St - James St to Washington St (Urbanization) | 4 | 2033 | 634,297 | 126,900 | | 507,397 | - | | 507,397 | 400,844 | 106,553 |

# Table 5-7 (Continued)
## Infrastructure Cost Included in the Development Charges Calculation
## Services Related to a Highway

| Proj. No. | Increased Service Needs Attributable to Anticipated Development<br>2026 to Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 79% | Potential D.C. Recoverable Cost: Non-Residential Share 21% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | St. Andrew St - Clinton St to Market St E, Port Dover (Urbanization and | 4 | 2038 | 833,200 | 166,600 | | 666,600 | - | | 666,600 | 526,614 | 139,986 |
| 22 | Clifford St - St. George St from Dover Ave to Clifford St, Port Dover (Urbanization and | 4 | 2038 | 424,100 | 84,800 | | 339,300 | - | | 339,300 | 268,047 | 71,253 |
| 23 | Nelson St - Mergl Dr to St. George St, Port Dover (Urbanization) | 4 | 2037 | 2,896,500 | 579,300 | | 2,317,200 | - | | 2,317,200 | 1,830,588 | 486,612 |
| 24 | Silver Lake Rd and Cockshutt Rd to North Limit, Port Dover (Urbanization) | 4 | 2039 | 2,277,900 | 455,600 | | 1,822,300 | - | | 1,822,300 | 1,439,617 | 382,683 |
| 25 | Prospect St - Dover Mills Rd to Main St, Port Dover (Urbanization and Road | 4 | 2041 | 2,645,400 | 529,100 | | 2,116,300 | - | | 2,116,300 | 1,671,877 | 444,423 |
| 26 | New Lakeshore Rd (Woodhouse to Lakeview) , Port Dover (Road Urbanization | 4 | 2030 | 1,115,256 | 223,100 | | 892,156 | - | | 892,156 | 704,803 | 187,353 |
| 27 | Dover Mills Rd - Prospect St to Cockshutt Rd, Port Dover (Urbanization) | 4 | 2042 | 2,894,070 | 578,800 | | 2,315,270 | - | | 2,315,270 | 1,829,063 | 486,207 |
| 28 | Dalton Rd - Croton Ave to James St (Urbanization) | 4 | 2038 | 2,220,515 | 444,100 | | 1,776,415 | - | | 1,776,415 | 1,403,368 | 373,047 |
| 29 | Croton Ave - Crosier St to Dalton Rd, Delhi (Reconstruction, improved platform - rural | 4 | 2039 | 950,769 | 190,200 | | 760,569 | - | | 760,569 | 600,850 | 159,719 |
| 30 | Main St N - Amber St to Woodley Rd, and Woodley Rd to Concession 7, Waterford | 5 | 2032 | 1,895,553 | 94,800 | | 1,800,753 | - | | 1,800,753 | 1,422,595 | 378,158 |
| 31 | Deer Park Rd - Main St to Deer Park Pump Station (Urbanization following sanitary | 4 | 2029 | 397,540 | 79,500 | | 318,040 | - | | 318,040 | 251,252 | 66,788 |
| 32 | Decou Rd - Norfolk St South to Lynn Valley Trail (Urbanization and platform | 5 | 2036 | 2,409,000 | 120,500 | | 2,288,500 | - | | 2,288,500 | 1,807,915 | 480,585 |
| 33 | Decou Rd - Ireland Rd to 470m West (Urbanization and platform improvements) | 5 | 2036 | 1,131,585 | 56,600 | | 1,074,985 | - | | 1,074,985 | 849,238 | 225,747 |
| 34 | Wilson St - James St to 98 Wilson Street (Urbanization and Pedestrian Facility | 5 | 2044 | 1,483,600 | 74,200 | | 1,409,400 | - | | 1,409,400 | 1,113,426 | 295,974 |
| 35 | Fourteenth St West - Norfolk St North to 350m West, Simcoe | 5 | 2047 | 1,564,000 | 78,200 | | 1,485,800 | - | | 1,485,800 | 1,173,782 | 312,018 |
| | **Intersection Upgrades** | | | | | | | | | | | |
| 36 | St. Johns Rd at Blueline Rd, Port Dover (Intersection Improvements (Roundabout)) | 8 | 2027-2050 | 6,380,000 | - | | 6,380,000 | - | | 6,380,000 | 5,040,200 | 1,339,800 |
| 37 | St. Johns Rd at Cockshutt Rd, Port Dover (Intersection Improvements (Roundabout)) | 8 | 2027-2050 | 6,380,000 | - | | 6,380,000 | - | | 6,380,000 | 5,040,200 | 1,339,800 |
| 38 | Decou Rd at Norfolk St South, Simcoe (intersection improvements) | 8 | 2026 | 1,148,300 | - | | 1,148,300 | - | | 1,148,300 | 907,157 | 241,143 |
| 39 | Queensway East at Donly Dr N, Simcoe (intersection and pedestrian facility | 8 | 2030 | 382,800 | - | | 382,800 | - | | 382,800 | 302,412 | 80,388 |
| 40 | Queensway East at Ireland Rd, Simcoe (Signalization and Lane Adjustments) | 8 | 2035 | 904,900 | - | | 904,900 | - | | 904,900 | 714,871 | 190,029 |
| 41 | Victoria St at Donly Dr, Simcoe (Intersection Signalization) | 8 | 2040 | 457,700 | - | | 457,700 | - | | 457,700 | 361,583 | 96,117 |

## Table 5-7 (Continued)
## Infrastructure Cost Included in the Development Charges Calculation
## Services Related to a Highway

| Proj. No. | Increased Service Needs Attributable to Anticipated Development 2026 to Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 79% | Potential D.C. Recoverable Cost: Non-Residential Share 21% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 42 | Alice St at Main St (Intersection Improvements) | 9 | 2029 | 850,329 | 42,500 | | 807,829 | - | | 807,829 | 638,185 | 169,644 |
| 43 | Class EA - Fertilizer Rd at Windham Rd 12, Delhi (Intersection Improvements) | 8 | 2035 | 350,000 | - | | 350,000 | - | | 350,000 | 276,500 | 73,500 |
| 44 | Brantford 4/Fertilizer Road Intersection Relignment/Improvement | 8 | 2046 | 7,366,120 | - | | 7,366,120 | - | | 7,366,120 | 5,819,235 | 1,546,885 |
| 45 | Blueline Rd at Highway No. 6, Port Dover (Intersection Improvements, Signal) | 8 | 2040 | 739,300 | - | | 739,300 | - | | 739,300 | 584,047 | 155,253 |
| 46 | Lynn River Heights Phase 2 at Highway No. 6, Port Dover (Intersection Improvements, | 8 | 2046 | 681,500 | - | | 681,500 | - | | 681,500 | 538,385 | 143,115 |
| 47 | Thompson Dr at Main St, Port Dover (Intersection Improvements, add turn lanes) | 8 | 2030 | 1,172,000 | - | | 1,172,000 | - | | 1,172,000 | 925,880 | 246,120 |
| 48 | Walker St at St. Andrew St, Port Dover (Intersection Improvements) | 8 | 2050 | 746,600 | - | | 746,600 | 746,600 | | - | - | - |
| 49 | St. George St at Walker St to Harbour St, Port Dover (Intersection Improvements | 9 | 2038 | 378,400 | 18,900 | | 359,500 | - | | 359,500 | 284,005 | 75,495 |
| 50 | Talbot St at Highway No 59 - Courtland (Intersection Improvements) | 8 | 2032 | 766,900 | - | | 766,900 | - | | 766,900 | 605,851 | 161,049 |
| | **New Sidewalks, Walkways, and Crossings** | | | | | | | | | | | |
| 51 | Ireland Rd to McIntosh Dr (129 Queensway East), Simcoe (Pedestrian Facility | 10 | 2027-2050 | 192,700 | - | | 192,700 | - | | 192,700 | 152,233 | 40,467 |
| 52 | Norfolk St South - Parker Dr to 591 Norfolk St South, Simcoe (Pedestrian Facility | 10 | 2027-2050 | 125,100 | - | | 125,100 | - | | 125,100 | 98,829 | 26,271 |
| 53 | Norfolk St South - Rail Trail (Aproximately James St) to Decou Rd, Simcoe (Pedestrian | 10 | 2027-2050 | 199,500 | - | | 199,500 | - | | 199,500 | 157,605 | 41,895 |
| 54 | Victoria St - Donly Dr to Pond St, Simcoe (Pedestrian Facility Improvements | 10 | 2027-2050 | 879,000 | - | | 879,000 | - | | 879,000 | 694,410 | 184,590 |
| 55 | Evergreen Hill Road - Oak St to Norfolk St South, Simcoe (Pedestrian Facility | 10 | 2027-2050 | 386,200 | - | | 386,200 | - | | 386,200 | 305,098 | 81,102 |
| 56 | Thompson Road - Main St to Duncombe Road (North Side sidewalk) | 10 | 2027-2050 | 168,341 | - | | 168,341 | - | | 168,341 | 132,989 | 35,352 |
| 57 | Church St East, Herbert Ave to Brantford Rd, Delhi (Pedestrian Facility Improvements) | 10 | 2027-2050 | 385,400 | - | | 385,400 | - | | 385,400 | 304,466 | 80,934 |
| 58 | Argyl Ave - James St to East Limit, Delhi (Pedestrian Facility Improvements) | 10 | 2027-2050 | 644,700 | - | | 644,700 | - | | 644,700 | 509,313 | 135,387 |
| 59 | James St, Tisdale St to Wilson Dr, Delhi (Pedestrian Facility Improvements - | 10 | 2027-2050 | 247,200 | - | | 247,200 | - | | 247,200 | 195,288 | 51,912 |
| 60 | James St, Tisdale St to Pinegrove Rd, Delhi (Pedestrian Facility Improvements, multi-use | 10 | 2027-2050 | 199,400 | - | | 199,400 | - | | 199,400 | 157,526 | 41,874 |

## Table 5-7 (Continued)
## Infrastructure Cost Included in the Development Charges Calculation
## Services Related to a Highway

| Proj. No. | Increased Service Needs Attributable to Anticipated Development 2026 to Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 79% | Potential D.C. Recoverable Cost: Non-Residential Share 21% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 61 | Thompson Dr to Blue Lake Ave, Port Dover (Pedestrian Facility Improvements) | 10 | 2027-2050 | 80,500 | - | | 80,500 | - | | 80,500 | 63,595 | 16,905 |
| 62 | Front Rd - College Ave to Dock St, Port Rowan (Pedestrian Facility Upgrades) | 10 | 2027-2050 | 525,000 | - | | 525,000 | - | | 525,000 | 414,750 | 110,250 |
| 63 | Front Rd - Hunter Dr North to #60 Front Rd, Port Rowan (Pedestrian Facility Upgrades) | 10 | 2027-2050 | 63,800 | - | | 63,800 | - | | 63,800 | 50,402 | 13,398 |
| 64 | Main St of Courtland (Highway No. 3) - Talbot St to King Cres, Courtland | 10 | 2027-2050 | 207,200 | - | | 207,200 | - | | 207,200 | 163,688 | 43,512 |
| 65 | Talbot St - Main St of Courtland to Highway No. 59, Courtland (Pedestrian Facility | 10 | 2027-2050 | 753,600 | - | | 753,600 | - | | 753,600 | 595,344 | 158,256 |
| 66 | Main St of Courtland (Highway No. 3) - Talbot St to Courtland Lions Community | 10 | 2027-2050 | 785,200 | - | | 785,200 | - | | 785,200 | 620,308 | 164,892 |
| | **Fleet and Equipment** | | | | | | | | | | | |
| 67 | Provision for New Fleet and Equipment | 1 | 2027-2050 | 8,476,000 | - | | 8,476,000 | - | | 8,476,000 | 6,696,040 | 1,779,960 |
| | **Studies** | | | | | | | | | | | |
| 68 | ISMP Update (Road's share) | 15 | 2027 | 600,000 | 150,000 | | 450,000 | - | | 450,000 | 355,500 | 94,500 |
| 69 | ISMP Update (Road's share) | 15 | 2036 | 600,000 | 150,000 | | 450,000 | - | | 450,000 | 355,500 | 94,500 |
| 70 | ISMP Update (Road's share) | 15 | 2046 | 600,000 | 150,000 | | 450,000 | - | | 450,000 | 355,500 | 94,500 |
| | | | | | | | | | | | | |
| | Reserve Fund Adjustment | | | | | | | | | (2,107,869) | (1,665,217) | (442,652) |
| | | | | | | | | | | | | |
| | **Total** | | | **146,343,490** | **17,717,300** | **1,619,000** | **127,007,190** | **746,600** | **-** | **124,152,721** | **98,080,650** | **26,072,071** |

## 5.4 Urban Buildout Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for water and wastewater services, evaluated over the urban buildout forecast period.

### 5.4.1 Water Service

The County has identified the need for various capital investments related to water services, as presented in Table 5-8 of which many projects relate to the Inter Urban Water Supply (I.U.W.S.) Program. These projects will effectively increase water servicing capacity for new development, and in some cases, benefit the existing population as well. Additional capital works such as new and upgraded facilities, new watermains, upgrades to existing watermains, fleet and equipment, and water-related studies have been identified. Ongoing debt repayment costs and previously unfunded amounts have also been included in the calculations. In total, the estimated gross capital cost of these works is approximately $518.2 million, including $371,040 representing previously unfunded amounts. A deduction reflecting benefits to the existing community of approximately $235.18 million has been included. Anticipated grants, subsidies, and other contributions attributable to new development of approximately $167.19 million have been deducted. It is noted that a significant share of the anticipated grant funding is related to the I.U.W.S. Program, which has been assumed to receive a combination of provincial and federal grant funding totaling two-thirds of the gross capital costs. Further, a deduction related to the post-period benefit of approximately $30.39 million has been made to benefit future growth. As a result, the net growth-related capital cost included in the D.C. calculations is approximately $85.45 million.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 80% (approximately $68.36 million) of costs have been allocated to residential development and 20% (approximately $17.09 million) of costs have been allocated to non-residential development.

### 5.4.2 Wastewater Services

The County has identified the need for capital works related to wastewater services presented in Table 5-9. The capital projects include new and upgraded facilities, new wastewater mains, upgrades to existing wastewater mains, fleet and equipment, and studies related to wastewater services. Ongoing debt repayment costs and previously unfunded amounts have also been included in the calculations. In total, the gross estimated capital cost of these works is approximately $239.64 million, including approximately $1.13 million representing previously unfunded amounts. A benefit to the existing community of approximately $90.68 million has been deducted from the calculation, along with grants, subsidies, and other contributions of approximately $23.3 million. Furthermore, a post-period deduction of approximately $1.16 million has been made, accounting for the benefit to future development. As a result, the net growth-related capital cost included in the D.C. calculations is approximately $124.49 million.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 80% (approximately $99.59 million) of costs have been allocated to residential development and 20% (approximately $24.89 million) of costs have been allocated to non-residential development.

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

| Proj. No. | Increased Service Needs Attributable to Anticipated Development<br>2026 to Urban Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 80% | Potential D.C. Recoverable Cost: Non-Residential Share 20% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Inter Urban Water Supply Program** | | | | | | | | | | | |
| 1 | IUWS Phase 1 : Simcoe Transmission Watermain | 12 | 2028 | 53,158,000 | 24,908,500 | 18,833,000 | 9,416,500 | 3,211,700 | | 6,204,800 | 4,963,840 | 1,240,960 |
| 2 | IUWS Phase 1 : Nanticoke WTP Upgrade #1 (10MLD) | 12 | 2027 | 45,232,000 | 21,194,600 | 16,024,900 | 8,012,500 | 2,732,800 | | 5,279,700 | 4,223,760 | 1,055,940 |
| 3 | IUWS Phase 1: Simcoe to Booster Pumping Station | 12 | 2027 | 11,300,000 | 5,294,900 | 4,003,400 | 2,001,700 | 682,700 | | 1,319,000 | 1,055,200 | 263,800 |
| 4 | IUWS Phase 1: Elevated Tank - Simcoe | 12 | 2027 | 18,800,000 | 8,809,200 | 6,660,500 | 3,330,300 | 1,135,900 | | 2,194,400 | 1,755,520 | 438,880 |
| 5 | IUWS Phase 2 : Vertical Capital - Port Dover | 12 | 2027-2029 | 20,506,000 | 9,608,600 | 7,264,900 | 3,632,500 | 1,238,900 | | 2,393,600 | 1,914,880 | 478,720 |
| 6 | IUWS Phase 2 : Feeder Mains to ET and Simcoe | 12 | 2027-2029 | 18,547,000 | 8,690,700 | 6,570,900 | 3,285,400 | 1,120,600 | | 2,164,800 | 1,731,840 | 432,960 |
| 7 | IUWS Townsend Watermain Upsizing (NCP to SQ Rd) | 12 | 2027-2028 | 670,000 | 313,900 | 237,400 | 118,700 | 40,500 | | 78,200 | 62,560 | 15,640 |
| 8 | IUWS Phase 3A Waterford: Vertical Capital | 12 | 2029-2031 | 13,402,000 | 6,279,800 | 4,748,100 | 2,374,100 | 809,700 | | 1,564,400 | 1,251,520 | 312,880 |
| 9 | IUWS Phase 3B Delhi: Vertical Capital | 12 | 2029-2031 | 28,845,000 | 13,516,000 | 10,219,300 | 5,109,700 | 1,742,800 | | 3,366,900 | 2,693,520 | 673,380 |
| 10 | IUWS Townsend Watermain Upsizing - Main to ET | 12 | 2029-2030 | 2,050,000 | 960,600 | 726,300 | 363,100 | 123,800 | | 239,300 | 191,440 | 47,860 |
| 11 | IUWS Phase 3A Waterford: Feeder Mains to ET | 12 | 2032 | 10,952,000 | 5,131,800 | 3,880,100 | 1,940,100 | 661,700 | | 1,278,400 | 1,022,720 | 255,680 |
| 12 | IUWS Phase 3B Delhi: Feeder Mains to ET | 12 | 2029-2031 | 20,339,000 | 9,530,300 | 7,205,800 | 3,602,900 | 1,228,900 | | 2,374,000 | 1,899,200 | 474,800 |
| 13 | Phase 4 - Port Dover to Port Rowan | 12 | 2043 | 52,072,000 | 24,399,600 | 18,448,200 | 9,224,200 | 3,146,100 | | 6,078,100 | 4,862,480 | 1,215,620 |
| 14 | Phase 2 Nanticoke WTP Upgrades | 12 | 2041 | 63,641,000 | 29,820,600 | 22,546,900 | 11,273,500 | 3,845,100 | | 7,428,400 | 5,942,720 | 1,485,680 |
| 15 | Phase 3 Nanticoke WTP Upgrades | 12 | 2049 | 63,641,000 | 29,820,600 | 22,546,900 | 11,273,500 | 3,845,100 | | 7,428,400 | 5,942,720 | 1,485,680 |
| 16 | Phase 5 - Port Rowan to Courtland | 12 | 2048 | 41,774,000 | 19,574,300 | 14,799,800 | 7,399,900 | 2,523,900 | | 4,876,000 | 3,900,800 | 975,200 |
| 17 | IUWS Program Engineering | 12 | 2027 | 3,632,000 | 1,701,900 | 1,286,800 | 643,300 | 219,400 | | 423,900 | 339,120 | 84,780 |
| | **Facilities** | | | | | | | | | | | |
| 18 | Waterford Water Storage | | 2027 | 200,000 | 100,000 | | 100,000 | - | | 100,000 | 80,000 | 20,000 |
| 19 | Delhi Water Storage Improvements/Expansion | | 2030 | 200,000 | 100,000 | | 100,000 | - | | 100,000 | 80,000 | 20,000 |
| 20 | Simcoe Water Storage Improvements/Expansion | | 2030 | 200,000 | 100,000 | | 100,000 | - | | 100,000 | 80,000 | 20,000 |
| 21 | Port Rowan WTP and Intake Upgrades | | 2027 | 18,939,000 | 12,796,600 | 1,189,000 | 4,953,400 | - | | 4,953,400 | 3,962,720 | 990,680 |
| | **New Watermains** | | | | | | | | | | | |
| 22 | Argyle Ave Extension - Huggins Ave to Fertilizer Rd, Delhi (New waterline) | 1 | 2028 | 459,000 | - | | 459,000 | - | | 459,000 | 367,200 | 91,800 |
| 23 | Hwy 6 - Blueline Rd, Radical Rd, Port Dover | 1 | | 3,868,000 | - | | 3,868,000 | 1,934,000 | | 1,934,000 | 1,547,200 | 386,800 |
| 24 | Norfolk St South - Parker Dr to 591 Norfolk St South to Decou Rd, Simcoe (Watermain | 1 | | 1,499,600 | - | | 1,499,600 | - | | 1,499,600 | 1,199,680 | 299,920 |

