

**HALDIMAND COUNTY  
DEVELOPMENT CHARGE  
BACKGROUND STUDY**

APRIL 11, 2014



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 **Planning for growth**



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## **EXECUTIVE SUMMARY**





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## EXECUTIVE SUMMARY

1. The report provided herein represents the Development Charge Background Study for Haldimand County required by the *Development Charges Act* (DCA). This report has been prepared in accordance with the methodology required under the DCA. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Review of present DC policies of the County;
  - Chapter 3 – Summary of the residential and non-residential growth forecasts for the County;
  - Chapter 4 – Approach to calculating the development charge;
  - Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 – Calculation of the development charges;
  - Chapter 7 – Development charge policy recommendations and rules; and
  - Chapter 8 – By-law implementation.
  
2. Development charges provide for the recovery of growth-related capital expenditures from new development. The *Development Charges Act* is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
  - 1) Identify amount, type and location of growth;
  - 2) Identify servicing needs to accommodate growth;
  - 3) Identify capital costs to provide services to meet the needs;
  - 4) Deduct:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Statutory 10% deduction (soft services);
    - Amounts in excess of 10-year historic service calculation;
    - DC reserve funds (where applicable);
  - 5) Net costs are then allocated between residential and non-residential benefit; and
  - 6) Net costs divided by growth to provide the DC charge.
  
3. The growth forecast (Chapter 3) on which the county-wide development charge is based, projects the following population, housing and non-residential floor area for the 10-year (2014-2023), 20-year (2014-2033) and 20 year urban (2014-2033) projections.

Measure	10 Year 2014-2024	20 Year 2014-2034	20 Year Urban
(Net) Population Increase	4,854	11,468	10,596
Residential Unit Increase	2,284	5,063	4,202
Non-Residential Gross Floor Area Increase (ft <sup>2</sup> )	1,200,850	2,778,700	2,778,700

Source: Watson & Associates Economists Ltd. Forecast 2014

4. On August 24, 2009, Haldimand County passed By-law 1029/09 under the *Development Charges Act, 1997*. The by-law imposes development charges on residential and non-residential uses. By-law 1029/09 will expire on August 24, 2014. The County is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for April 28, 2014 with adoption of the by-law anticipated on May 20, 2014.
5. The development charges currently in effect are \$10,152 for county-wide single detached dwelling units for full services. Non-residential charges are \$3.45 per square foot for full services. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a County-wide basis for all services except water and wastewater services which are provided on an area specific basis. The corresponding single-detached unit charge is \$11,039 and the non-residential charge is \$2.83 per square foot of building area. These rates are submitted to Council for its consideration.
6. The *Development Charges Act* requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-5. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 37,644,600
Less:	
Benefit to existing development	\$ 20,292,735
Post planning period benefit	\$ 255,356
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 412,935
Grants, subsidies and other contributions	\$ 892,400
<b>Net Costs to be recovered from development charges</b>	<b>\$ 15,791,174</b>

Of the total, \$255,356 is growth-related but outside of the forecast period. As well, \$21.85 million (or an annual amount of \$4.37 million) will need to be contributed from taxes and rates, or other sources.

Based on the previous table, the County plans to spend \$37.64 million over the next five years, of which \$15.79 million (42%) is recoverable from development charges. Of this net amount, \$11.67 million is recoverable from residential development and \$2.15 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

7. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods. The following services are calculated based on the anticipated development to occur for the 20 year urban growth:

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

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

- Public Works – Buildings and Fleet;
- Roads and Related; and
- Fire Protection Services.

All other County-wide services are calculated based on a 10-year forecast. These include Leisure Services, Parking Services, Cemeteries, Library Board, Ambulance and General Government. However, Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft DC by-law which is appended in Appendix F. These decisions may include:

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

TABLE ES-1  
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	1,325	906	625	1,149	0.58
Public Works - Buildings & Fleet	198	135	93	172	0.08
Parking Services	76	52	36	66	0.04
Fire Protection Services	889	608	419	771	0.38
Leisure Services	3,909	2,672	1,843	3,389	0.37
Library Board	650	444	306	564	0.06
General Government	192	131	91	166	0.09
Cemeteries	111	76	52	96	0.05
Ambulance	115	79	54	100	0.05
<b>Total Municipal Wide Services</b>	<b>7,465</b>	<b>5,103</b>	<b>3,519</b>	<b>6,473</b>	<b>1.70</b>
<b>Urban Services</b>					
Stormwater Drainage and Control Services	259	177	122	225	0.10
Wastewater Services	1,773	1,212	836	1,537	0.55
Water Services	1,542	1,054	727	1,337	0.48
<b>Total Urban Services</b>	<b>3,574</b>	<b>2,443</b>	<b>1,685</b>	<b>3,099</b>	<b>1.13</b>
GRAND TOTAL RURAL AREA	7,465	5,103	3,519	6,473	1.70
GRAND TOTAL URBAN AREA	11,039	7,546	5,204	9,572	2.83

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# 1. INTRODUCTION



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# 1. INTRODUCTION

## 1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (s.10) and, accordingly, recommends new development charges and policies for Haldimand County.

The County retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (DC) study process in 2013. Watson worked with County staff in preparing the DC analysis and policy recommendations.

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

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

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

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

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

## 1.2 Summary of the Process

The public meeting required under Section 12 of the *Development Charges Act, 1997*, has been scheduled for April 28, 2014. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the County's development charges.

In accordance with the legislation, the background study and proposed DC by-law will be available for public review on April 11, 2014.

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

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

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

**FIGURE 1-1  
SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES  
FOR THE COUNTY OF HALDIMAND**

1. Data collection	December 2013 – March 2014
2. Public meeting advertisement placed in newspaper(s)	April 7, 2014
3. Background study and proposed by-law available to public	April 11, 2014
4. Stakeholder meeting	April 17, 2014
5. Public meeting of Council	April 28, 2014
6. Council considers adoption of background study and passage of by-law	May 20, 2014
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. County makes pamphlet available (where by-law not appealed)	By 60 days after in force date



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## **2. CURRENT HALDIMAND COUNTY POLICY**



## 2. CURRENT HALDIMAND COUNTY POLICY

### 2.1 Schedule of Charges

On August 24, 2009, the County of Haldimand passed By-law 1029/09 under the *Development Charges Act, 1997*. The by-law imposes development charges for residential and non-residential uses.

The table below provides the rates currently in effect, as at August 24, 2013.

RESIDENTIAL DEVELOPMENT CHARGE BY SERVICE AND UNIT TYPE			
Service	Calculated Charge By Unit		
	Singles/Semis	Townhouses	Multiples/ Duplexes
County-wide Charges Per Unit	\$5,658.62	\$3,680.83	\$2,285.29
Water Charges Per Unit	\$1,404.05	\$913.07	\$567.34
Wastewater Charges Per Unit	\$3,090.20	\$2,010.63	\$1,247.10
<b>Total Charges Per Unit</b>	<b>\$10,152.87</b>	<b>\$6,604.53</b>	<b>\$4,099.73</b>

### NON-RESIDENTIAL DEVELOPMENT CHARGE BY SERVICE AND PER SQUARE METRE/SQUARE FOOT OF GFA

Service	Charge (per sq. m)	Charge (per sq. ft)
County-wide Charges Per Sq. Metre	\$5.42	\$0.48
Water Charges Per Sq. Metre	\$13.34	\$1.25
Wastewater Charges Per Sq. Metre	\$18.58	\$1.72
<b>Total Charges Per Sq. Metre</b>	<b>\$37.34</b>	<b>\$3.45</b>

### 2.2 Services Covered

The following are the services covered under By-law 1029/09:

- County-Wide Services:
  - Library Services;
  - Fire Services;
  - Leisure Services;
  - Public Works – Buildings and Fleet;
  - Ambulance Services;
  - General Government;
  - Roads and Related; and
- Urban Services:
  - Stormwater;
  - Water; and
  - Wastewater.

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### **2.3 Timing of DC Calculation and Payment**

Development charges are calculated and payable in full on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.

### **2.4 Indexing**

By-law 1029/09 provides for the annual indexing of charges on the by-law anniversary date each year, without amendment to the by-law, in accordance with the prescribed index in the Act.

