

DEVELOPMENT CHARGES BACKGROUND STUDY

Town of Tillsonburg

HEMSON Consulting Ltd

May, 2014

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
I INTRODUCTION	7
II A TOWN-WIDE UNIFORM CHARGE APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS IS USED	9
A. Town-wide Development Charges Are Proposed	9
B. Key Steps When Determining Development Charges for Future Development-Related Projects	10
III DEVELOPMENT FORECAST	13
A. Residential Forecast	13
B. Non-Residential Forecast	14
IV HISTORICAL CAPITAL SERVICE LEVELS	16
V THE DEVELOPMENT-RELATED CAPITAL FORECAST	18
A. A Development-Related Capital Forecast Is Provided	18
B. The Development-Related Capital Forecast	18
VI PROPOSED DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE <i>DCA</i>	22
A. Development Charges Calculation	22
B. Proposed Residential and Non-Residential Development Charges	24
C. Comparison of Newly Calculated Development Charges with Charges Currently in Force in Tillsburg	27
VII LONG-TERM CAPITAL AND OPERATING COSTS	29
A. Net Operating Costs for Town Services to Increase over Forecast Period	29
B. Long-term Capital Financing from Non-Development Charges Sources Totals \$3.1 Million	29
VIII LOCAL SERVICE GUIDELINES	31

LIST OF APPENDICES

A. DEVELOPMENT FORECAST	37
B. DEVELOPMENT CHARGES CALCULATIONS	48
B.1. Fire Protection	54
B.2. Parks and Recreation	62
B.3. Public Works and Fleet	74
B.4. Municipal Parking	83
B.5. General Government	91
B.6. Stormwater	97
B.7. Roads and Related	103
C. RESERVE FUNDS	110
D. CAPITAL AND OPERATING COST IMPACT ANALYSIS	113
E. DRAFT DEVELOPMENT CHARGES BY-LAW	117

EXECUTIVE SUMMARY

(i) BACKGROUND

- The *Development Charges Act, 1997 (DCA)*, and its associated regulations (*O. Reg. 82/98*), allow municipalities in Ontario to recover development-related capital costs from new development.
- The Town of Tillsonburg is experiencing residential and non-residential development, which increase the demand for municipal services.
- The Town wishes to continue implementing development charges to fund capital projects related to development throughout Tillsonburg so that development continues to be serviced in a fiscally responsible manner.

(ii) INTRODUCTION

- The *DCA* and *O. Reg. 82/98* require that a development charges background study be prepared in which development charges are determined with reference to:
 - A forecast of the amount, type and location of housing units and non-residential development anticipated in the Town;
 - The average capital service levels provided in the Town over the ten-year period immediately preceding the preparation of the background study;
 - A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Town to provide for the expected development, including the determination of the development-related and non-development-related components of the capital projects; and
 - An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.
- This report identifies the development-related net capital costs which are attributable to development that is forecast to occur in the Town. These costs are apportioned to types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. This report, therefore, presents development charges for each type of development.

(iii) DEVELOPMENT FORECAST

- The Town of Tillsonburg is growing. Meeting the servicing demands of development will require the Town to expand the capacity of municipal infrastructure.
- The forecast of future residential and non-residential development is based on forecasts for the Town prepared as part of the *Oxford County Population, Households and Employment Forecasts and Employment Lands Study*, dated March 5, 2014.
- The following is a summary of the forecast development for the Town:

Development Forecast	Existing	2014 - 2023		2014 - 2031	
	At 2013	Growth	At 2023	Growth	At 2031
Residential					
Total Occupied Dwellings	6,950	660	7,610	1,145	8,095
Total Population					
Census	15,491	999	16,490	1,804	17,295
<i>Population In New Dwellings</i>		<i>1,440</i>		<i>2,491</i>	
Non-Residential					
Employment	9,466	820	10,286	1,257	10,723
Non-Residential Building Space (sq.m.)		58,660		92,336	

(iv) ALL ELIGIBLE SERVICES ARE INCLUDED IN THE ANALYSIS

- The following services have been included in the development charges analysis:

General Services

Fire Protection
Parks and Recreation
Public Works and Fleet
Parking
General Government

Engineering Services

Stormwater
Roads and Related

- The Town has existing infrastructure for the provision of these services. The historical service levels for each of the services are shown in Section IV.
- (v) ***THE TOWN HAS A DEVELOPMENT-RELATED CAPITAL PROGRAM FOR THE PROVISION OF ELIGIBLE SERVICES***
- The study uses a Town-wide approach for calculating development charges for all services which the Town provides.
 - The capital infrastructure plans for general services are based on the ten-year planning period of 2014 to 2023. For engineering services capital plans are based on a planning period of 2014 to 2031.
 - The Town's development-related capital program for all services amounts to \$10.0 million and provides for a wide range of infrastructure expansions.
 - Of the \$10.0 million development-related capital program, approximately \$4.5 million has been identified as eligible for recovery through development charges.
 - The following is a summary of the development-related capital program:

Service	Gross Cost	DC Recoverable	Non-DC Recoverable
FIRE PROTECTION	\$3,034.6	\$404.2	\$2,630.4
PARKS AND RECREATION	\$990.0	\$217.0	\$773.0
PUBLIC WORKS AND FLEET	\$2,020.0	\$649.4	\$1,370.6
PARKING	\$250.0	\$225.0	\$25.0
GENERAL GOVERNMENT	\$93.5	\$34.1	\$59.4
STORMWATER	\$138.0	\$105.5	\$32.5
ROADS AND RELATED	\$3,467.6	\$2,859.9	\$607.8
TOTAL ALL SERVICES	\$9,993.7	\$4,495.1	\$5,498.7

- Details on the capital programs for each service are provided in Appendix B.

(vi) DEVELOPMENT CHARGES RATES CALCULATED WITH REFERENCE TO THE DCA

- Development charges rates have been established under the parameters and limitations of the DCA. This study provides the rationale and basis for the calculated rates.
- Based on the Town's development forecast, historical service levels, and development-related capital programs, the following Town-wide residential development charges rates have been calculated:

Service	Residential Charge By Unit Type			
	Singles & Semis	Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
General Government	\$34	\$32	\$24	\$18
Fire Protection	\$444	\$418	\$304	\$228
Parks And Recreation	\$347	\$327	\$238	\$178
Public Works And Fleet	\$721	\$679	\$494	\$370
Parking	\$233	\$219	\$159	\$120
Subtotal General Services	\$1,779	\$1,675	\$1,219	\$914
Roads And Related	\$1,812	\$1,707	\$1,241	\$931
Stormwater	\$81	\$77	\$56	\$42
Subtotal Engineering Services	\$1,893	\$1,784	\$1,297	\$973
TOTAL CHARGE PER UNIT	\$3,672	\$3,459	\$2,516	\$1,887

- The proposed Town-wide residential charges are recommended to vary by unit type, reflecting the difference in occupancy patterns expected in various unit types and the associated differences in demand that would be placed on municipal services.

- The following Town-wide non-residential development charges have been calculated:

Service	Non-Residential Charge Per Square Metre
General Government	\$0.21
Fire Protection	\$2.68
Parks And Recreation	\$0.00
Public Works And Fleet	\$4.34
Parking	\$1.40
Subtotal General Services	\$8.63
Roads And Related	\$9.69
Stormwater	\$0.47
Subtotal Engineering Services	\$10.16
TOTAL CHARGE PER SQUARE METRE	\$18.79

(vii) A PORTION OF DEVELOPMENT-RELATED COSTS REQUIRE FUNDING FROM NON-DEVELOPMENT CHARGES SOURCES

- The DCA requires that development-related net capital costs for general services be reduced by 10% when calculating the applicable development charge for these services. The 10% share of the development-related net capital costs not included in the development charges calculation must be funded from non-development charges sources.
- In total, \$82,900 is identified to provide for the required 10% reduction.
- Non-development charges funding for replacement portions of the capital forecast and for portions of development-related projects that benefit existing development will total an additional \$3.2 million. A large portion of these capital costs will have to be funded from property taxes, grants, user fees and other non-development charges revenue sources.

- It is also estimated that net annual property tax supported operating costs will increase by approximately \$246,300 by the year 2023 as the facilities and infrastructure listed in the capital forecast are operated and maintained. These costs could be partially funded from the increase in property assessment generated by new development.

(viii) LOCAL SERVICE GUIDELINES ARE PROVIDED

- Local service guidelines are provided that set out in general terms the size and scope of infrastructure to be included in the Town's Development Charges Background Study as well as infrastructure that is deemed to be a "local service" –that is to be installed or paid for by the landowner as a condition of approval under sections 51 or 53 of the *Planning Act*.

I INTRODUCTION

The Town of Tillsonburg Development Charges Background Study is presented as part of a process to lead to the approval of new development charge by-laws in compliance with the *Development Charges Act, 1997 (DCA)*.

The *DCA* and *Ontario Regulation 82/98 (O. Reg. 82/98)* require that a development charges background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of housing units and non-residential development anticipated in the Town;
- The average capital service levels provided in the Town over the 10 year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Town or its local boards to provide for the expected development, including the determination of the development-related and non-development-related components of the capital projects; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study presents the results of the review which determines the development-related net capital costs which are attributable to development forecast to occur in the Town. These development-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study arrives, therefore, at proposed development charges for various types of development.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. Following completion of this process in accordance with the *DCA* and Council's review of this study and the comments it receives regarding this study or other information brought to its attention about the proposed charges, it is intended that Council will approve new development charges for the Town.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

Section II designates the services for which the development charges are proposed and the areas within the Town to which the development charges will apply. It also briefly reviews the methodologies that have been used in this background study.

Section III presents a summary of the forecast residential and non-residential development which is expected to occur within the Town over the 2014–2023 period.

Section IV summarizes the historical ten-year average capital service levels that have been attained in the Town which form the basis for the development charges calculations.

In Section V, the development-related capital forecast that has been developed by various Town departments is reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting proposed development charges by class and type of development. This section also provides a comparison of existing development charges rates in the Town with the rates proposed in this study.

Section VII provides an examination of the long-term capital and operating costs for each service included in the development charges calculation.

II A TOWN-WIDE UNIFORM CHARGE APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS IS USED

Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculations. In this study, therefore, we have tailored our approach to the Town of Tillsonburg's unique circumstances. The approach to the proposed development charges is focussed on providing a reasonable alignment of development-related costs with the development that necessitates them. This study uses a Town-wide approach for all municipal services.

A. TOWN-WIDE DEVELOPMENT CHARGES ARE PROPOSED

The Town provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides municipalities with flexibility to define services that will be included in the development charges by-laws, provided that the other provisions of the *DCA* and *O. Reg. 82/98* are met. The *DCA* also requires that the by-laws designate the areas within which they shall be imposed. The development charges may apply to all lands in the Town or to other designated development areas as specified in the by-laws.

1. All Services Based on a Town-wide Approach

For the majority of services the Town provides, a range of capital facilities, land, equipment and infrastructure is available throughout the Town: the community complex, fire station, collector roads, parks, etc. Town residents have access to all facilities. As new development occurs, new facilities will need to be added so that overall service levels in the Town do not decline. A widely accepted method for sharing the development-related capital costs for such services is to apportion them over all new development anticipated in the Town.

The following services are included in the Town-wide development charges calculations:

- Fire Protection
- Parks and Recreation
- Public Works and Fleet
- Parking
- General Government
- Stormwater
- Roads and Related

These services form a reasonable basis on which to plan and administer the development charges. The analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, the Fire Protection service includes various buildings, fire-fighting vehicles and associated land requirements as allowed under the new *DCA*, as well as equipment.

The resulting development charges for these services would be imposed against all development anywhere in the Town.

It is noted that, while the Town currently imposes a development charge for Library and Police, these services have not been examined in this study. Library services in Tillsonburg are now provided by the County of Oxford. In the case of Police, no development-related capital expenditures have been identified between 2014 and 2023.

B. KEY STEPS WHEN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS

Several key steps are required when calculating development charges for future development-related projects. These are summarized below.

1. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2014–2023. The forecast of future residential and non-residential development used in this study is based on the Tillsonburg forecasts prepared as part of the *Oxford County Population, Households and Employment Forecasts and Employment Lands Study*, dated March 5, 2014.

2. Service Categories and Historic Service Levels

The *DCA* provides that the increase in the need for service attributable to anticipated development:

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical ten-year average service levels thus form the basis for development charges. A review of the Town's capital service levels for buildings, land, vehicles, etc. has therefore been prepared as a reference for the calculations so that the portion of future capital projects that may be included in the development charges can be determined. The historic service levels used in this study have been calculated based on the period 2004–2013.

3. Development-Related Capital Forecast and Analysis of Net Capital Costs to Be Included in Development Charges

A development-related capital forecast has been prepared by the Town's departments as part of the current study. The forecast identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the *DCA* (s. 5. (2)). The capital forecast provides another cornerstone upon which development charges are based. The *DCA* requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with *DCA*, s.5.(1)4. referenced above, these sections have the effect of requiring that the development charges be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in future plans of the Town. The development-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to provide facilities or infrastructure in the future. In this regard, *O. Reg. 82/98*, s.3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital forecast, a portion of the project may confer benefits to existing residents. As required by the *DCA*, s.5.(1)6., these portions of projects and their associated net costs are the funding responsibility of the Town from non-development charges sources. The amount of Town financing for such

non-growth shares of projects is also identified as part of the preparation of the development-related capital forecast.

There is also a requirement in the *DCA* to reduce the applicable development charge by the amount of any “uncommitted excess capacity” that is available for a service. Such capacity is available to partially meet the future servicing requirements. Adjustments are made in the analysis to meet this requirement of the *DCA*.

Finally, in calculating development charges, the development-related net capital costs must be reduced by 10 per cent for all services except stormwater, services related to highways, police and fire (*DCA*, s.5.(1)8.). The 10% discount is applied to the other services, e.g. library, indoor and outdoor recreation, and general government, and the resulting Town financing responsibility from non-development charges sources is identified.

4. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. This is done by using different apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector. This apportionment is based on shares of potential population growth in new units and employment growth in this study.

Finally, the residential component of the development charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross floor area of buildings in square metres.

5. Final Adjustment

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from a cash flow analysis that takes account of the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

III DEVELOPMENT FORECAST

This section provides the basis for the development forecasts used in calculating the development charges and provides a summary of the forecast results. Details of the forecast are provided in Appendix A.

The forecast of future residential and non-residential development used in this study is largely based on the Tillsonburg forecasts prepared as part of the *Oxford County Population, Households and Employment Forecasts and Employment Lands Study*, dated March 5, 2014.

A ten-year development forecast, from 2014 to 2023, has been used for all the development charge eligible services in the Town, except for the Roads and Related and Stormwater services which are based on a horizon extending from 2014 to 2031.

A. RESIDENTIAL FORECAST

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth* as well as the *population in new housing units* is required.

- The *population growth* determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This *population in new units* represents the population from which development charges will be collected.

The Town is forecast to grow by 999 persons and 660 households over the period from 2014 to 2023 and by 1,804 persons and 1,145 households from 2014 to 2031. The higher rate of household growth compared to population growth is predicated on a slight decline in occupancy levels in existing housing units.

The population growth in new units is forecast at 1,440 over the ten year period and 2,491 over the period 2014 to 2031.

B. NON-RESIDENTIAL FORECAST

Development charges are levied on non-residential development as a charge per unit of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of employment growth as well as a projection of new floorspace associated with that growth.

Employment in the Town is expected to increase by 9% over the ten-year period rising from 9,466 in 2013 to 10,286 in 2023. Approximately 58,660 square metres of floor space is forecast to be added in the 2014-2023 planning period and 92,336 square metres is forecast over the period from 2014 to 2031.

Table 1 summarizes the development forecast used in this study.

TABLE 1
TOWN OF TILLSONBURG
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST

Development Forecast	Existing	2014 - 2023		2014 - 2031	
	At 2013	Growth	At 2023	Growth	At 2031
Residential					
Total Occupied Dwellings	6,950	660	7,610	1,145	8,095
Total Population					
Census	15,491	999	16,490	1,804	17,295
<i>Population In New Dwellings</i>		<i>1,440</i>		<i>1,257</i>	
Non-Residential					
Employment	9,466	820	10,286	1,257	10,723
Non-Residential Building Space (sq.m.)		58,660		92,336	

Source: Watson and Associates, Oxford County Population, Households and Employment Forecasts and Employment Lands Study, March 5, 2014.

IV HISTORICAL CAPITAL SERVICE LEVELS

The *DCA* and *O. Reg. 82/98* require that the development charges be set at a level no higher than the average service level provided in the Town over the ten-year period immediately preceding the preparation of the background study, on a service by service basis.

For all Town services the legislative requirement is met by documenting historic service levels for the preceding ten years, in this case, for the period 2004 to 2013. Typically, service levels are measured as a ratio of inputs per households.

O. Reg. 82/98 requires that when defining and determining historical service levels both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per household. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of \$/square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or cost) of service provided historically by the Town. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by staff of the Town and boards based on historical records and the Town's and surrounding municipalities' experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 2 summarizes service levels for all services included in the development charges calculation. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based.

TABLE 2
TOWN OF TILLSONBURG
SUMMARY OF AVERAGE HISTORICAL SERVICE LEVELS 2004 - 2013

Service	2004 - 2013 Service Level Indicator
1.0 FIRE PROTECTION	\$612.39 per household
Buildings	\$190.03 per household
Land	\$14.14 per household
Vehicles	\$334.66 per household
Furniture And Equipment	\$73.56 per household
2.0 PARKS AND RECREATION	\$4,227.71 per capita
Indoor Recreation Facilities	\$3,245.70 per capita
Parkland Development	\$320.72 per capita
Park Facilities	\$661.30 per capita
3.0 PUBLIC WORKS AND FLEET	\$364.45 per capita and employment
Buildings	\$66.61 per capita and employment
Land	\$43.80 per capita and employment
Furniture & Equipment	\$21.65 per capita and employment
Fleet	\$232.39 per capita and employment
4.0 PARKING	\$359.74 per capita and employment
Parking Spaces	\$359.74 per capita and employment
5.0 ROADS AND RELATED	Town engineering standards
6.0 STORMWATER	Town engineering standards

V THE DEVELOPMENT-RELATED CAPITAL FORECAST

The *DCA* requires the Council of a municipality to express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section II, *O. Reg. 82/98*, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. A DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecasts summarized in Section III and detailed in Appendix A, staff of the Town departments, in collaboration with the consultant, have developed a development-related capital forecast setting out those projects that are required to service anticipated development. For all services the capital plan covers the ten-year period 2014 to 2023.

One of the recommendations contained in this background study is for Council to adopt the development-related capital forecast developed for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein that are consistent with the development occurring in the Town. It is acknowledged that changes to the forecast presented here may occur through the Town's normal capital budget process.

B. THE DEVELOPMENT-RELATED CAPITAL FORECAST

A summary of the development-related capital forecast for the 10-year general services is shown on Table 3. The development-related capital forecast is estimated at a total gross cost of \$6.4 million. No grants or subsidies have been identified. Therefore the net capital program remains \$6.4 million.

TABLE 3
TOWN OF TILLSONBURG
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2014 - 2023
(in \$000)

Service	Gross	Grants/ Subsidies	Municipal Cost	Total Net Capital Program									
				2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1.0 FIRE PROTECTION	\$3,034.6	\$0.0	\$3,034.6	\$92.1	\$86.9	\$90.9	\$1,121.4	\$1,273.9	\$73.9	\$73.9	\$73.9	\$73.9	\$73.9
1.1 Buildings, Land & Furnishings	\$800.0	\$0.0	\$800.0	\$0.0	\$0.0	\$0.0	\$800.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.2 Vehicles	\$1,920.0	\$0.0	\$1,920.0	\$72.0	\$72.0	\$72.0	\$72.0	\$1,272.0	\$72.0	\$72.0	\$72.0	\$72.0	\$72.0
1.3 Equipment and Other	\$314.6	\$0.0	\$314.6	\$20.1	\$14.9	\$18.9	\$249.4	\$1.9	\$1.9	\$1.9	\$1.9	\$1.9	\$1.9
2.0 PARKS AND RECREATION	\$990.0	\$0.0	\$990.0	\$30.0	\$237.5	\$25.0	\$47.5	\$25.0	\$525.0	\$25.0	\$25.0	\$25.0	\$25.0
2.1 Indoor Recreation Facilities	\$500.0	\$0.0	\$500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$500.0	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Parkland & Park Facilities	\$355.0	\$0.0	\$355.0	\$30.0	\$225.0	\$12.5	\$12.5	\$12.5	\$12.5	\$12.5	\$12.5	\$12.5	\$12.5
2.3 Trail Development	\$135.0	\$0.0	\$135.0	\$0.0	\$12.5	\$12.5	\$35.0	\$12.5	\$12.5	\$12.5	\$12.5	\$12.5	\$12.5
3.0 PUBLIC WORKS AND FLEET	\$2,020.0	\$0.0	\$2,020.0	\$15.0	\$490.0	\$765.0	\$155.0	\$80.0	\$315.0	\$15.0	\$155.0	\$15.0	\$15.0
3.1 Buildings and Land	\$950.0	\$0.0	\$950.0	\$0.0	\$200.0	\$750.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.2 Fleet Acquisitions and Upgrades	\$1,070.0	\$0.0	\$1,070.0	\$15.0	\$290.0	\$15.0	\$155.0	\$80.0	\$315.0	\$15.0	\$155.0	\$15.0	\$15.0
4.0 PARKING	\$250.0	\$0.0	\$250.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0
4.1 Parking Spaces	\$250.0	\$0.0	\$250.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0	\$25.0
5.0 GENERAL GOVERNMENT	\$93.5	\$0.0	\$93.5	\$27.5	\$16.0	\$0.0	\$0.0	\$25.0	\$0.0	\$0.0	\$0.0	\$0.0	\$25.0
5.1 Development-Related Studies	\$93.5	\$0.0	\$93.5	\$27.5	\$16.0	\$0.0	\$0.0	\$25.0	\$0.0	\$0.0	\$0.0	\$0.0	\$25.0
TOTAL - 10 YEAR GENERAL SERVICES	\$6,388.1	\$0.0	\$6,388.1	\$189.6	\$855.4	\$905.9	\$1,348.9	\$1,428.9	\$938.9	\$138.9	\$278.9	\$138.9	\$163.9

The development-related capital forecast for the engineering services of Stormwater and Roads and Related are set out in Table 4. The development-related capital forecast for these services is estimated at a total gross cost of \$3.6 million. Grants in the amount of \$10,000 have been identified for the Roads and Related program. Therefore the net capital program is slightly less than \$3.6 million.