# Table 5-8 (Continued)
## Infrastructure Cost Included in the Development Charges Calculation
## Water Services

| Proj. No. | Increased Service Needs Attributable to Anticipated Development<br>2026 to Urban Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 80% | Potential D.C. Recoverable Cost: Non-Residential Share 20% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | Woodway Trl - 682 Ireland Rd to Trillium Way, Simcoe (Watermain Extension) | 1 | | 1,114,800 | - | | 1,114,800 | - | | 1,114,800 | 891,840 | 222,960 |
| 26 | Old Hwy 24 North of Waterford - Woodley Rd to Concession 7 (Watermain Extension | 1 | | 525,074 | - | | 525,074 | - | | 525,074 | 420,059 | 105,015 |
| 27 | Ireland Rd - Syl Apps to Decou Rd (Watermain Extension) | 1 | | 580,988 | - | | 580,988 | - | | 580,988 | 464,790 | 116,198 |
| 28 | Old Highway 24 - Lam Blvd to Blueline Rd | 1 | | 287,000 | - | | 287,000 | 143,500 | | 143,500 | 114,800 | 28,700 |
| 29 | Dalton Rd -James St to Croton Rd 200mm (Watermain Extension to loop to Crosier St | 1 | | 540,260 | - | | 540,260 | - | | 540,260 | 432,208 | 108,052 |
| 30 | Croton Ave - Dalton Rd to Crosier Rd. (Watermain Extension, 200mm) | 1 | | 352,176 | - | | 352,176 | - | | 352,176 | 281,741 | 70,435 |
| 31 | Dover Mills Rd - Prospect Dr to Cockshutt Rd (Watermain Extension) | 1 | | 547,531 | - | | 547,531 | - | | 547,531 | 438,025 | 109,506 |
| 32 | Norfolk St South -Parker Dr to FOB to Willow Crt to Decou Rd (Watermain | 1 | | 993,367 | - | | 993,367 | - | | 993,367 | 794,694 | 198,673 |
| 33 | South East Simcoe Watemain Trunk through Calibrex-LIV-Woodway | 1 | 2028 | 1,039,430 | - | | 1,039,430 | - | | 1,039,430 | 831,544 | 207,886 |
| 34 | Decou Rd - Willow Crt to Ireland Rd (Watermain Extension) | 1 | 2029 | 1,035,474 | - | | 1,035,474 | - | | 1,035,474 | 828,379 | 207,095 |
| 35 | Blueline Rd - Radical Rd to Highway 6 (West Dover Trunk Watermain) | 1 | 2045 | 2,638,000 | - | | 2,638,000 | - | | 2,638,000 | 2,110,400 | 527,600 |
| | **Watermain Upgrades** | | | | | | | | | | | |
| 36 | New Lakeshore Rd - Cecil Ave to Lakeview Ave (Upsizing) | | 2027 | 1,135,384 | 567,700 | | 567,684 | - | | 567,684 | 454,147 | 113,537 |
| 37 | Colborne St N - Windham St to Queensway, Simcoe | | 2029 | 211,000 | 147,700 | | 63,300 | - | | 63,300 | 50,640 | 12,660 |
| 38 | Washington St - Green St to Thompson Rd, Waterford | | 2031 | 586,000 | 527,400 | | 58,600 | - | | 58,600 | 46,880 | 11,720 |
| 39 | South Dr - Oak St to Head St, Simcoe | | 2031 | 534,000 | 480,600 | | 53,400 | - | | 53,400 | 42,720 | 10,680 |
| 40 | Thompson Rd - St. Bernard's School to Main St (Expansion) | | | 356,387 | 285,100 | | 71,287 | - | | 71,287 | 57,030 | 14,257 |
| | **Studies** | | | | | | | | | | | |
| 41 | ISMP Update (Water share) | 15 | 2027 | 375,000 | 93,800 | | 281,200 | - | | 281,200 | 224,960 | 56,240 |
| 42 | ISMP Update (Water share) | 15 | 2036 | 375,000 | 93,800 | | 281,200 | - | | 281,200 | 224,960 | 56,240 |
| 43 | ISMP Update (Water share) | 15 | 2046 | 375,000 | 93,800 | | 281,200 | - | | 281,200 | 224,960 | 56,240 |
| 44 | Water Model Update and Recalibration (All Systems) | 15 | 2026 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 60,000 | 15,000 |
| 45 | Water Model Update and Recalibration (All Systems) | 15 | 2034 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 60,000 | 15,000 |

# Table 5-8 (Continued)
## Infrastructure Cost Included in the Development Charges Calculation
## Water Services

| Proj. No. | Increased Service Needs Attributable to Anticipated Development<br>2026 to Urban Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 80% | Potential D.C. Recoverable Cost: Non-Residential Share 20% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46 | Water Model Update and Recalibration (All Systems) | 15 | 2042 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 60,000 | 15,000 |
| 47 | Water Model Update and Recalibration (All Systems) | 15 | 2050 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 60,000 | 15,000 |
| | **Fleet and Equipment** | | | | | | | | | | | |
| 48 | Emergency Response Trailer | 1 | 2026 | 25,000 | - | | 25,000 | - | | 25,000 | 20,000 | 5,000 |
| 49 | Valve Trailer & Hydraulics | 1 | 2026 | 40,000 | - | | 40,000 | - | | 40,000 | 32,000 | 8,000 |
| 50 | Service Trench Box | 1 | 2026 | 15,000 | - | | 15,000 | - | | 15,000 | 12,000 | 3,000 |
| 51 | PRV and Chamber - Delhi / Courtland | | 2026 | 150,000 | 135,000 | | 15,000 | - | | 15,000 | 12,000 | 3,000 |
| | **Debt Repayments** | | | | - | | - | - | | - | - | - |
| 52 | Simcoe Well Field Treatment Facility (growth portion only) | 17 | | 66,120 | - | | 66,120 | - | | 66,120 | 52,896 | 13,224 |
| 53 | OIPC Debt Payments (Debt#161) (growth portion only) | 17 | | 3,611 | - | | 3,611 | - | | 3,611 | 2,889 | 722 |
| 54 | Port Dover WTP Upgrades (growth portion only) | 17 | | 9,604,218 | - | | 9,604,218 | - | | 9,604,218 | 7,683,374 | 1,920,844 |
| | | | | | | | | | | | | |
| | Previously Unfunded Amount | | | 371,040 | - | | 371,040 | - | | 371,040 | 296,832 | 74,208 |
| | | | | | | | | | | | | |
| | **Total** | | | **518,203,461** | **235,177,400** | **167,192,200** | **115,833,861** | **30,387,100** | **-** | **85,446,761** | **68,357,409** | **17,089,352** |

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

| Proj. No. | Increased Service Needs Attributable to Anticipated Development<br>2026 to Urban Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: | | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | | Post Period Benefit | Other Deductions | Total | Residential Share<br>80% | Non-Residential Share<br>20% |
| | **Facilities** | | | | | | | | | | | |
| | Port Dover WWTP Upgrades | | | | | | | | | | | |
| 1 | Phase 1 | | 2027 | 40,355,000 | 29,055,600 | | 11,299,400 | - | | 11,299,400 | 9,039,520 | 2,259,880 |
| 2 | Phase 2 | | 2028-2030 | 36,790,000 | 26,488,800 | | 10,301,200 | - | | 10,301,200 | 8,240,960 | 2,060,240 |
| 3 | Simcoe WWTP Upgrades | | | | | | | | | | | |
| 4 | Phase 1 (Biosolid Train Upgrades) | | | 58,262,000 | - | 23,304,800 | 34,957,200 | - | | 34,957,200 | 27,965,760 | 6,991,440 |
| 5 | Phase 2 (Liquid Train Upgrades) | 18 | 2027 | 34,114,000 | 34,114,000 | | - | - | | - | - | - |
| 6 | Waterford WWTP Capacity Expansion | | 2033-2034 | 34,500,000 | - | | 34,500,000 | - | | 34,500,000 | 27,600,000 | 6,900,000 |
| 7 | SPS Optimization and Upgrades | | 2026-2030 | 9,550,000 | - | | 9,550,000 | - | | 9,550,000 | 7,640,000 | 1,910,000 |
| 8 | Blueline SPS Upgrades | 1 | 2030 | 450,000 | - | | 450,000 | - | | 450,000 | 360,000 | 90,000 |
| 9 | Main St SPS Upgrades, Delhi | 1 | 2030 | 1,500,000 | - | | 1,500,000 | - | | 1,500,000 | 1,200,000 | 300,000 |
| | **New Wastewater Mains** | | | | | | | | | | | |
| 10 | Mechanic St - Main St to 215m west of Main St | 1 | 2030 | 707,084 | - | | 707,084 | - | | 707,084 | 565,667 | 141,417 |
| 11 | Argyle Ave - Bluegrass Ph 4 to Fertilizer Rd | 1 | 2028 | 275,000 | - | | 275,000 | - | | 275,000 | 220,000 | 55,000 |
| 12 | Woodway Trail - 682 Ireland Rd to Trillium Way | 1 | 2028 | 1,126,900 | - | | 1,126,900 | - | | 1,126,900 | 901,520 | 225,380 |
| 13 | Old Hwy 24 - Woodley Rd to Concession 7 | 1 | | 528,670 | - | | 528,670 | - | | 528,670 | 422,936 | 105,734 |
| 14 | Dalton Rd - James St to Gardens, Delhi | 1 | | 315,534 | - | | 315,534 | - | | 315,534 | 252,427 | 63,107 |
| 15 | Dover Mills Rd - Prospect St to Cockshutt Rd | 1 | | 780,884 | - | | 780,884 | - | | 780,884 | 624,707 | 156,177 |
| 16 | Cockshutt Rd/Ryerse Trunk Expansion | 1 | | 2,428,207 | - | | 2,428,207 | - | | 2,428,207 | 1,942,566 | 485,641 |
| 17 | Ireland Rd - Victoria St to Decou Rd | 1 | | 2,042,017 | - | | 2,042,017 | 1,021,000 | | 1,021,017 | 816,814 | 204,203 |
| 18 | Old Highway 24 - Lam Blvd to Blueline Rd | 1 | | 282,860 | - | | 282,860 | 141,400 | | 141,460 | 113,168 | 28,292 |
| 19 | South-East Simcoe Trunk Expansion - Calibrex-LIV-Woodway | 1 | 2028 | 1,051,506 | - | | 1,051,506 | - | | 1,051,506 | 841,205 | 210,301 |
| 20 | Port Dover Trunk Sanitary Extension (New Lakeshore, Lakeview, Highway 6) - Dover | 1 | | 2,188,345 | - | | 2,188,345 | - | | 2,188,345 | 1,750,676 | 437,669 |
| | **Wastewater Main Upgrades** | | | | | | | | | | | |
| 21 | New Lakeshore Rd - Cecil Ave to Port Dover WWTP (Trunk Sewer Upsizing) | | 2027 | 787,831 | 551,500 | | 236,331 | - | | 236,331 | 189,065 | 47,266 |
| 22 | Colborne St N - Windham St to Queensway W | | 2029 | 126,000 | 88,200 | | 37,800 | - | | 37,800 | 30,240 | 7,560 |
| 23 | Cockshutt Rd (Wamsley/Barfoot - including former Eggink Lands SPS upgrades) | | 2035 | 3,197,100 | - | | 3,197,100 | - | | 3,197,100 | 2,557,680 | 639,420 |
| | **Studies** | | | | | | | | | | | |
| 24 | ISMP Update (wastewater share) | 15 | 2027 | 375,000 | 93,800 | | 281,200 | - | | 281,200 | 224,960 | 56,240 |
| 25 | ISMP Update (wastewater share) | 15 | 2036 | 375,000 | 93,800 | | 281,200 | - | | 281,200 | 224,960 | 56,240 |

Table 5-9 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services

| Proj. No. | Increased Service Needs Attributable to Anticipated Development 2026 to Urban Buildout | BTE Note | Timing (year) | Gross Capital Cost Estimate (2026$) | Less: Benefit to Existing Development | Less: Grants, Subsidies and Other Contributions Attributable to New Development | Net Capital Cost | Less: Post Period Benefit | Less: Other Deductions | Potential D.C. Recoverable Cost: Total | Potential D.C. Recoverable Cost: Residential Share 80% | Potential D.C. Recoverable Cost: Non-Residential Share 20% |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 26 | ISMP Update (wastewater share) | 15 | 2046 | 375,000 | 93,800 | | 281,200 | - | | 281,200 | 224,960 | 56,240 |
| 27 | Sanitary Model Update and Recalibraton (All systems) | 15 | 2026 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 60,000 | 15,000 |
| 28 | Sanitary Model Update and Recalibraton (All systems) | 15 | 2034 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 60,000 | 15,000 |
| 29 | Sanitary Model Update and Recalibraton (All systems) | 15 | 2042 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 60,000 | 15,000 |
| 30 | Sanitary Model Update and Recalibraton (All systems) | 15 | 2050 | 100,000 | 25,000 | | 75,000 | - | | 75,000 | 60,000 | 15,000 |
| | **Fleet and Equipment** | | | | | | | | | | | |
| 31 | SPS Flow Meters - Phase 2 (All Sites) | 1 | 2026 | 85,000 | - | | 85,000 | - | | 85,000 | 68,000 | 17,000 |
| | **Debt Repayment** | | | | | | | | | | | |
| 32 | Simcoe WPCP Expansion Debt (growth portion only) | 17 | | 401,256 | - | | 401,256 | - | | 401,256 | 321,005 | 80,251 |
| 33 | Wastewater Treatment Facility Engineering Services & Expansion (growth portion only) | 17 | | 2,049,614 | - | | 2,049,614 | - | | 2,049,614 | 1,639,691 | 409,923 |
| 34 | WPCP Expansion Port Rowan Debt (growth portion only) | 17 | | 1,297,209 | - | | 1,297,209 | - | | 1,297,209 | 1,037,767 | 259,442 |
| 35 | Delhi WW Treatment Plant Upgrade Debt | 17 | | 1,787,344 | - | | 1,787,344 | - | | 1,787,344 | 1,429,875 | 357,469 |
| | | | | | | | | | | | | |
| | Previously Unfunded Amount | | | 1,131,049 | - | | 1,131,049 | - | | 1,131,049 | 904,839 | 226,210 |
| | | | | | | | | | | | | |
| | **Total** | | | **239,635,410** | **90,679,500** | **23,304,800** | **125,651,110** | **1,162,400** | **-** | **124,488,710** | **99,590,968** | **24,897,742** |

# Chapter 6
## D.C. Calculation

# 6. D.C. Calculation and Comparison

## 6.1 D.C. Calculation

This chapter presents the D.C. calculations for the growth-related capital costs identified in Chapter 5. Table 6-1 calculates the proposed County-wide D.C.s to be imposed on anticipated development in the County over the 10-year forecast period. Table 6-2 calculates the proposed County-wide D.C.s to be imposed on anticipated development in the County over the buildout forecast period. Table 6-3 calculates the D.C.s over the proposed urban buildout forecast period.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, other multiples, and special care/special dwelling units). The non-residential D.C.s have been calculated on a per sq.m of gross floor area basis for non-residential development.

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

For the residential calculations, the total cost is divided by the population associated with new units to determine the per capita amount. The D.C.-eligible cost calculations set out in Chapter 5 are based on the forecast new unit population less any decline in the existing population, where applicable. The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 4) to calculate the charges in Table 6-1, Table 6-2, and Table 6-3.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the respective planning periods to calculate a cost per sq.m of G.F.A.

Table 6-4 summarizes the calculated schedule of charges for services updated in this study, reflecting the maximum D.C.s by residential dwelling unit type and non-residential G.F.A. for County-wide and urban services.

Table 6-5 and Table 6-6 compare the total existing charges, including D.C.s for services not updated within this study, to the charges proposed for a single detached residential dwelling unit and per square foot of G.F.A. for non-residential development, respectively.

In total, the proposed charge for a single detached dwelling unit would increase by 282% ($23,149) in the rural area and would increase by 92% ($23,678) in the urban area.

For non-residential development, the proposed D.C. in the rural area would increase by 69% ($28.27 per sq.ft. of G.F.A.) relative to the current charge. In the urban area, the proposed D.C. would increase by 3% ($4.56 per sq.ft. of G.F.A.) relative to the current charge.

Table 6-1
Norfolk County
Development Charge Calculation
2026-2036

| SERVICE/CLASS | | 2026$ D.C.-Eligible Cost | | 2026$ D.C.-Eligible Cost | |
|---|---|---|---|---|---|
| | | Residential | Non-Residential | S.D.U. | per sq.m |
| 1. Fire Protection Services | | $ 8,867,349 | $ 2,357,143 | $ 3,274 | $ 14.99 |
| 2. Parks and Recreation Services | | $ 40,327,580 | $ - | $ 14,893 | $ - |
| 3. Library Services | | $ 6,188,946 | $ - | $ 2,285 | $ - |
| 4. Ambulance Services | | $ 1,361,810 | $ 362,000 | $ 503 | $ 2.30 |
| 5. Growth-Related Studies | | | | | |
| 5.1 Fire Protection Services | | $ 81,187 | $ 21,581 | $ 30 | $ 0.13 |
| 5.2 Ambulance Services | | $ 9,021 | $ 2,398 | $ 3 | $ 0.02 |
| 5.3 Library Services | | $ 36,083 | $ 9,592 | $ 13 | $ 0.06 |
| 5.4 Parks and Recreation Services | | $ 252,581 | $ 67,142 | $ 93 | $ 0.43 |
| 5.5 Services Related to a Highway | | $ 189,436 | $ 50,356 | $ 70 | $ 0.32 |
| 5.6 Water Services | | $ 135,311 | $ 35,969 | $ 50 | $ 0.23 |
| 5.7 Wastewater Services | | $ 198,456 | $ 52,754 | $ 73 | $ 0.34 |
| **TOTAL** | | **$ 57,647,759** | **$ 2,958,935** | **$ 21,287** | **$ 18.82** |
| D.C.-Eligible Capital Cost | | $ 57,647,759 | $ 2,958,935 | | |
| 10-Year Gross Population/GFA Growth (sq.m) | | 6,995 | 157,200 | | |
| **Cost Per Capita/Non-Residential GFA (sq.m)** | | **$ 8,241** | **$ 18.82** | | |
| **By Residential Unit Type** | **P.P.U.** | | | | |
| Single and Semi-Detached Dwelling | 2.583 | $ 21,287 | | | |
| Other Multiples | 1.758 | $ 14,488 | | | |
| Apartments - 2 Bedrooms + | 1.748 | $ 14,406 | | | |
| Apartments - Bachelor and 1 Bedroom | 1.368 | $ 11,274 | | | |
| Special Care/Special Dwelling Units | 1.100 | $ 9,065 | | | |

## Table 6-2
## Norfolk County
## Development Charge Calculation
## Buildout

| SERVICE/CLASS | | 2026$ D.C.-Eligible Cost Residential | 2026$ D.C.-Eligible Cost Non-Residential | 2026$ D.C.-Eligible Cost S.D.U. | 2026$ D.C.-Eligible Cost per sq.m |
|---|---|---|---|---|---|
| 6. Services Related to a Highway | | $ 98,080,650 | $ 26,072,071 | $ 10,077 | $ 50.38 |
| **TOTAL** | | **$ 98,080,650** | **$ 26,072,071** | **$ 10,077** | **$ 50.38** |
| | | | | | |
| D.C.-Eligible Capital Cost | | $ 98,080,650 | $ 26,072,071 | | |
| Buildout Gross Population/GFA Growth (sq.m) | | 25,140 | 517,500 | | |
| **Cost Per Capita/Non-Residential GFA (sq.m)** | | **$ 3,901** | **$ 50.38** | | |
| **By Residential Unit Type** | **P.P.U.** | | | | |
| Single and Semi-Detached Dwelling | 2.583 | $ 10,077 | | | |
| Other Multiples | 1.758 | $ 6,859 | | | |
| Apartments - 2 Bedrooms + | 1.748 | $ 6,820 | | | |
| Apartments - Bachelor and 1 Bedroom | 1.368 | $ 5,337 | | | |
| Special Care/Special Dwelling Units | 1.10 | $ 4,292 | | | |