### **2.5 Redevelopment Allowance**

Development charges payable in a redevelopment shall be calculated by reducing the development charges payable by the maximum number of former residential units or by the maximum non-residential former gross floor area (as the case may be) which had been on the same property within ten years of an action or approval required in Section 4 of this by-law, but has since been demolished. Any such reduction shall not produce a refund.

### **2.6 Exemptions**

The following exemptions are provided under By-law 1029-09:

a) Statutory exemptions:

- a board of education;
- a municipality or a local board thereof;
- an enlargement to an existing dwelling unit;
- one or two additional dwelling units in an existing single detached dwelling; or
- one additional dwelling unit in any other existing residential building.

b) Non-Statutory exemptions:

- a parking garage exclusively devoted to parking, including the construction of an outdoor parking lot at grade, or the construction of a parking garage above or below grade;
- development which is or would be classified under the Assessment Act as exempt from taxation for realty taxes such as a place of worship; and
- non-residential agricultural buildings, which are not industrial or commercial in nature.

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### **3. ANTICIPATED DEVELOPMENT IN HALDIMAND COUNTY**



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### **3. ANTICIPATED DEVELOPMENT IN HALDIMAND COUNTY**

#### **3.1 Requirement of the Act**

Chapter 4 provides the methodology for calculating a development charge as per the *Development Charges Act, 1997*. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the development charge that may be imposed, it is a requirement of Section 5 (1) of the *Development Charges Act* that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Haldimand County will be required to provide services, over a 10-year (2014-2024), and 20-year (2014-2034) time horizon.

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

The DC growth forecast has been developed as part of the Haldimand County 2014 Population, Household and Employment Forecast Update. The forecast supersedes the 2009 Haldimand County growth forecast prepared by Hemson Consulting Ltd. The DC growth forecast provided herein is consistent with Schedule 3 of the Growth Plan for the Greater Golden Horseshoe (Places to Grow), prepared by the Ministry of Infrastructure, Office consolidation June 2013.<sup>1</sup>

#### **3.3 Summary of Growth Forecast**

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

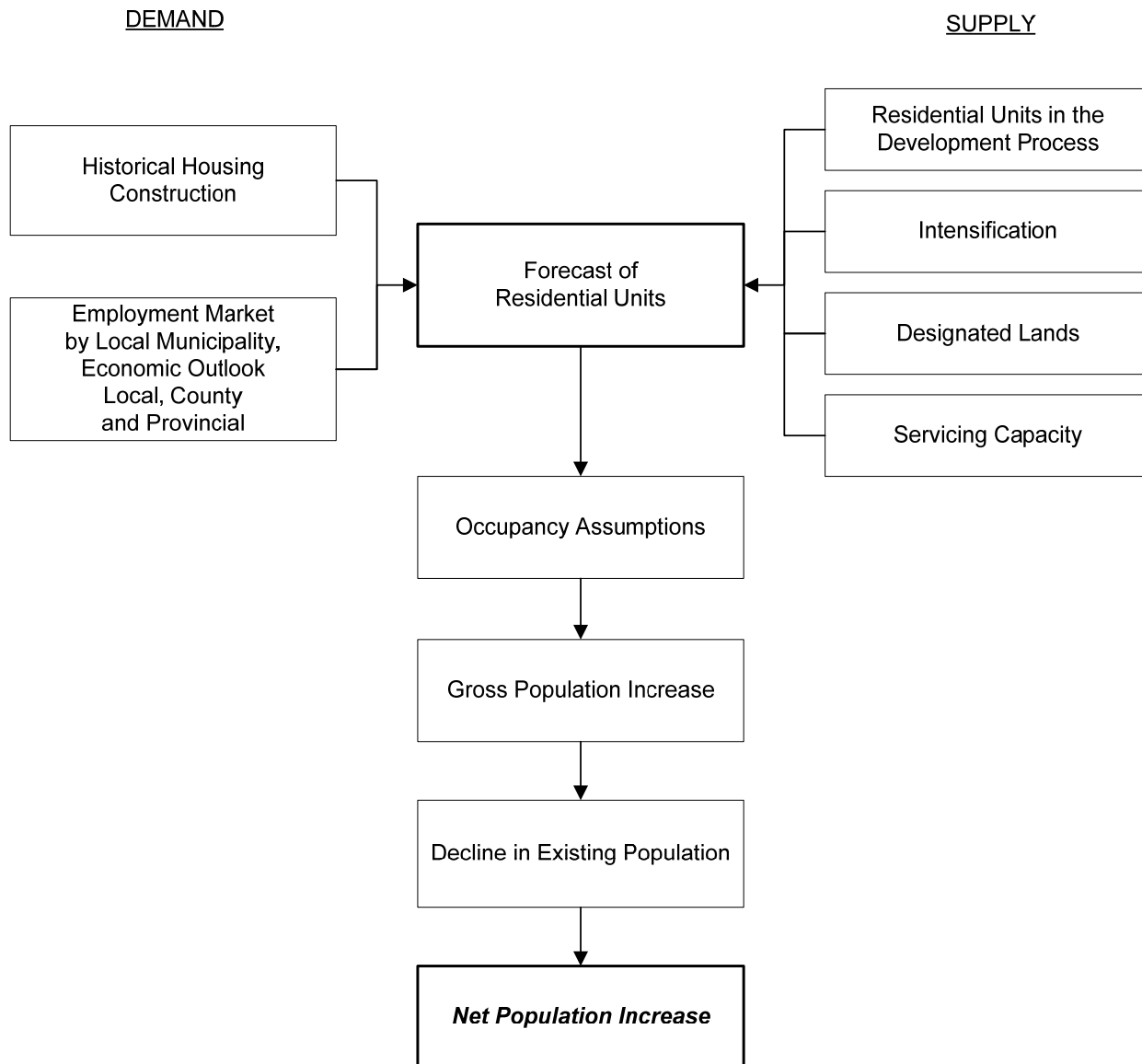
The population is summarized both including and excluding the net Census undercount. The Census undercount represents the net number of persons missed during Census enumeration. As of 2011, the net Census undercount is estimated at approximately 4%. It is noted that the DC calculation has been derived based on the population forecast excluding the net Census undercount. Accordingly, all references provided herein to the population forecast exclude the Census undercount.

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<sup>1</sup> 2031 (B) population and employment forecast as per Growth Plan Amendment No. 2

As identified in Table 3-1 and *Schedule 1*, the County’s population is anticipated to reach approximately 50,000 by 2024, 56,600 by 2034 and 61,700 by 2041, resulting in an increase of 4,900, 11,500 and 16,500 persons, respectively, over the 10-year, 20-year and long-term (2014 to 2041) forecast periods.<sup>1</sup>

**FIGURE 3-1**  
**HOUSEHOLD FORMATION – BASED POPULATION AND HOUSEHOLD PROJECTION MODEL**



<sup>1</sup> The population figures used in the calculation of the 2014 development charge exclude the net Census undercount, which is estimated at approximately 4%.