This capital forecasts in Tables 3 and 4 incorporate those projects identified to be related to development anticipated in the 2014 to 2023 and 2014 to 2031 planning periods. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following Section VI for the method and determination of net capital costs attributable to development). Portions of this capital forecast may relate to replacement of existing capital facilities (e.g. replacement of an existing fire station with a newer, larger facility), for shares of projects that provide benefit to the existing community, or for development anticipated to occur beyond the planning periods. In addition, the amounts shown in Table 3 have not been reduced by 10% for various general or “soft” services as mandated by s.5(1)8. of the DCA.

Of the \$6.4 million in development-related net capital costs for the general services, \$3.0 million, or 47%, is for Fire Protection works; \$2.0 million, or 32% is for Public Works and Fleet projects; \$990,000, or 16%, is for Parks and Recreation; \$250,000, or 4%, is for Parking; and \$93,500, or 2%, is for General Government.

The vast majority of the \$3.6 million in development-related net capital costs for the engineering services, \$3.5 million or 96%, is related to the Roads and Related service.

Further details on the capital plans for each individual service are provided in Appendix B.

TABLE 4
TOWN OF TILLSONBURG
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR ENGINEERING SERVICES 2014 - 2031
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program									
				2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
6.0 STORMWATER	\$138.0	\$0.0	\$138.0	\$0.0	\$38.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.1 Stormwater Infrastructure	\$38.0	\$0.0	\$38.0	\$0.0	\$38.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.2 Studies	\$100.0	\$0.0	\$100.0	\$0.0	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.0 ROADS AND RELATED	\$3,467.6	\$10.0	\$3,457.6	\$437.2	\$971.7	\$44.7	\$94.7	\$157.7	\$394.7	\$19.7	\$19.7	\$19.7	\$19.7
TOTAL - ENGINEERING SERVICES TO 2031	\$3,605.6	\$10.0	\$3,595.6	\$437.2	\$1,009.7	\$144.7	\$94.7	\$157.7	\$394.7	\$19.7	\$19.7	\$19.7	\$19.7

Service	Total Net Capital Program							
	2024	2025	2026	2027	2028	2029	2030	2031
6.0 STORMWATER	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.1 Stormwater Infrastructure	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.2 Studies	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.0 ROADS AND RELATED	\$19.7	\$19.7	\$339.7	\$709.7	\$19.7	\$19.7	\$19.7	\$129.7
TOTAL - ENGINEERING SERVICES TO 2031	\$19.7	\$19.7	\$339.7	\$709.7	\$19.7	\$19.7	\$19.7	\$129.7

VI PROPOSED DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE *DCA*

This section summarizes the calculation of development charges for each service category and the resulting total development charge by type of development. For all services, the calculation of the “unadjusted”¹ per capita (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cash flow analysis that takes interest earnings and borrowing costs into account are also discussed.

For residential development, the adjusted total per capita amount is then converted to a variable charge by housing unit type using various unit occupancy factors. For non-residential development, only one development charge rate is currently proposed. The proposed non-residential charge is based on gross floor area (GFA) of building space.

It is noted that the calculation of the development charges does not include any provision for exemptions required under the *DCA*, for example, the exemption for enlargements of up to 50% on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in loss of development charges revenue for the affected types of development. Any such revenue loss may not be made up, however, by offsetting increases in other portions of the calculated charge.

A. DEVELOPMENT CHARGES CALCULATION

Details of the calculation for each Town service are available in Appendix B. A summary of the “unadjusted” residential and non-residential development charges is presented in Table 5.

¹ The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to the cash flow analysis.

TABLE 5
TOWN OF TILLSONBURG
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
CAPITAL PROGRAM FOR ALL SERVICES

2014 - 2023 Growth in Population in New Units	1,440
2014 - 2023 Year Growth in Square Metres	58,660

2014 - 2031 Growth in Population in New Units	2,491
2014 - 2031 Growth in Square Metres	92,336

Service	Development-Related Capital Program						Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Required Service Discount	Available DC Reserves	Post-Period Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
1.0 FIRE PROTECTION	\$3,034.6	\$2,111.5	\$0.0	\$86.3	\$432.6	\$404.2	64%	\$257.5	36%	\$146.65
Unadjusted Development Charge Per Capita								\$178.84		
Unadjusted Development Charge Per m ²										\$2.50
2.0 PARKS AND RECREATION	\$990.0	\$471.3	\$51.9	\$249.8	\$0.0	\$217.0	100%	\$217.0	0%	\$0.00
Unadjusted Development Charge Per Capita								\$150.69		
Unadjusted Development Charge Per m ²										\$0.00
3.0 PUBLIC WORKS AND FLEET	\$2,020.0	\$0.0	\$0.0	\$279.0	\$1,091.6	\$649.4	64%	\$413.8	36%	\$235.62
Unadjusted Development Charge Per Capita								\$287.34		
Unadjusted Development Charge Per m ²										\$4.02
4.0 PARKING	\$250.0	\$0.0	\$25.0	\$0.0	\$0.0	\$225.0	64%	\$143.4	36%	\$81.64
Unadjusted Development Charge Per Capita								\$99.56		
Unadjusted Development Charge Per m ²										\$1.39
5.0 GENERAL GOVERNMENT	\$93.5	\$33.1	\$6.0	\$20.2	\$0.0	\$34.1	64%	\$21.7	36%	\$12.38
Unadjusted Development Charge Per Capita								\$15.10		
Unadjusted Development Charge Per m ²										\$0.21
6.0 STORMWATER	\$138.0	\$30.4	\$0.0	\$2.1	\$0.0	\$105.5	66%	\$70.1	34%	\$35.38
Unadjusted Development Charge Per Capita								\$28.15		
Unadjusted Development Charge Per m ²										\$0.38
7.0 ROADS AND RELATED	\$3,457.6	\$597.8	\$0.0	\$0.0	\$0.0	\$2,859.9	66%	\$1,900.7	34%	\$959.18
Unadjusted Development Charge Per Capita								\$763.03		
Unadjusted Development Charge Per m ²										\$10.39
TOTAL ALL SERVICES	\$9,983.7	\$3,244.1	\$82.9	\$637.4	\$1,524.2	\$4,495.1		\$3,024.21		\$1,470.84
Unadjusted Development Charge Per Capita								\$1,522.71		
Unadjusted Development Charge Per m ²										\$18.89

1. Unadjusted Development Charge Calculation

The capital forecast for each service incorporates those projects identified to be related to development anticipated in the 2014 to 2023 or 2014 to 2031 planning periods. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$3.2 million of the capital forecast relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. Another share of the forecast, \$1.5 million, is either attributable to development beyond the 2023 period (and can therefore only be recovered under future development charge studies) or represents a service level increase in the Town. In addition, the capital costs shown on Table 4 are reduced by the legislated ten per cent discount, or \$82,900, for various “soft” services as mandated by s. 5 (1) 8. of the *DCA*. Finally, \$637,400 represents that portion of the capital program that can be funded from existing development charge reserve funds.

The total net development-related capital costs eligible for recovery for all services results in unadjusted development charges for these services of \$1,522.71 per capita for residential development and \$18.89 per square metre of new gross floor area (GFA) for non-residential development. These unadjusted development charges are displayed at the base of Table 5.

2. Adjusted Rates for Residential and Non-Residential Development Charges

Final adjustments to the “unadjusted” development charges rates summarized above are made through a cash flow analysis. The analysis, details of which are included in Appendix B, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service.

B. PROPOSED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

Residential development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services. The proposed residential and non-residential development charges for all services are shown in Tables 6 and 7 respectively. As shown in Table 6, the proposed residential charge ranges from \$1,887 per unit for bachelor or 1 bedroom apartments, to \$3,672 per unit for single and semi-detached units.

The calculated non-residential development charge for all services is \$18.79 per square metre of gross floor area, as shown in Table 7.

TABLE 6

**TOWN OF TILLSONBURG
TOWN-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type				Percentage of Charge
			Singles & Semis	Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
General Government	\$15.10	\$14.70	\$34	\$32	\$24	\$18	0.9%
Fire Protection	\$178.84	\$190.00	\$444	\$418	\$304	\$228	12.1%
Parks And Recreation	\$150.69	\$148.70	\$347	\$327	\$238	\$178	9.5%
Public Works And Fleet	\$287.34	\$308.50	\$721	\$679	\$494	\$370	19.6%
Parking	\$99.56	\$99.60	\$233	\$219	\$159	\$120	6.3%
Subtotal General Services	\$731.52	\$761.50	\$1,779	\$1,675	\$1,219	\$914	48.4%
Roads And Related	\$763.03	\$775.70	\$1,812	\$1,707	\$1,241	\$931	49.3%
Stormwater	\$28.15	\$34.80	\$81	\$77	\$56	\$42	2.2%
Subtotal Engineering Services	\$791.17	\$810.50	\$1,893	\$1,784	\$1,297	\$973	51.6%
TOTAL CHARGE PER UNIT	\$1,522.70	\$1,572.00	\$3,672	\$3,459	\$2,516	\$1,887	100.0%
(1) Based on Persons Per Unit Of:			2.34	2.20	1.60	1.20	

TABLE 7
TOWN OF TILLSONBURG
TOWN-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Residential Charge		Percentage of Charge
	Unadjusted Charge Per Square Metre	Adjusted Charge Per Square Metre	
General Government	\$0.21	\$0.21	1.1%
Fire Protection	\$2.50	\$2.68	14.3%
Parks And Recreation	\$0.00	\$0.00	0.0%
Public Works And Fleet	\$4.02	\$4.34	23.1%
Parking	\$1.39	\$1.40	7.5%
Subtotal General Services	\$8.12	\$8.63	45.9%
Roads And Related	\$10.39	\$9.69	51.6%
Stormwater	\$0.38	\$0.47	2.5%
Subtotal Engineering Services	\$10.77	\$10.16	54.1%
TOTAL CHARGE PER SQUARE METRE	\$18.89	\$18.79	100.0%

C. COMPARISON OF NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN TILLSONBURG

Table 8 presents a comparison of the newly calculated residential development charges by unit type with the Town's current charges. The calculated single/semi charge represents a decrease of \$1,829, or 33%, from the existing charge.

Non-residential development charges are currently not imposed in Tillsonburg.

TABLE 8
TOWN OF TILLSONBURG
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
General Government	\$16	\$34	\$18	113%
Fire Protection	\$237	\$444	\$207	87%
Parks And Recreation	\$1,193	\$347	(\$846)	-71%
Public Works And Fleet	\$569	\$721	\$152	27%
Parking	\$206	\$233	\$27	13%
Subtotal General Services	\$2,221	\$1,779	(\$442)	-20%
Roads And Related	\$3,271	\$1,812	(\$1,459)	-45%
Stormwater	\$9	\$81	\$72	800%
Subtotal Engineering Services	\$3,280	\$1,893	(\$1,387)	-42%
TOTAL CHARGE PER UNIT	\$5,501	\$3,672	(\$1,829)	-33%

VII LONG-TERM CAPITAL AND OPERATING COSTS

This section provides an examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the development charges by-law. This examination is required as one of the features of the *DCA*.

A. NET OPERATING COSTS FOR TOWN SERVICES TO INCREASE OVER FORECAST PERIOD

Table 9 summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on general estimates used for municipalities with similar populations. Additional details are included in Appendix D.

As shown in Table 9, by 2023 the Town's net operating costs are estimated to increase by about \$246,300. The most significant portion of this increase relates to the road and related infrastructure expansions.

B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGES SOURCES TOTALS \$3.1 MILLION

Table 9 also summarizes the components of the development-related capital forecast that will require funding from non-development charge sources as discussed above in Section VI. Of the \$8.7 million 2014 to 2023 net capital forecast (property tax supported services), about \$3.1 million will need to be financed from non-development charges sources. This includes about \$82,900 in respect of the mandatory 10% discount required by the *DCA* for "soft" services and about \$3.0 million for shares of projects related to capital replacement and for non-growth shares of projects that provide benefit to the existing community.

Council is made aware of these factors so that they understand the financial implications of the quantum and timing of the projects included in the development-related capital forecast as set out in this study.

TABLE 9

**TOWN OF TILLSONBURG
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS FOR GENERAL SERVICES
(in thousands of constant dollars)**

	Cumulative Net Operating Impact (1)									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Service										
Fire Protection	\$0.0	\$7.5	\$7.5	\$39.0	\$49.0	\$56.5	\$56.5	\$64.0	\$64.0	\$71.5
Parks And Recreation	\$0.0	\$0.0	\$0.0	\$2.7	\$4.4	\$6.1	\$7.8	\$9.4	\$11.1	\$12.8
Public Works And Fleet	\$3.0	\$6.0	\$9.0	\$12.0	\$15.0	\$18.0	\$21.0	\$24.0	\$27.0	\$30.0
Parking	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
General Government	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Stormwater	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Roads and Related	\$13.6	\$27.2	\$41.0	\$54.4	\$67.8	\$81.4	\$95.2	\$109.0	\$120.4	\$132.0
CUMULATIVE NET OPERATING IMPACT	\$16.6	\$40.7	\$57.5	\$108.1	\$136.2	\$162.0	\$180.5	\$206.4	\$222.5	\$246.3

Notes:

(1) See Appendix D.

Long-Term Capital Impact (1)											
Capital Impact											
Total Net Cost	\$626.8	\$1,865.1	\$1,050.6	\$1,443.6	\$1,586.6	\$1,333.6	\$158.6	\$298.6	\$158.6	\$183.6	\$8,705.9
Net Cost From Development Charges	\$254.8	\$943.0	\$692.0	\$490.5	\$263.1	\$459.9	\$81.6	\$81.6	\$81.6	\$104.1	\$3,452.3
Prior Growth Share from DC Reserve Balances (2)	\$29.2	\$488.6	\$22.5	\$86.3	\$10.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$637.4
Portion for Post-2023 Development (3)	\$20.2	\$216.2	\$270.8	\$222.6	\$253.4	\$320.2	\$20.2	\$160.2	\$20.2	\$20.2	\$1,524.2
Funding From Non-DC Sources											
Discount Portion	\$5.7	\$25.6	\$5.0	\$7.3	\$7.5	\$9.4	\$5.0	\$5.0	\$5.0	\$7.5	\$82.9
Replacement	\$316.9	\$191.8	\$60.3	\$636.9	\$1,051.8	\$544.1	\$51.8	\$51.8	\$51.8	\$51.8	\$3,009.0
ANNUAL FUNDING FROM NON-DC SOURCES	\$322.6	\$217.4	\$65.3	\$644.1	\$1,059.3	\$553.5	\$56.8	\$56.8	\$56.8	\$59.3	\$3,091.9

Notes:

(1) See Appendix D.

(2) Existing development charge reserve fund balances collected from development prior to 2014 are applied to fund initial projects in development-related capital forecast

(3) Post 2023 development-related net capital costs may be eligible for development charge funding in future DC by-laws

VIII LOCAL SERVICE GUIDELINES

The following guidelines set out in general terms the size and scope of infrastructure to be included in the Town of Tillsonburg’s Development Charges Background Study as well as infrastructure that is deemed to be a “local service”, that is to be installed or paid for by the landowner as a condition of approval under sections 51 or 53 of the *Planning Act*. It is noted that the guidelines are:

- general principles by which Town staff will be guided in considering development applications. However, each application will be considered on its own merits having regard to, among other factors including these guidelines: the nature, type and location of existing and proposed development; the location and type of services required for existing and proposed development; and the requirements of subsection 59(2) of the *DCA*.
- subject to review and amendment by the Town which may be independent of an amendment or update to the Town’s development charge by-law.

A. LOCAL SERVICE DEFINITIONS

The following provides the definition of “local service” under the *DCA* for a number of services provided by the County of Oxford and its area municipalities. The purpose of establishing these definitions is to determine the eligible capital costs for inclusion in the development charges (DC) calculation for the County and its area municipalities. The functions or services deemed to be local in nature are not to be included in the determination of the development charges rates. The provision of local services is considered to be a direct developer responsibility under s.59 of the *DCA* and will (or may) be recovered under other agreement(s) with the landowner or developer. The issue of “local services” is being specifically considered for the services of:

- Roads and Related Services
- Water Services
- Wastewater Services
- Stormwater Services
- Parkland Development

1. Roads and Related Services

- Collector Roads
 - The local component of a collector road internal to a development is a direct developer responsibility under s.59 of the *DCA* as a local service. The oversized share of a collector road internal to a development is development charge recoverable.
 - Collector roads external to a development are a local service if the works are within the area to which the plan relates and, therefore, a direct developer responsibility under s.59 of the *DCA*. Otherwise, the works are included in the DC calculation to the extent permitted under s.5(1) of the *DCA*.
- Arterial Roads
 - New arterial roads and arterial road improvements are included as part of road costing funded through DCs. Only the oversizing component would be recovered through DCs and local road equivalent costs are considered to be a local service.
- Local Roads
 - Local roads, as defined by the municipalities' engineering standards, are local services and a direct developer responsibility under s.59 of the *DCA*.
- Subdivision/Site Entrances and Related
 - Entrances and all related costs (including, but not limited to: signalization, turn lanes, utilities and extensions, etc.), no matter the class of road, are a local service and a direct developer responsibility under s.59 of the *DCA*.
- Streetlights
 - Streetlights internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the *DCA*).
 - Streetlights external to a development but related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the *DCA*).
 - New streetlights in other areas related to development may be included in the DC calculation to the extent permitted under S. 5(1) of the *DCA*.

- Sidewalks
 - Sidewalks internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the *DCA*).
 - Sidewalks external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the *DCA*).
 - New sidewalks in other areas related to development are included in the DC calculation to the extent permitted under s.5(1) of the *DCA*.
- Bike or Transit Lanes
 - Bike or transit lanes, where requested, internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the *DCA*).
 - Bike or transit lanes external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the *DCA*).
 - New bike or transit lanes in other areas related to development are included in the DC calculation to the extent permitted under s.5(1) of the *DCA*.
- Noise Abatement Measures
 - Noise abatement measures internal to a development are a direct developer responsibility through local service provisions (s.59 of the *DCA*).
 - Noise abatement measures external to a development but required and related to, or mitigate impacts from, the development of the subject lands, are a direct developer responsibility through local service provisions (s.59 of the *DCA*).
- Street Tree Planting
 - Street tree planting, as required in the Engineering Standards, is considered a local area service and a direct responsibility of the developer.
- Land Acquisition for Road Allowances
 - Land acquisition for planned road allowances within development lands is a dedication under the *Planning Act* provisions.

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

The definition of a “local service” with respect to County roads is as follows:

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

2. Water Services

The definition of a “local service” with respect to water services is as follows:

- All growth-related water supply, storage, treatment facilities and booster pumping stations will be included in the development charge calculation, unless specifically noted otherwise in the Development Charges Study.
- Watermains within the development that are larger than 250 mm are to be included in the development charge calculation. The amount of cost contribution for watermains within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250mm pipe diameter including a 10% engineering fee. Only watermain

and valves will be included in the calculation. Any costs related to the depth of pipe are the responsibility of the developer.

- Water mains 250mm and under are deemed to be a local service and are a direct funding responsibility of the developer.
- Connections to trunk mains and pumping stations to service specific areas are to be a direct developer responsibility. Watermains will generally be required to be carried to a property line or external to the subdivision to connect to an existing watermain as a local service as a direct funding responsibility of the developer.
- Trunk watermains, generally outside the development area, identified by a Class Environmental Assessment, Servicing Study or by County staff will be included in the development charge calculation.

3. Wastewater Services

The definition of a “local service“ with respect to wastewater services is as follows:

- All sanitary sewage treatment facilities are to be included in the development charge calculation, unless specified otherwise in the Development Charges study.
- Major sanitary trunk sewers, external to the development, and major pumping stations serving more than one development are to be included in the development charge calculation. These services will be identified through a Class Environmental assessment, Servicing Study or by County staff.
- Sewer collectors 250mm and under are deemed to be a local service and are a direct funding responsibility of the developer. Sanitary sewers larger than 250mm that also service upstream properties will have cost sharing calculated on the tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250mm pipe including a 10% engineering fee. All other appurtenances with respect to oversizing and any costs related to the depth of pipe are the responsibility of the developer.
- Connections to collectors and pumping stations to service specific areas are to be a direct developer responsibility. The cost of continuing the last run of a sewer upstream past the last manhole to property line is the responsibility of the developer as a local service.
- Local pumping stations serving a small localized area (which may include more than one development property) are local services to be paid by the developer or developers on a flow area or proportional basis. Local pumping stations will not be included in the list of projects in the DC background study and therefore not eligible for development charge funding or credits.

- Any oversizing costs for other developers on a local pumping station will be negotiated as part of the development agreement for the particular developer.