## Table 6-3
## Norfolk County
## Development Charge Calculation
## Urban Buildout

| SERVICE/CLASS | | 2026$ D.C.-Eligible Cost Residential | 2026$ D.C.-Eligible Cost Non-Residential | 2026$ D.C.-Eligible Cost S.D.U. | 2026$ D.C.-Eligible Cost per sq.m |
|---|---|---|---|---|---|
| 7. Water Services | | $ 68,357,409 | $ 17,089,352 | $ 7,336 | $ 42.96 |
| 8. Wastewater Services | | $ 99,590,968 | $ 24,897,742 | $ 10,687 | $ 62.59 |
| **TOTAL** | | **$ 167,948,377** | **$ 41,987,094** | **$ 18,023** | **$ 105.55** |
| | | | | | |
| D.C.-Eligible Capital Cost | | $ 167,948,377 | $ 41,987,094 | | |
| Urban Buildout Gross Population/GFA Growth (sq.m) | | 24,070 | 397,800 | | |
| **Cost Per Capita/Non-Residential GFA (sq.m)** | | **$ 6,977** | **$ 105.55** | | |
| **By Residential Unit Type** | **P.P.U.** | | | | |
| Single and Semi-Detached Dwelling | 2.583 | $ 18,023 | | | |
| Other Multiples | 1.758 | $ 12,266 | | | |
| Apartments - 2 Bedrooms + | 1.748 | $ 12,197 | | | |
| Apartments - Bachelor and 1 Bedroom | 1.368 | $ 9,545 | | | |
| Special Care/Special Dwelling Units | 1.100 | $ 7,675 | | | |

Table 6-4
Norfolk County
Calculated 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 | (per $m^2$ of Gross Floor Area) |
| **County-wide Services/Class of Service:** | | | | | | |
| Services Related to a Highway | $ 10,077 | $ 6,858 | $ 6,819 | $ 5,337 | $ 4,291 | $ 50.38 |
| Fire Protection Services | $ 3,274 | $ 2,228 | $ 2,216 | $ 1,734 | $ 1,394 | $ 14.99 |
| Parks and Recreation Services | $ 14,893 | $ 10,136 | $ 10,079 | $ 7,888 | $ 6,342 | $ - |
| Library Services | $ 2,285 | $ 1,555 | $ 1,546 | $ 1,210 | $ 973 | $ - |
| Ambulance Services | $ 503 | $ 342 | $ 340 | $ 266 | $ 214 | $ 2.30 |
| Growth-Related Studies | $ 332 | $ 226 | $ 225 | $ 176 | $ 141 | $ 1.53 |
| **Total County-wide Services/Class of Services** | **$ 31,364** | **$ 21,345** | **$ 21,225** | **$ 16,611** | **$ 13,355** | **$ 69.20** |
| **Urban Services** | | | | | | |
| Water Services | $ 7,336 | $ 4,993 | $ 4,965 | $ 3,885 | $ 3,124 | $ 42.96 |
| Wastewater Services | $ 10,687 | $ 7,274 | $ 7,232 | $ 5,660 | $ 4,551 | $ 62.59 |
| **Total Urban Services** | **$ 18,023** | **$ 12,267** | **$ 12,197** | **$ 9,545** | **$ 7,675** | **$ 105.55** |
| **GRAND TOTAL RURAL AREA** | **$ 31,364** | **$ 21,345** | **$ 21,225** | **$ 16,611** | **$ 13,355** | **$ 69.20** |
| **GRAND TOTAL URBAN AREA** | **$ 49,387** | **$ 33,612** | **$ 33,422** | **$ 26,156** | **$ 21,030** | **$ 174.75** |

Table 6-5
Norfolk County
Comparison of Current and Proposed Residential (Single Detached) D.C.s

| Service/Class of Service | Current | Calculated | Difference (Calculated - Current) |
|---|---|---|---|
| **County Wide Services/Classes:** | | | |
| Services Related to a Highway | $ 2,745 | $ 10,077 | $ 7,332 |
| Fire Protection Services | $ 988 | $ 3,274 | $ 2,286 |
| Parks and Recreation Services | $ 2,565 | $ 14,893 | $ 12,328 |
| Parking | $ 217 | $ - | $ (217) |
| Library Services | $ 1,373 | $ 2,285 | $ 912 |
| Ambulance Services | $ 194 | $ 503 | $ 309 |
| Growth-Related Studies | $ 133 | $ 332 | $ 199 |
| **Total Municipal Wide Services/Classes** | **$ 8,215** | **$ 31,364** | **$ 23,149** |
| **Urban Services:** | | | |
| Water Services | $ 10,971 | $ 7,336 | $ (3,635) |
| Wastewater Services | $ 6,523 | $ 10,687 | $ 4,164 |
| **Total Urban Area Services** | **$ 17,494** | **$ 18,023** | **$ 529** |
| **Grand Total - Rural Area** | **$ 8,215** | **$ 31,364** | **$ 23,149** |
| **Grand Total - Urban Area** | **$ 25,709** | **$ 49,387** | **$ 23,678** |

Table 6-6
Norfolk County
Comparison of Current and Proposed Non-Residential D.C. (per sq.m of G.F.A.)

| Service/Class of Service | Current | Calculated | Difference (Calculated - Current) |
|---|---|---|---|
| **County Wide Services/Classes:** | | | |
| Services Related to a Highway | $ 26.15 | $ 50.38 | $ 24.23 |
| Fire Protection Services | $ 9.63 | $ 14.99 | $ 5.36 |
| Parks and Recreation Services | $ - | $ - | $ - |
| Parking | $ 2.03 | $ - | $ (2.03) |
| Library Services | $ - | $ - | $ - |
| Ambulance Services | $ 1.84 | $ 2.30 | $ 0.46 |
| Growth-Related Studies | $ 1.28 | $ 1.53 | $ 0.25 |
| **Total Municipal Wide Services/Classes** | **$ 40.93** | **$ 69.20** | **$ 28.27** |
| **Urban Services:** | | | |
| Water Services | $ 80.99 | $ 42.96 | $ (38.03) |
| Wastewater Services | $ 48.27 | $ 62.59 | $ 14.32 |
| **Total Urban Area Services** | **$ 129.26** | **$ 105.55** | **$ (23.71)** |
| **Grand Total - Rural Area** | **$ 40.93** | **$ 69.20** | **$ 28.27** |
| **Grand Total - Urban Area** | **$ 170.19** | **$ 174.75** | **$ 4.56** |

# 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 regarding subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

## 7.2 D.C. By-law Structure

**It is recommended that:**

- The County imposes a County-wide D.C. calculations for the following services and class of services:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Ambulance Services; and
- Growth-related Studies.

- The County imposes urban area D.C. calculations for the following services:
  - Water Services; and
  - Wastewater Services

## 7.3 D.C. By-law Rules

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

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

### *7.3.1 Payment in any Particular Case*

In accordance with the D.C.A., 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 were utilized in the calculation of the charge:

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, and institutional).

2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance and are summarized in Chapter 5.

### 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 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.s by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

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

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

### 7.3.4 Exemptions (full or partial)

Statutory exemptions:

- Partial exemption for 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.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development within or ancillary to 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 limits set out in subsection 2 (3.2) of the Act);
- Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
- Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units;
- Full exemption for attainable units, (not yet in force);
- Full exemption for affordable inclusionary zoning units;
- Full exemption for non-profit housing developments;
- Full exemption for non-profit retirement home developments;
- Full exemption for long-term care homes; and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

Discretionary exemptions:

- Temporary farm workers accommodations;
- Farming business development;

- Temporary structures including building without a foundation which is constructed, erected or placed on land for a continuous period of time not exceeding one year; and
- Places of worship.

It is noted that the County's current D.C. by-law includes a number of exemptions that have not been carried over into the draft by-law presented herein. The County will be considering shifting these exemptions to its Community Improvement Plan (CIP) program. This approach will provide the County with more flexibility to update the programs as the County's development needs and priorities change. The exemptions that are being considered for inclusion in the CIP program include the following:

- Development within the boundaries of the "Central Business Districts";
- Industrial development;
- Roofed Accommodation Development; and
- Brownfield development.

### *7.3.5 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 into by the County and an owner under s. 27 of the D.C.A. or as subsequently noted.

D.C.s payable for residential development (other than rental housing, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied.

Rental housing and institutional developments will pay D.C.s in six (6) equal annual payments commencing at occupancy.

The D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the lower of the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application), including interest, and the D.C. at current rates at the time the D.C. is calculated.

Payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the County can impose is the average prime rate plus 1%.

### *7.3.6 Indexing*

Rates shall be adjusted, without amendment to the By-law, annually on January 1, in accordance with the most recent twelve-month change for the Toronto series in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0289-01).[1]

### *7.3.7 D.C. Spatial Applicability*

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Subsections 2 (7) and 2 (8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. Subsection 10 (2), clause (c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing, it is proposed that uniform County-wide D.C.s be imposed for all services except water and wastewater services. D.C.s related to water and wastewater services will be imposed on an urban area basis.

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

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

**It is recommended that:**

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

It is recommended that the County's D.C. collections be contributed into eight (8) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Ambulance Services;
- Growth-related Studies;
- Water Services; and
- Wastewater Services.

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

The D.C. by-law is anticipated to be passed by Council on September 22, 2026, and to come into force on the following day, unless Council determines an alternative date for enactment.

### *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-laws come into force (as per section 11 of O. Reg. 82/98).

## 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 charges on a uniform municipal-wide basis for all services, except for water and wastewater services which will be imposed in the urban serviced area;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated July 10, 2026, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated July 10, 2026;"

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

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

# Chapter 8
## By-law Implementation

# 8. By-law Implementation

## 8.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

### *8.1.1 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).

### *8.1.2 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. Taxpayers in particular may have an interest, as any growth-related cost that is incurred that cannot be recovered from development charges (or other legislatively allowed cost recovery mechanisms) requires a separate funding source, which may often be the property tax base.

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 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 County 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 present an overview of 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 County 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 in one of the following ways:
    - by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice;
    - if in the clerk's opinion, a newspaper of sufficient circulation does not exist, by posting on the County's website; 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 County 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 County 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 County 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 County is conducting 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 County 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 County 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 may 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 municipality agrees to expand the credit to other services for which a D.C. is payable.

### 8.3.7 Front-Ending Agreements

The County and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the County 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 *Development Charges Act,* 1989. Accordingly, the County assesses whether this mechanism is appropriate for its use, as part of funding projects prior to County funds being available, and as detailed in the County's Developer Front-end Funding and Reimbursement Policy (Policy GP-018).

### 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 County 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
Norfolk County
Residential Growth Forecast Summary

| | Year | Population (Including Census Undercount) [1] | Excluding Census Undercount: Population | Excluding Census Undercount: Institutional Population | Excluding Census Undercount: Population Excluding Institutional Population | Housing Units: Singles & Semi-Detached | Housing Units: Multiple Dwellings [2] | Housing Units: Apartments [3] | Housing Units: Other | Housing Units: Total Households | Housing Units: Equivalent Institutional Households | Person Per Unit (P.P.U.): Total Population/ Total Households |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Historical | *Mid 2011* | 65,770 | 63,175 | 1,810 | 61,365 | 21,627 | 1,192 | 2,067 | 160 | 25,046 | 1,645 | 2.522 |
| Historical | *Mid 2016* | 66,680 | 64,044 | 1,619 | 62,425 | 22,325 | 1,340 | 2,075 | 260 | 26,000 | 1,472 | 2.463 |
| Historical | *Mid 2021* | 70,270 | 67,490 | 1,265 | 66,225 | 23,585 | 1,505 | 2,280 | 220 | 27,590 | 1,150 | 2.446 |
| Forecast | *Mid 2026* | 74,960 | 72,000 | 1,342 | 70,658 | 24,653 | 1,608 | 2,602 | 220 | 29,083 | 1,220 | 2.476 |
| Forecast | *Mid 2036* | 81,911 | 78,676 | 1,466 | 77,209 | 26,563 | 2,478 | 2,862 | 220 | 32,123 | 1,333 | 2.449 |
| Forecast | *Buildout* | 101,130 | 97,138 | 1,811 | 95,327 | 30,966 | 4,572 | 4,614 | 220 | 40,372 | 1,646 | 2.406 |
| Incremental | **Mid 2011 - Mid 2016** | **910** | **869** | **-191** | **1,060** | **698** | **148** | **8** | **100** | **954** | **-173** | |
| Incremental | **Mid 2016 - Mid 2021** | **3,590** | **3,446** | **-354** | **3,800** | **1,260** | **165** | **205** | **-40** | **1,590** | **-322** | |
| Incremental | **Mid 2021 - Mid 2026** | **4,690** | **4,510** | **77** | **4,433** | **1,068** | **103** | **322** | **0** | **1,493** | **70** | |
| Incremental | **Mid 2026 - Mid 2036** | **6,951** | **6,676** | **124** | **6,551** | **1,910** | **870** | **260** | **0** | **3,040** | **113** | |
| Incremental | **Mid 2026 - Buildout** | **26,170** | **25,138** | **469** | **24,669** | **6,313** | **2,964** | **2,012** | **0** | **11,289** | **426** | |

[1] Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Numbers may not add due to rounding. The buildout forecast refers to the buildout of the Norfolk County urban area and has been assessed for designated urban lands and servicing capacity.
Source: Watson & Associates Economists Ltd.

Schedule 2
Norfolk County
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 | 2026 - 2036 | 1,730 | 870 | 260 | 2,860 | 6,406 | -147 | 6,259 | 124 | 6,383 |
| | 2026 - Buildout | 5,899 | 2,964 | 2,012 | 10,875 | 23,602 | -1 | 23,601 | 469 | 24,070 |
| Rural | 2026 - 2036 | 180 | 0 | 0 | 180 | 465 | -172 | 293 | 0 | 293 |
| | 2026 - Buildout | 414 | 0 | 0 | 414 | 1,069 | -1 | 1,068 | 0 | 1,068 |
| **Norfolk County** | **2026 - 2036** | **1,910** | **870** | **260** | **3,040** | **6,871** | **-319** | **6,552** | **124** | **6,676** |
| | **2026 - Buildout** | **6,313** | **2,964** | **2,012** | **11,289** | **24,671** | **-2** | **24,669** | **469** | **25,138** |

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Source: Watson & Associates Economists Ltd.

# Schedule 3
# Norfolk County
# Current Year Growth Forecast
# Mid-2021 to Mid-2026

| | | | Population |
|---|---|---|---|
| Mid 2021 Population | | | 67,490 |
| Occupants of New Housing Units, Mid 2021 to Mid 2026 | *Units (2)* | 1,493 | |
| | *multiplied by P.P.U. (3)* | 2.434 | |
| | *gross population increase* | 3,634 | 3,634 |
| Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2026 | *Units* | 70 | |
| | *multiplied by P.P.U. (3)* | 1.100 | |
| | *gross population increase* | 77 | 77 |
| Change in Housing Unit Occupancy, Mid 2021 to Mid 2026 | *Units (4)* | 27,590 | |
| | *multiplied by P.P.U. change rate (5)* | 0.029 | |
| | *total change in population* | 799 | 799 |
| Population Estimate to Mid 2026 | | | 72,000 |
| *Net Population Increase, Mid 2021 to Mid 2026* | | | *4,510* |

(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 |
|---|---|---|---|
| *Singles & Semi Detached* | 2.615 | 72% | 1.871 |
| *Multiples (6)* | 1.973 | 7% | 0.136 |
| *Apartments (7)* | 1.980 | 22% | 0.427 |
| Total | | 100% | 2.434 |

[1] Based on 2021 Census custom database.

[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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

Schedule 4
Norfolk County
10-Year Growth Forecast
Mid-2026 to Mid-2036

| | | | Population |
|---|---|---|---|
| Mid 2026 Population | | | 72,000 |
| Occupants of New Housing Units, Mid 2026 to Mid 2036 | *Units (2)* | 3,040 | |
| | *multiplied by P.P.U. (3)* | 2.260 | |
| | *gross population increase* | 6,871 | 6,871 |
| Occupants of New Equivalent Institutional Units, Mid 2026 to Mid 2036 | *Units* | 113 | |
| | *multiplied by P.P.U. (3)* | 1.100 | |
| | *gross population increase* | 124 | 124 |
| Change in Housing Unit Occupancy, Mid 2026 to Mid 2036 | *Units (4)* | 29,083 | |
| | *multiplied by P.P.U. change rate (5)* | -0.011 | |
| | *total change in population* | -319 | -319 |
| Population Estimate to Mid 2036 | | | 78,676 |
| *Net Population Increase, Mid 2026 to Mid 2036* | | | *6,676* |

(1) Mid 2026 Population based on:

2021 Population (67,490) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (1,493 x 2.434 = 3,634) + (70 x 1.1 = 77) + (27,590 x 0.029 = 799) = 72,000

(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 |
|---|---|---|---|---|
| *Singles & Semi Detached* | | 2.583 | 63% | 1.623 |
| *Multiples (6)* | | 1.758 | 29% | 0.503 |
| *Apartments (7)* | | 1.568 | 9% | 0.134 |
| *one bedroom or less* | 1.368 | | | |
| *two bedrooms or more* | 1.748 | | | |
| Total | | | 100% | 2.260 |

[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) Mid 2026 households based upon 2021 Census (27,590 units) + Mid 2021 to Mid 2026 unit estimate (1,493 units) = 29,083 units.

(5) Change 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
## Norfolk County
## Long-Term Growth Forecast
## Mid-2026 to Urban Buildout

| | | | Population |
|---|---|---|---|
| Mid 2026 Population | | | 72,000 |
| Occupants of New Housing Units, Mid 2026 to Buildout | *Units (2)* | 11,289 | |
| | *multiplied by P.P.U. (3)* | 2.185 | |
| | *gross population increase* | 24,671 | 24,671 |
| Occupants of New Equivalent Institutional Units, Mid 2026 to Buildout | *Units* | 426 | |
| | *multiplied by P.P.U. (3)* | 1.100 | |
| | *gross population increase* | 469 | 469 |
| Change in Housing Unit Occupancy, Mid 2026 to Buildout | *Units (4)* | 29,083 | |
| | *multiplied by P.P.U. change rate (5)* | 0.000 | |
| | *total change in population* | -2 | -2 |
| Population Estimate to Buildout | | | 97,138 |
| *Net Population Increase, Mid 2026 to Buildout* | | | *25,138* |

(1) Mid 2026 Population based on:

2021 Population (67,490) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (1,493 x 2.434 = 3,634) + (70 x 1.1 = 77) + (27,590 x 0.029 = 799) = 72,000

(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 |
|---|---|---|---|
| *Singles & Semi Detached* | 2.583 | 56% | 1.444 |
| *Multiples (6)* | 1.758 | 26% | 0.462 |
| *Apartments (7)* | 1.568 | 18% | 0.279 |
| *one bedroom or less* | 1.368 | | |
| *two bedrooms or more* | 1.748 | | |
| Total | | 100% | 2.185 |

[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) Mid 2026 households based upon 2021 Census (27,590 units) + Mid 2021 to Mid 2026 unit estimate (1,493 units) = 29,083 units.

(5) Change 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
## Norfolk County
## Summary of Housing Units in Active Development Applications (Urban Area)

| Stage of Development | Density Type | | | |
|---|---|---|---|---|
| | Singles & Semi-Detached | Multiples [2] | Apartments [3] | Total |
| | | | | |
| Registered Not Built | 185 | 45 | 0 | **230** |
| *% Breakdown* | *80%* | *20%* | *0%* | *100%* |
| | | | | |
| Draft Plans Approved | 1,235 | 1,908 | 1,202 | **4,345** |
| *% Breakdown* | *28%* | *44%* | *28%* | *100%* |
| | | | | |
| Application Under Review | 409 | 594 | 253 | **1,256** |
| *% Breakdown* | *33%* | *47%* | *20%* | *100%* |
| | | | | |
| Vacant Lands Designated for Residential | 4,070 | 417 | 557 | **5,044** |
| *% Breakdown* | *81%* | *8%* | *11%* | *100%* |
| | | | | |
| **Total** | **5,899** | **2,964** | **2,012** | **10,875** |
| ***% Breakdown*** | ***54%*** | ***27%*** | ***19%*** | ***100%*** |

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
Note: Vacant lands designated for residential includes opportunities in the Built-Up Area.
Source: Derived from Norfolk County active development application data as of 2026, by Watson & Associates Economists Ltd.