**TABLE 3-1  
HALDIMAND COUNTY  
RESIDENTIAL GROWTH FORECAST SUMMARY**

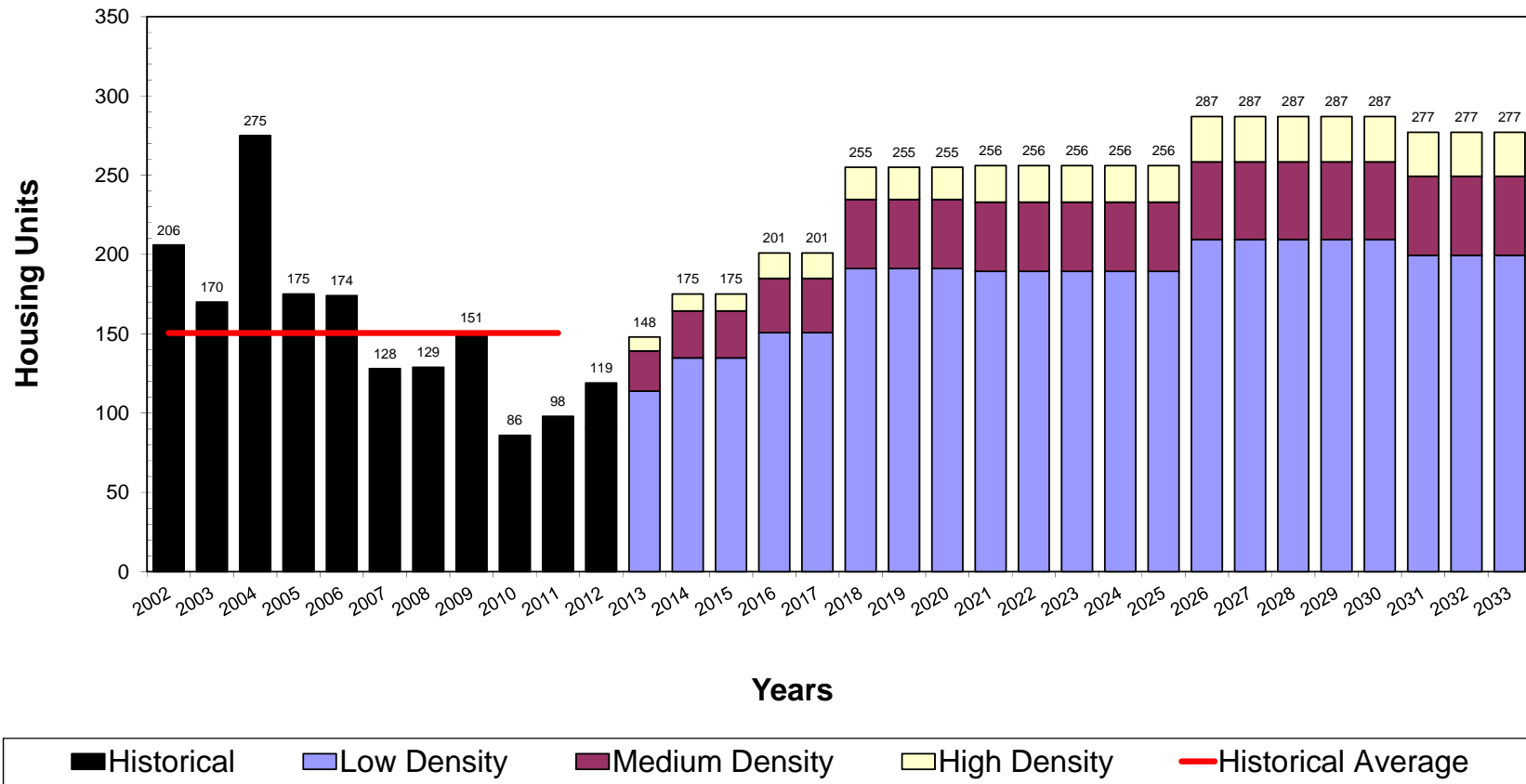
Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) <sup>1</sup>	Housing Units					
			Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Person Per Unit (PPU)
<i>Mid 2001</i>	43,728	45,480	13,650	640	1,175	95	15,560	2.81
<i>Mid 2006</i>	45,212	47,020	14,510	685	1,085	40	16,320	2.77
<i>Mid 2011</i>	44,874	46,670	14,785	910	1,085	50	16,830	2.67
<i>Mid 2014</i>	45,113	46,920	15,074	966	1,104	50	17,194	2.62
<i>Mid 2024</i>	49,967	51,970	16,787	1,355	1,287	50	19,479	2.57
<i>Mid 2034</i>	56,581	58,840	18,812	1,835	1,560	50	22,257	2.54
<b>Mid 2001 - Mid 2006</b>	<b>1,484</b>	<b>1,540</b>	<b>860</b>	<b>45</b>	<b>-90</b>	<b>-55</b>	<b>760</b>	
<b>Mid 2006 - Mid 2011</b>	<b>-338</b>	<b>-350</b>	<b>275</b>	<b>225</b>	<b>0</b>	<b>10</b>	<b>510</b>	
<b>Mid 2011 - Mid 2014</b>	<b>239</b>	<b>250</b>	<b>289</b>	<b>56</b>	<b>19</b>	<b>0</b>	<b>364</b>	
<b>Mid 2014 - Mid 2024</b>	<b>4,854</b>	<b>5,050</b>	<b>1,713</b>	<b>388</b>	<b>183</b>	<b>0</b>	<b>2,285</b>	
<b>Mid 2014 - Mid 2034</b>	<b>11,468</b>	<b>11,920</b>	<b>3,738</b>	<b>869</b>	<b>456</b>	<b>0</b>	<b>5,063</b>	

Source: Watson & Associates Economists Ltd., 2014. Derived from Schedule 3 of Consolidated Growth Plan for the Greater Golden Horseshoe (GGH) - Places to Grow, June 2013 (2031 B)

1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.
2. Includes townhomes and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**FIGURE 3-2**

**2014 - 2034 HOUSING FORECAST<sup>1</sup>**



Source: Historical housing activity (2002-2012) derived from County of Haldimand Planning Department, 2013

1. Growth Forecast represents start year.

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1. Unit Mix (Appendix A – Schedules 1, 2, 3, 4, 5 and 7)

- The unit mix for the County was derived from the 2014 Haldimand County Population, Household and Employment Update, which considered historical development activity (as per *Schedule 7*), active development applications (as per *Schedule 6*), and discussions with planning staff regarding anticipated development trends for the County.
- Based on the above indicators, the long-term (2014-2034) household growth forecast is comprised of a housing unit mix of approximately 74% low density (single detached and semi-detached), 17% medium density (multiples except apartments) and 9% high density (bachelor, 1 bedroom and 2 bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedules 2 and 6)

- *Schedule 2* summarizes the anticipated amount, type and location of development for Haldimand County by settlement and remaining rural area, while *Schedule 6* summarizes the potential housing supply for the urban housing units in the development process.
- In accordance with forecast demand and available land supply, housing growth has been allocated to the following urban settlement areas over the 2014 to 2034 forecast period:
  - Caledonia – 53%
  - Cayuga – 6%
  - Dunnville – 7%
  - Hagersville – 13%
  - Townsend – 1%
  - Jarvis – 3%
  - Remaining Rural – 17%

3. Planning Period

- Short and longer-term time horizons are required for the DC process. The DCA limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Roads, water and wastewater services utilize a longer planning period.

4. Population in New Units (Appendix A - Schedules 2 through 5)

- The number of permanent housing units to be constructed in Haldimand County during the short-term and long-term periods are presented on Figure 3-2. Over

the 20-year forecast period, the County is anticipated to average 253 new housing units per year.

- Population in new units is derived from *Schedules 3, 4, and 5*, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit by dwelling type for new units.
- *Schedule 8a* summarizes the average number of persons per unit (PPU) for the new housing units by age from the single and semi-detached dwelling based on a 2006 custom Census data for the County. Due to data limitations, medium and high density PPU's were derived from the Province of Ontario as outlined in *Schedule 8b*. The total calculated PPU for all density types has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population. Adjusted 20-year average PPU's by dwelling type are as follows:
  - Low density: 3.16
  - Medium density: 2.74
  - High density: 1.86

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

- Existing households as of mid-2014 are based on the 2011 Census households, plus estimated residential units constructed between mid-2011 and mid-2013 assuming a 6-month lag between construction and occupancy (see *Schedule 3*).
- The decline in average occupancy levels for existing housing units is calculated in *Schedules 3 through 5*, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2014 to 2034 forecast period is estimated at approximately 3,560.

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

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- Haldimand County's estimated 2011<sup>1</sup> employment by place of work is outlined in *Schedule 10a*. The estimated 2011 employment base is comprised of the following sectors:
  - 855 primary (approx. 5%);
  - 2,010 work at home employment (approx. 13%);

<sup>1</sup> Primary, industrial, commercial and institutional employment based on Statistics Canada custom employment data. Work at Home data estimated by Watson & Associates, based on historical employment trends for the County.