4. Stormwater Management Services

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

5. Parkland Development

- For the purpose of parkland development, local services include the requirement for the owner to undertake preparation of the park plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development. In addition, the owner is required to provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and wastewater services to the lot line. These requirements are part of the conditions of s.51 and 53 *Planning Act* agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the development charge calculation.
- With respect to other parkland development costs, the municipal policy is to include all other components of parkland development in the DC calculation, including parking, park furniture, signage, landscaping and walkways and multi-purpose trails, in addition to the necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.

APPENDIX A

DEVELOPMENT FORECAST

APPENDIX A

DEVELOPMENT FORECAST

This appendix provides the details of the development forecast that was used to prepare development charges for the Town of Tillsonburg. The forecast method and the key assumptions are discussed and the results are provided in a series of tables.

The forecasts of population, households and employment are based on the Tillsonburg forecasts in the *Oxford County Population, Households and Employment Forecasts and Employment Lands Study* dated March 5, 2014 (*Oxford County Forecasts*). The report was prepared by Watson & Associates Economists Ltd.

A. FORECAST METHOD & DATA SOURCES

The *Development Charges Act (DCA)* requires the Town to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Town to prepare a reasonable development-related capital program. A ten-year development forecast, from 2014 to 2023, has been used for all the development charge eligible services in the Town, except for the Roads and Related and Stormwater services which are based on a horizon extending from 2014 to 2031.

The definition of population used for the purposes of the development charges study incorporates population recorded in the Census (“Census population”). This definition does not include the Census net under-coverage (about 2.4% of the Census population), which represents those who were missed by the Census.

Employment figures used in the study represent Statistics Canada place of work data. Place of work data record where people work rather than their place of residence. Following the County growth forecast work, employment is categorized as primary, commercial/population-related, work at home, institutional, industrial, and other. However, employment figures have been adjusted to incorporate employees with no fixed address which, and for the purposes of the development charge calculations, is considered to require building floorspace for its activities.

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*¹ as well as the *population in new housing units* is required.

- The *population growth* determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This *population in new units* represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per unit of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of employment growth as well as a projection of new floorspace associated with that growth.

B. FORECAST RESULTS

The Town's historical population, households, and employment from 2001 to 2013 are provided in Tables A.1-3. Average household sizes and activity rates are also provided. Historical growth levels shown in the tables are used to determine the average service levels attained in the Town over the last ten years (2004-2013).

Historical data indicates the Town's population has increased from 14,355 in 2003 to 15,491 in 2013—about 1,140 people or 7%. Household growth has been faster over the same period, increasing by about 840 households or 14%, while employment has remained steady at about 9,500 jobs. The majority of new housing constructed since 2002 (86%) has taken the form of single and semi-detached unit forms.

Tables A. 5 and A.6 summarize the population and household forecast for the Town between 2014 and 2031 as set out in the *Oxford County Forecasts*. The Town is forecast to grow by 999 persons, 660 households, and 820 jobs over the period from 2014 to 2023 and by 1,804 persons, 1,145 households, and 1,257 jobs from 2014 to 2031. The higher rate of household growth compared to population growth is predicated on a slight decline in occupancy levels in existing housing units.

¹ Commonly referred to as “net population growth” in the context of development charges.

The housing unit forecast is also shown in Table A.7. Population growth in new units is estimated by applying the following persons per unit (ppu) to the housing unit forecast: 2.34 for single and semi-detached units; 2.20 for rows and other multiples; and 1.30 for apartments. The ppu estimates are estimated based upon the occupancy patterns of similar unit types constructed in the Town in recent years (see Table A.4) and are consistent with those used in the previous *Development Charges Background Study* (March, 2009). The population growth in new units is forecast at 1,440 over the ten year period and 2,491 over the period 2014 to 2031.

Employment forecasts used in the development charges study are also based on the *Oxford County Forecasts*. Employment figures in the *Oxford County Forecast* account for employment by place of work. For development charge purposes, the forecasts have been adjusted to incorporate employees with no fixed address. Employment in the Town is expected to increase by 9% over the ten-year period rising from 9,466 in 2013 to 10,286 in 2023. This represents a net increase of 820 jobs (see Tables A.5 and A.6).

The development charges calculation for non-residential development is based on floor space. Approximately 58,660 square metres of floor space are forecast to be added in the 2014-2023 planning period and 92,336 in the period from 2014 to 2031. Table A.9 provides a breakdown of the non-residential floor space forecast by type.

C. FORECAST TABLES

The forecast results are presented in nine tables:

- Table A.1: Provides the historical population, household, and employment forecasts annually from 2001 to 2013;
- Tables A.2 and A.3: Summarizes 2007-2013 historical housing completion and building permit data by unit type;
- Table A.4: Sets out the historical population and households by period of construction based on a special Census data tabulation by Statistics Canada;
- Tables A.5 and A.6: Provide the forecast of population, households and housing units, and employment from 2011 to 2031;
- Tables A.7 and A.8: Provide the housing unit forecast by unit type: singles/semis, rows/other multiples, and apartments as well as the potential population in new housing units from 2011 to 2031;

- Table A.9: Displays the estimated increase in non-residential gross floor area (GFA) in square metres that will be constructed to accommodate the forecast new employment.

TOWN OF TILLSONBURG 2014 DEVELOPMENT CHARGES STUDY

TABLE A.1
Historical Population, Dwellings & Employment

Mid-Year	Census Population	Growth	Total Occupied Dwellings	Growth	HH Size	Growth Forecast Employment Numbers	No-Fixed Address Employment	Employment Used for DC Calculations	Growth	Activity Rate
2001	14,052		5,945		2.36	8,920	400	9,320		66.3%
2002	14,203	151	6,028	83	2.36	9,001	422	9,423	103	66.3%
2003	14,355	152	6,113	85	2.35	9,082	446	9,528	105	66.4%
2004	14,509	154	6,199	86	2.34	9,164	471	9,635	107	66.4%
2005	14,665	156	6,286	87	2.33	9,247	497	9,744	109	66.4%
2006	14,822	157	6,374	88	2.33	9,330	525	9,855	111	66.5%
2007	14,917	95	6,460	86	2.31	9,208	536	9,744	-111	65.3%
2008	15,012	95	6,547	87	2.29	9,087	548	9,635	-109	64.2%
2009	15,108	96	6,635	88	2.28	8,968	560	9,528	-107	63.1%
2010	15,204	96	6,724	89	2.26	8,851	572	9,423	-105	62.0%
2011	15,301	97	6,814	90	2.25	8,735	585	9,320	-103	60.9%
2012	15,396	95	6,882	68	2.24	8,803	590	9,393	73	61.0%
2013	15,491	95	6,950	68	2.23	8,871	595	9,466	73	61.1%

Source: Watson & Associates Economists Ltd, 2013

Note: Activity Rate represents the ratio between total employment and Census population.

Note: Census Population does not include Census net undercoverage of roughly 2.4%.

TOWN OF TILLSONBURG 2014 DEVELOPMENT CHARGES STUDY

TABLE A.2
Historic Housing Activity - Units

Year	Housing Completions - Units			
	Singles/Semis	Rows	Apts.	Total
2007	29	40	0	69
2008	11	0	0	11
2009	5	0	19	24
2010	10	0	0	10
2011	36	4	0	40
2012	41	0	0	41
Total	132	44	19	195
<i>Average '07-'13</i>	22	7	3	28

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information

TABLE A.3
Historic Residential Building Permits

Year	Building Permits			
	Singles/Semis	Rows	Apts.	Total
2002	70	9	0	79
2003	84	0	4	88
2004	94	16	1	111
2005	78	0	2	80
2006	73	0	0	73
2007	96	0	0	96
2008	51	0	0	51
2009	41	2	15	58
2010	60	3	0	63
2011	41	6	66	113
2012	54	3	1	58
2013	39	3	0	42
Total	781	42	89	912
<i>Average '02-'13</i>	65	4	7	76
<i>Average '08-'13</i>	48	3	14	64

Source: Stats Canada, Building Permit Data and Watson & Associates Economists, Ltd.

Historic Housing Activity - Shares By Unit Type

Mid-Year	Housing Completions - Units			
	Singles/Semis	Rows	Apts.	Total
2007	42%	58%	0%	100%
2008	100%	0%	0%	100%
2009	21%	0%	79%	100%
2010	100%	0%	0%	100%
2011	90%	10%	0%	100%
2012	100%	0%	0%	100%
Total	68%	23%	10%	100%

Historic Building Permits - Shares By Unit Type

Mid-Year	Building Permits			
	Singles/Semis	Rows	Apts.	Total
2002	89%	11%	0%	100%
2003	95%	0%	5%	100%
2004	85%	14%	1%	100%
2005	98%	0%	3%	100%
2006	100%	0%	0%	100%
2007	100%	0%	0%	100%
2008	100%	0%	0%	100%
2009	71%	3%	26%	100%
2010	95%	5%	0%	100%
2011	36%	5%	58%	100%
2012	93%	5%	2%	100%
2013	93%	7%	0%	100%
Total	86%	5%	10%	100%

TOWN OF TILLSONBURG 2014 DEVELOPMENT CHARGES STUDY

TABLE A.4
Historic Households by Period of Construction Showing Household Size

	Period of Construction										Pre 2001	2001-2011	Total
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1985	1986-1990	1991-1995	1996-2000	2001-2005	2006-2011			
Singles & Semis													
Household Populat	1,790	1,915	1,165	1,665	535	960	1,000	1,285	880	615	10,315	1,495	11,810
Households	680	795	485	695	205	425	375	515	380	260	4,175	640	4,815
Household Size	2.63	2.41	2.40	2.40	2.61	2.26	2.67	2.50	2.32	2.37	2.47	2.34	2.45
Rows													
Household Populat	0	0	50	130	235	110	0	100	90	0	625	90	715
Households	0	0	30	70	115	40	0	65	50	0	320	50	370
Household Size	0.00	0.00	1.67	1.86	2.04	2.75	0.00	1.54	1.80	0.00	1.95	1.80	1.93
Apartments													
Household Populat	320	280	455	475	195	95	0	0	0	100	1,820	100	1,920
Households	185	240	295	265	145	70	0	0	0	95	1,200	95	1,295
Household Size	1.73	1.17	1.54	1.79	1.34	1.36	0.00	0.00	0.00	1.05	1.52	1.05	1.48
All Units													
Household Populat	2,110	2,195	1,670	2,270	965	1,165	1,000	1,385	970	715	12,760	1,685	14,445
Households	865	1,035	810	1,030	465	535	375	580	430	355	5,695	785	6,480
Household Size	2.44	2.12	2.06	2.20	2.08	2.18	2.67	2.39	2.26	2.01	2.24	2.15	2.23

Source: Statistics Canada, 2011 Census Special Run

TOWN OF TILLSONBURG 2014 DEVELOPMENT CHARGES STUDY

TABLE A.5
Population, Household & Employment Forecast Summary

Mid-Year	Census Population	Singles & Semis	Rows & Other Multiples	Apartments	Total Occupied Dwellings	Growth Forecast Employment Numbers	No-Fixed Address	Employment Used for DC Calculations	HH Size	Activity Rate
2011	15,301	4,980	500	1,335	6,815	8,735	585	9,320	2.25	60.9%
2012	15,396	5,028	507	1,347	6,882	8,803	590	9,393	2.24	61.0%
2013	15,491	5,077	514	1,359	6,950	8,871	595	9,466	2.23	61.1%
2014	15,587	5,126	521	1,371	7,018	8,940	600	9,540	2.22	61.2%
2015	15,683	5,175	528	1,383	7,086	9,010	605	9,615	2.21	61.3%
2016	15,780	5,225	535	1,395	7,155	9,080	608	9,688	2.21	61.4%
2017	15,885	5,277	543	1,402	7,222	9,162	614	9,776	2.20	61.5%
2018	15,990	5,329	551	1,409	7,289	9,245	620	9,865	2.19	61.7%
2019	16,096	5,382	559	1,416	7,357	9,329	626	9,955	2.19	61.8%
2020	16,203	5,436	567	1,423	7,426	9,414	632	10,046	2.18	62.0%
2021	16,310	5,490	575	1,430	7,495	9,500	636	10,136	2.18	62.1%
2022	16,400	5,533	581	1,438	7,552	9,570	641	10,211	2.17	62.3%
2023	16,490	5,577	587	1,446	7,610	9,640	646	10,286	2.17	62.4%
2024	16,581	5,621	593	1,454	7,668	9,711	651	10,362	2.16	62.5%
2025	16,672	5,665	599	1,462	7,726	9,783	656	10,439	2.16	62.6%
2026	16,765	5,710	605	1,470	7,785	9,855	660	10,515	2.15	62.7%
2027	16,870	5,755	612	1,479	7,846	9,894	663	10,557	2.15	62.6%
2028	16,975	5,801	619	1,488	7,908	9,933	666	10,599	2.15	62.4%
2029	17,081	5,847	626	1,497	7,970	9,972	669	10,641	2.14	62.3%
2030	17,188	5,893	633	1,506	8,032	10,011	672	10,683	2.14	62.2%
2031	17,295	5,940	640	1,515	8,095	10,050	673	10,723	2.14	62.0%

Source: Watson & Associates Economists Ltd., 2013

Note: Growth Forecast Employment Numbers derived from the 2013 Population, Household and Employment Forecasts and Employment Lands Study by Watson & Associates

TABLE A.6
Forecast Population & Household Growth Summary

Mid-Year	Census Pop'n Growth	Total Occupied Dwellings Growth	Employment by POW Growth
2012	95	68	73
2013	95	68	73
2014	96	68	74
2015	96	68	75
2016	97	69	73
2017	105	67	88
2018	105	67	89
2019	106	68	90
2020	107	69	91
2021	107	69	90
2022	90	57	75
2023	90	58	75
2024	91	58	76
2025	91	58	77
2026	93	59	76
2027	105	61	42
2028	105	62	42
2029	106	62	42
2030	107	62	42
2031	107	63	40
2014-2023	999	660	820
2014-2031	1,804	1,145	1,257

Source: Watson & Associates Economists Ltd., 2013

TOWN OF TILLSONBURG 2014 DEVELOPMENT CHARGES STUDY

TABLE A.9
Non-Residential Space Forecast

Employment Density

Primary Employment	100.0 m ² per employee
Commercial/Population-Related Employment	50.0 m ² per employee
Work at Home Employment	- m ² per employee
Institutional Employment	50.0 m ² per employee
Industrial Employment	110.0 m ² per employee

Mid-Year	Primary Employment			Commercial/Population Related Employment			Work at Home Employment			Institutional Employment			Industrial Employment			Total Employment		
	Employment Used for DC Calculations	Emp Growth	Space (m ²)	Employment Used for DC Calculations	Empl Growth	Space (m ²)	Employment Used for DC Calculations	Empl Growth	Space (m ²)	Employment Used for DC Calculations	Empl Growth	Space (m ²)	Employment Used for DC Calculations	Empl Growth	Space (m ²)	Employment Used for DC Calculations	Empl Growth	Space (m ²)
2011	75			3,446			520			1,605			3,674			9,320		
2012	75	0	0	3,472	26	1,305	527	7	0	1,618	13	650	3,700	26	2,849	9,392	72	4,804
2013	75	0	0	3,498	26	1,300	534	7	0	1,631	13	650	3,726	26	2,860	9,465	73	4,810
2014	75	0	0	3,525	27	1,350	541	7	0	1,644	13	650	3,753	27	2,970	9,539	74	4,970
2015	75	0	0	3,552	27	1,350	548	7	0	1,657	13	650	3,780	27	2,970	9,613	74	4,970
2016	75	0	0	3,579	27	1,360	555	7	0	1,672	15	733	3,807	27	2,995	9,688	75	5,088
2017	75	0	0	3,609	30	1,490	561	6	0	1,685	13	667	3,847	40	4,375	9,776	88	6,532
2018	75	0	0	3,639	30	1,500	567	6	0	1,698	13	650	3,887	40	4,400	9,865	89	6,550
2019	75	0	0	3,669	30	1,500	573	6	0	1,711	13	650	3,927	40	4,400	9,955	90	6,550
2020	75	0	0	3,699	30	1,500	579	6	0	1,724	13	650	3,968	41	4,510	10,045	90	6,660
2021	75	0	0	3,728	29	1,469	585	6	0	1,739	15	727	4,009	41	4,544	10,136	91	6,740
2022	75	0	0	3,753	25	1,231	592	7	0	1,751	12	623	4,041	32	3,486	10,211	75	5,340
2023	75	0	0	3,778	25	1,250	599	7	0	1,763	12	600	4,072	31	3,410	10,286	75	5,260
2024	75	0	0	3,803	25	1,250	606	7	0	1,775	12	600	4,104	32	3,520	10,362	76	5,370
2025	75	0	0	3,828	25	1,250	613	7	0	1,787	12	600	4,136	32	3,520	10,438	76	5,370
2026	75	0	0	3,852	24	1,190	620	7	0	1,800	13	662	4,168	32	3,516	10,515	77	5,368
2027	75	0	0	3,867	15	760	619	-1	0	1,804	4	188	4,191	23	2,534	10,556	41	3,482
2028	75	0	0	3,882	15	750	618	-1	0	1,808	4	200	4,214	23	2,530	10,597	41	3,480
2029	75	0	0	3,897	15	750	617	-1	0	1,812	4	200	4,237	23	2,530	10,639	42	3,480
2030	75	0	0	3,912	15	750	616	-1	0	1,816	4	200	4,260	23	2,530	10,681	42	3,480
2031	75	0	0	3,929	17	849	615	-1	0	1,821	5	244	4,283	23	2,553	10,723	42	3,646
2014-2023		0	0		280	14,000		65	0		132	6,600		346	38,060		821	58,660
2014-2031		0	0		431	21,549		81	0		190	9,494		557	61,293		1,258	92,336

Source: Hemson Consulting, Ltd., 2014

APPENDIX B

***DEVELOPMENT CHARGE CALCULATIONS
TECHNICAL APPENDIX***

APPENDIX B

DEVELOPMENT CHARGE CALCULATIONS TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the general services in the Town of Tillsonburg.

The appendix is divided into eight sub-sections, with one section for each of the general services:

- B.1 Fire Protection
- B.2 Parks and Recreation
- B.3 Public Works and Fleet
- B.4 Parking
- B.5 General Government
- B.6 Stormwater
- B.7 Roads and Related

Every sub-section, with the exception of General Government and Stormwater contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

The benefits of all the services listed above are deemed to be Town-wide for the purpose of calculating a development charge.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten year historical service level. The *Development Charges Act (DCA)* and *Ontario Regulation 82/98* require that development charges be set at a level no higher than the average service level provided in the Town over the ten year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period has been defined as 2004 to 2013.

O. Reg. 82/98 requires that when defining and determining historical service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per unit. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or cost) of service provided by the Town in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Town staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The final page of Table 1 shows the calculation of the “maximum allowable funding envelope”, net of uncommitted excess capacity. The maximum allowable is defined as the ten year historical service level (expressed as either \$/capita, \$/household, or \$/capita and employment) multiplied by the forecast increase in population, households, or population and employment over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the ten year historical service level is maintained.

There is also a requirement in the *DCA* to consider “excess capacity” within the Town’s existing infrastructure that may be available to partially meet future servicing requirements. If Council has expressed its intent, before or at the time the capacity was created, to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the *DCA* and the associated capital cost is eligible for recovery. Should uncommitted excess capacity exist it will be determined whether or not this capacity will be available to service new development and, if so, appropriate adjustments will be made to the calculations.

**TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF UNADJUSTED DEVELOPMENT CHARGE**

The *DCA* requires that Council express its intent to provide future capital facilities to support future development. Based on the development forecasts presented in

Appendix A, a development-related capital program which sets out the projects required to service anticipated development for the periods from 2014 to 2023 and 2014 to 2031 has been developed. The development-related capital program for each service is shown as Table 2 of each sub-section.

The gross costs of projects shown in the capital programs are based on costs shown in Town's 10-year capital forecast and other financial documents. To determine the share of the program that is eligible for recovery through development charges, the gross project costs are reduced by any anticipated grants or subsidies, "benefit to existing" shares, and the mandatory 10% reduction for all services except Fire Protection, Public Works and Fleet, Roads and Related, and Stormwater.

A benefit to existing share represents that portion of a capital project that will benefit the existing community. It could, for example, represent a portion of a new facility that, at least in part, replaces a facility that is demolished, redeployed or will otherwise not be available to serve its former function (a "replacement" share). The benefit to existing share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for benefit to existing shares will require funding from non-development charge sources, typically property taxes or user fees.

When calculating development charges, the development-related net capital cost must be reduced by 10% for all services except protection services and engineered services (DCA s.5.(1)8.). The 10% discount is therefore applied to all general services considered in this appendix with the exception of the Fire Protection, Public Works and Fleet, Roads and Related, and Stormwater services. As with benefit to existing shares, the 10% mandatory reduction must be funded from non-development charge sources.

The capital program less any benefit to existing shares and the 10% reduction, yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges. In some cases development charge monies already collected are available to fund a portion of development-related capital costs (the "prior growth" share).

Additionally, for the ten-year general services, a portion of the capital program may service development that will not occur until after 2023. This portion of the capital

program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development or represents a future service level increase that is ineligible for development charge recovery.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge calculation. In all cases this amount is equal to or less than the maximum allowable funding envelope that is calculated on the final page of Table 1. The result is the discounted development-related net capital cost that is eligible for recovery through development charges over the periods from 2014 to 2023 and 2014 to 2031.

Calculation of the Unadjusted Development Charge Rates

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Table 3.

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all services except the Parks and Recreation service the development-related costs have been allocated based on forecast changes in population in new housing units and employment in new non-residential floor space over the respective planning period. For the 2014 to 2023 planning period this represents an allocation of 64% residential and 36% non-residential; for the 2014 to 2031 planning period the allocation is 66% residential and 34% non-residential.

The development-related costs associated with the Parks and Recreation service have been allocated 100% to residential development because the need for these services is driven entirely by the residential sector.