Schedule 7
Norfolk County
Historical Residential Building Permits
Years 2016 to 2025

| Year | Residential Building Permits | | | |
|---|---|---|---|---|
| | Singles & Semi Detached | Multiples [1] | Apartments [2] | Total |
| 2016 | 287 | 44 | 0 | 331 |
| 2017 | 299 | 66 | 14 | 379 |
| 2018 | 183 | 77 | 0 | 260 |
| 2019 | 205 | 157 | 72 | 434 |
| 2020 | 208 | 95 | 29 | 332 |
| Sub-total | 1,182 | 439 | 115 | 1,736 |
| **Average (2016 - 2020)** | ***236*** | ***88*** | ***23*** | ***347*** |
| % Breakdown | 68.1% | 25.3% | 6.6% | 100.0% |
| 2021 | 533 | 53 | 28 | 614 |
| 2022 | 228 | 13 | 18 | 259 |
| 2023 | 117 | 0 | 33 | 150 |
| 2024 | 92 | 30 | 219 | 341 |
| 2025 | 98 | 7 | 24 | 129 |
| Sub-total | 1,068 | 103 | 322 | 1,493 |
| **Average (2021 - 2025)** | ***214*** | ***21*** | ***64*** | ***299*** |
| % Breakdown | 71.5% | 6.9% | 21.6% | 100.0% |
| 2016 - 2025 | | | | |
| Total | 2,250 | 542 | 437 | 3,229 |
| ***Average*** | ***225*** | ***54*** | ***44*** | ***323*** |
| % Breakdown | 69.7% | 16.8% | 13.5% | 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 building permit data for Norfolk County, by Watson & Associates Economists Ltd.

## Schedule 8a
## Norfolk County
## Person Per Unit by Age and Type of Dwelling
## (2021 Census)

| Age of Dwelling | Singles and Semi-Detached | | | | | | |
|---|---|---|---|---|---|---|---|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | 25 Year Average Adjusted[2] |
| 1-5 | - | - | 2.024 | 2.698 | 4.600 | **2.615** | |
| 6-10 | - | - | 1.821 | 2.667 | 4.158 | **2.565** | |
| 11-15 | - | - | 1.755 | 2.613 | 4.292 | **2.574** | |
| 16-20 | - | - | 1.821 | 2.554 | 3.737 | **2.440** | |
| 21-25 | - | - | 1.907 | 2.921 | 4.524 | **2.798** | 2.583 |
| 26-30 | - | - | 1.882 | 2.671 | 3.778 | **2.698** | |
| 30+ | - | 1.587 | 1.813 | 2.616 | 3.772 | **2.496** | |
| **Total** | **1.000** | **1.608** | **1.834** | **2.634** | **3.924** | **2.528** | |

| Age of Dwelling | Multiples [1] | | | | | | |
|---|---|---|---|---|---|---|---|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | 25 Year Average Adjusted[2] |
| 1-5 | - | - | 1.684 | - | - | **1.973** | |
| 6-10 | - | - | 1.818 | - | - | **1.833** | |
| 11-15 | - | - | 1.533 | 2.000 | - | **1.700** | |
| 16-20 | - | - | 1.588 | 2.333 | - | **1.706** | |
| 21-25 | - | - | - | - | - | **1.818** | 1.758 |
| 26-30 | - | - | - | - | - | **1.765** | |
| 30+ | - | 1.300 | 1.956 | 2.520 | - | **1.963** | |
| **Total** | **0.526** | **1.294** | **1.748** | **2.505** | **-** | **1.877** | |

| Age of Dwelling | All Density Types | | | | | |
|---|---|---|---|---|---|---|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total |
| 1-5 | - | 1.278 | 1.990 | 2.709 | 4.381 | **2.493** |
| 6-10 | - | - | 1.857 | 2.599 | 4.158 | **2.492** |
| 11-15 | - | - | 1.704 | 2.556 | 4.333 | **2.466** |
| 16-20 | - | 1.364 | 1.691 | 2.517 | 3.737 | **2.282** |
| 21-25 | - | 1.545 | 1.742 | 2.889 | 4.524 | **2.657** |
| 25-30 | - | 1.250 | 1.641 | 2.632 | 3.778 | **2.478** |
| 30+ | 1.400 | 1.303 | 1.772 | 2.604 | 3.733 | **2.370** |
| **Total** | **1.379** | **1.312** | **1.780** | **2.616** | **3.888** | **2.400** |

[1] Includes townhomes and apartments in duplexes.
[2] Adjusted based on historical trends.
Note: Does not include Statistics Canada data classified as "Other."
P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.

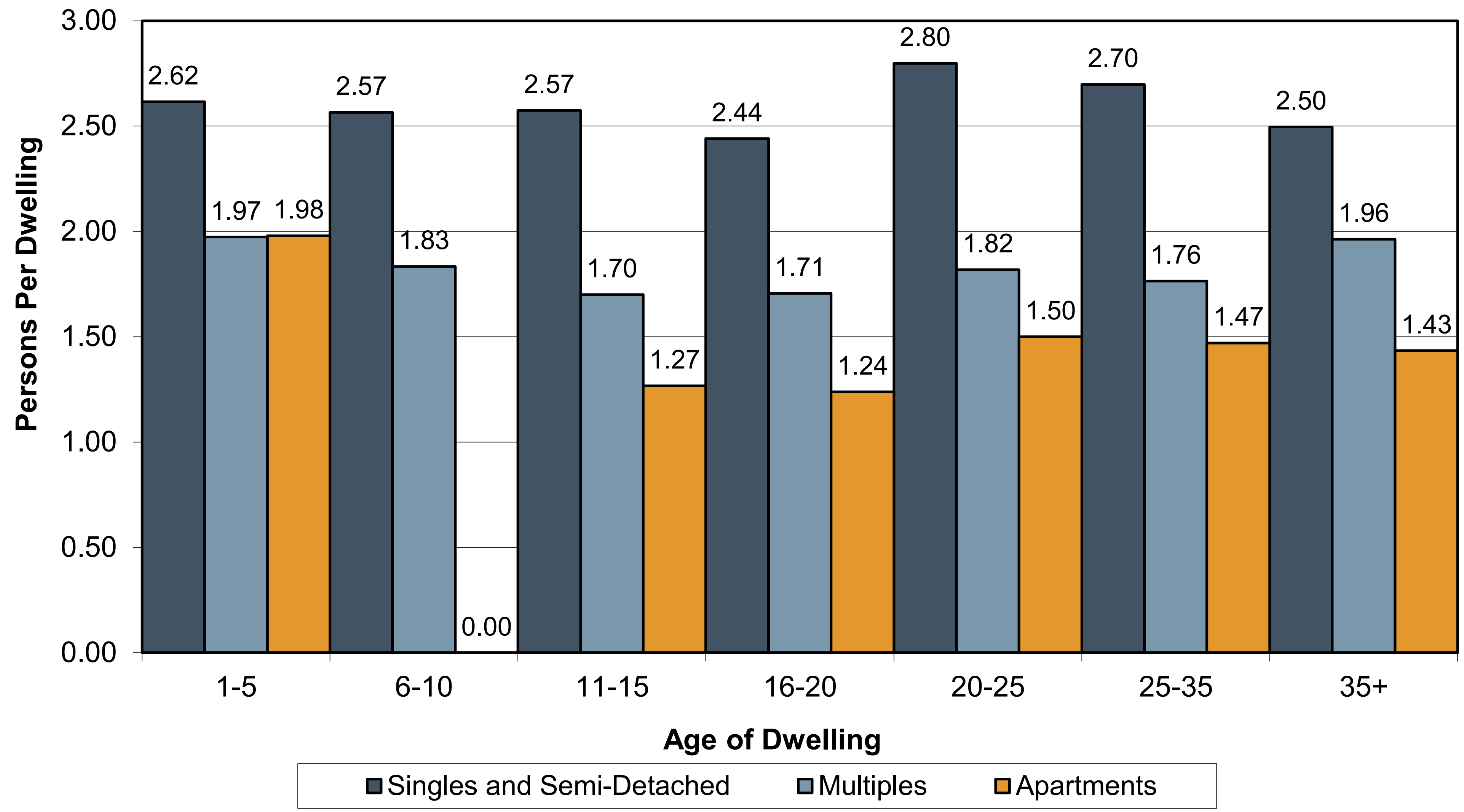
Schedule 8b
Haldimand-Norfolk Census Division
Person Per Unit by Age and Type of Dwelling
(2021 Census)

| Age of Dwelling | Apartments [2] | | | | | | |
|---|---|---|---|---|---|---|---|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | 25 Year Average Adjusted[2] |
| 1-5 | - | 1.063 | 1.857 | 3.063 | - | **1.980** | |
| 6-10 | - | - | - | - | - | **-** | |
| 11-15 | - | - | - | - | - | **1.267** | |
| 16-20 | - | - | 1.167 | - | - | **1.238** | |
| 21-25 | - | 1.273 | - | - | - | **1.500** | 1.568 |
| 26-30 | - | 1.286 | 1.737 | - | - | **1.471** | |
| 30+ | 1.056 | 1.131 | 1.566 | 3.120 | - | **1.434** | |
| **Total** | **0.962** | **1.144** | **1.582** | **3.195** | **-** | **1.465** | |

| Age of Dwelling | All Density Types | | | | | |
|---|---|---|---|---|---|---|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total |
| 1-5 | - | 1.316 | 1.962 | 2.928 | 4.842 | **2.694** |
| 6-10 | - | - | 1.954 | 2.687 | 3.960 | **2.522** |
| 11-15 | - | 1.350 | 1.720 | 2.639 | 4.447 | **2.525** |
| 16-20 | - | 1.286 | 1.737 | 2.795 | 3.941 | **2.541** |
| 21-25 | - | 1.417 | 1.745 | 2.859 | 4.788 | **2.670** |
| 26-30 | - | 1.263 | 1.732 | 2.864 | 3.545 | **2.667** |
| 30+ | 1.400 | 1.311 | 1.777 | 2.636 | 3.816 | **2.422** |
| **Total** | **1.556** | **1.311** | **1.793** | **2.688** | **3.973** | **2.479** |

[1] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
[2] Adjusted based on historical trends.
Note: Does not include Statistics Canada data classified as “Other.”
P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.

Schedule 9
Norfolk County
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)




Apartment P.P.U.s are based on the Haldimand-Norfolk Census Division

## Schedule 10a
## Norfolk County
## Employment Forecast, 2026 to Buildout

| Period | Population | Activity Rate | | | | | | | | Employment | | | | | | | | Employment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 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.) | Total (Excluding Work at Home and N.F.P.O.W.) |
| **Mid 2011** | 63,175 | 0.022 | 0.044 | 0.057 | 0.117 | 0.070 | 0.311 | 0.055 | 0.365 | 1,360 | 2,810 | 3,627 | 7,383 | 4,440 | 19,620 | 3,445 | 23,065 | 16,810 |
| **Mid 2016** | 64,044 | 0.022 | 0.043 | 0.059 | 0.117 | 0.067 | 0.308 | 0.058 | 0.367 | 1,385 | 2,735 | 3,807 | 7,518 | 4,290 | 19,735 | 3,744 | 23,479 | 17,000 |
| **Mid 2026** | 72,000 | 0.023 | 0.045 | 0.059 | 0.118 | 0.069 | 0.313 | 0.055 | 0.368 | 1,624 | 3,228 | 4,245 | 8,487 | 4,964 | 22,548 | 3,973 | 26,521 | 19,320 |
| **Mid 2036** | 78,676 | 0.022 | 0.046 | 0.058 | 0.118 | 0.070 | 0.314 | 0.054 | 0.368 | 1,759 | 3,598 | 4,581 | 9,283 | 5,514 | 24,735 | 4,210 | 28,945 | 21,137 |
| **Buildout** | 97,138 | 0.022 | 0.046 | 0.054 | 0.119 | 0.073 | 0.315 | 0.055 | 0.370 | 1,968 | 4,465 | 5,234 | 11,549 | 7,139 | 30,355 | 5,382 | 35,737 | 25,890 |
| **Incremental Change** | | | | | | | | | | | | | | | | | | |
| **Mid 2011 - Mid 2016** | 869 | 0.000 | -0.002 | 0.002 | 0.001 | -0.003 | -0.002 | 0.004 | 0.002 | 25 | -75 | 180 | 135 | -150 | 115 | 299 | 414 | 190 |
| **Mid 2016 - Mid 2026** | 7,956 | 0.001 | 0.002 | 0.000 | 0.000 | 0.002 | 0.005 | -0.003 | 0.002 | 239 | 493 | 438 | 969 | 674 | 2,813 | 229 | 3,042 | 2,320 |
| **Mid 2026 - Mid 2036** | 6,676 | 0.000 | 0.001 | -0.001 | 0.000 | 0.001 | 0.001 | -0.002 | 0.000 | 135 | 370 | 336 | 796 | 550 | 2,187 | 237 | 2,424 | 1,817 |
| **Mid 2026 - Buildout** | 25,138 | 0.000 | 0.001 | -0.005 | 0.001 | 0.005 | 0.002 | 0.000 | 0.002 | 344 | 1,237 | 989 | 3,062 | 2,175 | 7,807 | 1,409 | 9,216 | 6,570 |
| **Annual Average** | | | | | | | | | | | | | | | | | | |
| **Mid 2011 - Mid 2016** | 174 | 0.000 | 0.000 | 0.000 | 0.000 | -0.001 | 0.000 | 0.001 | 0.000 | 5 | -15 | 36 | 27 | -30 | 23 | 60 | 83 | 38 |
| **Mid 2016 - Mid 2026** | 796 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.001 | 0.000 | 0.000 | 24 | 49 | 44 | 97 | 67 | 281 | 23 | 304 | 232 |
| **Mid 2026 - Mid 2036** | 668 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 14 | 37 | 34 | 80 | 55 | 219 | 24 | 242 | 182 |

[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."
Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
Note: Buildout refers to the urban area.
Source: Watson & Associates Economists Ltd.

Schedule 10b
Norfolk County
Employment and Gross Floor Area (G.F.A.) Forecast, 2026 to Buildout

| Period | Population | Employment | | | | | Gross Floor Area in Square Meters (Estimated) [1] | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Primary | Industrial | Commercial/ Population Related | Institutional | Total | Primary [2] | Industrial | Commercial/ Population Related | Institutional | Total |
| **Mid 2011** | 63,175 | 1,360 | 3,627 | 7,383 | 4,440 | 16,810 | | | | | |
| **Mid 2016** | 64,044 | 1,385 | 3,807 | 7,518 | 4,290 | 17,000 | | | | | |
| **Mid 2026** | 72,000 | 1,624 | 4,245 | 8,487 | 4,964 | 19,320 | | | | | |
| **Mid 2036** | 78,676 | 1,759 | 4,581 | 9,283 | 5,514 | 21,137 | | | | | |
| **Buildout** | 97,138 | 1,968 | 5,234 | 11,549 | 7,139 | 25,890 | | | | | |
| **Incremental Change** | | | | | | | | | | | |
| **Mid 2011 - Mid 2016** | 869 | 25 | 180 | 135 | -150 | 190 | | | | | |
| **Mid 2016 - Mid 2026** | 7,956 | 239 | 438 | 969 | 674 | 2,320 | | | | | |
| **Mid 2026 - Mid 2036** | 6,676 | 135 | 336 | 796 | 550 | 1,817 | 37,600 | 46,800 | 37,000 | 35,800 | 157,200 |
| **Mid 2026 - Buildout** | 25,138 | 344 | 989 | 3,062 | 2,175 | 6,570 | 95,900 | 137,800 | 142,300 | 141,500 | 517,500 |
| **Annual Average** | | | | | | | | | | | |
| **Mid 2011 - Mid 2016** | 174 | 5 | 36 | 27 | -30 | 38 | | | | | |
| **Mid 2016 - Mid 2026** | 796 | 24 | 44 | 97 | 67 | 232 | | | | | |
| **Mid 2026 - Mid 2036** | 668 | 14 | 34 | 80 | 55 | 182 | 3,760 | 4,680 | 3,700 | 3,580 | 15,720 |

[1] Square meters Per Employee Assumptions

| | |
|---|---|
| Primary | 279 |
| Industrial | 139 |
| Commercial / Population Related | 46 |
| Institutional | 65 |

[2] Primary industry includes agriculture and resource related employment.
* Reflects Mid-2026 to buildout forecast period
Note: Numbers may not add to totals due to rounding. Buildout refers to the urban area.
Source: Watson & Associates Economists Ltd.

Schedule 10c
Norfolk County
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

| Development Location | Timing | Primary G.F.A. S.M. [1],[2] | Industrial G.F.A. S.M.[1] | Commercial G.F.A. S.M.[1] | Institutional G.F.A. S.M.[1] | Total Non-Residential G.F.A. S.M. | Employment Increase [3] |
|---|---|---|---|---|---|---|---|
| Urban | 2026 - 2036 | - | 43,900 | 31,800 | 33,600 | 109,300 | 1,515 |
| | 2026 - Buildout | - | 131,100 | 130,300 | 136,400 | 397,800 | 5,843 |
| Rural | 2026 - 2036 | 37,600 | 2,900 | 5,200 | 2,200 | 47,900 | 302 |
| | 2026 - Buildout | 95,900 | 6,700 | 12,000 | 5,000 | 119,600 | 727 |
| Norfolk County | 2026 - 2036 | 37,600 | 46,800 | 37,000 | 35,800 | 157,200 | 1,817 |
| | 2026 - Buildout | 95,900 | 137,800 | 142,300 | 141,500 | 517,500 | 6,570 |

[1] Square meters per employee assumptions:

| | |
|---|---|
| Primary | 279 |
| Industrial | 139 |
| Commercial / Population Related | 46 |
| Institutional | 65 |

[2] Primary industry includes agriculture and resource related employment.
[3] Employment Increase does not include No Fixed Place of Work.
*Reflects 2026 to buildout forecast period
Note: Numbers may not add to totals due to rounding. Buildout refers to the urban area.
Source: Watson & Associates Economists Ltd.

## Schedule 11
## Norfolk County
## Employment Categories by Major Employment Sector

| NAICS | Employment by industry | Comments |
|---|---|---|
| | **Primary Industry Employment** | Categories which relate to local land-based resources |
| 11 | *Agriculture, forestry, fishing and hunting* | |
| 21 | *Mining and oil and gas extraction* | |
| | **Industrial and Other Employment** | Categories which relate primarily to industrial land supply and demand |
| 22 | *Utilities* | |
| 23 | *Construction* | |
| 31-33 | *Manufacturing* | |
| 41 | *Wholesale trade* | |
| 48-49 | *Transportation and warehousing* | |
| 56 | *Administrative and support* | |
| | **Population Related Employment** | Categories which relate primarily to population growth within the municipality |
| 44-45 | *Retail trade* | |
| 51 | *Information and cultural industries* | |
| 52 | *Finance and insurance* | |
| 53 | *Real estate and rental and leasing* | |
| 54 | *Professional, scientific and technical services* | |
| 55 | *Management of companies and enterprises* | |
| 56 | *Administrative and support* | |
| 71 | *Arts, entertainment and recreation* | |
| 72 | *Accommodation and food services* | |
| 81 | *Other services (except public administration)* | |
| | **Institutional** | |
| 61 | *Educational services* | |
| 62 | *Health care and social assistance* | |
| 91 | *Public administration* | |

Note: Employment is classified by North American Industry Classification System (NAICS) Code.
Source: Watson & Associates Economists Ltd.