- 5,470 industrial (approx. 35%);
- 4,490 commercial/population related (approx. 28%); and
- 3,050 institutional (approx. 19%).
- The 2011 employment estimate by usual place of work, including work at home, is estimated at 15,880. An additional 2,670 employees have been identified for the County in 2011 that have no fixed place of work (NFPOW).<sup>1</sup> The 2011 employment base, including NFPOW, totals approximately 18,540.
- Total employment, including work at home and NFPOW, for Haldimand County is anticipated to reach approximately 20,740 by mid-2024 and 22,850 by mid-2034. This represents an employment increase of 1,840 for the 10-year forecast period, and 3,950 for the 20-year forecast period.
- *Schedule 10b*, Appendix A, summarizes the employment forecast, excluding work at home employment and NFPOW employment, which is the basis for the DC employment forecast. The impact on municipal services from work at home employees have already been included in the population forecast. The impacts of municipal services related to NFPOW employees have largely been included in the employment forecast by usual place of work (i.e. employment and GFA in the retail and accommodation sector generated from NFPOW construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (GFA) calculation. Accordingly, work at home and NFPOW employees have been removed from the DC employment forecast and calculation.
- Total employment for Haldimand County (excluding work at home and NFPOW employment) is anticipated to reach approximately 15,320 by mid-2024, and 16,930 by mid-2034. This represents an employment increase of 1,240 and 2,860, over the 10-year and 20-year forecast periods, respectively.
- In accordance with forecast demand and available land supply, total employment growth (excluding work at home and NFPOW employment) has been allocated to the following urban settlement areas over the 2014 to 2034 forecast period (Refer to Schedule 10c):
  - Caledonia – 62.5%
  - Cayuga – 3.7%
  - Dunnville – 15.1%
  - Hagersville – 5.3%
  - Townsend – 0.3%
  - Jarvis – 8.5%
  - Remaining Rural – 4.6%

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<sup>1</sup> Statistics Canada defines "No Fixed Place of Work" (NFPOW) employees as, "persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

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7. Non-Residential Sq.ft. Estimates (Gross Floor Area (GFA), Appendix A, Schedule 10b)

- Square footage estimates were calculated in *Schedule 10b* based on the following employee density assumptions:
  - 1,300 sq.ft. per employee for industrial;
  - 550 sq.ft. per employee for commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.
- The County-wide incremental Gross Floor Area (GFA) increase is anticipated to be approximately 1.2 million sq.ft. over the 10-year, and 2.78 million sq.ft. over the 20-year forecast period.
- In terms of percentage growth, the long-term incremental GFA forecast by sector is broken down as follows:
  - industrial – (approx. 72%);
  - commercial/population-related – (approx. 14%); and
  - institutional – (approx. 14%).

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## **4. THE APPROACH TO CALCULATION OF THE CHARGE**





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## **4. THE APPROACH TO CALCULATION OF THE CHARGE**

### **4.1 Introduction**

This chapter addresses the requirements of s.s.5(1) of the DCA, 1997 with respect to the establishment of the need for service which underpins the development charge calculation. These requirements are illustrated schematically in Figure 4-1.

### **4.2 Services Potentially Involved**

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

A number of these services are defined in s.s.2(4) of the DCA, 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the DCA are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the County’s development charge are indicated with a “Yes.”

### **4.3 Increase in the Need for Service**

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

### **4.4 Local Service Policy**

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions.

**Figure 4-1**  
**The Process of Calculating a Development Charge under the DCA, 1997**

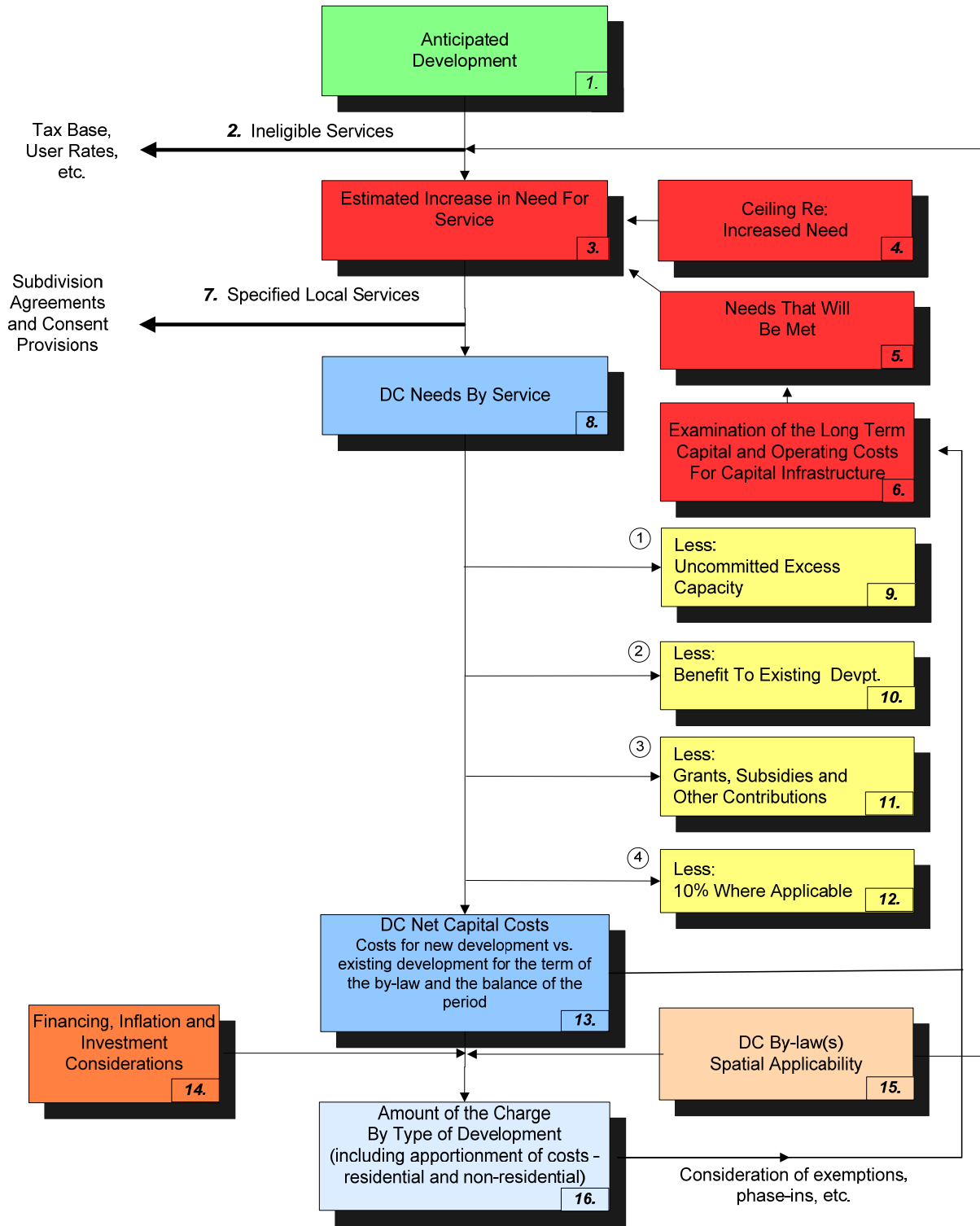


TABLE 4-1  
CATEGORIES OF MUNICIPAL SERVICES  
TO BE ADDRESSED AS PART OF THE CALCULATION

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
1. Services Related to a Highway	Yes Yes No Yes Yes	1.1 Arterial roads 1.2 Collector roads 1.3 Area municipal roads 1.4 Traffic signals 1.5 Sidewalks and streetlights	100 100 0 100 0-100
2. Other Transportation Services	n/a n/a Yes n/a Yes Yes n/a n/a	2.1 Transit vehicles 2.2 Other transit infrastructure 2.3 Municipal parking spaces - indoor 2.4 Municipal parking spaces - outdoor 2.5 Works Yards 2.6 Rolling stock <sup>1</sup> 2.7 Ferries 2.8 Airport facilities	90 90 90 90 100 100 90 90
3. Storm Water Drainage and Control Services	Yes Yes Yes	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds	0-100 0-100 0-100
4. Fire Protection Services	Yes Yes Yes	4.1 Fire stations 4.2 Fire pumpers, aerials and rescue vehicles 4.3 Small equipment and gear	100 100 100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible Yes Yes n/a Yes Yes	5.1 Acquisition of land for parks, woodlots and ESAs 5.2 Development of area municipal parks 5.3 Development of district parks 5.4 Development of County-wide parks 5.5 Development of special purpose parks 5.6 Parks rolling stock <sup>1</sup> and yards	0 90 90 90 90 90
6. Indoor Recreation Services	Yes Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 6.2 Recreation vehicles and equipment <sup>1</sup>	90 90
7. Library Services	Yes Yes	7.1 Public library space (incl. furniture and equipment) 7.2 Library materials	90 90
8. Electrical Power Services	Ineligible Ineligible Ineligible	8.1 Electrical substations 8.2 Electrical distribution system 8.3 Electrical system rolling stock <sup>1</sup>	0 0 0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres) 9.2 Tourism facilities and convention centres	0 0
10. Waste Water	Yes	10.1 Treatment plants	100