The residential share of the development charge eligible costs are then divided by the population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square foot of new non-residential GFA.

TABLE 3 CASH FLOW ANALYSIS

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are, therefore, accounted for in the calculation as allowed under the *DCA*. Based on the development forecast, the analysis calculates the development charges rate that is required to finance the net development-related capital spending plan including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charges rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0% is used for the funding requirements, and interest rates of 5.5% (negative balance) and 3.5% (positive balance) are used for borrowing/earnings on the funds. This yields effective real discount rates of 3.5% and 1.5% respectively.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square foot (of GFA) non-residential development charges.

APPENDIX B.1

FIRE PROTECTION

APPENDIX B.1
FIRE PROTECTION

The Tillsonburg Fire Department currently operates one fire station for the provision of fire services to the Town.

TABLE 1 2004-2013 HISTORICAL SERVICE LEVELS

The Fire ten year historical inventory of capital assets includes one fire station (page 1). The area of the station is 5,000 sq.ft. and the building is valued at \$1.3 million. The land area associated with the building is 0.47 hectares and is valued at \$93,000. Fire vehicles add \$2.5 million to the value of the inventory. Finally, personal fire fighter equipment, office furniture and equipment, and specialized equipment add another \$635,100 to the value of the inventory.

The current replacement value of the Fire capital infrastructure is \$4.5 million. It has provided the Town with a ten year average service level of \$612.39 per household (page 2). This service level, when multiplied by the ten year growth in households, results in a ten year maximum allowable funding envelope of \$404,177 that can be considered for recovery through development charges.

No uncommitted excess capacity has been identified. The full \$404,177, being exempt from the mandatory 10% capital cost reduction, can therefore be considered for recovery through development charges.

**TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF UNADJUSTED DEVELOPMENT CHARGE**

The total capital forecast for Fire amounts to \$3.0 million, and includes \$800,000 in station renovation and expansion, \$1.9 million in new vehicle recoveries and acquisitions, and \$315,000 in equipment. No grants or subsidies have been identified to offset the gross cost of the program.

A substantial portion of the program, \$2.1 million, is considered to benefit existing residents of the Town. This includes that portion (\$400,000 or 50%) of the station

reconstruction that relates to renovation of this existing facility as well as portions of vehicle recoveries and acquisitions that represent the replacement of existing fleet.

The remaining \$923,100 is considered to be related to development in the Town. This cost is exempt from the ten per cent reduction applied to other services. Of the \$923,100, \$86,273 can be funded from development charge reserve funds and \$432,600 represents that portion of the development-related costs that exceed the maximum allowable and is either a post-2023 share or a future service level increase. The remaining \$404,177 (equal to the maximum allowable) is carried forward to the development charges calculation.

The ten year development-related net capital cost of \$404,177 is allocated 64 per cent against residential development, or \$257,529, and 36 per cent against non-residential development, or \$146,648. The allocation is based on the ratio of forecast changes in population in new housing units and employment over the 10 year planning period. The resulting unadjusted development charge rates are \$178.84 per capita for new residential development and \$2.50 per square metre for new non-residential development.

TABLE 3 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 3. It considers the timing of the projects as well as the timing of the development charge revenues to adjust the calculated rates. After cash flow, the Fire charge increases to \$190.00 per capita and \$2.68 per square metre.

The following table summarizes the calculation of the Fire development charge:

FIRE PROTECTION SUMMARY						
10-year Hist.	2014 - 2023		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$612.39	\$3,034,600	\$404,177	\$178.84	\$2.50	\$190.00	\$2.68

APPENDIX B.1
TABLE 1 - PAGE 1TOWN OF TILLSONBURG
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Tillsonburg Fire Station - Concession Street	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$250
Total (sq.ft.)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Total (\$000)	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Tillsonburg Fire Station - Concession Street	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$200,000
Total (ha)	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	
Total (\$000)	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	

VEHICLES Type of Collection	# of Vehicles										UNIT COST (\$/item)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Pumper	1	1	1	1	1	1	1	1				\$390,000
Pumper/Tanker	1	1	1	1	1	1	1	1	1	1	1	\$450,000
Pumper/Tanker										1	1	\$720,000
Rescue Truck	1	1	1	1	1	1	1	1	1	1	1	\$210,000
Aerial Devices	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Crown Victoria (#38)	1	1	1	1	1	1	1					\$35,000
Crown Victoria (#37)	1	1										\$35,000
Command 1 (#37)			1	1	1	1	1	1	1	1	1	\$55,000
Car 1 (#38)									1	1	1	\$45,000
Total (#)	6	6	6	6	6	6	6	6	6	6	6	
Total (\$000)	\$2,120.0	\$2,120.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,150.0	\$2,480.0	\$2,480.0	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)										UNIT COST (\$/item)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Dispatch Centre	\$214,000	\$214,000	\$214,000	\$300,600	\$300,600	\$300,600	\$300,600	\$300,600	\$300,600	\$300,600	\$300,600	
Hoses and Appliances (i.e. nozzles; valves)	\$12,500	\$12,500	\$12,500	\$22,500	\$22,500	\$38,000	\$53,500	\$69,000	\$84,500	\$100,000		
Pagers and Radios	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$10,000	\$18,000	\$22,000	\$25,500	\$41,500		
SCBA Units (17)			\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000		
SCBA Cylinder Fill Station								\$40,000	\$40,000	\$40,000		
Fire Station Furniture	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000		
Equipment for Firefighters ¹												
- Full Time	2	2	2	2	2	2	2	2	2	2	2	\$3,000
- Volunteers	28	28	28	28	28	28	28	28	30	30	30	\$3,000
Total (\$000)	\$356.5	\$356.5	\$378.5	\$475.1	\$475.1	\$495.6	\$519.1	\$578.6	\$603.6	\$635.1		

1. Includes bunker gear, uniforms, helmets, etc.

APPENDIX B.1
TABLE 1 - PAGE 2

TOWN OF TILLSONBURG
CALCULATION OF SERVICE LEVELS
FIRE PROTECTION

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Households	6,199	6,286	6,374	6,460	6,547	6,635	6,724	6,814	6,882	6,950

INVENTORY SUMMARY (\$000)

Buildings	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0
Land	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0	\$93.0
Vehicles	\$2,120.0	\$2,120.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,150.0	\$2,480.0	\$2,480.0
Furniture And Equipment	\$356.5	\$356.5	\$378.5	\$475.1	\$475.1	\$495.6	\$519.1	\$578.6	\$603.6	\$635.1
Total (\$000)	\$3,819.5	\$3,819.5	\$3,861.5	\$3,958.1	\$3,958.1	\$3,978.6	\$4,002.1	\$4,071.6	\$4,426.6	\$4,458.1

SERVICE LEVEL (\$/household)

Average
Service
Level

Buildings	\$201.65	\$198.85	\$196.11	\$193.50	\$190.93	\$188.39	\$185.90	\$183.45	\$181.63	\$179.86	\$190.03
Land	\$15.00	\$14.79	\$14.59	\$14.40	\$14.20	\$14.02	\$13.83	\$13.65	\$13.51	\$13.38	\$14.14
Vehicles	\$341.99	\$337.26	\$335.74	\$331.27	\$326.87	\$322.53	\$318.26	\$315.53	\$360.36	\$356.83	\$334.66
Furniture And Equipment	\$57.51	\$56.71	\$59.38	\$73.54	\$72.57	\$74.69	\$77.20	\$84.91	\$87.71	\$91.38	\$73.56
Total (\$/household)	\$616.15	\$607.62	\$605.82	\$612.71	\$604.57	\$599.64	\$595.20	\$597.53	\$643.21	\$641.45	\$612.39

TOWN OF TILLSONBURG
CALCULATION OF MAXIMUM ALLOWABLE
FIRE PROTECTION

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2004 - 2013	\$612.39
Household Growth 2014 - 2023	660
Maximum Allowable Funding Envelope	\$404,177
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction (none)	\$0
Discounted Maximum Allowable Funding Envelope	\$404,177

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$4,458,100
Inventory Using Average Service Level	\$4,256,111
Committed Excess Capacity	\$201,990
Uncommitted Excess Capacity	\$0

APPENDIX B.1
TABLE 2

TOWN OF TILLSONBURG
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE PROTECTION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2014- 2023	Post 2023
1.0 FIRE PROTECTION										
1.1 Buildings, Land & Furnishings										
1.1.1 Current Station Renovation and Expansion	2017	\$ 800,000	\$ -	\$ 800,000	\$ 400,000	\$ -	\$ 400,000	\$ 86,273	\$ 313,727	\$ -
Subtotal Buildings, Land & Furnishings		\$ 800,000	\$ -	\$ 800,000	\$ 400,000	\$ -	\$ 400,000	\$ 86,273	\$ 313,727	\$ -
1.2 Vehicles										
1.2.1 Recovery of Upgrade for Pumper #1	Various	\$ 720,000	\$ -	\$ 720,000	\$ 517,943	\$ -	\$ 202,057	\$ -	\$ -	\$ 202,057
1.2.2 Aerial Truck Replacement and Upgrade	2018	\$ 1,200,000	\$ -	\$ 1,200,000	\$ 1,000,000	\$ -	\$ 200,000	\$ -	\$ 31,850	\$ 168,150
Subtotal Vehicles		\$ 1,920,000	\$ -	\$ 1,920,000	\$ 1,517,943	\$ -	\$ 402,057	\$ -	\$ 31,850	\$ 370,207
1.3 Equipment and Other										
1.3.1 Additional Firefighter Equipment	Various	\$ 18,900	\$ -	\$ 18,900	\$ -	\$ -	\$ 18,900	\$ -	\$ 18,900	\$ -
1.3.2 New Ice and Water Rescue Service Equipment	2014	\$ 18,200	\$ -	\$ 18,200	\$ -	\$ -	\$ 18,200	\$ -	\$ 18,200	\$ -
1.3.3 New Medical Equipment	2015	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ -
1.3.4 Inflatable Boat	2015	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
1.3.5 EM Mobile System	2016	\$ 17,000	\$ -	\$ 17,000	\$ 8,500	\$ -	\$ 8,500	\$ -	\$ 8,500	\$ -
1.3.6 New SCBA Units and Personal Face Masks	2017	\$ 247,500	\$ -	\$ 247,500	\$ 185,100	\$ -	\$ 62,400	\$ -	\$ -	\$ 62,400
Subtotal Equipment and Other		\$ 314,600	\$ -	\$ 314,600	\$ 193,600	\$ -	\$ 121,000	\$ -	\$ 58,600	\$ 62,400
TOTAL FIRE PROTECTION		\$ 3,034,600	\$ -	\$ 3,034,600	\$ 2,111,543	\$ -	\$ 923,057	\$ 86,273	\$ 404,177	\$ 432,607

Residential Development Charge Calculation		
Residential Share of 2014 - 2023 DC Eligible Costs	64%	\$257,529
10-Year Growth in Population in New Units		1,440
Unadjusted Development Charge Per Capita		\$178.84
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	36%	\$146,648
10-Year Growth in Square Metres		58,660
Unadjusted Development Charge Per Square Metre		\$2.50

2014 - 2023 Net Funding Envelope	\$404,177
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$86,273

APPENDIX B.1
TABLE 3 - PAGE 1

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE PROTECTION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

FIRE PROTECTION	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.0	\$15.1	\$34.3	\$58.3	(\$128.3)	(\$128.1)	(\$104.2)	(\$78.1)	(\$49.8)	(\$26.1)	
2014 - 2023 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Protection: Non Inflated	\$12.8	\$9.5	\$6.6	\$201.1	\$21.5	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$257.5
- Fire Protection: Inflated	\$12.8	\$9.7	\$6.9	\$213.4	\$23.3	\$1.3	\$1.4	\$1.4	\$1.4	\$1.4	\$273.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	145	145	148	148	148	151	153	153	123	126	1,440
REVENUE											
- DC Receipts: Inflated	\$27.6	\$28.1	\$29.3	\$29.8	\$30.4	\$31.7	\$32.7	\$33.4	\$27.4	\$28.6	\$299.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.5	\$1.2	\$2.0	(\$7.1)	(\$7.0)	(\$5.7)	(\$4.3)	(\$2.7)	(\$1.4)	(\$24.5)
- Interest on In-year Transactions	\$0.3	\$0.3	\$0.4	(\$5.0)	\$0.1	\$0.5	\$0.5	\$0.6	\$0.5	\$0.5	(\$1.4)
TOTAL REVENUE	\$27.9	\$28.9	\$30.9	\$26.8	\$23.5	\$25.2	\$27.5	\$29.7	\$25.1	\$27.6	\$273.1
CLOSING CASH BALANCE	\$15.1	\$34.3	\$58.3	(\$128.3)	(\$128.1)	(\$104.2)	(\$78.1)	(\$49.8)	(\$26.1)	\$0.1	

2014 Adjusted Charge Per Capita \$190.00

Allocation of Capital Program

Residential Sector	63.7%
Non-Residential Sector	36.3%

Rates for 2014

Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.1
TABLE 3 - PAGE 2

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE PROTECTION
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

FIRE PROTECTION	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	\$6.12	\$14.56	\$25.53	(\$79.33)	(\$77.85)	(\$63.16)	(\$46.97)	(\$29.29)	(\$14.63)	
2014 - 2023 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Protection: Non Inflated	\$7.3	\$5.4	\$3.8	\$114.5	\$12.2	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$146.6
- Fire Protection: Inflated	\$7.3	\$5.5	\$3.9	\$121.5	\$13.3	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$155.4
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	4,970	4,970	5,088	6,532	6,550	6,550	6,660	6,740	5,340	5,260	58,660
REVENUE											
- DC Receipts: Inflated	\$13.3	\$13.6	\$14.2	\$18.6	\$19.0	\$19.4	\$20.1	\$20.7	\$16.8	\$16.8	\$172.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.2	\$0.5	\$0.9	(\$4.4)	(\$4.3)	(\$3.5)	(\$2.6)	(\$1.6)	(\$0.8)	(\$15.5)
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.2	(\$2.8)	\$0.1	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	(\$0.7)
TOTAL REVENUE	\$13.4	\$14.0	\$14.9	\$16.7	\$14.7	\$15.4	\$17.0	\$18.5	\$15.5	\$16.3	\$156.3
CLOSING CASH BALANCE	\$6.1	\$14.6	\$25.5	(\$79.3)	(\$77.8)	(\$63.2)	(\$47.0)	(\$29.3)	(\$14.6)	\$0.8	

2014 Adjusted Charge Per Square Metre \$2.68

Allocation of Capital Program

Residential Sector 63.7%
Non-Residential Sector 36.3%

Rates for 2014

Inflation Rate 2.0%
Interest Rate on Positive Balances 3.5%
Interest Rate on Negative Balances 5.5%

APPENDIX B.2

PARKS AND RECREATION

APPENDIX B.2
PARKS AND RECREATION

The Town of Tillsonburg has an extensive inventory of recreation facilities, including a Community Complex and numerous sports fields, and parkland.

TABLE 1 2004-2013 HISTORICAL SERVICE LEVELS

The combined area of the current Community Complex is 136,000 sq.ft. and the building, including all the furniture and equipment it contains, is valued at \$47.6 million. The land area associated with the buildings is 5.36 hectares and is valued at \$1.1 million. Furniture and equipment in the facility adds an additional \$1.3 million to the value of the inventory (page 1).

The Town contains about 59.8 hectares of developed parkland with a replacement value for the land development of \$3.0 million (page 2). The 14.5 km trail system and 20.5 ha cemetery lands, including associated infrastructure, have additional values of \$248,800 and \$1.7 million respectively.

Finally, the improvements which have been added to the parks, including play equipment, ball diamonds, and soccer pitches, and other amenities, as well as bridges, buildings, parking lots, and other special facilities have a combined value of \$8.9 million (pages 3 and 4).

The current replacement value of the Parks and Recreation capital infrastructure is \$63.8 million. It has provided the Town with ten year average service level of \$4,227.71 per capita (page 5). This service level, when multiplied by the ten year population growth, results in a ten year maximum allowable funding envelope of \$4.2 million. No uncommitted excess capacity has been identified. However, Parks and Recreation capital costs must be reduced by 10 per cent as per the *DCA*. The discounted maximum allowable funding envelope is therefore \$3.8 million. This amount is brought forward to the development charge calculation.

**TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF UNADJUSTED DEVELOPMENT CHARGE**

The development-related capital program for Parks and Recreation consists of the addition of a health club facility to the Community Centre, the construction of several new park amenities, and the ongoing development of new parkland and trails. The gross cost of the program is \$990,000 and no grants or subsidies are anticipated to offset this cost.

Of the total gross cost, \$471,337 represents that portion of the program that represents either the replacement of existing amenities or a qualitative improvement to an existing facility that will benefit existing Town residents. This benefit to existing share is ineligible for development charge funding.

Of the development-related costs, \$51,866 is removed as it represents the mandatory ten per cent capital cost reduction under the *DCA*. Of the remaining \$466,797, \$249,805 can be funded from existing development charges reserve funds and \$216,991 (less than the maximum allowable) is carried forward to the development charge calculation.

The development charge eligible cost of \$216,991 million is allocated 100% against residential development. This yields an unadjusted development charge rate of \$150.69 per capita.

TABLE 3 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 3. It considers the timing of the projects as well as the timing of the development charge revenues to adjust the calculated rates. After cash flow considerations the charge is reduced to \$148.70 per capita.

The following table summarizes the calculation of the Parks and Recreation development charge:

PARKS AND RECREATION SUMMARY						
10-year Hist.	2014 - 2023		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge	Development Charge	Development Charge	Development Charge
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$4,227.71	\$990,000	\$216,991	\$150.69	\$0.00	\$148.70	\$0.00

APPENDIX B.2
TABLE 1 - PAGE 1

TOWN OF TILLSONBURG
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
INDOOR RECREATION FACILITIES

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Community Complex (Twin Pad, Pool & Seniors Centre)	136,000	136,000	136,000	136,000							\$230
Community Complex - With Renovated Rink					136,000	136,000	136,000	136,000	136,000	136,000	\$350
Tillsonburg Special Events Centre ¹	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	\$175
Total (sq.ft.)	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000	171,000	136,000	
Total (\$000)	\$37,405.0	\$37,405.0	\$37,405.0	\$37,405.0	\$53,725.0	\$53,725.0	\$53,725.0	\$53,725.0	\$53,725.0	\$53,725.0	\$47,600.0

1. Total area of building is 70,000 sq.ft. Use of building is divided evenly between cultural and recreational activities.

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Community Complex (Arena and Seniors Centre)	5.36	5.36	5.36	5.36	5.36	5.36	5.36	5.36	5.36	5.36	\$200,000
Tillsonburg Special Events Centre	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$200,000
Total (ha)	5.86	5.86	5.86	5.86	5.86	5.86	5.86	5.86	5.86	5.86	
Total (\$000)	\$1,172.0	\$1,172.0	\$1,172.0	\$1,172.0	\$1,172.0	\$1,172.0	\$1,172.0	\$1,172.0	\$1,172.0	\$1,172.0	\$1,072.0

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Community Complex - Seniors Centre	\$238,000	\$255,000	\$269,000	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
Community Complex - Arena and Complex	\$505,000	\$580,000	\$602,000	\$639,000	\$639,000	\$639,000	\$639,000	\$639,000	\$639,000	\$639,000
Community Complex - Landscaping	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total (\$000)	\$793.0	\$885.0	\$921.0	\$1,314.0	\$1,314.0	\$1,314.0	\$1,314.0	\$1,314.0	\$1,314.0	\$1,314.0

APPENDIX B.2
TABLE 1 - PAGE 2TOWN OF TILLSONBURG
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

DEVELOPED PARKLAND Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Newman Park	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$50,000
Kiwanis Park	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	\$50,000
Coronation Park	4.86	4.86	4.86	4.86	4.86	4.86	4.86	4.86	4.86	4.86	\$50,000
Annandale Park	5.46	5.46	5.46	5.46	5.46	5.46	5.46	5.46	5.46	5.46	\$50,000
Fairgrounds	10.12	10.12	10.12	10.12	10.12	10.12	10.12	10.12	10.12	10.12	\$50,000
Memorial Park	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	\$50,000
Ball Diamonds	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	\$50,000
Westmount Park	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	\$50,000
Trottier Park	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$50,000
Southridge Park	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	\$50,000
Glendale Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$50,000
Elliott Fairbairn Park		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$50,000
Soccer Park	9.70	9.70	9.70	9.70	9.70	9.70	9.70	9.70	9.70	9.70	\$50,000
Participark	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	\$50,000
Library Parkette	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$50,000
Beckett Park	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$50,000
Gilvesy Park	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	\$50,000
Oak Park											acquired 2010 but undeveloped
Beach Park											acquired 2010 but undeveloped
Total (ha)	58.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	59.83	
Total (\$000)	\$2,941.7	\$2,991.7	\$2,991.7	\$2,991.7	\$2,991.7	\$2,991.7	\$2,991.7	\$2,991.7	\$2,991.7	\$2,991.7	

TRAILS Park Name	# of Trail Kilometres										UNIT COST (\$/ha)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Participark	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$5,000
Borden Crescent Walking Trail	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$5,000
Tillsonburg Golf Course Trail	3.40	3.40	3.40	3.40	3.40	3.40	3.40	3.40	3.40	3.40	\$2,500
McLaughlin Way	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$5,000
Veterans Memorial Walkway	1.20	1.20	1.20	1.40	3.60	3.60	3.60	3.60	3.60	3.60	\$45,000
Cadman Park									1.20	1.20	\$5,000
TCT 4th St - Cranberry									2.40	2.40	\$22,000
Total (ha)	8.70	8.70	8.70	8.90	11.10	11.10	11.10	14.70	14.70	14.50	
Total (\$000)	\$83.0	\$83.0	\$83.0	\$92.0	\$191.0	\$191.0	\$191.0	\$249.8	\$249.8	\$248.8	