# Appendix B
## Level of Service

# Table B-1
# Historical Level of Service Calculation
# Fire Protection Services – Facilities
# Square Feet of Building Area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Bld'g Value ($/sq.ft.) | Value/sq.ft. with FF&E, site works, etc. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Teeterville - 3 bays | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | $600 | $693 |
| Vittoria, New 2009 - 5 bays | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | 6,595 | $600 | $693 |
| St. Williams, 1980 - 3 bays | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | 3,045 | $600 | $693 |
| Delhi, 1978 - 6 bays | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | 6,642 | $600 | $693 |
| Waterford, 1990 - 5 bays | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | 5,592 | $600 | $693 |
| Port Dover, 1991 - 5 bays | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | 6,520 | $600 | $693 |
| Langton, 1974 - 4 bays | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | 3,681 | $600 | $693 |
| Courtland, 1959 - 3 bays | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | 4,466 | $600 | $693 |
| Fairground New - 4 bays | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | 7,287 | $600 | $693 |
| Port Rowan, 1996 - 6 bays | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | 6,958 | $600 | $693 |
| Simcoe, 1973 - 6 bays | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | 7,113 | $600 | $693 |
| Delhi Administration Building (Fire's Share) | - | - | - | - | - | - | - | - | - | - | 6,305 | 6,305 | 6,305 | 6,305 | 6,305 | $600 | $693 |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| **Total** | **64,494** | **64,494** | **64,494** | **64,494** | **64,494** | **64,494** | **64,494** | **64,494** | **64,494** | **64,494** | **70,799** | **70,799** | **70,799** | **70,799** | **70,799** | | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 1.0209 | 1.0208 | 1.0176 | 1.0136 | 1.0124 | 1.0070 | 0.9959 | 0.9837 | 0.9764 | 0.9647 | 1.0490 | 1.0224 | 1.0097 | 1.0015 | 0.9883 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 1.0056 |
| Quality Standard | $693 |
| Service Standard | $697 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $697 |
| Eligible Amount | $4,652,304 |

## Table B-2
## Historical Level of Service Calculation
## Fire Protection Services – Vehicles and Equipment
## Number of Vehicles and Equipment

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/Vehicle) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Delhi (Stn. 4,5,10,11)** | | | | | | | | | | | | | | | | |
| Pumper | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $1,451,000 |
| Pumper/Rescue - Stn 5 & 10 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $1,553,600 |
| Tanker | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | $1,451,000 |
| Rescue Vehicle | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $1,453,800 |
| Rehab Vehicle/Tow Vehicle - Stn 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $100,000 |
| Wildland Fire Vehicle | - | - | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $75,000 |
| Air Trailer | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 | $140,000 |
| **Nanticoke (Stn. 2, 3)** | | | | | | | | | | | | | | | | |
| Pumper/Tanker | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $1,507,900 |
| Pumpers | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $1,451,000 |
| Rescue Vehicle | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $1,453,800 |
| Tanker | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $1,451,000 |
| Off-Road Vehicles - Stn 2-ERV x1; Stn 3-Ranger x1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $63,600 |
| Trailers - Stn 2 x1; Stn 3 x2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $9,200 |
| Boat - Stn 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $65,400 |
| **Norfolk Township (Stn. 6, 7, 8, 9)** | | | | | | | | | | | | | | | | |
| Pumper | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | $1,451,000 |
| Tanker | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $1,451,000 |
| Pumper/Tanker | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $1,507,900 |
| Rescue Vehicle | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | $1,453,800 |
| Off-Road Vehicles - Stn 6-Ranger x1; Stn 8-Argo x1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $63,800 |
| Water/Rescue Tow Vehicles - Stn 9 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $72,800 |
| Trailers - Stn 6 x1; Stn9 x2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $9,200 |
| Specialty Trailer/Ice Rescue - Stn 8 | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $15,000 |
| Boat - Stn 9 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $65,400 |
| **Simcoe (Stn. 1) & Administration** | | | | | | | | | | | | | | | | |
| Staff Vehicles | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | $90,900 |
| Pumpers | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $1,451,000 |
| Aerial Ladder | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $2,954,000 |
| Rescue Vehicles | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $1,453,800 |
| Tanker | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $1,451,000 |
| Fire Safety Trailer Tow Vehicle | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | - | - | - | - | - | $90,900 |
| Fire Safety Trailer | - | - | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $13,000 |

## Table B-2 (continued)
## Historical Level of Service Calculation
## Fire Protection Services – Vehicles and Equipment
## Number of Vehicles and Equipment

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/Vehicle) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Spare Pumpers | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $500,000 |
| Decon Trailer | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 | $180,000 |
| **Total** | **60** | **60** | **62** | **62** | **62** | **62** | **59** | **60** | **60** | **60** | **60** | **60** | **60** | **60** | **62** | |

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0009 |
| Quality Standard | $943,100 |
| Service Standard | $849 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $849 |
| Eligible Amount | $5,666,522 |

# Table B-3
## Historical Level of Service Calculation
## Fire Protection Services – Small Equipment and Gear
## Number of Small Equipment and Gear

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Emergency Management Generator | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $127,200 |
| Extrication Equipment | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | $89,900 |
| Thermal Imaging Cameras | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 17 | 21 | 21 | 21 | $9,000 |
| Radio Towers (incl. equipment) | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | $126,600 |
| Water Rescue Suits | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 62 | 62 | 62 | 62 | 62 | 62 | 62 | 62 | $1,600 |
| Dry Hydrants | 12 | 12 | 17 | 29 | 29 | 29 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | $50,000 |
| SCBA | 180 | 180 | 180 | 180 | 180 | 180 | 190 | 210 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | $10,000 |
| SCBA Air Bottles (2 per pack) | 360 | 360 | 360 | 360 | 360 | 360 | 420 | 420 | 420 | 420 | 420 | 420 | 420 | 420 | 420 | $1,000 |
| PPE (Helmet, Coat, & Pants) | 242 | 242 | 242 | 242 | 242 | 242 | 254 | 254 | 254 | 254 | 254 | 254 | 254 | 254 | 254 | $4,900 |
| Pagers | 242 | 242 | 242 | 242 | 242 | 242 | 254 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | $1,000 |
| Portable Radios | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | $2,000 |
| Air Filling Station - Stn 1, 2, 3, 4, 7, & 9 | 5 | 5 | 5 | 5 | 5 | 5 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | $81,900 |
| Air Shelters with Accessories | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | $31,000 |
| Drones | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 4 | $30,000 |
| Decon Packs/Field Decon (1 per Station) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 12 | $2,000 |
| Gear Dryers (1 per Station) | - | - | - | - | - | - | - | - | - | - | - | 4 | 8 | 11 | 11 | $11,000 |
| Gear Extractors (1 per Station) | - | - | - | - | - | - | - | - | - | - | - | 4 | 8 | 11 | 11 | $10,000 |
| Equipment Extractors | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | $34,000 |
| Fit Tester | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 | $20,000 |
| EV Suppression Equipment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3 | $9,000 |
| Gas Detectors | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 40 | 40 | $2,000 |
| RDC Inflatable Boat (1 per W/R Station) | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | $6,000 |
| Motorized Saws | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | $500 |
| Gas Well Monitoring Equipment | - | - | - | - | - | - | 6 | 6 | 6 | 6 | 6 | 6 | 8 | 8 | 8 | $9,000 |
| Mobile Radios | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | $2,000 |
| Ladders - 35' | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | $5,000 |
| Ladders - 24' | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | $2,000 |
| Vent Fans | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | $8,000 |
| Debifrillators | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | $3,000 |
| R.I.T Bags | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | $5,000 |
| Highrise Kits | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | $5,000 |
| **Total** | **1,510** | **1,510** | **1,516** | **1,528** | **1,528** | **1,528** | **1,632** | **1,691** | **1,701** | **1,701** | **1,701** | **1,715** | **1,729** | **1,750** | **1,774** | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.02 | 0.02 | 0.02 | 0.02 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0247 |
| Quality Standard | $5,492 |
| Service Standard | $136 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $136 |
| Eligible Amount | $905,666 |

# Table B-4
# Historical Level of Service Calculation
# Parks and Recreation Services – Parkland Development
# Acres of Parkland

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/Acre) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Rural** | | | | | | | | | | | | | | | | |
| Wind-Del Park | 30.05 | 30.05 | 30.05 | 30.05 | 30.05 | 30.05 | 30.05 | 30.36 | 30.36 | 30.36 | 30.36 | 30.36 | 30.36 | 30.36 | 30.36 | $20,000 |
| Swimming Pool Road Park | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | $20,000 |
| Club House Road Parkland (woodlot) | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | $20,000 |
| Norfolk Soccer Park | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | 38.99 | $20,000 |
| Waterford Deer Park | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | 20.02 | $20,000 |
| Teeterville Park | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 11.21 | 11.21 | 11.21 | 11.21 | 11.21 | 11.21 | 11.21 | 11.21 | $20,000 |
| De Cloet Forest Park | - | - | - | - | - | - | - | - | - | - | - | - | - | 55.84 | 55.84 | $20,000 |
| Delhi Trail Corridor | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | 60.21 | $20,000 |
| Lynn Valley Trail Corridor | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | $20,000 |
| Sunrise Trail Corridor | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | 15.16 | $20,000 |
| **Urban** | | | | | | | | | | | | | | | | |
| Fairgrounds Walsh | 5.81 | 5.81 | 5.81 | 5.81 | 5.81 | 5.81 | 5.81 | 5.81 | 5.81 | 5.81 | - | - | - | - | - | $40,000 |
| Percy Ryerse Park | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | $40,000 |
| Oakwood Park | 2.22 | 2.22 | 2.22 | 2.22 | 2.22 | 2.22 | 2.22 | 2.23 | 2.23 | 2.23 | 2.23 | 2.23 | 2.23 | 2.23 | 2.23 | $40,000 |
| Block AA Riverside Park | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | $40,000 |
| Woodhouse Acres | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.49 | 1.49 | 1.49 | 1.49 | 1.49 | 1.49 | 1.49 | 1.49 | $40,000 |
| Vaughan Survey Park | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | 1.06 | $40,000 |
| Murray Park | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.70 | 0.70 | 0.70 | 0.70 | 0.70 | 0.70 | 0.70 | 0.70 | $40,000 |
| Lingwood Park | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | $40,000 |
| Ryerse Island Parkette | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | $40,000 |
| Heritage Parkette | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | $40,000 |
| Memorial Park | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | $40,000 |
| St. Ladislaus | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | 1.22 | $40,000 |
| AlligatorTug Waterway Park | 4.20 | 4.20 | 4.20 | 4.20 | 4.20 | 4.20 | 4.20 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | $40,000 |
| Brook Street Park | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.88 | 0.88 | 0.88 | 0.88 | 0.88 | 0.88 | 0.88 | 0.88 | $40,000 |
| Clifton Park (including Crescent Boulevard) | 7.12 | 7.12 | 7.12 | 7.12 | 7.12 | 7.12 | 7.12 | 7.13 | 7.13 | 7.13 | 7.13 | 7.13 | 7.13 | 7.13 | 7.13 | $40,000 |
| Hill Street | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | 0.49 | $40,000 |
| Holmewood Park | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | $40,000 |
| Lynnwood Park | 8.87 | 8.87 | 8.87 | 8.87 | 8.87 | 8.87 | 8.87 | 9.19 | 9.19 | 9.19 | 9.19 | 9.19 | 9.19 | 9.19 | 9.19 | $40,000 |
| Summit Circle | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | $40,000 |
| Grant Anderson and Wellington Park | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | 10.70 | $40,000 |
| Powell Park | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | $40,000 |
| Kinsmen Park | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | 18.45 | $40,000 |
| Audrey S Hellyer Park | 4.82 | 4.82 | 4.82 | 4.82 | 4.82 | 4.82 | 4.82 | 7.53 | 7.53 | 7.53 | 7.53 | 7.53 | 7.53 | 7.53 | 7.53 | $40,000 |
| Courtland Park | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | 13.52 | $40,000 |
| Langton Park | 7.88 | 7.88 | 7.88 | 7.88 | 7.88 | 7.88 | 7.88 | 10.34 | 10.34 | 10.34 | 10.34 | 10.34 | 10.34 | 10.34 | 10.34 | $40,000 |
| Walsingham Community Park | 5.14 | 5.14 | 5.14 | 5.14 | 5.14 | 5.14 | 5.14 | 5.45 | 5.45 | 5.45 | 5.45 | 5.45 | 5.45 | 5.45 | 5.45 | $40,000 |
| Houghton | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | 2.64 | $40,000 |
| Port Rowan Optimist | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | $40,000 |
| Port Rowan Community | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 13.61 | 13.61 | 13.61 | 13.61 | 13.61 | 13.61 | 13.61 | 13.61 | 13.61 | $40,000 |
| Bluegrass Estates | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | $40,000 |
| Delhi Dog Park | 1.98 | 1.98 | 1.98 | 1.98 | 1.98 | 1.98 | 1.98 | 2.38 | 2.38 | 2.38 | 2.38 | 2.38 | 2.38 | 2.38 | 2.38 | $40,000 |

# Table B-4 (Continued)
# Historical Level of Service Calculation
# Parks and Recreation Services – Parkland Development
# Acres of Parkland

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/Acre) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Gilbertville Parkland | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | 1.63 | $40,000 |
| Quance Park | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | 9.46 | $40,000 |
| Delhi Sports Park | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | 9.48 | $40,000 |
| Centennial Park | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | 6.65 | $40,000 |
| Delcrest Park | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.32 | 2.32 | 2.32 | 2.32 | 2.32 | 2.32 | 2.32 | 2.32 | $40,000 |
| Delhi Lions Park | 1.80 | 1.80 | 1.80 | 1.80 | 1.80 | 1.80 | 1.80 | 1.86 | 1.86 | 1.86 | 1.86 | 1.86 | 1.86 | 1.86 | 1.86 | $40,000 |
| Memorial Park | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | $40,000 |
| Big Creek Dr. Island Park | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | $40,000 |
| Library Park | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | $40,000 |
| Kinsmen Park | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | $40,000 |
| Sovereen Street Parkland | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | $40,000 |
| Saint Williams Lions Park | 6.23 | 6.23 | 6.23 | 6.23 | 6.23 | 6.23 | 6.23 | 6.27 | 6.27 | 6.27 | 6.27 | 6.27 | 6.27 | 6.27 | 6.27 | $40,000 |
| Turkey Point Park | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | $40,000 |
| Thompson Memorial Park | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | 5.07 | $40,000 |
| Lamport Park | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | $40,000 |
| Bill's Corners Park | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | $40,000 |
| Pinehurst Subdivision Park | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | 2.97 | $40,000 |
| Oakes Subdivision Parkland | 1.11 | 1.11 | 1.11 | 1.11 | 1.11 | 1.11 | 1.11 | 1.10 | 1.10 | 1.10 | 1.10 | 1.10 | 1.10 | 1.10 | 1.10 | $40,000 |
| Port Dover, lift bridge area Brant Hill Monument | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | $40,000 |
| Historic Wintering Site, Don Jon Blvd., Port Dove | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | $40,000 |
| Gulley Park (block 1), Port Dover (Woodlot) | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | $40,000 |
| Gulley Park (block B), Port Dover (Woodlot) | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | $40,000 |
| Green Belt (2 parts), St. George Street, Port Dov | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | 0.44 | $40,000 |
| Denby Road & Green belt, Port Dover | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | $40,000 |
| LynnPark Subdivision (nature trail) Port Dover (wo | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | $40,000 |
| Port Rowan Lions | 7.31 | 7.31 | 7.31 | 7.31 | 7.31 | 7.31 | 7.31 | 7.32 | 7.32 | 7.32 | 7.32 | 7.32 | 7.32 | 7.32 | 18.21 | $40,000 |
| Bank Lot | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | $40,000 |
| Benson and Hedges Sports Park | 7.98 | 7.98 | 7.98 | 7.98 | 7.98 | 7.98 | 7.98 | 17.98 | 17.98 | 17.98 | 17.98 | 17.98 | 17.98 | 17.98 | 17.98 | $40,000 |
| Fairview Heights Park | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | $40,000 |
| Port Rowan Parkette | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | 1.31 | $40,000 |
| Port Dover Baseball Diamond | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | | | | | | | | | $40,000 |
| Don Shay Park | 12.48 | 12.48 | 12.48 | 12.48 | 12.48 | 12.48 | 12.48 | 18.17 | 18.17 | 18.17 | 18.17 | 18.17 | 18.17 | 18.17 | 18.17 | $40,000 |
| Simcoe Bowling Green | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | 1.26 | $40,000 |
| Lions Ball Park | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | 13.42 | $40,000 |
| Col Stalker Park  Cedar St. | 9.29 | 9.29 | 9.29 | 9.29 | 9.29 | 9.29 | 9.29 | 9.32 | 9.32 | 9.32 | 9.32 | 9.32 | 9.32 | 9.32 | 9.32 | $40,000 |
| Kinsmen Park and Splash Pad | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | 3.68 | $40,000 |
| Lift Bridge Park | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | $40,000 |
| Percy Carter Park | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | $40,000 |
| Westwood Acres Park | 4.99 | 4.99 | 4.99 | 4.99 | 4.99 | 4.99 | 4.99 | 14.59 | 14.59 | 14.59 | 14.59 | 14.59 | 14.59 | 14.59 | 14.59 | $40,000 |
| Evergreen Heights Park | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | $40,000 |
| Golden Gardens Park | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | 1.83 | $40,000 |

# Table B-4 (Continued)
# Historical Level of Service Calculation
# Parks and Recreation Services – Parkland Development
# Acres of Parkland

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/Acre) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Simson Park | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | $40,000 |
| Freeman Park | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.56 | 0.56 | 0.56 | 0.56 | 0.56 | 0.56 | 0.56 | 0.56 | $40,000 |
| CrestLynn Park | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.22 | 3.22 | 3.22 | 3.22 | 3.22 | 3.22 | 3.22 | 3.22 | $40,000 |
| Briarwood Acres Park | 3.58 | 3.58 | 3.58 | 3.58 | 3.58 | 3.58 | 3.58 | 3.59 | 3.59 | 3.59 | 3.59 | 3.59 | 3.59 | 3.59 | 3.59 | $40,000 |
| Ashton Park | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | 0.86 | $40,000 |
| Waterworks | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | 2.92 | $40,000 |
| Patterson Parkette | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | $40,000 |
| Memorial Ball Diamond | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | 7.59 | $40,000 |
| James St Horticulture Bed | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | $40,000 |
| Waterford Bridge Parkette | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | $40,000 |
| Waterford Downtown Parkette | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | $40,000 |
| Bloomsberg Island Park | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | $40,000 |
| Mill Pond Parkette | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | $40,000 |
| Waterford Lions Park | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 4.43 | 4.43 | 4.43 | 4.43 | 4.43 | 4.43 | 4.43 | 4.43 | $40,000 |
| Waterford Centennial Park | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | $40,000 |
| Shadow Lake Park (Incl. Blue Line Mill Parkette) | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | 68.74 | $40,000 |
| Cottonwood St Park | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | 0.69 | $40,000 |
| Lynndale Heights Park | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | $40,000 |
| Port Rowan Community Park | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | 1.93 | $40,000 |
| Cairn Parkette Port Rowan | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | $40,000 |
| Harvest Glen Park | 5.96 | 5.96 | 5.96 | 5.96 | 5.96 | 5.96 | 5.96 | 5.99 | 5.99 | 5.99 | 5.99 | 5.99 | 5.99 | 5.99 | 5.99 | $40,000 |
| Yin Park | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | 2.74 | $40,000 |
| Somerset Park | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | 9.24 | $40,000 |
| Pleasant Trail Park | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | $40,000 |
| Inglewood Pond Park | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | $40,000 |
| Port Dover Sportspark | - | 1.56 | 1.56 | 1.56 | 1.56 | 1.56 | 1.56 | 2.84 | 2.84 | 2.84 | 2.84 | 2.84 | 2.84 | 2.84 | 2.84 | $40,000 |
| Hawtrey Forest Park | - | - | - | - | - | - | - | - | - | 2.79 | 2.79 | 2.79 | 2.79 | 2.79 | 2.79 | $40,000 |
| Teeterville Park | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.40 | $40,000 |
| | | | | | | | | | | | | | | | | |
| **Total** | **588.36** | **589.92** | **589.92** | **589.92** | **589.92** | **589.92** | **594.29** | **637.23** | **637.23** | **640.02** | **634.21** | **634.21** | **634.21** | **690.05** | **701.34** | |

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.009 | 0.009 | 0.009 | 0.009 | 0.009 | 0.009 | 0.009 | 0.010 | 0.010 | 0.010 | 0.009 | 0.009 | 0.009 | 0.010 | 0.010 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0094 |
| Quality Standard | $33,146 |
| Service Standard | $312 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $312 |
| Eligible Amount | $2,080,041 |

## Table B-5
## Historical Level of Service Calculation
## Parks and Recreation Services – Parkland Amenities
## Number of Parkland Amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SOCCER FIELDS** | | | | | | | | | | | | | | | | |
| Courtland Lions Community Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Langton Lions Athletic Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $220,000 |
| Lynndale Heights Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Win-Del Park | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $220,000 |
| McLaughlin Sports Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $220,000 |
| Port Dover Lions | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Simcoe Youth Soccer Park | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | $220,000 |
| **BALL DIAMONDS** | | | | | | | | | | | | | | | | |
| Wind-Del Community Park | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | $220,000 |
| Thompson Memorial Park, Vittoria | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| St. Williams Lions Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $220,000 |
| Audrey S. Hellyer Ball Park - Waterford | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $220,000 |
| Harry Misner Memerial Park - Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Port Dover Kinsmen Ball Park | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $220,000 |
| Simcoe Lions Park | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $220,000 |
| Stalker Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Courtland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Langton Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Simcoe Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Walsingham | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Delhi Arena Diamond | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Delcrest Park, Delhi | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Kinsmen Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| **SKATEBOARD PARKS** | | | | | | | | | | | | | | | | |
| Port Rowan Skateboard Park | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| Waterford Skateboard Park | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 | $700,000 |
| Port Dover Skateboard Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $700,000 |
| **PLAYGROUNDS** | | | | | | | | | | | | | | | | |
| Wind-Del Community Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Delcrest Park, Delhi | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Delhi Lion's Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $215,000 |
| Pinehurst Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $158,000 |
| Turkey Point Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Thompson Memorial Park, Vittoria | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Fairview Heights Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $154,000 |
| Lynndale Heights Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $102,000 |
| Kinsmen Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $123,300 |