<sup>1</sup> with 7+ year life time

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

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
Services	Yes n/a Yes	10.2 Sewage trunks 10.3 Local systems 10.4 Vehicles and equipment	100 0 100
11. Water Supply Services	Yes Yes n/a	11.1 Treatment plants 11.2 Distribution systems 11.3 Local systems	100 100 0
12. Waste Management Services	Ineligible Ineligible Ineligible	12.1 Collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Other waste diversion facilities	0 0 0
13. Police Services	Yes Yes Yes	13.1 Police detachments 13.2 Police rolling stock <sup>1</sup> 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	Yes	14.1 Homes for the aged space	90
15. Day Care	Yes	15.1 Day care space	90
16. Health	Yes	16.1 Health department space	90
17. Social Services	Yes	17.1 Social service space	90
18. Ambulance	Yes Yes	18.1 Ambulance station space 18.2 Vehicles <sup>1</sup>	90 90
19. Hospital Provision	Ineligible	19.1 Hospital capital contributions	
20. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	20.1 Office space (all services) 20.2 Office furniture 20.3 Computer equipment	0 0 0
21. Other Services	Yes  n/a	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the DC background study cost 21.2 Interest on money borrowed to pay for growth-related capital	0-100  0-100

<sup>1</sup> with a 7+ year life time

<sup>2</sup> same percentage as service component to which it pertains

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## 4.5 Capital Forecast

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

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

The capital costs include:

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

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

## 4.6 Treatment of Credits

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

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## 4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the DCA, 1997 states that, for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by development charges or other similar charges; for example, this may have been done as part of previous development charge processes. It is noted that projects which have been debentured to-date and to which the principal and interest costs need to be recovered are included within the capital detail sheets.

## 4.8 Existing Reserve Funds

Section 35 of the DCA states that:

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

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

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

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

The County's Development Charge Reserve Fund Balance by service at December 31, 2013 is shown below:

<b>Service</b>	<b>Totals</b>
Roads and Related	(\$1,306,701.68)
Public Works - Buildings & Fleet	\$58,757.67
Parking Services	\$0.00
Fire Protection Services	(\$994,723.82)
Leisure Services	\$1,457,557.38
Library Board	\$224,430.00
General Government	(\$104,329.09)
Cemeteries	\$0.00
Ambulance	(\$135,090.72)
Stormwater Drainage and Control Services	(\$540,253.68)
Wastewater Services	(\$1,443,979.79)
Water Services	(\$1,071,834.13)
Total	(\$3,856,167.86)

## **4.9 Deductions**

The DCA, 1997 potentially requires that five deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

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

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

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

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized

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performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

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

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

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

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

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them,



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and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

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

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth, such as the COMRIF Grant program or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82.98 s.6).

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

Paragraph 8 of s.s.(1) of the DCA requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, childcare/social services, the *Provincial Offences Act*, ambulance, homes for the aged, health and transit.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.



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## **5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE**



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## **5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE**

### **5.1 Introduction**

This chapter outlines the basis for calculating eligible costs for the development charges to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the DCA, 1997 and described in Chapter 4, was followed in determining DC eligible costs.

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

### **5.2 Service Levels and 10-Year Capital Costs for DC Calculation**

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

#### **5.2.1 *General Government***

The DCA permits the inclusion of studies undertaken to facilitate the completion of the County's capital works program. The County has made provision for the inclusion of new studies undertaken to facilitate this DC process, as well as other studies which benefit growth (in whole or in part). The listing of studies included in the DC includes the following:

- Two Development Charge Studies;
- Population and Employment Forecast Updates;
- Official Plan Amendment;
- Development Permits;
- Comprehensive Zoning By-Law; and
- Dunnville Secondary Plan Implementation.

The cost of these studies is \$462,000. In addition to these studies; an adjustment for the reserve fund balance deficit has been included for \$104,329. The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance, is

\$520,129 and has been included in the development charge. This cost has been allocated 80% residential and 20% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Haldimand County  
 Service: Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2014-2023										80%	20%	
	<b>Growth Related Studies</b>												
	Development Charge Studies	2018	45,000	0		45,000	0		45,000	4,500	32,259	8,241	
	Population and Employment Forecast Update	2018	21,000	0		21,000	0		21,000	2,100	15,054	3,846	
	Population and Employment Forecast Update	2023	21,000	0		21,000	0		21,000	2,100	15,054	3,846	
	Sec Plan - Cal - Official Plan Amendment	2016	30,000	0		30,000	0		30,000	3,000	21,506	5,494	
	Development Permits - Lakeshore Area & Urban Downtowns	2017	50,000	0		50,000	0		50,000	5,000	35,843	9,157	
	Comprehensive Zoning By-Law Development Charge Studies	2014	100,000	0		100,000	0		100,000	10,000	71,687	18,313	
		2023	45,000	0		45,000	0		45,000	4,500	32,259	8,241	
	Dunville Secondary Plan Implementation - Special Policy Areas	2017	150,000	0		150,000	0		150,000	15,000	107,530	27,470	
	Reserve Fund Adjustment		104,329	0		104,329	0		104,329	0	83,100	21,229	
	<b>Total</b>		<b>566,329</b>	<b>0</b>	<b>0</b>	<b>566,329</b>	<b>0</b>	<b>0</b>	<b>566,329</b>	<b>46,200</b>	<b>414,294</b>	<b>105,835</b>	

### **5.2.2 Leisure Services**

With respect to recreation facilities, there are currently several facilities provided by the County amounting to a total of 362,046 sq.ft. of space. The average historic level of service for the previous ten years has been approximately 7.00 sq.ft. of space per capita or an investment of \$1,296 per capita. Based on this service standard, the County would be eligible to collect \$6,290,007 from DCs for facility space.

Debenture principal of \$7,522,214 and discounted interest costs of \$1,905,221 have been included along with the expansion of Townsend Lions in the amount of \$55,000. The total gross capital cost to be included is \$9,482,435 with a post period benefit of \$1,765,349, benefit to existing development of \$1,457,557 and \$27,500 from the Community Vibrancy Fund. The net growth capital cost after the mandatory 10% deduction is \$6,229,279 and has been included in the development charge.

At present, the County has 108 vehicles relating to parks vehicles and equipment which provides a level of service of \$56 per capita or a DC-eligible amount of \$273,474. The County has identified the need for new vehicles and equipment amounting to \$212,900. After the 10% mandatory statutory deduction of 21,290, the net growth related cost to be included in the DC calculation for parks vehicles and equipment is \$191,610.

The County currently has 624.2 acres of parkland within its jurisdiction. This parkland consists of various sized neighbourhood and community parks. The County has sustained the current level of service over the historic 10-year period (2004-2013), with an average of 13.90 acres of parkland, 3.8 parkland amenities items, 202.8 square feet of parkland amenity buildings and 675.3 linear metres of trails per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.) and park trails, the level of service provided is approximately \$1,142 per capita. When applied over the forecast period, this average level of service translates into a DC-eligible amount of \$5,686,756.

Based on the projected growth over the 10-year forecast period, the County has identified \$2,826,700 in future growth capital costs for parkland development. These projects include parkland development, trail development, signage, splashpad and secondary plan implementation. The net growth capital cost after the mandatory 10% deduction is \$2,454,030.