CEMETERIES Item											UNIT COST
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Pioneer Cemetery (ha)	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$50,000
Tillsonburg Cemetery Land Value (ha)	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	\$50,000
Tillsonburg Cemetery Land Improvements (ha)	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	\$50,000
Cemetery Roads (km)	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	\$2,000
Cemetery Building (sq.ft.)	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$300
Total (ha)	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	
Total (\$000)	\$1,671.0	\$1,671.0	\$1,671.0	\$1,671.0	\$1,671.0	\$1,671.0	\$1,671.0	\$1,671.0	\$1,671.0	\$1,671.0	

APPENDIX B.3
TABLE 1 - PAGE 3TOWN OF TILLSONBURG
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

PARK FACILITIES Park Name	# of Facilities										UNIT COST (\$/unit)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Play Structures (All Parks)	9	10	11	11	11	11	11	11	11	12	12	\$50,000
Newman Park - Gazebo	1	1	1	1	1	1	1	1	1	1	1	\$7,000
Kiwanis Park - Ball Diamond - Lit	1	1	1	1	1	1	1	1	1	1	1	\$125,000
Coronation Park - Picnic Pavillion & Washroom	2	2	2	2	2	2	2	2	2	2	2	\$60,000
Annandale Park - Canteen	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Fairgrounds	9	9	9	9	9	9	9	9	9	9	9	\$285,000
Memorial Park - Ball Diamond - Unlit	1	1	1	1	1	1	1	1	1	1		\$20,000
Annandale Park - Ball Diamond - Unlit	2	2	2	2	2	2	4	4	4	4	4	\$30,000
Annandale Park - Ball Diamond - Lit	1	1	1	1	1	1	1	1	1	1	1	\$125,000
Fairgrounds - Ball Diamond/Race Track - Lit	1	1	1	1	1	1	1	1	1	1	1	\$180,000
Fairgrounds - Ball Diamond - Unlit	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Annandale Park - Soccer Field	1	1	1	1	1	1						\$20,000
Soccer Park - Lit	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Soccer Park - Unlit	1	1	1	1	1	11	11	11	11	11	11	\$20,000
Memorial Park - Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Memorial Park - Beach Volleyball											1	\$4,000
Total (#)	33	34	35	35	35	45	46	46	47	47		
Total (\$000)	\$3,907.0	\$3,957.0	\$4,007.0	\$4,007.0	\$4,007.0	\$4,207.0	\$4,247.0	\$4,247.0	\$4,297.0	\$4,281.0		

BRIDGES Name	# of Bridges										UNIT COST (\$/unit)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Kinsmen Bridge	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Coronation Park Bridge	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Hawkins Bridge	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Total (#)	3	3	3	3	3	3	3	3	3	3	3	
Total (\$000)	\$1,035.0	\$1,035.0	\$1,035.0	\$1,035.0	\$1,035.0	\$1,035.0	\$1,035.0	\$1,035.0	\$1,035.0	\$1,035.0	\$1,035.0	

APPENDIX B.3
TABLE 1 - PAGE 4TOWN OF TILLSONBURG
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

OUTDOOR BUILDINGS	# of Outdoor Buildings										UNIT COST (\$/unit)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Kiwanis Park Lighting Building	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Tennis Club House	1	1	1	1	1	1	1	1	1	1		\$9,000
Parks Equipment Depot	1	1	1	1	1	1	1	1	1			\$180,000
Waterpark Storage Sheds	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Waterpark Canteen	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Summer Place	1	1	1	1	1	1	1	1	1	1	1	\$180,000
Total (#)	6	6	6	6	6	6	6	6	6	5	4	
Total (\$000)	\$415.0	\$415.0	\$415.0	\$415.0	\$415.0	\$415.0	\$415.0	\$415.0	\$415.0	\$235.0	\$226.0	

PARKING LOTS	# of Parking Lots										UNIT COST (\$/unit)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Paved												
Elliot Fairbairn	41	41	41	41	41	41	41	41	41	41	41	\$2,000
Community Centre	100	100	100	140	140	140	140	140	140	140	140	\$2,000
Unpaved												
Community Centre	100	100	100	100	100	100	100	100	100	100	100	\$500
Waterpark	50	50	50	50	50	50	50	50	50	50	50	\$500
Participark	30	30	30	30	30	30	30	30	30	30	30	\$500
Cadman Park	12	12	12	12	12	12	12	12	12	12	12	\$500
Coronation Park	10	10	10	10	10	10	10	10	10	10	10	\$500
Annandale	30	30	30	30	30	30	30	30	60	60	60	\$500
Soccer park	30	30	30	30	30	30	30	30	30	30	30	\$500
Total (#)	403	403	403	443	443	443	443	443	443	473	473	
Total (\$000)	\$413.0	\$413.0	\$413.0	\$493.0	\$493.0	\$493.0	\$493.0	\$493.0	\$493.0	\$508.0	\$508.0	

SPECIAL FACILITIES	# of Facilities										UNIT COST (\$/unit)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Lake Lisgar Water Park	1	1	1	1	1	1	1	1	1	1	1	\$2,500,000
Horse Stables	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Skatepark				1	1	1	1	1	1	1	1	\$150,000
Rowing Club Dock	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Dock at Gibson House	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Structural Steel Gazebo over Lake Lisgar	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Fountain in Lake Lisgar	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Grandstand	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Racetrack	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Total (#)	8	8	8	9	9	9	9	9	9	9	6	
Total (\$000)	\$3,960.0	\$3,960.0	\$3,960.0	\$4,110.0	\$4,110.0	\$4,110.0	\$4,110.0	\$4,110.0	\$4,110.0	\$4,110.0	\$2,880.0	

APPENDIX B.2
TABLE 1 - PAGE 5

TOWN OF TILLSONBURG
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Population	14,509	14,665	14,822	14,917	15,012	15,108	15,204	15,301	15,396	15,491

INVENTORY SUMMARY (\$000)

Indoor Recreation Facilities	\$39,370.0	\$39,462.0	\$39,498.0	\$39,891.0	\$56,211.0	\$56,211.0	\$56,211.0	\$56,211.0	\$56,211.0	\$49,986.0
Parkland Development	\$4,695.7	\$4,745.7	\$4,745.7	\$4,754.7	\$4,853.7	\$4,853.7	\$4,853.7	\$4,912.5	\$4,912.5	\$4,911.5
Park Facilities	\$9,730.0	\$9,780.0	\$9,830.0	\$10,060.0	\$10,060.0	\$10,260.0	\$10,300.0	\$10,300.0	\$10,185.0	\$8,930.0
Total (\$000)	\$53,795.7	\$53,987.7	\$54,073.7	\$54,705.7	\$71,124.7	\$71,324.7	\$71,364.7	\$71,423.5	\$71,308.5	\$63,827.5

SERVICE LEVEL (\$/capita)

Average
Service
Level

Indoor Recreation Facilities	\$2,713.49	\$2,690.90	\$2,664.82	\$2,674.20	\$3,744.40	\$3,720.61	\$3,697.12	\$3,673.68	\$3,651.01	\$3,226.78	\$3,245.70
Parkland Development	\$323.64	\$323.60	\$320.18	\$318.74	\$323.32	\$321.26	\$319.24	\$321.05	\$319.07	\$317.05	\$320.72
Park Facilities	\$670.62	\$666.89	\$663.20	\$674.40	\$670.13	\$679.11	\$677.45	\$673.16	\$661.54	\$576.46	\$661.30
Total (\$/capita)	\$3,707.74	\$3,681.39	\$3,648.20	\$3,667.34	\$4,737.85	\$4,720.99	\$4,693.81	\$4,667.89	\$4,631.62	\$4,120.29	\$4,227.71

TOWN OF TILLSONBURG
CALCULATION OF MAXIMUM ALLOWABLE
PARKS AND RECREATION

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2004 - 2013	\$4,227.71
Net Population Growth 2014 - 2023	999
Maximum Allowable Funding Envelope	\$4,223,482
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$422,348
Discounted Maximum Allowable Funding Envelope	\$3,801,134

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$63,827,450
Inventory Using Average Service Level	\$65,491,456
Committed Excess Capacity	\$0
Uncommitted Excess Capacity:	\$0

APPENDIX B.2
TABLE 2 - PAGE 1

TOWN OF TILLSONBURG
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2014-2023	Post 2023
2.0 PARKS AND RECREATION										
2.1 Indoor Recreation Facilities										
2.1.1 Health Club Facility in Community Centre	2019	\$ 500,000	\$ -	\$ 500,000	\$ 456,337	\$ 4,366	\$ 39,297	\$ -	\$ 39,297	\$ -
Subtotal Indoor Recreation Facilities		\$ 500,000	\$ -	\$ 500,000	\$ 456,337	\$ 4,366	\$ 39,297	\$ -	\$ 39,297	\$ -
2.2 Parkland & Park Facilities										
2.2.1 Annandale Diamond Parking Area Development	2014	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
2.2.2 Playground Equipment Upgrades	2015	\$ 30,000	\$ -	\$ 30,000	\$ 15,000	\$ 1,500	\$ 13,500	\$ 13,500	\$ -	\$ -
2.2.3 Oak Park Playground Equipment	2015	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ 31,500	\$ -	\$ -
2.2.4 New Picnic Pavilion	2015	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
2.2.5 Lights for Annandale Ball Diamond	2015	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ 9,000	\$ 81,000	\$ 81,000	\$ -	\$ -
2.2.6 New Dog Park	2015	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ 36,000	\$ -	\$ -
2.2.7 New Parkland Development (Master Plan)	2016	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ 11,250	\$ -	\$ -
2.2.8 New Parkland Development (Master Plan)	2017	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ 55	\$ 11,195	\$ -
2.2.9 New Parkland Development (Master Plan)	2018	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -
2.2.10 New Parkland Development (Master Plan)	2019	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -
2.2.11 New Parkland Development (Master Plan)	2020	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -
2.2.12 New Parkland Development (Master Plan)	2021	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -
2.2.13 New Parkland Development (Master Plan)	2022	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -
2.2.14 New Parkland Development (Master Plan)	2023	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -
Subtotal Parkland & Park Facilities		\$ 355,000	\$ -	\$ 355,000	\$ 15,000	\$ 34,000	\$ 306,000	\$ 227,305	\$ 78,695	\$ -

APPENDIX B.2
TABLE 2 - PAGE 2

TOWN OF TILLSONBURG
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2014-2023	Post 2023	
2.3 Trail Development											
2.3.1 New Trail Development	2015	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ 11,250	\$ -	\$ -	
2.3.2 New Trail Development	2016	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ 11,250	\$ -	\$ -	
2.3.3 Glendale Trail Loop	2017	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ -	\$ 31,500	\$ -	
2.3.4 New Trail Development	2018	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -	
2.3.5 New Trail Development	2019	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -	
2.3.6 New Trail Development	2020	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -	
2.3.7 New Trail Development	2021	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -	
2.3.8 New Trail Development	2022	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -	
2.3.9 New Trail Development	2023	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -	
Subtotal Trail Development		\$ 135,000	\$ -	\$ 135,000	\$ -	\$ 13,500	\$ 121,500	\$ 22,500	\$ 99,000	\$ -	
TOTAL PARKS AND RECREATION		\$ 990,000	\$ -	\$ 990,000	\$ 471,337	\$ 51,866	\$ 466,797	\$ 249,805	\$ 216,991	\$ -	

Residential Development Charge Calculation		
Residential Share of 2014 - 2023 DC Eligible Costs	100%	\$216,991
10-Year Growth in Population in New Units		1,440
Unadjusted Development Charge Per Capita		\$150.69
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		58,660
Unadjusted Development Charge Per Square Metre		\$0.00

2014 - 2023 Net Funding Envelope	\$3,801,134
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$249,805

APPENDIX B.2
TABLE 3

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS AND RECREATION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKS AND RECREATION	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	\$21.98	\$45.13	\$70.01	\$49.95	\$51.13	\$8.30	\$8.85	\$9.42	\$4.65	
2014 - 2023 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks And Recreation: Non Inflated	\$0.0	\$0.0	\$0.0	\$42.7	\$22.5	\$61.8	\$22.5	\$22.5	\$22.5	\$22.5	\$217.0
- Parks And Recreation: Inflated	\$0.0	\$0.0	\$0.0	\$45.3	\$24.4	\$68.2	\$25.3	\$25.8	\$26.4	\$26.9	\$242.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	145	145	148	148	148	151	153	153	123	126	1,440
REVENUE											
- DC Receipts: Inflated	\$21.6	\$22.0	\$22.9	\$23.4	\$23.8	\$24.8	\$25.6	\$26.1	\$21.4	\$22.4	\$234.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.8	\$1.6	\$2.5	\$1.7	\$1.8	\$0.3	\$0.3	\$0.3	\$0.2	\$9.4
- Interest on In-year Transactions	\$0.4	\$0.4	\$0.4	(\$0.6)	(\$0.0)	(\$1.2)	\$0.0	\$0.0	(\$0.1)	(\$0.1)	(\$0.9)
TOTAL REVENUE	\$22.0	\$23.2	\$24.9	\$25.2	\$25.5	\$25.4	\$25.9	\$26.4	\$21.6	\$22.4	\$242.5
CLOSING CASH BALANCE	\$22.0	\$45.1	\$70.0	\$50.0	\$51.1	\$8.3	\$8.9	\$9.4	\$4.7	\$0.2	

2014 Adjusted Charge Per Capita

\$148.70

Allocation of Capital Program

Residential Sector	100.0%
Non-Residential Sector	0.0%

Rates for 2014

Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

PUBLIC WORKS AND FLEET

APPENDIX B.3

PUBLIC WORKS AND FLEET

The Engineering Department in the Town of Tillsonburg is responsible for the design and construction of the Town's network of public roads and related infrastructure, and their maintenance. This section deals with the buildings, equipment and fleet associated with providing these services "related to a highway". Roads and related infrastructure construction is included in Appendix B.7.

TABLE 1 2004-2013 HISTORICAL SERVICE LEVELS

The Public Works and Fleet ten year historic inventory of capital assets includes 15,351 sq.ft. of buildings which are valued at \$1.7 million. The land area associated with the buildings is estimated at 5.39 hectares and is valued at \$1.1 million (page 1). Furniture and equipment add another \$533,000 to the value of the inventory. Finally, the fleet of 93 vehicles is valued at \$5.8 million (page 2).

The current replacement value of the Public Works and Fleet capital infrastructure is \$9.1 million. It has provided the Town with a ten year average service level of \$364.45 per capita and employment (page 3). This service level, when multiplied by the ten year population and employment growth, results in a ten year maximum allowable funding envelope of \$662,935.

Uncommitted excess capacity in the amount of \$13,553 has been identified and must be deducted from the funding envelope. The remaining \$649,381, being exempt from the mandatory ten per cent capital cost reduction, can be considered for recovery through development charges.

TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF UNADJUSTED DEVELOPMENT CHARGES

The development-related capital program for Public Works and Fleet provides for \$950,000 worth of new facilities and facility expansions and \$1.1 million worth of new fleet vehicles and vehicle upgrades. The total gross cost of the capital program is \$2.0 million. No grants or subsidies have been identified to offset the cost of the program.

The entire cost of the program, being exempt from the 10% capital cost reduction required by the DCA, is considered to be related to development in the Town. Of this \$2.0 million, \$279,013 can be funded from development charges reserve funds and a further \$1.1 million represents either a post-2023 benefit share or a future service level increase. The remaining \$649,381 (equal to the maximum allowable) is carried forward to the development charges calculation.

The development charge eligible cost of \$649,381 is allocated 64% against residential development, or \$413,765, and 36% against non-residential development, or \$235,616, based on the ratio of forecast growth in population in new units and employment. This yields unadjusted development charge rates of \$287.34 per capita and \$4.02 per m² respectively.

TABLE 3 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 3. It considers the timing of the projects against the timing of the development charge revenues to determine adjusted calculated rates. After cash flow analysis, the residential charge increases to \$308.50 per capita and the non-residential charge increases to \$4.34 per m².

The following table summarizes the calculation of the Public Works and Fleet development charge:

PUBLIC WORKS AND FLEET SUMMARY						
10-year Hist.	2014 - 2023		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$364.45	\$2,020,000	\$649,381	\$287.34	\$4.02	\$308.50	\$4.34

APPENDIX B.3
TABLE 1 - PAGE 1

TOWN OF TILLSONBURG
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS AND FLEET

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Equipment Depot/Office - 20 Spruce Street	9,859	9,859	9,859	9,859	9,859	9,859	9,859	9,859	9,859	9,859	9,859	\$132
Salt Shed/PCB - 20 Spruce Street	2,096	2,096	2,096	2,096	2,096	2,096	2,096	2,096	2,096	2,096	2,096	\$55
Sign Shop - 20 Spruce Street	608	608	608	608	608	608	608	608	608	608	608	\$55
Storage Building	692	692	692	692	692	692	692	692	692	692	692	\$82
Sand Shed	2,096	2,096	2,096	2,096	2,096	2,096	2,096	2,096	2,096	2,096	2,096	\$55
Brine Facility (#)						1	1	1	1	1	1	\$35,000
Total (#)	15,351	15,351	15,351	15,351	15,351	15,351	15,351	15,351	15,351	15,351	15,351	
Total (\$000)	\$1,622.1	\$1,622.1	\$1,622.1	\$1,622.1	\$1,622.1	\$1,657.1	\$1,657.1	\$1,657.1	\$1,657.1	\$1,657.1	\$1,657.1	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
All Spruce Street Facilities	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	\$200,000
Storage Building	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	\$200,000
Total (ha)	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	
Total (\$000)	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	

APPENDIX B.3
TABLE 1 - PAGE 2

TOWN OF TILLSONBURG
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS AND FLEET

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Furniture and Equipment	\$533,000	\$533,000	\$533,000	\$533,000	\$533,000	\$533,000	\$533,000	\$533,000	\$533,000	\$533,000
Total (\$000)	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0

FLEET Description	Total Fleet (#)										UNIT COST (\$/unit)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Engineering	1	1	2	2	2	2	2	2	2	2	\$27,100
Building & Bylaw	2	2	2	2	2	2	3	3	3	3	\$28,800
Customer Service	1	1	1	1	1	1	0	0	0	0	\$30,500
Operations	1	1	1	1	1	1	0	0	0	0	\$27,100
Cemetery (Vehicle & Equipment)	2	2	3	3	3	3	3	3	3	3	\$76,300
Works Department - Vehicles	17	17	17	17	17	17	17	17	17	17	\$148,000
Works Department - Equipment - Miscellaneous	36	36	37	38	38	38	38	38	38	38	\$50,300
Water (Vehicles & Backhoe)	6	6	6	6	6	7	7	7	7	7	\$49,400
Recreation	1	1	1	1	1	1	1	1	1	1	\$67,100
Parks - Vehicles	2	4	5	4	4	4	4	4	4	4	\$33,400
Parks - Equipment	4	5	6	6	6	9	9	9	5	5	\$24,300
Fleet (Vehicle & Generator)	1	1	1	1	1	2	2	2	2	2	\$45,200
Fleet Pool Vehicles							2	2	2	2	\$33,400
Hydro (Vehicles & Trailers)	5	6	6	6	8	9	9	9	9	9	\$24,300
Total (#)	79	83	88	88	90	96	97	97	93	93	
Total (\$000)	\$5,315.9	\$5,431.3	\$5,642.7	\$5,659.6	\$5,708.2	\$5,900.0	\$5,938.0	\$5,938.0	\$5,840.8	\$5,840.8	

**APPENDIX B.3
TABLE 1 - PAGE 3**

**TOWN OF TILLSONBURG
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS AND FLEET**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Population	14,509	14,665	14,822	14,917	15,012	15,108	15,204	15,301	15,396	15,491
Historic Employment	<u>9,635</u>	<u>9,744</u>	<u>9,855</u>	<u>9,744</u>	<u>9,635</u>	<u>9,528</u>	<u>9,423</u>	<u>9,320</u>	<u>9,393</u>	<u>9,466</u>
Total Historic Population & Employment	24,144	24,409	24,677	24,661	24,647	24,636	24,627	24,621	24,789	24,957

INVENTORY SUMMARY (\$000)

Buildings	\$1,622.1	\$1,622.1	\$1,622.1	\$1,622.1	\$1,622.1	\$1,657.1	\$1,657.1	\$1,657.1	\$1,657.1	\$1,657.1
Land	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2	\$1,078.2
Furniture & Equipment	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0	\$533.0
Fleet	\$5,315.9	\$5,431.3	\$5,642.7	\$5,659.6	\$5,708.2	\$5,900.0	\$5,938.0	\$5,938.0	\$5,840.8	\$5,840.8
Total (\$000)	\$8,549.2	\$8,664.6	\$8,876.0	\$8,892.9	\$8,941.5	\$9,168.3	\$9,206.3	\$9,206.3	\$9,109.1	\$9,109.1

SERVICE LEVEL (\$/pop & emp)

											Average Service Level
Buildings	\$67.19	\$66.46	\$65.73	\$65.78	\$65.81	\$67.26	\$67.29	\$67.31	\$66.85	\$66.40	\$66.61
Land	\$44.66	\$44.17	\$43.69	\$43.72	\$43.75	\$43.77	\$43.78	\$43.79	\$43.50	\$43.20	\$43.80
Furniture & Equipment	\$22.08	\$21.84	\$21.60	\$21.61	\$21.63	\$21.64	\$21.64	\$21.65	\$21.50	\$21.36	\$21.65
Fleet	\$220.17	\$222.51	\$228.66	\$229.50	\$231.60	\$239.49	\$241.12	\$241.18	\$235.62	\$234.03	\$232.39
Total (\$/pop & emp)	\$354.09	\$354.98	\$359.69	\$360.61	\$362.78	\$372.15	\$373.83	\$373.92	\$367.47	\$364.99	\$364.45