# Table B-5 (Continued)
# Historical Level of Service Calculation
# Parks and Recreation Services – Parkland Amenities
# Number of Parkland Amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Golden Gardens | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $215,000 |
| Stalker Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Crestlynn Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Teeterville Community Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $50,000 |
| Bills Corners | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Courtland Lions | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Kinsmen Park, Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| St. Williams Lions | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $125,000 |
| Lakeview Park, Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $128,438 |
| Oakwood, Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $128,438 |
| Woodhouse Acres, Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $125,000 |
| Waterford Lions | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Ashton, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Briarwood, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Evergreen Heights, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Patterson, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Simson, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Waterworks, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Wellington, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $121,000 |
| Westwood Acres, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $265,000 |
| Yin Park, Waterford | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Freeman Crescent, Simcoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Bluegrass Estates | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $234,000 |
| Port Rowan Watertower Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Simcoe Lions Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| **COURTS**<br>*Lit Tennis / Pickleball* | | | | | | | | | | | | | | | | |
| Thompson Memorial Park, Vittoria | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $143,850 |
| Waterford (50/50 with high school single court) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| Langton | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $119,875 |
| Courtland | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | $250,000 |
| Port Rowan | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $250,000 |
| Turkey Point Park | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | $88,000 |
| Talbot - Percy Carter | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $250,000 |
| Port Dover Sports Park | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | $225,000 |
| *Unlit Tennis / Pickleball*<br>Wind-Del Community Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $200,000 |
| St. Williams Lions Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $200,000 |
| Pinehurst Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $359,625 |

# Table B-5 (Continued)
## Historical Level of Service Calculation
## Parks and Recreation Services – Parkland Amenities
## Number of Parkland Amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Stalker Park | 2 | 2 | 2 | - | - | - | - | - | - | - | - | - | - | - | - | $100,000 |
| Westwood Acres | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $359,625 |
| Audrey S. Hellyer Park - 2 Courts | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $359,625 |
| Crestlynn Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $135,000 |
| *Volleyball Court* | | | | | | | | | | | | | | | | |
| Turkey Point Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $51,375 |
| Win-Del Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $51,375 |
| Port Rowan Optimist Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $51,375 |
| *Basketball* | | | | | | | | | | | | | | | | |
| Lynndale Heights | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Lingwood | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $128,438 |
| Thorncliffe Park Briarwood | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $51,000 |
| Percy Carter Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Delhi Lion's Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Turkey Point Park - Courts | - | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $50,000 |
| Fairview Park, Delhi | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| Delcrest Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $256,875 |
| **WATER PLAY FACILITIES** | | | | | | | | | | | | | | | | |
| Delhi Kinsmen Pool and Splash Pad | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $5,651,250 |
| Simcoe Kinsmen Splash Pad | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $125,000 |
| **DOG PARKS** | | | | | | | | | | | | | | | | |
| Audrey S. Hellyer Park, Waterford | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $30,825 |
| Port Dover Kinsmen Park | - | - | - | - | - | - | - | - | - | - | - | 1 | 1 | 1 | 1 | $30,825 |
| Port Rowan Community Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $30,825 |
| **SPECIAL FACILITIES** | | | | | | | | | | | | | | | | |
| *Delhi* | | | | | | | | | | | | | | | | |
| Delhi Community Centre Arena Pavilion | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $328,800 |
| Picnic Pavilion, Quance Property | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $100,000 |
| Storage Building, Quance Property | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Storage Building McLaughlin Sports Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $600,000 |
| Refreshment Booth/Comfort Station, Vittoria | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Dressing Rooms, McLaughlin Sports Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $1,431,800 |
| Storage Building, Thompson Park, Vittoria | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |

# Table B-5 (Continued)
## Historical Level of Service Calculation
## Parks and Recreation Services – Parkland Amenities
## Number of Parkland Amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Picnic Pavilion, Vittoria Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Dressing Rooms, Win'dell Park, Windham Centre | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $1,000,000 |
| Storage Building, Win'dell Park, Windham Centre | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Storage and P.A. Booth, Win'dell Park, Windham Centre | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Storage/Washrooms/Pavilion/Refreshment Booth, St. Williams Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $750,000 |
| Baseball Scoreboards | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | $15,000 |
| Picnic Pavillion Turkey Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $411,000 |
| Memorial Park Gazebo, Delhi | - | - | - | - | - | - | - | - | - | - | - | - | 1 | 1 | 1 | $150,000 |
| *Norfolk* | | | | | | | | | | | | | | | | |
| Workshop/Daycare, Langton | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $1,500,000 |
| Changeroom, Langton | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| Picnic Pavilion, Langton | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $154,125 |
| Washrooms/Changeroom, Courtland | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| Pavilion, Courtland | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| Picnic Pavilion, Port Rowan | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Washrooms, Lion's Park, Port Rowan | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| Washrooms/Changeroom, Walsingham | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| *Nanticoke* | | | | | | | | | | | | | | | | |
| Beach Washrooms, Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $500,000 |
| Storage Building, Arena Park, Port Dover | 1 | 1 | 1 | - | - | - | - | - | - | - | - | - | - | - | - | $150,000 |
| Batting Cage, Kinsmen Park, Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $90,000 |
| Parks Department Storage Building, Waterford | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $500,000 |
| Gazebo Lions Park, Waterford | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Bandshell Powell Park, Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $51,375 |
| Port Dover Kinsmen Pavilion | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $222,659 |
| Elmer Lewis Parkette, Port Dover | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| *Simcoe* | | | | | | | | | | | | | | | | |
| Lighthouse, Norfolk Street | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| Storage Building, Colborne Street | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Fountain, Wellington Park | 1 | 1 | 1 | - | - | - | - | - | - | - | - | - | - | - | - | $36,300 |

# Table B-5 (Continued)
# Historical Level of Service Calculation
# Parks and Recreation Services – Parkland Amenities
# Number of Parkland Amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Equipment Storage, Pond Street | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | $437,100 |
| Storage/Bleachers, Lion's Park, Davis Street | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $240,000 |
| Picnic Pavilion, Lion's Park, Davis Street | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Chapel | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $400,000 |
| Windmill | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $150,000 |
| Picnic Pavilion, Kinsmen Park, Talbot Street North | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $10,275 |
| Lawn Bowling Clubhouse and Storage | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $700,000 |
| Batting Cage Simcoe Lion's Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $90,000 |
| Batting Cage Simcoe Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $90,000 |
| *Additional Infrastructure* | | | | | | | | | | | | | | | | |
| Optimst Park Rowan Pavilion | - | - | - | - | - | - | - | - | - | - | - | - | 1 | 1 | 1 | $150,000 |
| Tourist Booth, Port Rowan | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $250,000 |
| Washroom Trailer | - | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $125,000 |
| Wind-Del Park Disc Golf Course | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 | $50,000 |
| **Total** | **169** | **170** | **171** | **167** | **168** | **168** | **170** | **170** | **170** | **170** | **170** | **171** | **173** | **172** | **176** | |

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.002 | 0.003 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0026 |
| Quality Standard | $253,715 |
| Service Standard | $660 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $660 |
| Eligible Amount | $4,403,890 |

# Table B-6
# Historical Level of Service Calculation
# Parks and Recreation Services – Trails
# Linear KM of Trails

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/ Linear Kilometre) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Trail Network | 39.20 | 39.20 | 39.20 | 39.20 | 39.20 | 39.20 | 39.20 | 58.30 | 58.30 | 58.30 | 58.30 | 58.30 | 58.30 | 58.30 | 61.30 | $150,000 |
| | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| **Total** | **39** | **39** | **39** | **39** | **39** | **39** | **39** | **58** | **58** | **58** | **58** | **58** | **58** | **58** | **61** | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0007 |
| Quality Standard | $159,571 |
| Service Standard | $112 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $112 |
| Eligible Amount | $745,709 |

## Table B-7
## Historical Level of Service Calculation
## Parks and Recreation Services – Vehicles and Equipment
## Number of Vehicles and Equipment

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/Vehicle) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Licensed Vehicles** | | | | | | | | | | | | | | | | |
| Lowbed | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 5 | 5 | $140,000 |
| Pick-up Trucks | 1 | 1 | 1 | 2 | 2 | 4 | 4 | 4 | 6 | 6 | 6 | 6 | 7 | 7 | 7 | $60,000 |
| SUV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | $40,000 |
| Trailers | 8 | 8 | 8 | 8 | 8 | 9 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 11 | 13 | $15,000 |
| Vans | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $40,000 |
| **Unlicensed Equipment** | | | | | | | | | | | | | | | | |
| Backhoe | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | $260,000 |
| Chippers | - | - | - | - | - | - | - | - | - | - | - | 1 | 1 | 1 | 1 | $105,000 |
| Fork Lifts | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | - | - | - | - | - | - | $100,000 |
| Graders | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | - | - | - | - | $260,000 |
| Ice Resurfacer | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 5 | 5 | 5 | 5 | 5 | $220,000 |
| Motors | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $2,000 |
| Mowers | 8 | 7 | 8 | 10 | 12 | 11 | 11 | 12 | 12 | 14 | 14 | 13 | 15 | 16 | 16 | $45,000 |
| Sweeper | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 1 | 1 | $100,000 |
| Tractors | 10 | 9 | 9 | 9 | 8 | 6 | 7 | 7 | 5 | 5 | 5 | 8 | 9 | 9 | 9 | $55,000 |
| UTV | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $15,000 |
| **Total** | **40** | **39** | **40** | **44** | **45** | **46** | **48** | **49** | **48** | **49** | **49** | **51** | **54** | **58** | **62** | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0007 |
| Quality Standard | $78,571 |
| Service Standard | $55 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $55 |
| Eligible Amount | $367,180 |

# Table B-8
# Historical Level of Service Calculation
# Parks and Recreation Services – Recreation Facilities
# Sq.ft. of Facility Space

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Bld'g Value ($/sq.ft.) | Value/sq.ft. with FF&E, site works, etc. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Arenas & Equipment** | | | | | | | | | | | | | | | | | |
| Delhi Community Centre and Arena, 1987 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 59,326 | 61,735 | 61,735 | $499 | $524 |
| Arena Tricenturena Waterford Church St., rebuilt 2003 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 62,100 | 64,023 | 64,023 | $501 | $526 |
| Arena Port Dover St. George St. | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 55,732 | 58,029 | 58,029 | $503 | $528 |
| Arena, Langton | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 33,662 | 35,010 | 35,010 | $567 | $596 |
| Simcoe Recreation Centre, 1972, 1978, 2012 | 64,850 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | 65,314 | $870 | $914 |
| Talbot Gardens, 1947, 1993 (Simcoe) | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | 70,337 | $508 | $534 |
| **Community Centres** | | | | | | | | | | | | | | | | | |
| Charlotteville Community Hall/ Walsh Community Hall (1865) | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | 4,718 | - | - | $952 | $1,050 |
| Community Centre - Courtland, 1994 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | 6,580 | $952 | $1,050 |
| Courtland Scout Hall | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | 4,690 | $952 | $1,050 |
| Delhi Senior Citizens Centre/ Frienship Centre | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | 3,969 | $952 | $1,050 |
| Community Centre - Langton, 1965, 1967, 1993 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | 8,967 | $952 | $1,050 |
| Langton Workshop & Daycare | 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 | $952 | $1,050 |
| Community Centre - P.D. Lions St. George St. hall/kitchen/common space | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | 14,905 | $952 | $1,050 |
| Community Centre - P.D. Kinsmen Scout hall/kitchenette | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | 1,599 | $929 | $1,024 |
| Community Centre - P.D. Kinsmen clubhouse meeting room/kitchenette | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | 1,468 | $526 | $579 |
| Community Centre - Port Rowan, 1955 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | 11,168 | $952 | $1,050 |
| Community Centre - Walsingham, 1863 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | 2,342 | $952 | $1,050 |
| St. Williams and Area Community Centre, reconstructed 1997 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | 4,277 | $952 | $1,050 |
| Women's Institute Hall Teeterville | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | 4,399 | $952 | $1,050 |
| Vittoria & District Community Centre, 1988 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | 10,904 | $952 | $1,050 |
| Vittoria & District Community Centre, 2009 Expansion | 673 | 673 | 673 | 673 | 673 | 673 | 673 | 673 | 673 | 673 | 673 | 673 | 673 | 673 | 673 | $952 | $1,050 |
| Vittoria Town Hall, 1870 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | 2,527 | $952 | $1,050 |
| Community Centre - Waterford Lions Church St. | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | 6,712 | $952 | $1,050 |
| Adult Community Centre (Simcoe) - VACANT | 27,648 | 27,648 | 27,648 | 27,648 | 27,648 | 27,648 | 27,648 | 27,648 | 27,648 | 27,648 | 27,648 | 27,648 | - | - | - | $159 | $175 |

# Table B-8 (Continued)
## Historical Level of Service Calculation
## Parks and Recreation Services – Recreation Facilities
## Sq.ft. of Facility Space

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Bld'g Value ($/sq.ft.) | Value/sq.ft. with FF&E, site works, etc. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pools** | | | | | | | | | | | | | | | | | |
| Delhi Kinsmen Pool | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | 3,664 | $842 | $884 |
| **Fieldhouses** | | | | | | | | | | | | | | | | | |
| Courtland | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | $265 | $292 |
| Delhi Sports Park | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | $265 | $292 |
| McLauglin Sports Park, Delhi | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | 6,525 | $265 | $292 |
| Langton Arena | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | $265 | $292 |
| Simcoe Memorial Park | 916 | 916 | 916 | 916 | 916 | 916 | 916 | 916 | 916 | 916 | 916 | 916 | 916 | 916 | 916 | $265 | $292 |
| Simcoe Lions Park | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | $265 | $292 |
| St. Williams | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | $265 | $292 |
| Thompson Park, Vittoria | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | 2,130 | $265 | $292 |
| Walsingham | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | $265 | $292 |
| Win-Del Park | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | 2,103 | $265 | $292 |
| **Total** | **491,233** | **491,697** | **491,697** | **491,697** | **491,697** | **491,697** | **491,697** | **491,697** | **491,697** | **491,697** | **491,697** | **491,697** | **464,049** | **467,308** | **467,308** | | |

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 7.7757 | 7.7824 | 7.7578 | 7.7279 | 7.7188 | 7.6774 | 7.5928 | 7.4995 | 7.4438 | 7.3546 | 7.2854 | 7.1002 | 6.6183 | 6.6102 | 6.5234 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 7.3645 |
| Quality Standard | $666 |
| Service Standard | $4,903 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $4,903 |
| Eligible Amount | $32,730,759 |

# Table B-9
# Historical Level of Service Calculation
# Library Services – Facilities
# Square Feet of Building Area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Bld'g Value ($/sq.ft.) | Value/sq.ft. with FF&E, site works, etc. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Delhi | 6,172 | 6,172 | 6,172 | 6,172 | 6,172 | 6,172 | 9,211 | 9,211 | 9,211 | 9,211 | 9,211 | 9,211 | 9,211 | 9,211 | 9,211 | $900 | $1,087 |
| Waterford | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | 6,982 | $900 | $1,087 |
| Port Dover | 4,320 | 4,320 | 4,320 | 8,800 | 8,800 | 8,800 | 8,800 | 8,800 | 8,800 | 8,800 | 8,800 | 8,800 | 8,800 | 8,800 | 8,800 | $900 | $1,087 |
| Port Rowan | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | 4,073 | $900 | $1,087 |
| Simcoe | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | 26,136 | $900 | $1,087 |
| **Total** | **47,683** | **47,683** | **47,683** | **52,163** | **52,163** | **52,163** | **55,202** | **55,202** | **55,202** | **55,202** | **55,202** | **55,202** | **55,202** | **55,202** | **55,202** | | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.7548 | 0.7547 | 0.7523 | 0.8198 | 0.8189 | 0.8145 | 0.8524 | 0.8420 | 0.8357 | 0.8257 | 0.8179 | 0.7971 | 0.7873 | 0.7808 | 0.7706 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.8016 |
| Quality Standard | $1,087 |
| Service Standard | $871 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $871 |
| Eligible Amount | $5,817,333 |

# Table B-10
# Historical Level of Service Calculation
# Library Services – Collection Materials
# No. of Collection Materials

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Books | 158,221 | 171,469 | 131,335 | 148,120 | 137,272 | 125,406 | 115,018 | 116,247 | 115,859 | 102,113 | 108,923 | 96,137 | 115,309 | 112,222 | 104,593 | $24 |
| Audio/Visual | 10,501 | 19,021 | 11,381 | 13,445 | 13,044 | 15,820 | 16,309 | 16,126 | 16,098 | 17,354 | 15,080 | 14,577 | 15,056 | 14,866 | 16,744 | $29 |
| Periodicals | 4,663 | 4,663 | 4,663 | 4,492 | 3,403 | 4,084 | 4,288 | 4,016 | 3,335 | 2,791 | 2,382 | 2,246 | 2,042 | 1,872 | 3,097 | $8 |
| Database Subscriptions | 7 | 7 | 10 | 10 | 10 | 36 | 26 | 28 | 31 | 45 | 45 | 48 | 46 | 51 | 48 | $2,825 |
| Catalogue Expense | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $17,396 |
| E-Books & E-Audiobooks | 2,487 | 2,542 | 2,599 | 2,657 | 2,716 | 2,776 | 2,838 | 2,901 | 2,965 | 3,031 | 3,099 | 3,167 | 3,238 | 3,439 | 3,439 | $44 |
| **Total** | **175,880** | **197,703** | **149,989** | **168,725** | **156,446** | **148,123** | **138,480** | **139,319** | **138,289** | **125,335** | **129,530** | **116,176** | **135,692** | **132,451** | **127,922** | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 2.784 | 3.129 | 2.367 | 2.652 | 2.456 | 2.313 | 2.138 | 2.125 | 2.094 | 1.875 | 1.919 | 1.678 | 1.935 | 1.874 | 1.786 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 2.2082 |
| Quality Standard | $25 |
| Service Standard | $56 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $56 |
| Eligible Amount | $371,653 |

# Table B-11
# Historical Level of Service Calculation
# Ambulance Services – Facilities
# Sq.ft. of Facilities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2018 Bld'g Value ($/sq.ft.) | Value/sq.ft. with FF&E, site works, etc. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Culver Street, Simcoe | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | 3,432 | $280 | $662 |
| New Station, Delhi | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | 2,340 | $280 | $662 |
| Port Rowan - Hwy #59 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | 2,969 | $280 | $662 |
| Firehall, Langton | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | 1,252 | $280 | $662 |
| Port Dover Base | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | 2,960 | $280 | $662 |
| Firehall, Waterford | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | 2,138 | $280 | $662 |
| Delhi Administration Building (Ambulance's Share) | - | - | - | - | - | - | - | - | - | - | 5,019 | 5,019 | 5,019 | 5,019 | 5,019 | $280 | $662 |
| **Total** | **15,091** | **15,091** | **15,091** | **15,091** | **15,091** | **15,091** | **15,091** | **15,091** | **15,091** | **15,091** | **20,110** | **20,110** | **20,110** | **20,110** | **20,110** | | |

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.239 | 0.239 | 0.238 | 0.237 | 0.237 | 0.236 | 0.233 | 0.230 | 0.229 | 0.226 | 0.298 | 0.290 | 0.287 | 0.285 | 0.281 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.2522 |
| Quality Standard | $662 |
| Service Standard | $167 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $167 |
| Eligible Amount | $1,114,692 |

# Table B-12
# Historical Level of Service Calculation
# Ambulance Services – Vehicles and Equipment
# Number of Vehicles and Equipment

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/Vehicle) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Ambulances** | | | | | | | | | | | | | | | | |
| Type 3 with Stretcher | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | $390,000 |
| **Other Vehicles** | | | | | | | | | | | | | | | | |
| Remote Access Vehicle | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $170,000 |
| Remote Access Vehicle Trailer | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $20,000 |
| Emergency Response Vehicle - Command | - | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $140,000 |
| Emergency Response Vehicle - Responder | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | $140,000 |
| Emergency Response Vehicle - Responder (Duty Officer) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | $155,000 |
| Emergency Support Vehicle - Support (Mass Casualty) | - | - | - | - | - | - | - | - | - | 1 | 1 | 2 | 2 | 2 | 2 | $140,000 |
| Golf Cart | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $56,000 |
| **Equipment** | | | | | | | | | | | | | | | | |
| Equipment (per Uniformed Paramedic) | 77 | 81 | 84 | 88 | 91 | 95 | 98 | 98 | 98 | 98 | 99 | 99 | 99 | 104 | 111 | $1,200 |
| Defibrillator | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 19 | 19 | 19 | 19 | 19 | $40,000 |
| | | | | | | | | | | | | | | | | |
| **Total** | **109** | **113** | **116** | **120** | **123** | **127** | **131** | **132** | **132** | **133** | **138** | **139** | **139** | **144** | **153** | |