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



**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service: Indoor Recreation Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions			Total	Residential Share 95%	Non-Residential Share 5%	
	<b>Arenas</b>													
	HCCC Growth-Related Debt Charges (Principal)		1,703,814	0		1,703,814	0		1,703,814		1,703,814	1,618,624	85,191	
	HCCC Growth-Related Debt Charges (Interest Discounted)		48,190	0		48,190	0		48,190		48,190	45,781	2,410	
	Dunville Arena Growth-Related Debt Charges (Principal)		2,305,200	530,196		1,775,004	0		1,775,004		1,775,004	1,686,254	88,750	
	Dunville Arena Growth-Related Debt Charges (Interest Discounted)		764,259	175,780		588,479	0		588,479		588,479	559,056	29,424	
	Cayuga Arena Growth-Related Debt Charges (Principal)		3,513,200	808,036		2,705,164	0		2,705,164		2,705,164	2,569,906	135,258	
	Cayuga Arena Growth-Related Debt Charges (Interest Discounted)		1,092,772	251,337		841,434	0		841,434		841,434	799,362	42,072	
	Townsend Lions Expansion	2015	55,000			55,000	0	27,500	27,500	2,750	24,750	23,513	1,238	
						0	0	0	0	0	0	0	0	
						0	0	0	0	0	0	0	0	
	Reserve Fund Balance Adjustment					0	1,457,557	(1,457,557)	(1,457,557)		(1,457,557)	(1,384,680)	(72,878)	
	<b>Total</b>		<b>9,482,435</b>	<b>1,765,349</b>	<b>0</b>	<b>7,717,086</b>	<b>1,457,557</b>	<b>27,500</b>	<b>6,232,029</b>	<b>2,750</b>	<b>6,229,279</b>	<b>5,917,815</b>	<b>311,464</b>	

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service: Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions			Total	Residential Share 95%	Non-Residential Share 5%
1	Provision for Parkland Development & Amenities		1,092,200	0		1,092,200	0		1,092,200	109,220	982,980	933,831	49,149
2	Trail Development & Signage	2015-2023	378,000	0		378,000	0		378,000	37,800	340,200	323,190	17,010
3	Caledonia River Walk Trail Extension	2017	55,000	0		55,000	0		55,000	5,500	49,500	47,025	2,475
4	Chippewa Trail (Ph 2 Hald Rd 66-Burke Park)	2015	261,000	0		261,000	0		261,000	26,100	234,900	223,155	11,745
5	Rotary Trail Trailheads	2014	40,500	0		40,500	0		40,500	4,050	36,450	34,628	1,823
6	Dunville Secondary Plan	2016	800,000	0		800,000	0		800,000	80,000	720,000	684,000	36,000
7	Implementation-County Lands Hagersville Splash Pad	2015	200,000	0		200,000	0	100,000	100,000	10,000	90,000	85,500	4,500
	<b>Total</b>		<b>2,826,700</b>	<b>0</b>	<b>0</b>	<b>2,826,700</b>	<b>0</b>	<b>100,000</b>	<b>2,726,700</b>	<b>272,670</b>	<b>2,454,030</b>	<b>2,331,329</b>	<b>122,702</b>

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Haldimand County  
 Service Parks Vehicles and Equipment

Proj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:			Subtotal	Less: Other (e.g. Statutory Deduction)	Potential DC Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions				Total	Residential Share 95%	Non-Residential Share 5%	
	<b>Fleet &amp; Equipment</b>													
	Truck	2015	33,000	0	33,000	0		33,000	3,300	29,700	28,215	1,485		
	Trailer	2015	6,000	0	6,000	0		6,000	600	5,400	5,130	270		
	One Ride on Tractor with 54" Belly Mower (FAPO)	2014	16,000	0	16,000	0		16,000	1,600	14,400	13,680	720		
	Three Weed Trimmers (FAPO)	2014	1,650	0	1,650	0		1,650	165	1,485	1,411	74		
	One Pole Saw (FAPO)	2014	750	0	750	0		750	75	675	641	34		
	Tow Behind - Offset Rotary Mower (FAPO)	2014	3,500	0	3,500	0		3,500	350	3,150	2,993	158		
	Gator	2015	12,000	0	12,000	0		12,000	1,200	10,800	10,260	540		
	Haul All-Side Loader	2014-18	140,000	0	140,000	0		140,000	14,000	126,000	119,700	6,300		
	<b>Total</b>		<b>212,900</b>	<b>0</b>	<b>212,900</b>	<b>0</b>	<b>0</b>	<b>212,900</b>	<b>21,290</b>	<b>191,610</b>	<b>182,030</b>	<b>9,581</b>		

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### **5.2.3 Library Board**

The County provides six library facilities which total 38,281 sq.ft. in size. Over the past ten years, the average level of service was 0.85 sq.ft. of space per capita or an investment of \$214 per capita. Based on this service standard, the County would be eligible to collect approximately \$1,037,979 from DC's for library facility space (over the ten year period).

Haldimand County provides 187,907 collection materials throughout their library facilities. Over the past ten year, the average level of service is 3.87 collection materials or an investment of \$129 per capita. The County is eligible to collect approximately \$625,438 from DCs for library materials (over the ten year period).

The expansions of Cayuga and Dunnville Library facilities have been identified for inclusion in the DC in addition to additional collection materials for all six branches. The gross cost of the projects has been included at a total of \$3,012,500, with a post period benefit of \$255,356. A deduction of \$619,297 has been made to reflect the proportion attributable to existing development, and a further \$250,000 has been deducted to represent a contribution from the Community Vibrancy Fund. The net growth capital cost after the mandatory 10% deduction and the allocation of reserve balance of \$224,430 is \$1,474,632.

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

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service: Library Facilities

P./i.No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions			Total	Residential Share 95%	Non-Residential Share 5%
	<b>Cayuga Library</b>												
	Branch Expansion (from 2410 sq.ft. to 4125 sq.ft.)	2015	1,200,000	0		1,200,000	619,297	250,000	330,703	33,070	297,633	282,751	14,882
	<b>Dunnville Library</b>												
	Branch Expansion Project (3,700 sq.ft. addition)	2016	1,290,000	255,356		1,034,644	0		1,034,644	103,464	931,180	884,621	46,559
	Collection Enhancement for all branches		522,500	0		522,500	0		522,500	52,250	470,250	446,738	23,513
	Reserve Fund Adjustment						224,430		(224,430)	0	(224,430)	(213,209)	(11,222)
	<b>Total</b>		<b>3,012,500</b>	<b>255,356</b>	<b>0</b>	<b>2,757,144</b>	<b>843,727</b>	<b>250,000</b>	<b>1,663,417</b>	<b>188,785</b>	<b>1,474,632</b>	<b>1,400,901</b>	<b>73,732</b>

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#### **5.2.4 Cemeteries**

The County provides for 43.81 hectares of developed cemetery lands. Over the past ten years, the average level of service was 0.9 hectares per 1,000 population, or an investment of \$113 per capita. Based on this service standard the County would be eligible to collect approximately \$548,114 from DC's for cemeteries over the ten year period.

Land and siting costs in the amount of \$335,000 have been identified for inclusions in the DC. The net growth capital cost after the mandatory 10% deduction is \$301,500.

Of this cost, 80% is allocated against residential development and 20% non-residential development based on the incremental growth in population to employment for the 10-year forecast period.

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service: Cemeteries

Proj.No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions			Total	Residential Share 80%	Non-Residential Share 20%
	Caledonia - Columbarium and Pathways	2016	50,000	0		50,000	0		50,000	5,000	45,000	35,843	9,157
	Hagersville - Columbarium and Pathways	2016	50,000	0		50,000	0		50,000	5,000	45,000	35,843	9,157
	Hagersville - Cemetery Survey/Layout and Drainage	2017	25,000	0		25,000	0		25,000	2,500	22,500	17,922	4,578
	Cayuga - Riverside Columbarium and Pathways	2017	60,000	0		60,000	0		60,000	6,000	54,000	43,012	10,988
	Cayuga - Cemetery Development (500 Plots)	2018	100,000	0		100,000	0		100,000	10,000	90,000	71,687	18,313
	Dunnville - Woodlawn Columbarium and Pathways	2017	50,000	0		50,000	0		50,000	5,000	45,000	35,843	9,157
	<b>Total</b>		<b>335,000</b>	<b>0</b>	<b>0</b>	<b>335,000</b>	<b>0</b>	<b>0</b>	<b>335,000</b>	<b>33,500</b>	<b>301,500</b>	<b>240,151</b>	<b>61,349</b>

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### **5.2.5 Ambulance Services**

Haldimand currently operates its ambulance services from 11,871 sq.ft. of facility space, providing for a per capita average level of service of 0.26 sq.ft. per capita or \$51 per capita. This level of service provides the County with a maximum DC-eligible amount for recovery over the forecast period of \$249,738.

Ambulance services have a current inventory of 142 vehicles. The total DC-eligible amount calculated for ambulance vehicles over the forecast period is approximately \$105,283, based on a standard of \$22 per capita. The combined DC eligible amount for recovery for Ambulance Services is \$355,021.