**TOWN OF TILLSONBURG
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS AND FLEET**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2004 - 2013	\$364.45
Net Population & Employment Growth 2014 - 2023	1,819
Maximum Allowable Funding Envelope	\$662,935
Less: Uncommitted Excess Capacity	\$13,553
Discounted Maximum Allowable Funding Envelope	\$649,381

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$9,109,132
Inventory Using Average Service Level	\$9,095,579
Committed Excess Capacity	\$0
Uncommitted Excess Capacity:	\$13,553

APPENDIX B.3
TABLE 2
TOWN OF TILLSONBURG
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS AND FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2014-2023	Post 2023	
3.0 PUBLIC WORKS AND FLEET											
3.1 Buildings and Land											
3.1.1 Salt Storage	2015	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	
3.1.2 Additional Space for Fleet Vehicles (3 bays)	2016	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -	\$ 499,381	\$ 250,619	
Subtotal Buildings and Land		\$ 950,000	\$ -	\$ 950,000	\$ -	\$ -	\$ 950,000	\$ 200,000	\$ 499,381	\$ 250,619	
3.2 Fleet Acquisitions and Upgrades											
3.2.1 Snowplow with Anti-Icing Unit	2015	\$ 275,000	\$ -	\$ 275,000	\$ -	\$ -	\$ 275,000	\$ 79,013	\$ -	\$ 195,987	
3.2.2 Sidewalk Plow	2017	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000	
3.2.3 Underground Cable Crawler	2018	\$ 65,000	\$ -	\$ 65,000	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 65,000	
3.2.4 Hydrovac Sewer Vacuum	2019	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000	
3.2.5 Sidewalk Plow	2021	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000	
3.2.6 Provision for Fleet Upgrades	Various	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	
Subtotal Fleet Acquisitions and Upgrades		\$ 1,070,000	\$ -	\$ 1,070,000	\$ -	\$ -	\$ 1,070,000	\$ 79,013	\$ 150,000	\$ 840,987	
TOTAL PUBLIC WORKS AND FLEET		\$ 2,020,000	\$ -	\$ 2,020,000	\$ -	\$ -	\$ 2,020,000	\$ 279,013	\$ 649,381	\$ 1,091,606	

Residential Development Charge Calculation		
Residential Share of 2014 - 2023 DC Eligible Costs	64%	\$413,765
10-Year Growth in Population in New Units		1,440
Unadjusted Development Charge Per Capita		\$287.34
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	36%	\$235,616
10-Year Growth in Square Metres		58,660
Unadjusted Development Charge Per Square Metre		\$4.02

2014 - 2023 Net Funding Envelope	\$649,381
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$279,013

APPENDIX B.3
TABLE 3 - PAGE 1

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS AND FLEET
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PUBLIC WORKS AND FLEET	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	\$35.76	\$73.49	(\$225.50)	(\$198.87)	(\$170.07)	(\$137.86)	(\$102.27)	(\$63.91)	(\$33.55)	
2014 - 2023 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works (New Projects): Non Inflated	\$9.6	\$9.6	\$327.7	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$413.8
- Public Works (New Projects): Inflated	\$9.6	\$9.7	\$341.0	\$10.1	\$10.3	\$10.6	\$10.8	\$11.0	\$11.2	\$11.4	\$435.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	145	145	148	148	148	151	153	153	123	126	1,440
REVENUE											
- DC Receipts: Inflated	\$44.7	\$45.6	\$47.5	\$48.5	\$49.4	\$51.4	\$53.2	\$54.2	\$44.5	\$46.5	\$485.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.3	\$2.6	(\$12.4)	(\$10.9)	(\$9.4)	(\$7.6)	(\$5.6)	(\$3.5)	(\$1.8)	(\$47.4)
- Interest on In-year Transactions	\$0.6	\$0.6	(\$8.1)	\$0.7	\$0.7	\$0.7	\$0.7	\$0.8	\$0.6	\$0.6	(\$2.1)
TOTAL REVENUE	\$45.3	\$47.5	\$42.0	\$36.8	\$39.1	\$42.8	\$46.4	\$49.3	\$41.6	\$45.3	\$436.0
CLOSING CASH BALANCE	\$35.8	\$73.5	(\$225.5)	(\$198.9)	(\$170.1)	(\$137.9)	(\$102.3)	(\$63.9)	(\$33.5)	\$0.3	

2014 Adjusted Charge Per Capita

\$308.50

Allocation of Capital Program

Residential Sector	63.7%
Non-Residential Sector	36.3%

Rates for 2014

Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3
TABLE 3 - PAGE 2

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS AND FLEET
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PUBLIC WORKS AND FLEET	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	\$16.44	\$33.75	(\$140.95)	(\$123.95)	(\$105.42)	(\$85.38)	(\$63.15)	(\$38.79)	(\$19.74)	
2014 - 2023 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works (New Projects): Non Inflated	\$5.4	\$5.4	\$186.6	\$5.4	\$5.4	\$5.4	\$5.4	\$5.4	\$5.4	\$5.4	\$235.6
- Public Works (New Projects): Inflated	\$5.4	\$5.6	\$194.2	\$5.8	\$5.9	\$6.0	\$6.1	\$6.3	\$6.4	\$6.5	\$248.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	4,970	4,970	5,088	6,532	6,550	6,550	6,660	6,740	5,340	5,260	58,660
REVENUE											
- DC Receipts: Inflated	\$21.6	\$22.0	\$23.0	\$30.1	\$30.8	\$31.4	\$32.6	\$33.6	\$27.2	\$27.3	\$279.6
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.6	\$1.2	(\$7.8)	(\$6.8)	(\$5.8)	(\$4.7)	(\$3.5)	(\$2.1)	(\$1.1)	(\$30.0)
- Interest on In-year Transactions	\$0.3	\$0.3	(\$4.7)	\$0.4	\$0.4	\$0.4	\$0.5	\$0.5	\$0.4	\$0.4	(\$1.2)
TOTAL REVENUE	\$21.9	\$22.9	\$19.5	\$22.8	\$24.4	\$26.0	\$28.4	\$30.6	\$25.4	\$26.6	\$248.4
CLOSING CASH BALANCE	\$16.4	\$33.8	(\$140.9)	(\$123.9)	(\$105.4)	(\$85.4)	(\$63.1)	(\$38.8)	(\$19.7)	\$0.3	

2014 Adjusted Charge Per Square Metre **\$4.34**

Allocation of Capital Program

Residential Sector	63.7%
Non-Residential Sector	36.3%

Rates for 2014

Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.4

MUNICIPAL PARKING

APPENDIX B.4
MUNICIPAL PARKING

The Town of Tillsonburg currently owns and operates 1,771 parking spaces. The benefits of the parking service are deemed to be Town-wide for the purpose of calculating the development charge.

TABLE 1 2004-2013 HISTORICAL SERVICE LEVELS

The current inventory of capital assets for parking includes 1,771 parking spaces. The total cost to acquire and develop the spaces amounts to \$8.9 million (page 1).

The current total value of parking capital infrastructure is estimated to be \$8.9 million. This infrastructure has provided the Town with a ten year average service level of \$359.74 per capita and employment (page 2). The service level, when multiplied by the ten year population and employment growth, results in a ten year maximum allowable funding envelope of \$654,367.

No uncommitted excess capacity has been identified. However, Parking capital costs must be reduced by ten per cent (\$65,437) under the *DCA*. The discounted maximum allowable funding envelope brought forward to the development charges calculation is \$588,930.

**TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF UNADJUSTED DEVELOPMENT CHARGES**

The ten year development-related capital program for Parking provides for \$250,000 worth of new parking spaces to accommodate development. No grants, subsidies, or benefit to existing shares have been identified. The development-related cost becomes subject to the ten per cent reduction required by the *DCA* (\$25,000).

The remaining \$225,000 development-related cost (less than the maximum allowable) is carried forward to the development charge calculation. The cost is allocated 64% against residential development, or \$143,363, and 36% against non-residential development, or \$81,637. This yields unadjusted development charge rates of \$99.56 per capita and \$1.39 per m² respectively.

TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential charge increases slightly to \$99.60 per capita and the non-residential charge increases slightly to \$1.40 per m².

The following table summarizes the calculation of the Parking development charge:

PARKING						
10-year Hist. Service Level per pop & emp	2014 - 2023 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$359.74	\$250,000	\$225,000	\$99.56	\$1.39	\$99.60	\$1.40

APPENDIX B.4
TABLE 1 - PAGE 1

TOWN OF TILLSONBURG
INVENTORY OF CAPITAL ASSETS
PARKING

PARKING SPACES Lot	# of Parking Spaces										UNIT COST (\$/space)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Lot 1A	91	91	91	91	91	91	91	91	91	91	91	\$5,000
Lot 2A	177	177	177	177	177	177	177	177	177	177	177	\$5,000
Lot 3A	106	106	106	106	106	106	106	106	106	106	106	\$5,000
Lot 4A	43	43	43	43	43	43	43	43	43	43	43	\$5,000
Lot 5A	31	31	31	31	31	31	31	31	31	31	31	\$5,000
Lot 6A	287	287	287	287	287	287	287	287	287	287	287	\$5,000
Lot 7A	243	243	243	243	243	243	243	243	243	243	243	\$5,000
Lot 8A	97	97	97	97	97	97	97	97	97	97	97	\$5,000
Lot 9A	115	115	115	115	115	115	115	115	115	115	115	\$5,000
Lot 10A	54	54	54	54	54	54	54	54	54	54	54	\$5,000
Lot 11A	23	23	23	23	23	23	23	23	23	23	23	\$5,000
Lot 1B	63	63	63	63	63	63	63	63	63	63	63	\$5,000
Lot 2B	58	58	58	58	58	58	58	58	58	58	58	\$5,000
Lot 3B	69	69	69	69	69	69	69	69	69	69	69	\$5,000
Lot 4B	75	75	75	75	75	75	75	75	75	75	75	\$5,000
Lot 5B	48	48	48	48	48	48	48	48	48	48	48	\$5,000
Lot 6B	26	26	26	26	26	26	26	26	26	26	26	\$5,000
Lot 1C	89	89	89	89	89	89	89	89	89	89	89	\$5,000
Lot 2C	45	45	45	45	45	45	45	45	45	45	45	\$5,000
Lot 3C	31	31	31	31	31	31	31	31	31	31	31	\$5,000
Total (#)	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,771	
Total (\$000)	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	

APPENDIX B.4
TABLE 1 - PAGE 2

TOWN OF TILLSONBURG
CALCULATION OF SERVICE LEVELS
PARKING

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Population	14,509	14,665	14,822	14,917	15,012	15,108	15,204	15,301	15,396	15,491
Historic Employment	<u>9,635</u>	<u>9,744</u>	<u>9,855</u>	<u>9,744</u>	<u>9,635</u>	<u>9,528</u>	<u>9,423</u>	<u>9,320</u>	<u>9,393</u>	<u>9,466</u>
Total Historic Population & Employment	24,144	24,409	24,677	24,661	24,647	24,636	24,627	24,621	24,789	24,957

INVENTORY SUMMARY (\$000)

Parking Spaces	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0
Total (\$000)	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0	\$8,855.0

SERVICE LEVEL (\$/pop & emp)

Average
Service
Level

Parking Spaces	\$366.76	\$362.78	\$358.84	\$359.07	\$359.27	\$359.43	\$359.56	\$359.65	\$357.21	\$354.81	\$359.74
Total (\$/pop & emp)	\$366.76	\$362.78	\$358.84	\$359.07	\$359.27	\$359.43	\$359.56	\$359.65	\$357.21	\$354.81	\$359.74

TOWN OF TILLSONBURG
CALCULATION OF MAXIMUM ALLOWABLE
PARKING

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2004 - 2013	\$359.74
Net Population & Employment Growth 2014 - 2023	1,819
Maximum Allowable Funding Envelope	\$654,367
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$65,437
Discounted Maximum Allowable Funding Envelope	\$588,930

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$8,855,000
Inventory Using Average Service Level	\$8,978,031
Committed Excess Capacity	\$0
Uncommitted Excess Capacity	\$0

APPENDIX B.4
TABLE 2

TOWN OF TILLSONBURG
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2014-2023	Post 2023
4.0 PARKING										
4.1 Parking Spaces										
4.1.1 Allocation for New Parking Spaces	Various	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -
Subtotal Parking Spaces		\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -
TOTAL PARKING		\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -

Residential Development Charge Calculation		
Residential Share of 2014 - 2023 DC Eligible Costs	64%	\$143,363
10-Year Growth in Population in New Units		1,440
Unadjusted Development Charge Per Capita		\$99.56
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	36%	\$81,637
10-Year Growth in Square Metres		58,660
Unadjusted Development Charge Per Square Metre		\$1.39

2014 - 2023 Net Funding Envelope	\$588,930
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$0

APPENDIX B.4
TABLE 3 - PAGE 1

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKING	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.0	\$0.1	\$0.1	\$0.5	\$1.0	\$1.5	\$2.3	\$3.5	\$4.6	\$2.3	
2014 - 2023 RESIDENTIAL FUNDING REQUIREMENTS											
- Parking: Non Inflated	\$14.3	\$14.3	\$14.3	\$14.3	\$14.3	\$14.3	\$14.3	\$14.3	\$14.3	\$14.3	\$143.4
- Parking: Inflated	\$14.3	\$14.6	\$14.9	\$15.2	\$15.5	\$15.8	\$16.1	\$16.5	\$16.8	\$17.1	\$157.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	145	145	148	148	148	151	153	153	123	126	1,440
REVENUE											
- DC Receipts: Inflated	\$14.4	\$14.7	\$15.3	\$15.6	\$16.0	\$16.6	\$17.2	\$17.5	\$14.4	\$15.0	\$156.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.2	\$0.1	\$0.6
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.1)	(\$0.1)	(\$0.1)
TOTAL REVENUE	\$14.4	\$14.7	\$15.3	\$15.6	\$16.0	\$16.7	\$17.3	\$17.6	\$14.5	\$15.0	\$157.2
CLOSING CASH BALANCE	\$0.1	\$0.1	\$0.5	\$1.0	\$1.5	\$2.3	\$3.5	\$4.6	\$2.3	\$0.2	

2014 Adjusted Charge Per Capita \$99.60

Allocation of Capital Program

Residential Sector 63.7%
Non-Residential Sector 36.3%

Rates for 2014

Inflation Rate 2.0%
Interest Rate on Positive Balances 3.5%
Interest Rate on Negative Balances 5.5%

APPENDIX B.4
TABLE 3 - PAGE 2

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKING	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	(\$1.20)	(\$2.52)	(\$3.78)	(\$2.94)	(\$2.02)	(\$1.02)	\$0.25	\$1.71	\$0.98	
2014 - 2023 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Parking: Non Inflated	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2	\$81.6
- Parking: Inflated	\$8.2	\$8.3	\$8.5	\$8.7	\$8.8	\$9.0	\$9.2	\$9.4	\$9.6	\$9.8	\$89.4
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	4,970	4,970	5,088	6,532	6,550	6,550	6,660	6,740	5,340	5,260	58,660
REVENUE											
- DC Receipts: Inflated	\$7.0	\$7.1	\$7.4	\$9.7	\$9.9	\$10.1	\$10.5	\$10.8	\$8.8	\$8.8	\$90.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.1)	(\$0.1)	(\$0.2)	(\$0.2)	(\$0.1)	(\$0.1)	\$0.0	\$0.1	\$0.0	(\$0.6)
- Interest on In-year Transactions	(\$0.0)	(\$0.0)	(\$0.0)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)	(\$0.0)	(\$0.0)
TOTAL REVENUE	\$7.0	\$7.0	\$7.2	\$9.5	\$9.8	\$10.0	\$10.5	\$10.8	\$8.8	\$8.8	\$89.4
CLOSING CASH BALANCE	(\$1.2)	(\$2.5)	(\$3.8)	(\$2.9)	(\$2.0)	(\$1.0)	\$0.2	\$1.7	\$1.0	\$0.0	

2014 Adjusted Charge Per Square Metre \$1.40

Allocation of Capital Program

Residential Sector 63.7%
Non-Residential Sector 36.3%

Rates for 2014

Inflation Rate 2.0%
Interest Rate on Positive Balances 3.5%
Interest Rate on Negative Balances 5.5%

APPENDIX B.5

GENERAL GOVERNMENT

APPENDIX B.5
GENERAL GOVERNMENT

When calculating development charges, the *DCA* allows for the inclusion of the costs of undertaking studies related to the provision of development-related infrastructure, including development charges background studies.

**TABLE 1 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF UNADJUSTED DEVELOPMENT CHARGES**

Table 1 provides a list of development-related studies the Town anticipates undertaking during the 2014-2023 period. As required by the *DCA*, development charges studies must be undertaken every five years, thus two are included in the list. The total estimated cost of all studies is \$93,500. No grants or subsidies have been identified.

A benefit to existing share of \$33,099 has been identified and is ineligible for development charge funding. The development-related costs become subject to the ten per cent discount required by the *DCA* (\$6,040). Of the remaining \$54,361, \$20,232 can be funded from existing development charge reserve funds and \$34,130 can be recovered from development charges imposed over the period from 2014 to 2023.

Of this \$34,130, 64% (\$21,746) is allocated against residential development and 36% (\$12,383) is allocated against non-residential development. The calculated unadjusted charges that result are \$15.10 per capita for new residential development and \$0.21 per m² for new non-residential development.

TABLE 2 CASH FLOW ANALYSIS

After cash flow analysis, the residential charge increases to \$14.70 per capita and the non-residential charge remains at \$0.21 per m².

The following table summarizes the calculation of the General Government development charge:

GENERAL GOVERNMENT SUMMARY					
2014 - 2023		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$93,500	\$34,130	\$15.10	\$0.21	\$14.70	\$0.21

APPENDIX B.5
TABLE 1

TOWN OF TILLSONBURG
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2014-2023	Post 2023
5.0 GENERAL GOVERNMENT										
5.1 Development-Related Studies										
5.1.1 Engineering Study for Fire Expansion	2015	\$ 16,000	\$ -	\$ 16,000	\$ 8,000	\$ 800	\$ 7,200	\$ 7,200	\$ -	\$ -
5.1.2 Landscaping Plan for Columbaria Garden etc.	2014	\$ 27,500	\$ -	\$ 27,500	\$ 25,099	\$ 240	\$ 2,161	\$ 2,161	\$ -	\$ -
5.1.3 Development Charges Study	2018	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ 10,870	\$ 11,630	\$ -
5.1.4 Development Charges Study	2023	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
TOTAL GENERAL GOVERNMENT		\$ 93,500	\$ -	\$ 93,500	\$ 33,099	\$ 6,040	\$ 54,361	\$ 20,232	\$ 34,130	\$ -

Residential Development Charge Calculation		
Residential Share of 2014 - 2023 DC Eligible Costs	64%	\$21,746
10-Year Growth in Population in New Units		1,440
Unadjusted Development Charge Per Capita		\$15.10
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	36%	\$12,383
10-Year Growth in Square Metres		58,660
Unadjusted Development Charge Per Square Metre		\$0.21

Uncommitted Reserve Fund Balance	
Balance as at December 31, 2013	\$20,232

APPENDIX B.5
TABLE 2 - PAGE 1

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

GENERAL GOVERNMENT	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	\$2.14	\$4.45	\$6.95	\$9.53	\$4.09	\$6.77	\$9.56	\$12.54	\$15.11	
2014 - 2023 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$7.4	\$0.0	\$0.0	\$0.0	\$0.0	\$14.3	\$21.7
- General Government: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$8.0	\$0.0	\$0.0	\$0.0	\$0.0	\$17.1	\$25.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	145	145	148	148	148	151	153	153	123	126	1,440
REVENUE											
- DC Receipts: Inflated	\$2.1	\$2.2	\$2.3	\$2.3	\$2.4	\$2.5	\$2.5	\$2.6	\$2.1	\$2.2	\$23.2
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.1	\$0.2	\$0.2	\$0.3	\$0.1	\$0.2	\$0.3	\$0.4	\$0.5	\$2.5
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.2)	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.4)	(\$0.2)
TOTAL REVENUE	\$2.1	\$2.3	\$2.5	\$2.6	\$2.6	\$2.7	\$2.8	\$3.0	\$2.6	\$2.3	\$25.4
CLOSING CASH BALANCE	\$2.1	\$4.5	\$6.9	\$9.5	\$4.1	\$6.8	\$9.6	\$12.5	\$15.1	\$0.3	

2014 Adjusted Charge Per Capita	\$14.70
--	----------------

Allocation of Capital Program	
Residential Sector	63.7%
Non-Residential Sector	36.3%
Rates for 2014	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5
TABLE 2 - PAGE 2

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

GENERAL GOVERNMENT	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	\$1.02	\$2.17	\$3.37	\$5.01	\$2.04	\$3.63	\$5.39	\$7.20	\$8.78	
2014 - 2023 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$4.2	\$0.0	\$0.0	\$0.0	\$0.0	\$8.2	\$12.4
- General Government: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$4.6	\$0.0	\$0.0	\$0.0	\$0.0	\$9.8	\$14.3
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	4,970	4,970	5,088	6,532	6,550	6,550	6,660	6,740	5,340	5,260	58,660
REVENUE											
- DC Receipts: Inflated	\$1.0	\$1.1	\$1.1	\$1.5	\$1.5	\$1.5	\$1.6	\$1.6	\$1.3	\$1.3	\$13.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.1	\$0.1	\$0.2	\$0.1	\$0.1	\$0.2	\$0.3	\$0.3	\$1.4
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.1)	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.2)	(\$0.1)
TOTAL REVENUE	\$1.0	\$1.2	\$1.2	\$1.6	\$1.6	\$1.6	\$1.8	\$1.8	\$1.6	\$1.4	\$14.7
CLOSING CASH BALANCE	\$1.0	\$2.2	\$3.4	\$5.0	\$2.0	\$3.6	\$5.4	\$7.2	\$8.8	\$0.4	

2014 Adjusted Charge Per Square Metre \$0.21

Allocation of Capital Program

Residential Sector	63.7%
Non-Residential Sector	36.3%

Rates for 2014

Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6

STORMWATER

APPENDIX B.6

STORMWATER

The benefits of the Stormwater service are deemed to be Town-wide for the purpose of calculating the development charge. For the purposes of calculating a development charge a planning horizon extending from 2014 to 2031 is used.