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0019 |
| Quality Standard | $48,021 |
| Service Standard | $91 |

| D.C. Amount (before deductions) | 10 Year |
|---|---|
| Forecast Population | 6,676 |
| $ per Capita | $91 |
| Eligible Amount | $609,118 |

# Table B-13
## Historical Level of Service Calculation
## Services Related to a Highway – Roads
## Lane KM of Roads

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/km) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Arterial - Rural** | | | | | | | | | | | | | | | | |
| Surface Treated - 2 lanes | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | 180.55 | $485,109 |
| Asphalt - 2 lanes | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | 761.26 | $611,787 |
| Asphalt - 3 lanes | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | $504,224 |
| **Arterial - Semi-urban** | | | | | | | | | | | | | | | | |
| Surface Treated - 2 lanes | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | 4.42 | $1,179,232 |
| Asphalt - 2 lanes | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | 61.84 | $1,108,396 |
| Asphalt - 3 lanes | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | 2.03 | $749,443 |
| **Arterial - Urban** | | | | | | | | | | | | | | | | |
| Asphalt - 2 lanes | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | 71.39 | $894,985 |
| Asphalt - 3 lanes | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | 1.16 | $843,819 |
| Asphalt - 4 lanes | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | 39.40 | $722,755 |
| Asphalt - 5 lanes | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | 0.74 | $633,247 |
| **Collector - Rural** | | | | | | | | | | | | | | | | |
| Surface Treated - 2 lanes | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | 6.15 | $491,817 |
| Asphalt - 2 lanes | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | 15.89 | $629,908 |
| **Collector - Semi-urban** | | | | | | | | | | | | | | | | |
| Asphalt - 2 lanes | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | $1,149,910 |
| **Collector - Urban** | | | | | | | | | | | | | | | | |
| Asphalt - 2 lanes | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | 43.27 | $828,550 |
| Asphalt - 4 lanes | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | 2.09 | $745,233 |
| **Total** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | **1,192** | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0180 |
| Quality Standard | $650,763 |
| Service Standard | $11,714 |

| D.C. Amount (before deductions) | Buildout |
|---|---|
| Forecast Population | 25,138 |
| $ per Capita | $11,714 |
| Eligible Amount | $294,459,745 |

# Table B-14
## Historical Level of Service Calculation
## Services Related to a Highway – Bridges and Culverts
## Number of Bridges and Culverts

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bridges | 125 | 124 | 124 | 124 | 124 | 124 | 124 | 124 | 124 | 124 | 124 | 124 | 124 | 124 | 124 | $1,200,300 |
| Culverts | 116 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | 115 | $401,300 |
| Pedestrian Bridges | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 19 | 19 | 19 | 19 | $438,000 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Total** | **259** | **257** | **257** | **257** | **257** | **257** | **257** | **257** | **257** | **257** | **257** | **258** | **258** | **258** | **258** | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.0041 | 0.0041 | 0.0041 | 0.0040 | 0.0040 | 0.0040 | 0.0040 | 0.0039 | 0.0039 | 0.0038 | 0.0038 | 0.0037 | 0.0037 | 0.0036 | 0.0036 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0039 |
| Quality Standard | $787,659 |
| Service Standard | $3,072 |

| D.C. Amount (before deductions) | Buildout |
|---|---|
| Forecast Population | 25,138 |
| $ per Capita | $3,072 |
| Eligible Amount | $77,220,668 |

# Table B-15
# Historical Level of Service Calculation
# Services Related to a Highway – Public Works Facilities
# Sq.ft. of Public Works Facilities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Bld'g Value ($/sq.ft.) | Value/sq.ft. with FF&E, site works, etc. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3090 Highway 59 (13.89 acres) | | | | | | | | | | | | | | | | | |
| Sand Dome | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | $100 | $110 |
| Salt Dome | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | $100 | $110 |
| 1630 County Road 45 (13.29 acres) | | | | | | | | | | | | | | | | | |
| Admin/Operations Bldg | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | 13,440 | $600 | $662 |
| 4329 Highway 59 (12.12 acres) | | | | | | | | | | | | | | | | | |
| Admin/Operations Bldg | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | 4,587 | $500 | $551 |
| Storage Dome | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | $100 | $110 |
| 340 Argyle Ave (2.28 acres) | | | | | | | | | | | | | | | | | |
| Admin/Operations Bldg | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | 8,027 | $600 | $662 |
| Storage Building | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | $100 | $110 |
| Storage Dome | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | 6,700 | $100 | $110 |
| 568 Queensway West (9.92 acres) | | | | | | | | | | | | | | | | | |
| Salt Dome | 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 | $100 | $110 |
| Salt Dome | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | 2,900 | $100 | $110 |
| 8 Schellburg Ave (2.96 acres) | | | | | | | | | | | | | | | | | |
| Admin/Operations Bldg | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | 17,506 | $600 | $662 |
| Salt Dome | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | 6,600 | $100 | $110 |
| Storage Building | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | 1,630 | $100 | $110 |
| 984 Charlotteville Rd 7 (1.17 acres) | | | | | | | | | | | | | | | | | |
| Salt Dome | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | $100 | $110 |
| 591 Norfolk Street S (9.64 acres) | | | | | | | | | | | | | | | | | |
| Admin/Operations Bldg | 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 | $600 | $662 |
| Storage Bldg | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | 5,400 | $100 | $110 |
| Storage Bldg | 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 | $100 | $110 |
| Storage Bldg | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | $100 | $110 |
| Salt Dome | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | $100 | $110 |
| Salt Dome | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | $100 | $110 |
| 1355 Thompson Rd (2.94 acres) | | | | | | | | | | | | | | | | | |
| Admin/Operations Bldg | 4,000 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | 7,969 | $600 | $662 |
| Storage Bldg | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | $100 | $110 |
| Storage Bldg | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | $100 | $110 |
| Salt Dome | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | 6,200 | $100 | $110 |
| 474 Concession 5 Townsend (10.16 acres) | | | | | | | | | | | | | | | | | |
| Salt Dome | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | $100 | $110 |
| Salt Shed | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | $100 | $110 |
| **Total** | **142,690** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | **146,659** | | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 2.2586 | 2.3213 | 2.3139 | 2.3050 | 2.3023 | 2.2899 | 2.2647 | 2.2369 | 2.2203 | 2.1937 | 2.1730 | 2.1178 | 2.0917 | 2.0745 | 2.0473 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 2.2141 |
| Quality Standard | $315 |
| Service Standard | $697 |

| D.C. Amount (before deductions) | Buildout |
|---|---|
| Forecast Population | 25,138 |
| $ per Capita | $697 |
| Eligible Amount | $17,524,957 |

Table B-16
Historical Level of Service Calculation
Services Related to a Highway – Public Works Vehicles and Equipment
Number of Vehicles and Equipment

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/Vehicle) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Licensed Vehicles** | | | | | | | | | | | | | | | | |
| Asphalt Hotbox | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | 2 | $60,000 |
| Float | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $60,000 |
| Lowbed | - | - | - | - | 2 | 2 | 2 | 2 | 2 | 5 | 5 | 8 | 8 | 10 | 11 | $180,000 |
| Pick-up Trucks | 1 | 1 | 1 | 1 | 2 | 3 | 3 | 3 | 7 | 10 | 13 | 17 | 24 | 27 | 27 | $60,000 |
| Single Axle | - | - | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 7 | 7 | 7 | 7 | 7 | 10 | $405,000 |
| Speed Camera | - | - | - | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $15,000 |
| Sweeper | - | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | $580,000 |
| Tandem Axle | 17 | 17 | 17 | 17 | 18 | 19 | 19 | 19 | 19 | 19 | 23 | 25 | 23 | 21 | 29 | $460,000 |
| Trailers | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 4 | $15,000 |
| **Unlicensed Equipment** | | | | | | | | | | | | | | | | |
| Backhoe | 5 | 4 | 4 | 3 | 3 | 4 | 4 | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | $260,000 |
| Chip Spreader | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $220,000 |
| Chippers | 6 | 5 | 5 | 4 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | $105,000 |
| Choppers | - | - | - | - | - | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 4 | 4 | 5 | $600,000 |
| Graders | 7 | 7 | 7 | 8 | 8 | 6 | 6 | 6 | 5 | 5 | 5 | 6 | 5 | 5 | 5 | $300,000 |
| Loaders | 12 | 11 | 11 | 12 | 12 | 11 | 12 | 14 | 16 | 16 | 13 | 11 | 10 | 10 | 10 | $300,000 |
| Rollers | 5 | 5 | 5 | 4 | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | $200,000 |
| Tractors | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 1 | 1 | $200,000 |
| Widener | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | $95,000 |
| **Total** | **59** | **57** | **59** | **59** | **62** | **62** | **63** | **67** | **74** | **84** | **89** | **99** | **103** | **108** | **123** | |

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.0009 | 0.0009 | 0.0009 | 0.0009 | 0.0010 | 0.0010 | 0.0010 | 0.0010 | 0.0011 | 0.0012 | 0.0013 | 0.0014 | 0.0015 | 0.0015 | 0.0017 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0012 |
| Quality Standard | $280,992 |
| Service Standard | $337 |

| D.C. Amount (before deductions) | Buildout |
|---|---|
| Forecast Population | 25,138 |
| $ per Capita | $337 |
| Eligible Amount | $8,476,282 |

# Table B-17
## Historical Level of Service Calculation
## Services Related to a Highway – Sidewalks
## KM of Sidewalks

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/km) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Arterial Roads | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | $150,000 |
| Collector Roads | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | $150,000 |
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| **Total** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | **88** | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.0014 | 0.0014 | 0.0014 | 0.0014 | 0.0014 | 0.0014 | 0.0014 | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0012 | 0.0012 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0013 |
| Quality Standard | $153,900 |
| Service Standard | $200 |

| D.C. Amount (before deductions) | Buildout |
|---|---|
| Forecast Population | 25,138 |
| $ per Capita | $200 |
| Eligible Amount | $5,029,360 |

# Table B-18
## Historical Level of Service Calculation
## Services Related to a Highway – Traffic Signals
## Number of Traffic Signals

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 Value ($/item) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Full Signals | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | $250,000 |
| Intersection Pedestrian Signals | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | $175,000 |
| Overhead Pedestrian Crossing | - | - | - | - | - | - | - | - | - | 3 | 3 | 6 | 6 | 6 | 6 | $110,000 |
| | | | | | | | | | | | | | | | | |
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| **Total** | **31** | **31** | **31** | **31** | **31** | **31** | **31** | **31** | **31** | **34** | **34** | **38** | **38** | **38** | **38** | |

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 63,175 | 63,181 | 63,381 | 63,626 | 63,701 | 64,045 | 64,758 | 65,564 | 66,055 | 66,856 | 67,491 | 69,251 | 70,116 | 70,695 | 71,636 |
| Per Capita Standard | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| 15 Year Average | 2011 to 2025 |
|---|---|
| Quantity Standard | 0.0005 |
| Quality Standard | $239,740 |
| Service Standard | $120 |

| D.C. Amount (before deductions) | Buildout |
|---|---|
| Forecast Population | 25,138 |
| $ per Capita | $120 |
| Eligible Amount | $3,013,292 |

# Appendix C
## Long-Term Capital and Operating Cost Examination

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

As a requirement of the D.C.A., 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 development charge. 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 County's 2024 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the reinvestment rate method, which estimates an annual lifecycle funding amount based on the expected useful life of an asset and any capital renewal needs throughout its useful life. It is assumed that this annual lifecycle funding amount will be contributed annually and invested so that those funds will cover the capital lifecycle costs associated with the asset.

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 County 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
Norfolk County
Operating and Capital Expenditure Impacts for Future Capital Expenditures

| SERVICE | INCREMENTAL OPERATING EXPENDITURES | INCREMENTAL LIFECYCLE EXPENDITURES | TOTAL ANNUAL EXPENDITURES |
|---|---|---|---|
| Services Related to a Highway | 4,906,506.99 | 8,076,686 | 12,983,193 |
| Fire Protection Services | 980,937.61 | 396,995 | 1,377,933 |
| Parks and Recreation Services | 1,285,438.91 | 1,001,420 | 2,286,859 |
| Library Services | 285,881.47 | 154,883 | 440,764 |
| Ambulance Services | 7,058,755.66 | 54,639 | 7,113,395 |
| Water Services | 1,904,858.66 | 4,036,467 | 5,941,325 |
| Wastewater Services | 1,909,226.59 | 2,722,764 | 4,631,991 |
| **Total** | **$18,331,606** | **$16,443,854** | **$34,775,459** |

# Appendix D
## Asset Management Plan

# Appendix D: Asset Management Plan

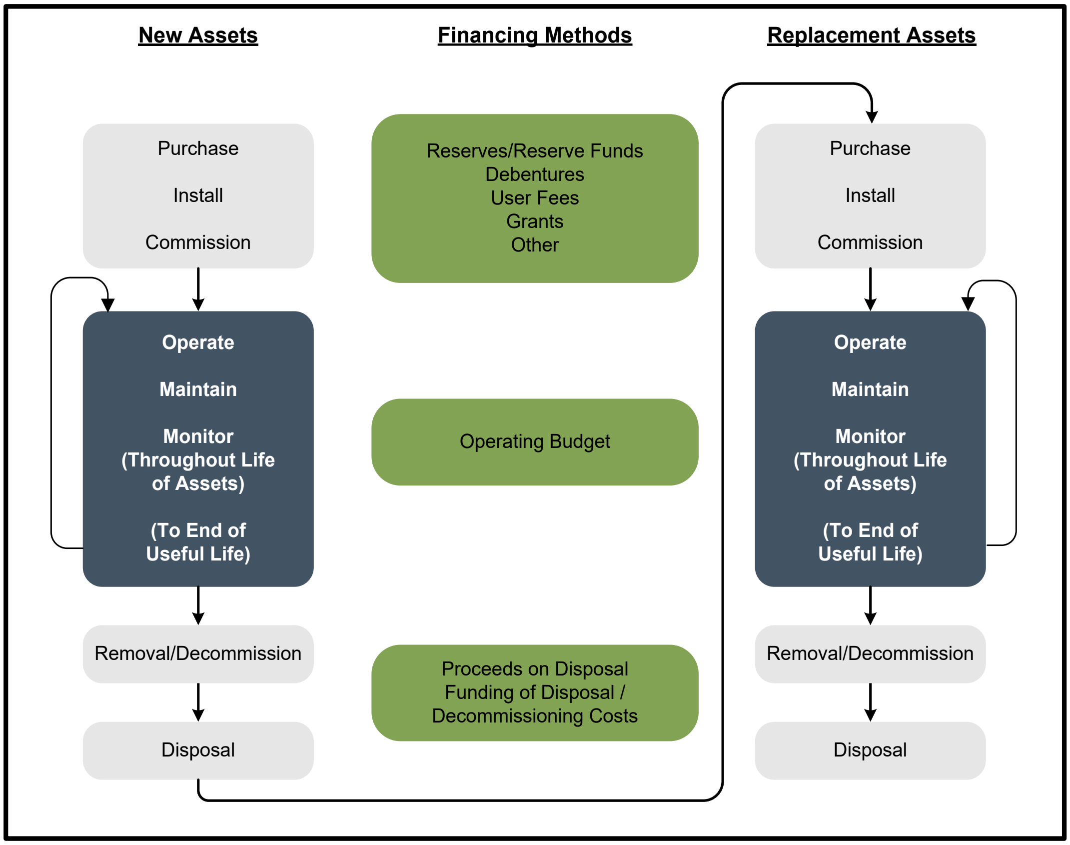
The recent changes to the *Development Charges Act, 1997*, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

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

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out 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 throughout its entire lifecycle. For growth-related works, the majority of initial capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be 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 were 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 County prepared an A.M.P. in 2025 for its existing assets; with a high level consideration of future growth-related assets for services included in the D.C. calculations. To ensure legislative compliance and complement the existing A.M.P. review, the asset management requirement for the D.C. is separately provided below.

In recognition of the schematic above, the following table (presented in 2026$) 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, the present infrastructure gap and associated funding plan have not been considered in the analysis below. Therefore, 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 may require financing from municipal financial resources (i.e., taxation, rates, fees, etc.) has been presented as an annual debt charge amount based on 20-year financing.

2. Lifecycle costs for the 2026 D.C. capital works 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 incremental annual expenditures are approximately $70.02 million. The share of these expenditures related to the growth component of the infrastructure is approximately $41.41 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 estimated at approximately $56.14 million. This amount, combined with the existing operating revenues of $295.05 million, will provide annual revenues of $351.19 by the end of the period.

6. In consideration of the above, the capital plan is deemed to be financially sustainable, as shown in Table D-1.

Table D-1
Norfolk County
Asset Management – Future Expenditures and Associated Revenues
2026$

| Asset Management - Future Expenditures and Associated Revenues | Total |
|---|---|
| **Expenditures (Annualized)** | |
| Annual Debt Payment on Non-Growth Related Capital[1] | 28,616,634 |
| Annual Debt Payment on Post Period Capital[2] | 6,632,027 |
| **Lifecycle:** | |
| Annual Lifecycle - Municipal-wide Services | 9,684,623 |
| Annual Lifecycle - Urban Services | 6,759,231 |
| **Incremental Operating Costs (for D.C. Services)** | $18,331,606 |
| **Total Expenditures** | **$70,024,121** |
| | |
| **Revenue (Annualized)** | |
| Total Existing Revenue[3] | $295,052,707 |
| Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.) | $56,136,484 |
| **Total Revenues** | **$351,189,191** |

[1] Non-Growth Related component of Projects
[2] Interim Debt Financing for Post Period Benefit
[3] As per Sch. 10 of FIR

# Appendix E
## Draft Development Charges By-law

**The Corporation of Norfolk County**

**By-Law 2026-XX**

**Being a By-Law respecting Development Charges on Lands within The Corporation of Norfolk County.**

**WHEREAS** section 2(1) of the *Development Charges Act, 1997*, S.O. 1997, Chapter 27 (hereinafter may be referred to as "the Act") authorizes municipalities to pass a by-law for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this by-law applies;

**AND WHEREAS** Norfolk County, as required by Section 10 of the Act, has undertaken and completed a development charge background study regarding the anticipated amount, type and location of development; the increase in needs for services, estimated capital costs to provide for such increased needs, including the long term capital and operating costs for capital infrastructure required for the services;

**AND WHEREAS** as required by Section 11 of the Act this By-law is being enacted within one year of the July 2026 completion of the said Development Charge Background Study, titled " Norfolk County 2026 Development Charges Background Study," dated July 10, 2026 prepared by Watson & Associates Economists Ltd. and has been made available to the public at least two weeks prior to the public meeting;

**AND WHEREAS** the Council of Norfolk County, at its meeting of has adopted the September 22, 2026 Development Charges Background Study, as amended;

**AND WHEREAS** in advance of passing this By-law the Council of Norfolk County has given notice of and held a public meeting on July 28, 2026 in accordance with Section 12(1)(b) of the Act regarding its proposals for this development charges by-law;

**AND WHEREAS** the Council of Norfolk County, has heard all persons who applied to be heard no matter whether in objection to, or in support of, the said by-law;

**AND WHEREAS** by resolution adopted by Council on September 22, 2026, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

**AND WHEREAS** by resolution adopted by Council on September 22, 2026, Council has indicated its intent that the future excess capacity identified in the Study shall be paid for by development charges or other similar charges;

**NOW THEREFORE** the Council of The Corporation of Norfolk County hereby enacts as follows:

1. Definitions

In this By-law,

1.1. “Act” means the *Development Charges Act*, 1997, S.O. 1997, C.27, amended;

1.2. “Agricultural land" means land which is zoned for agricultural or farming uses in the zoning by-law of Norfolk County, or a predecessor municipality;

1.3. "Additional residential dwelling unit" means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;

1.4. "Affordable housing" means residential units where the rent (when renting) or price (when purchasing) does not exceed the limit set out by the "Affordable Residential Units for the Purpose of the *Development Charges Act*, 1997 Bulletin";

1.5. "Affordable Residential Unit" means a residential unit that meets the criteria set out in section 4.1 of the Act.

1.6. "Ancillary" means a use, building, or structure that is normally incidental and/or subordinate to and is exclusively devoted to a main use, building or structure that is located on the same lot;

1.7. "Apartment" means a building consisting of more than four dwelling units with a private bathroom and kitchen facilities in each unit where the units are connected by an interior corridor and which is not a single detached dwelling, a semi-detached dwelling, additional residential dwelling units, temporary farm workers accommodation, a multiple unit dwelling, a mobile home or a temporary residential structure;

1.8. “Attainable Residential Unit” means a residential unit that meets the criteria set out in section 4.1 of the Act;

1.9. "Bank of Canada rate" means the policy interest rate established by the Bank of Canada.