Three projects have been identified, a Patient Care Reporting System, FIT Testing Machine and parking lot improvements for Caledonia Ambulance base for a total capital cost of \$175,000. After the allocation of the reserve balance of \$135,091 and the 10% deduction of \$12,000, the net growth capital cost included in the development charge is \$243,091. The need for two additional ambulance vehicles has also been identified, having a growth capital cost of \$74,000. The net amount for inclusion in the development charge is \$66,600. The combined net amount for inclusion in the Ambulance development charge is \$309,691.

This cost has been allocated 80% residential and 20% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service: Ambulance Facilities

Prj No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions			Total	Residential Share 80%	Non-Residential Share 20%
	Patient Care Reporting System	2014	110,000	0		110,000	55,000		55,000	5,500	49,500	39,428	10,072
	FIT Testing Machine	2015	18,000	0		18,000	0		18,000	1,800	16,200	12,904	3,296
	Parking Lot Improvements - Caledonia Ambulance Base	2015	47,000	0		47,000	0		47,000	4,700	42,300	33,693	8,607
	Reserve Fund Adjustment		135,091	0		135,091	0		135,091	0	135,091	107,603	27,488
	<b>Total</b>		<b>310,091</b>	<b>0</b>	<b>0</b>	<b>310,091</b>	<b>55,000</b>	<b>0</b>	<b>255,091</b>	<b>12,000</b>	<b>243,091</b>	<b>193,627</b>	<b>49,464</b>

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service: Ambulance Vehicles & Equipment

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share	
	2014-2023													
	First Response Vehicle (Equipment)	2014	37,000	0		37,000	0	0	37,000	3,700	33,300	26,524	6,776	
	First Response Vehicle (Equipment)	2022	37,000	0		37,000	0	0	37,000	3,700	33,300	26,524	6,776	
<b>Total</b>			<b>74,000</b>	<b>0</b>	<b>0</b>	<b>74,000</b>	<b>0</b>	<b>0</b>	<b>74,000</b>	<b>7,400</b>	<b>66,600</b>	<b>53,048</b>	<b>13,552</b>	

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### **5.2.6 Parking Services**

The County provides 217,129 square feet of municipal parking space. Over the past ten years, the average level of service was 5.42 square feet of parking per capita or an investment of \$9 per capita. Based on this service standard, the County would be eligible to collect approximately \$229,934 from DC's for parking space (over the ten year period).

A provision for municipal parking lots in Caledonia and downtown Cayuga has been included. This provision includes land and approximately 90 new parking spaces. The gross cost of this provision is \$229,900. After the 10% deduction of \$22,990, the net total recoverable is \$206,910. The growth costs have been allocated 80% residential and 20% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service Parking Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development  2014-2023	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
1	Provision for Municipal Parking Lots in Caledonia (North & South) and Downtown Cayuga  Includes land and approximately 90 parking spots	2014-18	229,900	0	229,900	0	0	229,900	22,990	206,910	164,808	42,102
<b>Total</b>			<b>229,900</b>	<b>0</b>	<b>229,900</b>	<b>0</b>	<b>0</b>	<b>229,900</b>	<b>22,990</b>	<b>206,910</b>	<b>164,808</b>	<b>42,102</b>

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### **5.3 Service Levels and 20-Year Capital Costs for Haldimand's DC Calculation**

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

#### ***5.3.1 Fire Protection Services***

Haldimand currently operates its fire services from 59,008 sq.ft. of facility space, providing for a per capita average level of service of 1.29 sq.ft. per capita or \$309 per capita. This level of service provides the County with a maximum DC-eligible amount for recovery over the forecast period of \$3,546,135.

Three projects have been identified, an expansion to the Caledonia station, parking lot repairs/replacement and provision for expansions to South Cayuga, Fisherville and Dunnville stations for a total capital cost of \$4,169,000. After the allocation of the reserve balance of \$994,724 and a \$1,618,000 deduction for existing development, the net growth capital cost included in the development charge is \$3,545,724.

The fire department has a current inventory of 46 vehicles. The total DC-eligible amount calculated for fire vehicles over the forecast period is approximately \$2,537,295, based on a standard of \$221 per capita. The need for five additional fire vehicles has been identified, having a growth capital cost of \$1,814,000 with an existing benefit of \$177,661. The net amount for inclusion in the development charge is \$1,636,339.

The fire department provides \$3,642,511 worth of equipment and gear for the use in fire services. The County currently has a calculated average level of service for the historic 10-year period of \$65.64 per capita, providing for a DC-eligible amount over the forecast period of \$752,779 for small equipment and gear.

Based on growth-related needs, the County has identified a provision for \$100,000 worth of new fire equipment.

These costs are shared between residential and non-residential based on a development land area, resulting in 80% being allocated to residential development and 20% being allocated to non-residential development.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Haldimand County  
Service: Fire Facilities

Prj. No	Increased Service Needs Attributable to Anticipated Development  2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost		
									Total	Residential Share 80%	Non-Residential Share 20%
	Caledonia Station Replacement and Expansion (i.e. Locations in South & North Caledonia)	2021	3,164,000	0		3,164,000	1,582,000		1,582,000	1,266,483	315,517
	Provision for future station expansions in South Cayuga, Fisherville, & Dunnville	2014-2033	945,000	0		945,000	0		945,000	756,528	188,472
	Parking Lot Repairs/Replacement	2020	60,000	0		60,000	36,000		24,000	19,213	4,787
	Reserve Fund Adjustment		994,724	0		994,724	0		994,724	796,335	198,389
	<b>Total</b>		<b>5,163,724</b>	<b>0</b>	<b>0</b>	<b>5,163,724</b>	<b>1,618,000</b>	<b>0</b>	<b>3,545,724</b>	<b>2,838,559</b>	<b>707,165</b>

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
 Service: Fire Vehicles

Prj_No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:			Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	Total
	Aerial (Caledonia)	2021	980,000	0		980,000	177,661			802,339	642,319	160,020
	Fire Prevention Vehicle	2015	37,000	0		37,000	0			37,000	29,621	7,379
	Fire Prevention Vehicle	2023	37,000	0		37,000	0			37,000	29,621	7,379
	Provision for 2 additional trucks for Caledonia Expansion	2021	760,000	0		760,000	0			760,000	608,424	151,576
	<b>Total</b>		<b>1,814,000</b>	<b>0</b>	<b>0</b>	<b>1,814,000</b>	<b>177,661</b>	<b>0</b>	<b>0</b>	<b>1,636,339</b>	<b>1,309,985</b>	<b>326,354</b>





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### **5.3.2 Roads and Related Services**

With respect to future needs, the identified service related to roads programs totals \$48,945,502 including the recovery of a negative reserve fund balance (\$1,306,702). There are eight road projects in total. These six projects include streetscaping, bridge replacement, gravel road conversion and the McClung Road Grand River Bridge SE Arterial. In total, a deduction for benefit to existing of \$17,195,670 has been allocated. The total growth-related cost to be included in the DC is, therefore, \$7,899,831.

The residential/non-residential capital cost allocation for roads would be based on an 80%/20% split, based on the incremental growth in population to employment for the 20-year forecast period.

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service: Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development  2014-2034	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recove	
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share
	Downtown Streetscaping Cayuga	2014	280,000	0		280,000	201,750		78,250	80%
	Dun-Ramsey Ext Ph II and Indus Dr (inc Storm)	2020	1,455,000	0		1,455,000	727,500		727,500	582,406
	Car-Argyle St Bridge Replacement (MTO) County share of work	2016	1,300,000	0		1,300,000	0		1,300,000	1,040,726
	McClung Road Grand River Bridge SE Arterial	2022+	26,500,000	23,850,000		2,650,000	0		2,650,000	2,121,480
	5th Concession of Walpole-surface treatment (Nextera and Capital to restore to gravel surface road)	2014	1,500,000	0		1,500,000	1,350,000		150,000	120,084
	8th Concession Road-convert to surface treatment	2016	1,100,000	0		1,100,000	990,000		110,000	88,061
	Gravel Road Conversion	2014-2023	12,273,800	0		12,273,800	11,046,420		1,227,380	982,589
	Gravel Road Conversions-CVF	2014-2016	3,200,000	0		3,200,000	2,880,000		320,000	256,179
	Highway 6 Hagersville Bypass Study	2014	30,000	0		30,000	0		30,000	0
	Reserve Fund Adjustment		1,306,702	0		1,306,702	0		1,306,702	1,046,091
	<b>Total</b>		<b>48,945,502</b>	<b>23,850,000</b>	<b>0</b>	<b>25,095,502</b>	<b>17,195,670</b>	<b>0</b>	<b>7,899,831</b>	<b>6,300,260</b>

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### **5.3.3 Public Works – Buildings and Fleet**

The Public Works Department has an inventory of 260 vehicles and major equipment. The inventory provides for a per capita standard of \$321. Over the forecast period, the DC-eligible amount for vehicles and equipment is \$3,684,898.