TABLE 1 2014 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF UNADJUSTED DEVELOPMENT CHARGES

The development-related capital program for the Stormwater service totals \$138,000 and includes provision for the recovery of the development-related portion of a stormwater culvert and a master drainage planning study planned for 2016. No grants or subsidies have been identified. BTE Shares in the government of \$30,400 are identified and will offset the cost of the program.

The \$107,600 development-related costs are exempt from the ten per cent reduction under the *DCA*. The full cost is allocated 66% against residential development, or \$70,117, and 34% against non-residential development, or \$35,384, based on the ratio of forecast growth in population in new units and employment. This yields unadjusted development charge rates of \$28.15 per capita and \$0.38 per m² respectively.

TABLE 2 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 2. It considers the timing of the projects against the timing of the development charge revenues to determine adjusted calculated rates. After cash flow analysis, the charge is increased to \$34.80 per capita and the non-residential charge is increased to \$0.47 per m².

The following table summarizes the calculation of the Stormwater development charge:

STORMWATER SUMMARY					
2014 - 2031		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$138,000	\$105,501	\$28.15	\$0.38	\$34.80	\$0.47

APPENDIX B.6
TABLE 1
TOWN OF TILLSONBURG
DEVELOPMENT-RELATED CAPITAL PROGRAM
STORMWATER

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2014-2031	Post 2031
6.0 STORMWATER										
6.1 Stormwater Infrastructure										
6.1.1 Swance Drain - Cranberry Road Culvert	2015	\$ 38,000	\$ -	\$ 38,000	\$ 30,400	\$ -	\$ 7,600	\$ 2,099	\$ 5,501	\$ -
Subtotal Stormwater Infrastructure		\$ 38,000	\$ -	\$ 38,000	\$ 30,400	\$ -	\$ 7,600	\$ 2,099	\$ 5,501	\$ -
6.2 Studies										
6.2.1 Master Drainage Planning Study	2016	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
Subtotal Studies		\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
TOTAL STORMWATER		\$ 138,000	\$ -	\$ 138,000	\$ 30,400	\$ -	\$ 107,600	\$ 2,099	\$ 105,501	\$ -

Residential Development Charge Calculation		
Residential Share of 2014 - 2031 DC Eligible Costs	66%	\$70,117
Growth in Population in New Units to 2031		2,491
Unadjusted Development Charge Per Capita		\$28.15
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2031 DC Eligible Costs	34%	\$35,384
Growth in Square Metres to 2031		92,336
Unadjusted Development Charge Per Square Metre		\$0.38

2014 - 2031 Net Funding Envelope	\$0
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$2,099

APPENDIX B.6
TABLE 2 - PAGE 1

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
STORMWATER
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

STORMWATER	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPENING CASH BALANCE	\$0.00	\$5.09	\$6.66	(\$58.61)	(\$56.23)	(\$53.63)	(\$50.67)	(\$47.36)	(\$43.75)	(\$41.07)
2014 - 2031 RESIDENTIAL FUNDING REQUIREMENTS										
- Stormwater: Non Inflated	\$0.0	\$3.7	\$66.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Stormwater: Inflated	\$0.0	\$3.7	\$69.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	145	145	148	148	148	151	153	153	123	126
REVENUE										
- DC Receipts: Inflated	\$5.0	\$5.1	\$5.4	\$5.5	\$5.6	\$5.8	\$6.0	\$6.1	\$5.0	\$5.2
INTEREST										
- Interest on Opening Balance	\$0.0	\$0.2	\$0.2	(\$3.2)	(\$3.1)	(\$2.9)	(\$2.8)	(\$2.6)	(\$2.4)	(\$2.3)
- Interest on In-year Transactions	\$0.1	\$0.0	(\$1.8)	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
TOTAL REVENUE	\$5.1	\$5.3	\$3.9	\$2.4	\$2.6	\$3.0	\$3.3	\$3.6	\$2.7	\$3.0
CLOSING CASH BALANCE	\$5.1	\$6.7	(\$58.6)	(\$56.2)	(\$53.6)	(\$50.7)	(\$47.4)	(\$43.8)	(\$41.1)	(\$38.0)

	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	(\$38.04)	(\$34.74)	(\$31.06)	(\$27.07)	(\$22.55)	(\$17.48)	(\$12.03)	(\$6.18)	
2014 - 2031 RESIDENTIAL FUNDING REQUIREMENTS									
- Stormwater: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$70.1
- Stormwater: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$72.9
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	126	126	128	132	134	134	134	137	2,491
REVENUE									
- DC Receipts: Inflated	\$5.3	\$5.5	\$5.6	\$5.9	\$6.2	\$6.3	\$6.4	\$6.7	\$102.6
INTEREST									
- Interest on Opening Balance	(\$2.1)	(\$1.9)	(\$1.7)	(\$1.5)	(\$1.2)	(\$1.0)	(\$0.7)	(\$0.3)	(\$29.3)
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.1)
TOTAL REVENUE	\$3.3	\$3.7	\$4.0	\$4.5	\$5.1	\$5.4	\$5.9	\$6.5	\$73.2
CLOSING CASH BALANCE	(\$34.7)	(\$31.1)	(\$27.1)	(\$22.6)	(\$17.5)	(\$12.0)	(\$6.2)	\$0.3	

2014 Adjusted Charge Per Capita \$34.80

Allocation of Capital Program
Residential Sector 66.5%
Non-Residential Sector 33.5%

Rates for 2014
Inflation Rate: 2.0%
Interest Rate on Positive Balances 3.5%
Interest Rate on Negative Balances 5.5%

APPENDIX B.6
TABLE 2 - PAGE 2

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
STORMWATER
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

STORMWATER	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPENING CASH BALANCE	\$0.00	\$2.34	\$2.95	(\$30.23)	(\$28.54)	(\$26.75)	(\$24.76)	(\$22.56)	(\$20.14)	(\$18.30)
2014 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS										
- Stormwater: Non Inflated	\$0.0	\$1.8	\$33.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Stormwater: Inflated	\$0.0	\$1.9	\$34.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NON-RESIDENTIAL SPACE GROWTH										
- Growth in Square Metres	4,970	4,970	5,088	6,532	6,550	6,550	6,660	6,740	5,340	5,260
REVENUE										
- DC Receipts: Inflated	\$2.3	\$2.4	\$2.5	\$3.3	\$3.3	\$3.4	\$3.5	\$3.6	\$2.9	\$3.0
INTEREST										
- Interest on Opening Balance	\$0.0	\$0.1	\$0.1	(\$1.7)	(\$1.6)	(\$1.5)	(\$1.4)	(\$1.2)	(\$1.1)	(\$1.0)
- Interest on In-year Transactions	\$0.0	\$0.0	(\$0.9)	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
TOTAL REVENUE	\$2.3	\$2.5	\$1.7	\$1.7	\$1.8	\$2.0	\$2.2	\$2.4	\$1.8	\$2.0
CLOSING CASH BALANCE	\$2.3	\$2.9	(\$30.2)	(\$28.5)	(\$26.7)	(\$24.8)	(\$22.6)	(\$20.1)	(\$18.3)	(\$16.2)

STORMWATER	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	(\$16.25)	(\$13.99)	(\$11.60)	(\$8.99)	(\$7.34)	(\$5.51)	(\$3.57)	(\$1.53)	
2014 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS									
- Stormwater: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$35.4
- Stormwater: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$36.8
NON-RESIDENTIAL SPACE GROWTH									
- Growth in Square Metres	5,370	5,370	5,368	3,482	3,480	3,480	3,480	3,646	92,336
REVENUE									
- DC Receipts: Inflated	\$3.1	\$3.1	\$3.2	\$2.1	\$2.2	\$2.2	\$2.2	\$2.4	\$50.7
INTEREST									
- Interest on Opening Balance	(\$0.9)	(\$0.8)	(\$0.6)	(\$0.5)	(\$0.4)	(\$0.3)	(\$0.2)	(\$0.1)	(\$13.0)
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.1)
TOTAL REVENUE	\$2.3	\$2.4	\$2.6	\$1.6	\$1.8	\$1.9	\$2.0	\$2.4	\$37.6
CLOSING CASH BALANCE	(\$14.0)	(\$11.6)	(\$9.0)	(\$7.3)	(\$5.5)	(\$3.6)	(\$1.5)	\$0.8	

2014 Adjusted Charge Per Square Metre	\$0.47
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	66.5%
Non-Residential Sector	33.5%
Rates for 2014	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

ROADS AND RELATED

APPENDIX B.7
ROADS AND RELATED

The capital costs associated with roads and related infrastructure “related to a highway” are accounted for in this section. For the purposes of calculating a development charge a planning horizon extending from 2014 to 2031 is used. Consistent with s. 5. (1)7. of the *DCA*, there is no legislated percentage reduction in the eligible development-related capital cost for the provision of Roads and Related infrastructure.

TABLE 1 2014 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM

The 2014 to 2031 development-related capital program for Roads and Related includes several road reconstruction projects required to accommodate increased traffic arising from development as well as development-related signalization, streetlight installation, traffic studies, and other road related infrastructure not considered a direct developer responsibility (see the local service definitions set out in Section VII of this background study).

The cost, quantum and timing of the projects included in the forecast have been provided by the Engineering Department and are set out in Table 1. The total gross cost of the Roads and Related program is \$3.5 million, of which \$10,000 will be funded by grants. The net cost of the program remains therefore \$3.5 million.

Table 1 also provides the calculation of the net development-related costs to be included in the development charge. Approximately \$597,800 (21%) is identified as a non-growth (i.e. benefit to existing) share that will require funding from other Town sources. The method for calculating the non-growth share is explained in the table footnotes. The remaining \$2.9 million is considered to benefit growth to 2031 and is carried forward to the development charge calculation.

TABLE 2 CALCULATION OF UNADJUSTED DEVELOPMENT CHARGES

Table 2 provides the calculation of the development charge. The total net development-related capital cost of the program of \$2.9 million is fully recoverable from development charges as there is no mandatory 10% reduction for services related

to a highway under the DCA. The cost is allocated 66% to residential development, or \$1.9 million, and results in an unadjusted per capita development charge of \$763.03. The non-residential cost is 34%, or \$959,175, and the resulting unadjusted charge is \$10.39 per m².

TABLE 3 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 3. It considers the timing of the projects against the timing of the development charge revenues to determine adjusted calculated rates. After cash flow analysis, the residential charge increases to \$775.70 per capita and the non-residential charge decreases to \$9.69 per m² (the decrease being a result of much slower employment growth forecast for the later part of the planning period).

The following table summarizes the calculation of the Roads and Related development charge:

ROADS AND RELATED SUMMARY					
2014 - 2031		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$3,467,622	\$2,859,872	\$763.03	\$10.39	\$775.70	\$9.69

APPENDIX B.7
TABLE 1

TOWN OF TILLSONBURG
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
TOWN-WIDE ROADS AND RELATED INFRASTRUCTURE 2014-2031

Project Name	Project Details	Length (km)	Existing Road Surface	Surface Work	Year	Total Cost Estimate	Grants or Subsidies	Total Net Cost	Non-Growth Share Calculation ²		Growth Related Cost
									Total Benefit to Existing \$	Total Benefit to Existing %	
Road Reconstructions											
Bayham Drive - Trillium Railway to Newell Road		0.58	Asphalt	Asphalt	2026	\$ 320,000	\$ -	\$ 320,000	\$ 65,250	20%	\$ 254,750
Concession Street - Charlotte Street to Rolpin Street		0.59	Asphalt	Asphalt	2027	\$ 690,000	\$ -	\$ 690,000	\$ 66,375	10%	\$ 623,625
Concession Street - Tillson Ave to Maple Lane		0.32	Asphalt	Asphalt	2019	\$ 375,000	\$ -	\$ 375,000	\$ 36,000	10%	\$ 339,000
North Broadway Street - North St. to Town Limit		0.92	Asphalt	Asphalt	2031	\$ 110,000	\$ -	\$ 110,000	\$ 103,500	94%	\$ 6,500
Newell Road - Baldwin to West Town Limits		0.77	Asphalt	Asphalt	2015	\$ 900,000	\$ -	\$ 900,000	\$ 86,625	10%	\$ 813,375
West Town Line - boundary road with Norwich	required to alleviate traffic on Simcoe St. - E. Broadway - E. Limits		Asphalt	Asphalt	2016	\$ 20,000	\$ 10,000	\$ 10,000	\$ -	0%	\$ 10,000
North Street Sidewalks	to allow pedestrian access	n/a	n/a	n/a	2014	\$ 110,000		\$ 110,000	\$ -	0%	\$ 110,000
Kinsmen Bridge Upgrades		n/a	n/a	n/a	2014	\$ 300,000		\$ 300,000	\$ 240,000	80%	\$ 60,000
Signalization											
Town-wide Signalization					various	\$ 240,000	\$ -	\$ 240,000	\$ -	0%	\$ 240,000
Signal Priority Control System Expansion	Phase 1				2014	\$ 7,500	\$ -	\$ 7,500	\$ -	0%	\$ 7,500
Signal Priority Control System Expansion	Phase 2				2015	\$ 33,500	\$ -	\$ 33,500	\$ -	0%	\$ 33,500
Signal Priority Control System Expansion	Phase 3				2016	\$ 15,000	\$ -	\$ 15,000	\$ -	0%	\$ 15,000
Signal Priority Control System Expansion	Phase 4				2017	\$ 15,000	\$ -	\$ 15,000	\$ -	0%	\$ 15,000
Town-wide Streetlight Development											
Concession Street W - E					various	\$ 43,630	\$ -	\$ 43,630	\$ -	0%	\$ 43,630
North Street					various	\$ 45,540	\$ -	\$ 45,540	\$ -	0%	\$ 45,540
Baldwin Street					various	\$ 25,952	\$ -	\$ 25,952	\$ -	0%	\$ 25,952
Development-Related Studies											
Master Transportation Study 125-250F					2018	\$ 35,000	\$ -	\$ 35,000	\$ -	0%	\$ 35,000
Update Traffic Count Maps					2017	\$ 30,000	\$ -	\$ 30,000	\$ -	0%	\$ 30,000
Alternate Truck Route Study					2017	\$ 30,000	\$ -	\$ 30,000	\$ -	0%	\$ 30,000
Industrial Park Land use Planning and Traffic Impact Study					2015	\$ 18,500	\$ -	\$ 18,500	\$ -	0%	\$ 18,500
Traffic Study for Hospital Area					2018	\$ 15,000	\$ -	\$ 15,000	\$ -	0%	\$ 15,000
Other Infrastructure											
Gibson Drive Foot Bridge and Walkway Widening					2018	\$ 88,000	\$ -	\$ 88,000	\$ -	0%	\$ 88,000
TOTAL DEVELOPMENT-RELATED CAPITAL PROGRAM						\$ 3,467,622	\$ 10,000	\$ 3,457,622	\$ 597,750	21%	\$ 2,859,872

1. For newly constructed projects benefit to existing or non-growth share is considered to be nil. For road widenings or upgrades, benefit to existing or non-growth share is based on the cost to the Town of repaving the existing sections of road twice to build-out of the Town. In short the non-growth share is the capital cost the Town would incur if there was no growth in the Town to 2031. The calculation of the non-growth share assumes the following resurfacing costs per km:

2-lane asphalt \$150,000
Rural surface treatment \$50,000

APPENDIX B.7
TABLE 2
TOWN OF TILLSONBURG
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves ¹	2014-2023	Post 2023
TOTAL ROADS AND RELATED		\$ 3,467,622	\$ 10,000	\$ 3,457,622	\$ 597,750	\$ -	\$ 2,859,872	\$ -	\$ 2,859,872	\$ -

1. DC reserve funds are included in the opening balances of the cash flow analysis in Table 3.

Residential Development Charge Calculation		
Residential Share of 2014 - 2031 DC Eligible Costs	66%	\$1,900,697
Growth in Population in New Units to 2031		2,491
Unadjusted Development Charge Per Capita		\$763.03
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2031 DC Eligible Costs	34%	\$959,175
Growth in Square Metres to 2031		92,336
Unadjusted Development Charge Per Square Metre		\$10.39

APPENDIX B.7
TABLE 2 - PAGE 1

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

ROADS AND RELATED	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPENING CASH BALANCE	\$92.39	\$76.54	(\$419.44)	(\$352.49)	(\$315.93)	(\$322.28)	(\$477.62)	(\$382.88)	(\$280.58)	(\$197.88)
2014 - 2031 RESIDENTIAL FUNDING REQUIREMENTS										
- Roads And Related: Non Inflated	\$131.1	\$588.2	\$29.7	\$63.0	\$104.8	\$238.4	\$13.1	\$13.1	\$13.1	\$13.1
- Roads And Related: Inflated	\$131.1	\$600.0	\$30.9	\$66.8	\$113.5	\$263.2	\$14.8	\$15.1	\$15.4	\$15.7
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	145	145	148	148	148	151	153	153	123	126
REVENUE										
- DC Receipts: Inflated	\$112.5	\$114.7	\$119.4	\$121.8	\$124.3	\$129.3	\$133.7	\$136.3	\$111.8	\$116.8
INTEREST										
- Interest on Opening Balance	\$3.2	\$2.7	(\$23.1)	(\$19.4)	(\$17.4)	(\$17.7)	(\$26.3)	(\$21.1)	(\$15.4)	(\$10.9)
- Interest on In-year Transactions	(\$0.5)	(\$13.3)	\$1.5	\$1.0	\$0.2	(\$3.7)	\$2.1	\$2.1	\$1.7	\$1.8
TOTAL REVENUE	\$115.2	\$104.0	\$97.9	\$103.4	\$107.1	\$107.9	\$109.5	\$117.4	\$98.1	\$107.7
CLOSING CASH BALANCE	\$76.5	(\$419.4)	(\$352.5)	(\$315.9)	(\$322.3)	(\$477.6)	(\$382.9)	(\$280.6)	(\$197.9)	(\$105.9)

ROADS AND RELATED	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	(\$105.87)	(\$6.77)	\$99.90	(\$4.96)	(\$437.42)	(\$339.48)	(\$233.76)	(\$119.73)	
2014 - 2031 RESIDENTIAL FUNDING REQUIREMENTS									
- Roads And Related: Non Inflated	\$13.1	\$13.1	\$182.4	\$427.6	\$13.1	\$13.1	\$13.1	\$17.4	\$1,900.7
- Roads And Related: Inflated	\$16.0	\$16.3	\$231.4	\$553.1	\$17.3	\$17.6	\$18.0	\$24.4	\$2,160.5
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	126	126	128	132	134	134	134	137	2,491
REVENUE									
- DC Receipts: Inflated	\$119.1	\$121.5	\$125.9	\$132.5	\$137.2	\$139.9	\$142.7	\$148.8	\$2,288.2
INTEREST									
- Interest on Opening Balance	(\$5.8)	(\$0.4)	\$3.5	(\$0.3)	(\$24.1)	(\$18.7)	(\$12.9)	(\$6.6)	(\$210.4)
- Interest on In-year Transactions	\$1.8	\$1.8	(\$2.9)	(\$11.6)	\$2.1	\$2.1	\$2.2	\$2.2	(\$9.4)
TOTAL REVENUE	\$115.1	\$123.0	\$126.5	\$120.7	\$115.2	\$123.4	\$132.0	\$144.4	\$2,068.4
CLOSING CASH BALANCE	(\$6.8)	\$99.9	(\$5.0)	(\$437.4)	(\$339.5)	(\$233.8)	(\$119.7)	\$0.2	

2014 Adjusted Charge Per Capita	\$775.70
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	66.5%
Non-Residential Sector	33.5%
Rates for 2014	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7
TABLE 2 - PAGE 2

TOWN OF TILLSONBURG
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

ROADS AND RELATED	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPENING CASH BALANCE	\$46.63	\$29.82	(\$229.81)	(\$206.13)	(\$183.40)	(\$181.85)	(\$256.31)	(\$204.02)	(\$146.66)	(\$100.96)
2014 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS										
- Roads And Related: Non Inflated	\$66.1	\$296.9	\$15.0	\$31.8	\$52.9	\$120.3	\$6.6	\$6.6	\$6.6	\$6.6
- Roads And Related: Inflated	\$66.1	\$302.8	\$15.6	\$33.7	\$57.3	\$132.8	\$7.5	\$7.6	\$7.8	\$7.9
NON-RESIDENTIAL SPACE GROWTH										
- Growth in Square Metres	4,970	4,970	5,088	6,532	6,550	6,550	6,660	6,740	5,340	5,260
REVENUE										
- DC Receipts: Inflated	\$48.2	\$49.1	\$51.3	\$67.2	\$68.7	\$70.1	\$72.7	\$75.0	\$60.6	\$60.9
INTEREST										
- Interest on Opening Balance	\$1.6	\$1.0	(\$12.6)	(\$11.3)	(\$10.1)	(\$10.0)	(\$14.1)	(\$11.2)	(\$8.1)	(\$5.6)
- Interest on In-year Transactions	(\$0.5)	(\$7.0)	\$0.6	\$0.6	\$0.2	(\$1.7)	\$1.1	\$1.2	\$0.9	\$0.9
TOTAL REVENUE	\$49.3	\$43.2	\$39.3	\$56.4	\$58.8	\$58.4	\$59.7	\$65.0	\$53.5	\$56.3
CLOSING CASH BALANCE	\$29.8	(\$229.8)	(\$206.1)	(\$183.4)	(\$181.8)	(\$256.3)	(\$204.0)	(\$146.7)	(\$101.0)	(\$52.6)

ROADS AND RELATED	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	(\$52.59)	\$2.29	\$61.47	\$36.85	(\$138.77)	(\$107.85)	(\$74.32)	(\$38.03)	
2014 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS									
- Roads And Related: Non Inflated	\$6.6	\$6.6	\$92.1	\$215.8	\$6.6	\$6.6	\$6.6	\$8.8	\$959.2
- Roads And Related: Inflated	\$6.6	\$6.6	\$92.1	\$215.8	\$6.6	\$6.6	\$6.6	\$8.8	\$988.8
NON-RESIDENTIAL SPACE GROWTH									
- Growth in Square Metres	5,370	5,370	5,368	3,482	3,480	3,480	3,480	3,646	92,336
REVENUE									
- DC Receipts: Inflated	\$63.4	\$64.7	\$66.0	\$43.6	\$44.5	\$45.4	\$46.3	\$49.5	\$1,047.2
INTEREST									
- Interest on Opening Balance	(\$2.9)	\$0.1	\$2.2	\$1.3	(\$7.6)	(\$5.9)	(\$4.1)	(\$2.1)	(\$99.4)
- Interest on In-year Transactions	\$1.0	\$1.0	(\$0.7)	(\$4.7)	\$0.7	\$0.7	\$0.7	\$0.7	(\$4.3)
TOTAL REVENUE	\$61.5	\$65.8	\$67.4	\$40.2	\$37.5	\$40.1	\$42.9	\$48.1	\$943.5
CLOSING CASH BALANCE	\$2.3	\$61.5	\$36.9	(\$138.8)	(\$107.9)	(\$74.3)	(\$38.0)	\$1.3	

2014 Adjusted Charge Per Square Metre	\$9.69
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	66.5%
Non-Residential Sector	33.5%
Rates for 2014	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C

RESERVE FUNDS

APPENDIX C**DEVELOPMENT CHARGES RESERVE FUND
UNALLOCATED BALANCES**

Table 1 shows the unallocated reserve fund balances that are available to fund the development-related net capital costs identified in this study. All of the reserve fund balances are brought into account in the study.