1.10. "Bedroom" includes any room larger than eight square meters, including a den or study, which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room;

1.11. "Benefiting Area" means an area defined by a map, plan or legal description on a front-ending agreement as an area that will receive a benefit from the construction of a service;

1.12. “Brownfields" means land located within the urban areas as defined from time to time in the County’s Official Plan, upon which there has been previous agricultural, industrial, institutional, or commercial or open lands use or other use as prescribed under the *Environmental Protection Act*, R.S.O. 1990, c.E.19 an Ontario Regulation 153/04 thereto, each as amended from time to time, and for which site remediation is required in accordance with a Phase 2 Environmental Site Assessment, and for which a Record of Site Condition has been filed on the Province’s Brownfields Environmental Site Registry pursuant to the *Environmental Protection Act*, R.S.O. 1990, c.E.19 and Ontario Regulation 153/04 thereto, each as amended from time to time;

1.13. “Cannabis” means:

i. a cannabis plant;

ii. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;

iii. any substance or mixture of substances that contains or has on it any part of such a plant; and

iv. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

1.14. “Cannabis Plant” means a plant that belongs to the genus cannabis;

1.15. “Cannabis Production Facility” means a building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law;

1.16. "Capital Cost" includes the capital costs defined in Section 5(3) of the Act;

1.17. "Commercial development" means a building or structure used, designed or intended for use for, or in connection with the purchase and/or sale and/or rental of commodities; the provision of services for a fee; or the operation of a business office. Commercial development does not include a retail development, an industrial development, roofed accommodation development, or cannabis production facilities as defined herein; but does include a parking garage used for commercial purposes.

1.18. "Council" means the Council of Norfolk County;

1.19. "County" means the body corporate continued as a municipality under the name "The Corporation of Norfolk County";

1.20. "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 or usability thereof, and includes redevelopment.

1.21. "Development charge or development charges" means the charges imposed by this By-law against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this By-law applies;

1.22. "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;

1.23. "Existing industrial development" means an industrial development that existed at the time of this By-law's in accordance with applicable regulation;

1.24. "Farming business" means a business operating on agricultural land with a current Farm Business Registration Number issued pursuant to the Farm Registration and farm *Organization Funding Act*, 7993, S.O. 1993 Chapter 21 and assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation but does not include cannabis production facilities;

1.25. "Front-ending agreement" means an agreement under section 44 of the *Development Charges Act*, 1997;

1.26. "Garden suite" means a temporary building containing one (1) dwelling unit where the unit is detached from the main dwelling and regulated under section 39.1 of The *Planning Act*;

1.27. "Grade" means the average level of proposed or finished ground adjoining, at all exterior walls of the main building;

1.28. "Gross Floor Area" means the total area of all floors above and below grade measured between the outside surface of exterior walls or between the outside surface of exterior walls and the centre line of firewalls. This includes covered roofs, canopies, walkways and thoroughfares but excludes those areas used exclusively for parking garages or parking structures, except where parking garages or parking structures are used for the sale, lease, or service of vehicles;

1.29. "Growth-related net capital cost" means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of Norfolk County;

1.30. "Inclusionary Zoning Residential Unit" means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act.

1.31. "Industrial development" means a building used for, or in connection with:

i. Manufacturing, producing, processing, storing or distributing something;

ii. Research or development in connection with manufacturing, producing or processing, something;

iii. Retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site which the manufacturing, production or processing takes place;

iv. Office or administrative purposes, if they are:

a. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and,

b. in or attached to the building or structure used for that manufacturing, producing or processing, storage or distribution;

v. Without limiting the generality of the foregoing, industrial development also includes a building used as a commercial greenhouse which is not a farm business as defined herein, a warehouse, and a mini-storage facility;

vi. Industrial development does not include cannabis production facilities.

1.32. "Institutional development" means a building used for, or in connection with religious, charitable, cultural, educational (as defined in the *Education Act*, R.S.O. 1990, c. E.2), governmental, health or welfare purposes and shall include but not be limited to, public and private non-commercial schools, nursery schools or day care facilities;

1.33. "Institutional use", for the purposes of subsection 13(3), means a building used for or in connection with:

i. as a long-term care home within the meaning of subsection 2 (1) of the *Long Term Care Homes Act, 2007*;

ii. as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*

iii. by any institution of the following post-secondary institutions for the objects of the institution:

a. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;

b. a college or university federated or affiliated with a university described in subclause (i); or

c. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;

iv. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

v. as a hospice to provide end of life care.

1.34. "Local Board" means a school board, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, or any other board, commission, committee, or local authority established or exercising any power of authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of Norfolk County;

1.35. “Long-term care home” means a place that is licensed as a long-term care home under the *Fixing Long-Term Care Act*, 2021, and includes a municipal home, joint home or First Nations home approved under Part IX of the Act;

1.36. "Manufactured Home" means a manufactured home as defined in the *Building Code Act*, standard for manufactured homes CSA A-277, "Procedure for Certification of Factory Built Houses";

1.37. "Mixed use development" means a building or structure in which there are or will be both residential and non-residential uses, but does not include a hotel, motel, resort development, guest house, boarding house, nursing home, retirement living multiple unit dwelling or home for the aged;

1.38. "Mobile home" means a mobile home as defined in the *Building Code Act*, standard for Mobile Homes CAN/CSA-Z240.2.1 "Structural Requirements for Mobile Homes";

1.39. "Multiple unit dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane or additional residential dwelling units. These units are considered “other multiples” under Schedule B of this Bylaw. This includes, but is not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, stacked townhouse dwelling, temporary farm workers accommodation and the residential component of live/work units. But does not include a single detached dwelling, semi-detached dwelling, or an apartment dwelling;

1.40. "Net Capital Cost" means the capital cost less capital grants, subsidies and other contributions made to the County or that the Council of Norfolk County anticipates will be made, including conveyances or payments under Sections 42, 51, and 53 of the *Planning Act*, R.S.O. 1990, Chapter P.13 in respect of the capital cost;

1.41. “Non-profit housing” means the development of a building or structure intended for use as a residential premises and developed by a corporation to which the *Not-for-Profit Corporations*, 2010 applies that is in good standing under that Act and whose primary object is to provide housing or 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 a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

1.42. "Non-residential" means a building used for or in connection with other than residential use, and, without limiting the generality of the foregoing includes commercial, industrial, institutional, roofed accommodations, and retail development;

1.43. "Parking garage" means a land, building or structure or part thereof which is provided and maintained for the purpose of temporary parking or storing of motor vehicles accessory to a permitted use;

1.44. "Place of Worship" means a building or structure which is or would be classified as exempt from taxation for realty taxes in accordance with the exemption for "...every place of worship and land used in connection therewith and every churchyard, cemetery or burying ground," in *Assessment Act*, R.S.O. 1990, Chapter A.31;

1.45. "Planning Act" means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended.

1.46. "Predecessor Municipality" means the former Regional Municipality of Haldimand- Norfolk, former Corporation of the City of Nanticoke, former Corporation of the Town of Simcoe, former Corporation of the Township of Delhi and former Corporation of the Township of Norfolk;

1.47. "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.

1.48. "Residential" includes:

i. single detached dwellings;

ii. special care dwelling units;

iii. individual dwelling units in semi-detached dwellings;

iv. temporary farm workers accommodation;

v. individual mobile homes;

vi. individual dwelling units in multiple unit dwellings;

vii. individual apartment dwelling units;

viii. individual manufactured homes;

ix. temporary residential structures;

x. semi-detached dwellings, multiple unit dwellings and apartments in buildings or structures which are not exclusively used for residential purposes;

xi. residential facility; and,

xii. tiny homes.

1.49. "Residential facility" means a building containing two or more dwelling units which dwelling units do not have self-contained kitchens. Residential facility includes a garden suite within the meaning of Section 39.1 of the *Planning Act*. R.S.O. 1990, c. P.13, as amended. Residential facility does not include a single detached dwelling, a semi-detached dwelling, temporary farm workers accommodation, a multiple unit dwelling, an apartment, or roofed accommodation as defined herein;

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

1.51. “Roofed accommodation development” means a building or structure used, designed, or intended for use for the purpose of offering overnight accommodation to the public and includes hotels, motels, and inns;

1.52. "Row dwelling" means a residential building containing not less than three dwelling units with each unit separated by a common or party wall or walls with a separate outside entrance to each unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this By-law is deemed to be a row dwelling.

1.53. “Semi-detached dwelling" means a residential building consisting of two dwelling units attached by a vertical wall or walls;

1.54. "Services" means services designated in Schedule “A" of this By-law or designated in a front-ending agreement;

1.55. “Single detached dwelling" means a residential building containing one dwelling unit and not attached to another building or structure, whether or not the sole single detached dwelling is situated on a single lot, and includes manufactured homes but excludes tiny homes;

1.56. “Special care dwelling unit” means a unit within a residential facility that is designed to accommodate individuals with specific support needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, housekeeping, nursing, respite care and attendant services are provided at various levels, and:

i. The units have a common entrance from street level;

ii. The occupants have the right to use common halls, stairs, yards, rooms, and accessory buildings; and

iii. The units or rooms may or may not have exclusive sanitary or culinary facilities or both.

1.57. “Temporary Building or Structure” means building without a foundation which is constructed, erected or placed on land for a continuous period of time not exceeding one (1) year, or a like addition or alteration to an existing building or an existing structure that has the effect of increasing the usability thereof for a continuous period not exceeding one (1) year. Temporary building or structure excludes a garden suite within the meaning of Section 39.1 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended;

1.58. "Temporary farm workers accommodations", means a residential building constructed on a farm and not attached to any other building or structure, with sleeping, cooking, living and sanitary facilities, and used for seasonal, interim or occasional residential uses by farm labourers;

1.59. "Tiny home" means a dwelling unit with a minimum useable floor area as determined by the Ontario Building Code, and a maximum usable floor area of 100 square metres.

**2. Scope of By-law**

2.1. This By-law applies to all of the land within Norfolk County.

**3. Development Charges**

3.1. The development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion of the services referenced in Schedule A.

i. For the purposes of the water and wastewater services, development charges will be imposed if the development has or will have access to these services by the urban buildout forecast period.

3.2. The development of land is subject to a development charge where the development requires one of the following:

i. The development of land is subject to a development charge where the development requires one of the following:

a. The passing of a zoning by-law or an amendment thereto 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 50 of the *Condominium Act*; R.S.O. 1990, Chapter 26; or

g. The issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, Chapter 23, in relation to a building or structure.

ii. Subsection (i) shall not apply in respect to:

a. local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act*; or

b. local services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.

4. Calculation of Development Charges

4.1. The development charge with respect to the development of any land, buildings and structures are accordance with the rates set out in Schedule "B", subject to the other provisions of this By-law:

i. The development charges set out in Schedule “B” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use. The urban services rates shall only apply to lands which are or will be serviced by water and wastewater services.

ii. The development charges described in Schedule “B” 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. The urban services rates shall only apply to lands which are or will be serviced by water and wastewater services.

4.2. Subject to the provisions of this by-law, development charges against land are to be calculated and collected in accordance with the rates set out in Schedule "B" in respect of the services set out in Schedule "A" of this By-law.

i. Mixed-Use Development

a. Where a development has both residential and non-residential uses, development charges will be assessed against both uses, to the extent of their respective uses of a building or structure, and as though the uses were separate.

ii. Reduction of Development Charges for Redevelopment

a. 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:

1. 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 section 4.1 (i) by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

2. in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 4.1 (ii), 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.

3. the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this By-law.

iii. Change of Use

a. Where an existing non-residential building or structure is converted in whole or in part to residential uses, the residential development charge payable for the dwelling units created shall be reduced by an amount equal to the non-residential development charge previously paid for the development being converted, but any such reduction shall not produce a refund. No credit will be provided for services excluded from the non-residential charge.

b. Where an existing residential building is converted in whole or in part to non-residential uses, the non-residential development charge payable for the gross floor area so converted shall be reduced by an amount equal to any residential development charges previously paid for the residential building being converted, and if a dwelling unit is only partially converted the reduction shall be in proportion to the extent of the conversion, but any such reduction shall not produce a refund.

c. Development charges assessable for the conversion of uses in a mixed-use building or structure shall be determined in accordance with subsections 4.2 (iii) (a) and 4.2 (iii) (b) of this By-law as applicable.

iv. Tiny Homes

a. Development charges for tiny homes shall be imposed at the applicable rate for bachelor and 1-bedroom apartment units.

5. Exemptions from Development Charges

Residential Units in Existing Residential

5.1. This by-law shall not apply to that category of exempt development described in subsections 2 (3), 2 (3.1), and 2 (3.2) of the Act, namely:

i. An enlargement to an existing dwelling unit;

ii. 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;

iii. 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;

iv. One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or

v. In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

Residential Units in New Residential

5.2. This By-law shall not apply to that category of exempt development described in subsection 2 (3.3) of the Act, namely:

i. 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;

ii. 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; or

iii. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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.

<u>Enlargement of Existing Industrial Development</u>

5.3. This By-law does not apply to that category of exempt development described in section 4 of the Act, namely:

i. The enlargement of the gross floor area on an existing industrial building, if the gross floor area is enlarged by 50 percent or less;

ii. for the purpose of subsection (i) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 made under the Act.

iii. Notwithstanding subsection (i), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

iv. For the purpose of the application of section 4 of the Act to the operation of this By-law:

a. the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought; and

b. the enlargement of the gross floor area of the existing building must:

1. be attached to the existing industrial building;

2. not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;

3. be for use or in connection with an industrial purpose as set out in this By-law; and

4. constitute a bona fide increase in the size of the existing building.

Other Statutory Exemptions

5.4. This by-law shall not apply to that category of exempt development described in section 4.1 of the Act, namely that development charges shall not be imposed with respect to affordable residential units and attainable residential units.

5.5. This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.

5.6. This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.

5.7. This by-law shall not apply to that category of exempt development described in section 4.4 of the Act, namely that development charges shall not be imposed with respect to long-term care homes.

5.8. This by-law shall not apply to that category of exempt development described in section 4.5 of the Act, namely that development charges shall not be imposed with respect to non-profit retirement housing development.

5.9. Development which is or would be classified under the *Assessment Act* as exempt from taxation for realty taxes as a place of worship;

a. Any development undertaken by:

1. Any board within the meaning of subsection 1 (1) of the *Education Act*, R.S.O. 1990, Chapter E.2, and,

2. Any local board of the County.

<u>Other Exemptions</u>

5.10. Notwithstanding any other provision of this By-law, the following types of development are exempted from any development charges under this By-law:

i. Temporary farm workers accommodations;

ii. Farming business development;

iii. Temporary structures including building without a foundation which is constructed, erected or placed on land for a continuous period of time not exceeding one year; and

iv. Places of worship.

6. Discounts

6.1. Notwithstanding the provisions of this By-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

i. Three or more bedrooms – 25% reduction;

ii. Two bedrooms – 20% reduction; and

iii. All other bedroom quantities – 15% reduction.

7. Timing of Calculation and Payment of Development Charges (as furthered outlines in GP-016 (Governance Policy – Timing of Development Charges Calculation) and GP-017 (Governance Policy – Development Charge Installment))

7.1. Development charges shall be calculated, payable and collected in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.

7.2. Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

7.3. Notwithstanding subsections 7.1 and 7.2, development charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the earlier of the date of first occupancy or the date of occupancy permit issuance, and each subsequent installment, including interest accrued prior to June 5, 2025, payable on the anniversary date each year thereafter.

7.4. Notwithstanding subsections 7.1 and 7.2, development charges for non-rental residential developments are due and payable in full on the earlier of:

i. The day a permit is issued under the *Building Code Act* authorizing occupation of the building; or

ii. The day the building is first occupied.

7.5. Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment that was:

i. Received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred within 2 years of building permit issuance, the development charges under section 2 shall be calculated based on the lower of the rates set out in Schedule "B" on the date the planning application was made, including interest, or the rate currently in effect. Where both planning applications apply, development charges under section 2 shall be calculated based on the rates, including interest, set out in Schedule "B" on the date of the later planning application; or

ii. Received on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges under section 2 shall be calculated based on the lower of the rates set out in Schedule "B" on the date the planning application was made, including interest, or the rate currently in effect. Where both planning applications apply, development charges under section 2 shall be calculated based on the rates, including interest, set out in Schedule "B" on the date of the later planning application.

7.6. Interest for the purposes of subsections 7.3 and 7.5 shall be determined as the maximum interest rate as defined in section 26.3 of the Act.

7.7. Notwithstanding subsections 7.1 to 7.5, 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.

7.8. If development charges are paid and the applicable building permit is cancelled or revoked before construction begins, the development charges will be refunded to the registered owner of the land.

7.9. Prepayment or Deferral Agreements

i. Council may authorize, in accordance with Section 27 of the Act, an agreement with a person to permit, on such terms as Council may require, the payment of a development charge before or after it is otherwise payable under this By-law.

7.10. Services in Lieu Agreements

i. Council may agree, in accordance with Sections 38, 39, 40 and 41 of the Act, to allow a person to perform work that relates to a service to which this development charge by-law relates, in return for a credit towards the development charges payable by the said person, upon terms specified by Council in its agreement with the person. No such credit shall exceed the total development charges payable by the person.

7.11. Front-Ending Agreements

i. Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the development of land, as detailed in the County's Developer Front-end Funding and Reimbursement Policy (Policy GP-018).

8. Administration of By-Law

8.1. This By-law shall be administered by the Treasurer of Norfolk County.

8.2. As authorized in paragraph ten of Section 5(1) of the Act, the development charges provided for in this By-law shall be adjusted annually by the percentage change during the preceding year, as recorded in the Statistics Canada, Table 18-10-0289-01 Building construction price indexes, by type of building. This adjustment shall take place on January 1st of each year.

8.3. The Treasurer shall, in each year prior to June 30th , furnish to Council a statement in respect of the separate reserve funds required by the Act for each service to which this By-law relates, for the prior year, containing the information set out in Section 43 of the Act and Section 12 of Ontario Regulation 82/98.

8.4. This By-Law may be referred to as the "2026 Norfolk County Development Charges By-Law".

8.5. This By-Law shall come into force and take effect on January 1, 2027.

Read a first and second time this 22nd day of September 2026.

Read a third time and finally passed this 22nd day of September 2026.

______________________

Mayor

______________________

Clerk

SCHEDULE “A”

TO BY-LAW NO. 2026-XXX

Services/Class of Services for Which Development Charges are levied

**County-wide Services/Class of Services:**

Services Related to a Highway

Fire Protection Services

Parks and Recreation Services

Library Services

Ambulance Services

Growth-Related Studies (Class of Service)

**Urban Services:**

Water

Wastewater

SCHEDULE “B”

TO BY-LAW NO. 2026-XXX

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 | (per $m^2$ of Gross Floor Area) |
| **County-wide Services/Class of Service:** | | | | | | |
| Services Related to a Highway | $ 10,077 | $ 6,858 | $ 6,819 | $ 5,337 | $ 4,291 | $ 50.38 |
| Fire Protection Services | $ 3,274 | $ 2,228 | $ 2,216 | $ 1,734 | $ 1,394 | $ 14.99 |
| Parks and Recreation Services | $ 14,893 | $ 10,136 | $ 10,079 | $ 7,888 | $ 6,342 | $ - |
| Library Services | $ 2,285 | $ 1,555 | $ 1,546 | $ 1,210 | $ 973 | $ - |
| Ambulance Services | $ 503 | $ 342 | $ 340 | $ 266 | $ 214 | $ 2.30 |
| Growth-Related Studies | $ 332 | $ 226 | $ 225 | $ 176 | $ 141 | $ 1.53 |
| **Total County-wide Services/Class of Services** | **$ 31,364** | **$ 21,345** | **$ 21,225** | **$ 16,611** | **$ 13,355** | **$ 69.20** |
| **Urban Services** | | | | | | |
| Water Services | $ 7,336 | $ 4,993 | $ 4,965 | $ 3,885 | $ 3,124 | $ 42.96 |
| Wastewater Services | $ 10,687 | $ 7,274 | $ 7,232 | $ 5,660 | $ 4,551 | $ 62.59 |
| **Total Urban Services** | **$ 18,023** | **$ 12,267** | **$ 12,197** | **$ 9,545** | **$ 7,675** | **$ 105.55** |
| **GRAND TOTAL RURAL AREA** | **$ 31,364** | **$ 21,345** | **$ 21,225** | **$ 16,611** | **$ 13,355** | **$ 69.20** |
| **GRAND TOTAL URBAN AREA** | **$ 49,387** | **$ 33,612** | **$ 33,422** | **$ 26,156** | **$ 21,030** | **$ 174.75** |