As shown on Table 1, the December 31, 2013 cumulative reserve fund balance was \$776,888.62. This balances has been used to finance the prior growth shares in the capital programs.

**APPENDIX C
TABLE 1**

**TOWN OF TILLSONBURG
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2013**

Service	Reserve Fund Balance as at Dec. 31, 2013	2014 Capital Budget Draws	Uncommitted Reserve Funds
General Government	\$ 20,232	\$ -	\$20,232
Stormwater	\$ 2,099	\$ -	\$2,099
Fire Protection	\$ 86,273	\$ -	\$86,273
Police Protection	\$ 446	\$ -	\$446
Parks And Recreation	\$ 249,805	\$ -	\$249,805
Public Works And Fleet	\$ 279,013	\$ -	\$279,013
Parking	\$ -	\$ -	\$0
Roads And Related	\$ 139,020	\$ -	\$139,020
Total Development Charge Reserves	\$ 776,888.62	\$ -	\$ 776,888.62

APPENDIX D

CAPITAL AND OPERATING COST IMPACT ANALYSIS

APPENDIX D

TABLE 1

**TOWN OF TILLSONBURG
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2013 dollars)**

	Net Cost (in 2013\$)		Estimated Operating Costs (\$000)									
			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Fire Protection			\$0.0	\$7.5	\$7.5	\$39.0	\$49.0	\$56.5	\$56.5	\$64.0	\$64.0	\$71.5
Fire Station Renovation/Expansion	\$15.00	per additional sq.ft.	\$0.0	\$0.0	\$0.0	\$24.0	\$24.0	\$24.0	\$24.0	\$24.0	\$24.0	\$24.0
Vehicles	\$0.05	per \$ of vehicle upgrade	\$0.0	\$0.0	\$0.0	\$0.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0
New Volunteer Fire Fighters	\$7,500	per fire fighter	\$0.0	\$7.5	\$7.5	\$15.0	\$15.0	\$22.5	\$22.5	\$30.0	\$30.0	\$37.5
Parks and Recreation			\$0.0	\$0.0	\$0.0	\$2.7	\$4.4	\$6.1	\$7.8	\$9.4	\$11.1	\$12.8
New Facilities		no new net expenditures	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Park Development	\$0.10	per \$ of new infrastructure	\$0.0	\$0.0	\$0.0	\$1.1	\$2.2	\$3.4	\$4.5	\$5.6	\$6.7	\$7.9
Trail Development	\$0.05	per \$ of new infrastructure	\$0.0	\$0.0	\$0.0	\$1.6	\$2.1	\$2.7	\$3.3	\$3.8	\$4.4	\$5.0
Public Works and Fleet			\$3.0	\$6.0	\$9.0	\$12.0	\$15.0	\$18.0	\$21.0	\$24.0	\$27.0	\$30.0
Fleet and Buildings	\$0.20	per \$ of new infrastructure	\$3.0	\$6.0	\$9.0	\$12.0	\$15.0	\$18.0	\$21.0	\$24.0	\$27.0	\$30.0
Parking		no new net expenditures	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
General Government		no new net expenditures	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Stormwater		no new net expenditures	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Roads and Related			\$13.6	\$27.2	\$41.0	\$54.4	\$67.8	\$81.4	\$95.2	\$109.0	\$120.4	\$132.0
Road Reconstruction	\$200	per household	\$13.6	\$27.2	\$41.0	\$54.4	\$67.8	\$81.4	\$95.2	\$109.0	\$120.4	\$132.0
TOTAL ESTIMATED OPERATING COSTS			\$16.6	\$40.7	\$57.5	\$108.1	\$136.2	\$162.0	\$180.5	\$206.4	\$222.5	\$246.3

APPENDIX D
TABLE 2 - PAGE 1

TOWN OF TILLSONBURG
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	TOTAL (\$000)
FIRE PROTECTION											
Total Net Cost (1)	92.1	86.9	90.9	1,121.4	1,273.9	73.9	73.9	73.9	73.9	73.9	3,034.6
Net Cost From Development Charges (2)	20.1	14.9	10.4	315.6	33.7	1.9	1.9	1.9	1.9	1.9	404.2
Net Cost From Non-DC Sources	72.0	72.0	80.5	805.8	1,240.1	72.0	72.0	72.0	72.0	72.0	2,630.4
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	0.0	86.3	0.0	0.0	0.0	0.0	0.0	0.0	86.3
- Replacement & Benefit to Existing	51.8	51.8	60.3	636.9	1,051.8	51.8	51.8	51.8	51.8	51.8	2,111.5
- For Post 2023 Development (5)	20.2	20.2	20.2	82.6	188.4	20.2	20.2	20.2	20.2	20.2	432.6
PARKS AND RECREATION											
Total Net Cost (1)	30.0	237.5	25.0	47.5	25.0	525.0	25.0	25.0	25.0	25.0	990.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	42.7	22.5	61.8	22.5	22.5	22.5	22.5	217.0
Net Cost From Non-DC Sources	30.0	237.5	25.0	4.8	2.5	463.2	2.5	2.5	2.5	2.5	773.0
- Discount Portion (3)	3.0	22.3	2.5	4.8	2.5	6.9	2.5	2.5	2.5	2.5	51.9
- Available DC Reserves (4)	27.0	200.3	22.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	249.8
- Replacement & Benefit to Existing	0.0	15.0	0.0	0.0	0.0	456.3	0.0	0.0	0.0	0.0	471.3
- For Post 2023 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PUBLIC WORKS AND FLEET											
Total Net Cost (1)	15.0	490.0	765.0	155.0	80.0	315.0	15.0	155.0	15.0	15.0	2,020.0
Net Cost From Development Charges (2)	15.0	15.0	514.4	15.0	15.0	15.0	15.0	15.0	15.0	15.0	649.4
Net Cost From Non-DC Sources	0.0	475.0	250.6	140.0	65.0	300.0	0.0	140.0	0.0	0.0	1,370.6
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	279.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	279.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2023 Development (5)	0.0	196.0	250.6	140.0	65.0	300.0	0.0	140.0	0.0	0.0	1,091.6
PARKING											
Total Net Cost (1)	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	250.0
Net Cost From Development Charges (2)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5	225.0
Net Cost From Non-DC Sources	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	25.0
- Discount Portion (3)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	25.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2023 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GENERAL GOVERNMENT											
Total Net Cost (1)	27.5	16.0	0.0	0.0	25.0	0.0	0.0	0.0	0.0	25.0	93.5
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	11.6	0.0	0.0	0.0	0.0	22.5	34.1
Net Cost From Non-DC Sources	27.5	16.0	0.0	0.0	13.4	0.0	0.0	0.0	0.0	2.5	59.4
- Discount Portion (3)	0.2	0.8	0.0	0.0	2.5	0.0	0.0	0.0	0.0	2.5	6.0
- Available DC Reserves (4)	2.2	7.2	0.0	0.0	10.9	0.0	0.0	0.0	0.0	0.0	20.2
- Replacement & Benefit to Existing	25.1	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	33.1
- For Post 2023 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Notes: (1) For total development-related capital program see Appendix B.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Mandatory 10% reduction for applicable services

(4) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).

(5) Post 2023 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

APPENDIX D
TABLE 2 - PAGE 2

TOWN OF TILLSONBURG
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	TOTAL (\$000)
STORMWATER (6)											
Total Net Cost (1)	0.0	38.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	138.0
Net Cost From Development Charges (2)	0.0	5.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	105.5
Net Cost From Non-DC Sources	0.0	32.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	32.5
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1
- Replacement & Benefit to Existing	0.0	30.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.4
- For Post 2023 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ROADS AND RELATED (6)											
Total Net Cost (1)	437.2	971.7	44.7	94.7	157.7	394.7	19.7	19.7	19.7	19.7	2,179.8
Net Cost From Development Charges (2)	197.2	885.1	44.7	94.7	157.7	358.7	19.7	19.7	19.7	19.7	1,817.2
Net Cost From Non-DC Sources	240.0	86.6	0.0	0.0	0.0	36.0	0.0	0.0	0.0	0.0	362.6
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	240.0	86.6	0.0	0.0	0.0	36.0	0.0	0.0	0.0	0.0	362.6
- For Post 2023 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL MUNICIPAL SERVICES											
Total Net Cost (1)	626.8	1,865.1	1,050.6	1,443.6	1,586.6	1,333.6	158.6	298.6	158.6	183.6	8,705.9
Net Cost From Development Charges (2)	254.8	943.0	692.0	490.5	263.1	459.9	81.6	81.6	81.6	104.1	3,452.3
Net Cost From Non-DC Sources	372.0	922.1	358.6	953.1	1,323.5	873.7	77.0	217.0	77.0	79.5	5,253.5
- Discount Portion (3)	5.7	25.6	5.0	7.3	7.5	9.4	5.0	5.0	5.0	7.5	82.9
- Available DC Reserves (4)	29.2	488.6	22.5	86.3	10.9	0.0	0.0	0.0	0.0	0.0	637.4
- Replacement & Benefit to Existing	316.9	191.8	60.3	636.9	1,051.8	544.1	51.8	51.8	51.8	51.8	3,009.0
- For Post 2023 Development (5)	20.2	216.2	270.8	222.6	253.4	320.2	20.2	160.2	20.2	20.2	1,524.2

Notes: (1) For total development-related capital program see Appendix B.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Mandatory 10% reduction for applicable services

(4) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).

(5) Post 2023 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

(6) Stormwater and Roads and Related Capital Program extends to 2031, only however ten-year funding requirements are shown in this table.

APPENDIX E

DRAFT DEVELOPMENT CHARGES BY-LAW

THE CORPORATION OF THE TOWN OF TILLSONBURG

BY-LAW NUMBER XX

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

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* c. 27 (hereinafter called "the Act") provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Town of Tillsonburg ("Town of Tillsonburg") has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the Town of Tillsonburg has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on May 26, 2014;

AND WHEREAS the Council of the Town of Tillsonburg had before it a report entitled Development Charges Background Study dated May 2014 prepared by HEMSON Consulting Ltd., wherein it is indicated that the development of any land within the Town of Tillsonburg will increase the need for services as defined herein;

AND WHEREAS the Council of the Town of Tillsonburg on May XX, 2014 approved the applicable Development Charges Background Study, dated May 2014, in which certain recommendations were made relating to the establishment of a development charge policy for the Town of Tillsonburg pursuant to the *Development Charges Act, 1997*.

**NOW THEREFORE THE COUNCIL OF THE TOWN OF TILLSONBURG ENACTS AS
FOLLOWS:**

DEFINITIONS

1. In this by-law,
 - 1) "Act: means the *Development Charges Act, 1997, c.27*;
 - 2) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

- 3) "Affordable housing" means dwelling units and incidental facilities primarily for person(s) of low and moderate income that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;
- 4) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- 5) "Board of education" means a board defined in s.s 1(1) of the *Education Act*;
- 6) "Building Code Act" means the *Building Code Act*, R.S.O 1980, C. 51, as amended;
- 7) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - a) to acquire land or an interest in land, including a leasehold interest;
 - b) to improve land
 - c) to acquire, lease, construct or improve buildings and structures;
 - d) to acquire, lease, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more,
 - ii. furniture and equipment, other than computer equipment, and
 - iii. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, 1984, S.O. 1984, c. 57, and
 - e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
 - f) to complete the development charge background study under Section 10 of the Act;

g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the municipality

- 8) "Council" means the Council of the Corporation of the Town of Tillsonburg;
- 9) "Development means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 7 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- 10) "Development charge" means a charge imposed pursuant to this By-law;
- 11) "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- 12) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- 13) "Local board" means a public utility commission, public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the municipality or any part or parts thereof;
- 14) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the Planning Act, or as a condition of approval under s.53 of the Planning Act]
- 15) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings;
- 16) "Municipality" means The Corporation of the Town of Tillsonburg;
- 17) "Non-residential uses" means a building or structure used for other than a residential use;
- 18) "Official plan" means the Official Plan of the County of Oxford and any

amendments thereto;

- 19) "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- 20) "Planning Act" means the Planning Act, 1990, R.S.O. 1990, c.1, as amended;
- 21) "Regulation" means any regulation made pursuant to the Act;
- 22) "Residential uses" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;
- 23) "Semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- 24) "Services" means services set out in Schedule "A" to this By-law; "Single detached dwelling" means a completely detached building containing only one dwelling unit;
- 25) "Single detached dwelling" means a completely detached building containing only one dwelling unit;
- 26) "Temporary building or structure" means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months. **UNDER REVIEW**
- 27) "Total floor area" means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and;
 - a) includes the floor area of a mezzanine atrium or air supported structure, and the space occupied by interior wall partitions;
 - b) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the

roof of the building or structure.

CALCULATION OF DEVELOPMENT CHARGES

2.
 - 1) Subject to the provisions of this By-law, development charges against land in the municipality shall be imposed, calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the services set out in Schedule "A".
 - 2) The development charge with respect to the use of any land, buildings or structures shall be calculated, in the case of residential development or redevelopment, or a residential portion of a mixed-use development or redevelopment, based upon the number and type of dwelling units.
 - 3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A".

PHASE IN OF DEVELOPMENT CHARGES

3. The development charges imposed pursuant to this by-law are being phased in according to the schedule set out in Schedule B.

APPLICABLE LANDS

4.
 - 1) Subject to Section 4, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31
 - 2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - a) a board of education;
 - b) any municipality or local board thereof;
 - c) a place of worship exempt from taxation under s.3 of the *Assessment Act*;
 - d) a public hospital under the *Public Hospitals Act*;
 - e) a non-residential farm building;
 - f) temporary buildings or structures as defined herein;
 - g) affordable housing as defined herein.
 - 2) This by-law shall not apply to non-residential uses as defined herein.
 - 3) This by-law shall not apply to lands designated as "Central Business

District" and Entrepreneurial District" in the County of Oxford Official Plan, Schedule T-1, attached here as Schedule "C".

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

5.
 - 1) Notwithstanding Section 3 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
 - a) The enlargement of an existing residential dwelling unit;
 - b) The creation of one or two additional residential dwelling units in an existing single detached dwelling where the total floor area of each additional unit does not exceed the total floor area of the existing dwelling unit;
 - c) The creation of one additional dwelling unit in any other existing residential building provided the total floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
 - 2) Notwithstanding subsection 4(1)(b), development charges shall be calculated and collected in accordance with Schedule "B" where the total residential floor area of the additional one or two dwelling units is greater than the total floor area of the existing single detached dwelling unit.
 - 3) Notwithstanding subsection 4(1)(c), development charges shall be calculated and collected in accordance with Schedule "B" where the additional dwelling unit has a residential total floor area greater than,
 - a) In the case of semi-detached house or multiple dwelling, the total floor area of the smallest existing dwelling unit, and
 - b) In the case of any other residential building, the residential total floor area of the smallest existing dwelling unit.

DEVELOPMENT CHARGES IMPOSED

6.
 - 1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential use, where, the development requires,
 - i. the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - ii. the approval of a minor variance under Section 45 of the

- iii. *Planning Act*, R.S.O. 1990, c.P.13;
a conveyance of land to which a by-law passed under subsection 49(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
- iv. the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
- v. a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
- vi. the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1980, c.84; or
- vii. the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

- 2) Subsection (1) shall not apply in respect to
 - a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13.

LOCAL SERVICE INSTALLATION

- 7. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

- 8.
 - 1) Where two or more of the actions described in subsection 5(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
 - 2) Notwithstanding subsection (1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

9.
 - 1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.
 - 2) In any agreement under subsection 8(1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
 - 3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund

FRONT-ENDING AGREEMENTS

10. 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.

RULES WITH RESPECT TO RE-DEVELOPMENT

11. In the case of the demolition of all or part of a residential building or structure:
 - 1) a credit shall be allowed, provided that the land was improved by occupied structures within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and
 - 2) if a development or redevelopment involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another, a credit shall be allowed equivalent to the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the

development charge is payable.

12. A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.

TIMING OF CALCULATION AND PAYMENT

13.
 - 1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted and defined by various references in the Development Charges Act, on the date that the first building permit is issued in related to a building or structure on land to which a development charge applies.
 - 2) Where development charges apply to land in related to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

RESERVE FUNDS

14.
 - 1) Monies received from payment of development charges under this bylaw shall be maintained in two separate reserve funds as follows: non-discounted services of fire services, police services and roadways; and discounted services of general government, library, recreation and public works.
 - 2) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
 - 3) Council directs the Municipal Treasurer to divide the reserve funds created hereunder into separate sub accounts in accordance with the service sub-categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
 - 4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
 - 5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).

- 6) The Treasurer of the Municipality shall, in each year commencing in 2015 for the 2014 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

15.
 - 1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
 - 2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - a. Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - b. The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
 - 3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

BY-LAW INDEXING

16. The development charges set out in Schedule "B" to this by-law shall be adjusted annually on April 1 of each year, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics". The first adjustment under this by-law will occur on April 1, 2015.

SEVERABILITY

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

HEADINGS FOR REFERENCE ONLY

18. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

BY-LAW REGISTRATION

19. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

BY-LAW ADMINISTRATION

20. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

21. The following Schedules to this by-law form an integral part of this by-law:

Schedule A – Schedule of Municipal Services Designated Under this Bylaw

Schedule B – Schedule of Development Charges

Schedule C – Map of Central Business District and Entrepreneurial District

DATE BY-LAW EFFECTIVE

22. This by-law shall come into force and effect on June XX, 2014.

SHORT TITLE

23. This by-law may be cited as the “Town of Tillsonburg Development Charges By-law, 2014”.

READ a first and second time in Open Council this the XX day of June, 2014.

READ a third time and passed in Open Council this the XX day of June, 2014

XX XXX, Mayor

XX XXX, Clerk

**SCHEDULE "A" TO
BY-LAW NO. XX**

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. General Government
2. Fire Protection
3. Parks and Recreation
4. Public Works and Fleet
5. Parking
6. Roads and Related
7. Stormwater

Draft

**SCHEDULE "B" TO
BY-LAW NO. XX**

SCHEDULE OF DEVELOPMENT CHARGES

Residential Development Charges

Service	Residential Charge By Unit Type			
	Singles & Semis	Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
General Government	\$34	\$32	\$24	\$18
Fire Protection	\$444	\$418	\$304	\$228
Parks And Recreation	\$347	\$327	\$238	\$178
Public Works And Fleet	\$721	\$679	\$494	\$370
Parking	\$233	\$219	\$159	\$120
Roads And Related	\$1,812	\$1,707	\$1,241	\$931
Stormwater	\$81	\$77	\$56	\$42
TOTAL CHARGE PER UNIT	\$3,672	\$3,459	\$2,516	\$1,887

Non-Residential Development Charges

Service	Non-Residential Charge per Square Metre
General Government	\$0.21
Fire Protection	\$2.68
Parks And Recreation	\$0.00
Public Works And Fleet	\$4.34
Parking	\$1.40
Roads And Related	\$9.69
Stormwater	\$0.47
TOTAL CHARGE PER SQUARE METRE	\$18.79

SCHEDULE "C" TO BY-LAW NO. XX

MAP OF CENTRAL BUSINESS DISTRICT AND ENTREPRENEURIAL DISTRICT

SCHEDULE "T-T"
CITY OF TILLSONBURG
LAND USE PLAN
COUNTY OF OXFORD
OFFICIAL PLAN