The County operates their Public Works service out of a number of facilities. The facilities provide 84,150 sq.ft. of building area, providing for an average level of service of 1.78 sq.ft. per capita or \$129/capita. This level of service provides the County with a maximum DC-eligible amount for recovery over the 20 year forecast period of \$2,639,475.

There several projects identified over the forecast period including new vehicles, new storage and parts room as well as improvements to operations yards. The total cost of these projects is \$1,341,000, of which \$161,758 benefit to existing has been allocated. The net amount included in the DC is \$1,179,242.

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Haldimand County  
Service: Public Works

Prj_No	Increased Service Needs Attributable to Anticipated Development  2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
1	Vehicle & Equipment Provision	2014-33	1,000,000	0		1,000,000	0		1,000,000	800,558	199,442
2	Full Size Pickup - Winter Control	2014	27,000	0		27,000	0		27,000	21,615	5,385
3	Full Size Pickup - Winter Control	2018	27,000	0		27,000	0		27,000	21,615	5,385
4	Full Size Pickup - Winter Control	2022	27,000	0		27,000	0		27,000	21,615	5,385
<b>Kohler Fleet Garage</b>											
5	Building Storage & Parts Room	2017	75,000	0		75,000	0		75,000	60,042	14,958
<b>Roads Facilities</b>											
6	Cayuga Operations Yard Resurfacing	2015	30,000	0		30,000	18,000		12,000	9,607	2,393
7	Dunnville Operations Yard Resurfacing	2014	30,000	0		30,000	18,000		12,000	9,607	2,393
8	Walpole Operations Yard Resurfacing	2015	30,000	0		30,000	18,000		12,000	9,607	2,393
9	Facility Condition Assess (4) Facilities	2018	80,000	0		80,000	40,000		40,000	32,022	7,978
10	Oenida Operations Yard Resurfacing Ph2	2016	15,000	0		15,000	9,000		6,000	4,803	1,197
	Reserve Fund Adjustment			0		0	0		0	0	0
				0		0	58,758		(58,758)	(47,039)	(11,719)
				0		0	0		0	0	0
<b>Total</b>			<b>1,341,000</b>	<b>0</b>	<b>0</b>	<b>1,341,000</b>	<b>161,758</b>	<b>0</b>	<b>1,179,242</b>	<b>944,052</b>	<b>235,190</b>

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## **5.4 Service Levels and 20-Year Urban Capital Costs for Haldimand's DC Calculation**

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

### ***5.4.1 Wastewater Services***

A number of sewer projects have been identified for inclusion in the DC including debenture charges (principal + interest) for the Caledonia Water Pollution Control Plant and Hagersville Wastewater Treatment Plant. Other Projects include Sewer and Master Plan projects in Caledonia, Hagersville, Cayuga, Dunnville, and Townsend. The gross cost of the projects is \$15,110,033 including the reserve fund deficit (\$1,443,980).

\$6,575,195 has been identified as a benefit to existing development resulting in a net DC recoverable amount of \$8,534,838.

The growth-related costs have been allocated between residential and non-residential development based on design flows. This split results in a 82% allocation to residential and a 18% allocation to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Haldimand County  
Service: Wastewater - Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	
								Residential Share	Non-Residential Share
	2014-2033							82%	18%
	<b>Technical Reviews and Studies</b>								
	Caledonia Master Servicing Plan - Update	2014	50,000	0	50,000	12,500		37,500	6,750
	Caledonia Master Servicing Plan - Update	2019	50,000	0	50,000	12,500		37,500	6,750
	Hagersville Master Servicing Plan - Update	2015, 2020	50,000	0	50,000	25,000		25,000	4,500
	Jarvis Master Servicing Plan - Update	2016, 2021	30,000	0	30,000	15,000		15,000	2,700
	Cayuga Master Servicing Plan - Update	2016, 2021	50,000	0	50,000	25,000		25,000	4,500
	Dunville Master Servicing Plan - Update	2015, 2020	60,000	0	60,000	30,000		30,000	5,400
	SCADA Master Plan	2016, 2021	150,000	0	150,000	114,000		36,000	6,480
	<b>Wastewater Plants</b>								
	Caledonia Water Pollution Control Plant - Debt Charges		1,965,600	0	1,965,600			1,611,792	353,808
	Caledonia Water Pollution Control Plant - Discounted Interest		307,470	0	307,470	0		252,125	55,345
	Hagersville Wastewater Treatment Plant - Debt Charges		1,574,800	0	1,574,800	0		1,574,800	283,464
	Hagersville Wastewater Treatment Plant - Discounted Interest		270,383	0	270,383	0		221,714	48,669
	Dunville WWTP Replacement - Admin Portion	2014-2015	1,089,000	0	1,089,000	827,640		261,360	47,045
	Plant Capital Improvements	2018-2023	770,300	0	770,300	654,755		115,545	20,798
	SCADA Maintenance	2014-2023	200,000	0	200,000	152,000		48,000	8,640
	SCADA Technical Support	2014-2023	500,000	0	500,000	380,000		120,000	21,600
	<b>Sewer Operations Administration</b>								
	Effluent Water Quality & Impact Assessments	2014	45,000	0	45,000	0		45,000	8,100
	Future Wastewater Main Projects	2018	2,170,000	0	2,170,000	1,844,500		325,500	58,590
	<b>Caledonia Sewer</b>								
	Aeration Diffuser Head Upgrades	2016	200,000	0	200,000	0		200,000	36,000
	Caledonia Nain St Forcemain Rehab	2014	300,000	0	300,000	0		300,000	54,000
	SCADA Computer & Network Replacement	2018, 2023	32,000	0	32,000	24,320		7,680	1,382
	<b>Hagersville Sewer</b>								
	Odour Control for Digesters	2021	750,000	0	750,000	525,000		225,000	40,500
	Grit Removal System	2021	1,025,000	0	1,025,000	717,500		307,500	55,350
	Hagersville WWTP Effluent Launder Safety Railings	2014	16,000	0	16,000	11,200		4,800	864
	Hagersville Filter Cleanout Ports	2014	25,000	0	25,000	17,500		7,500	1,350
	SCADA Computer & Network Replacement	2018, 2023	40,000	0	40,000	30,400		9,600	1,728
	<b>Cayuga Sewer</b>								
	Cayuga-Ouse St Force Main Twinning	2018-2019	330,000	0	330,000	221,100		108,900	19,602
	SCADA Computer & Network Replacement	2017, 2022	31,000	0	31,000	23,560		7,440	1,339
	<b>Dunville Sewer</b>								
	WWTP SCADA Replacements	2014, 2016, 2019	271,500	0	271,500	206,340		65,160	11,729
	Remotes (Pump Stns) SCADA Replacements	2021	140,000	0	140,000	106,400		33,600	6,048
	SCADA Computer & Network Replacement	2014, 2019	48,000	0	48,000	36,480		11,520	2,074
	<b>Townsend Sewer</b>								
	Townsend Lagoon Upgrades	2014	1,125,000	0	1,125,000	562,500		562,500	101,250
	Reserve Fund Adjustment		1,443,980	0	1,443,980	0		1,443,980	259,916
	<b>Total</b>		<b>15,110,033</b>	<b>0</b>	<b>15,110,033</b>	<b>6,575,195</b>	<b>0</b>	<b>8,534,838</b>	<b>1,536,271</b>

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### **5.4.2 Water Services**

Two watermain projects have been identified for inclusion in the DC. The gross cost of the projects is \$4,561,000 with an identified benefit to existing of \$3,713,250 and a net amount of \$847,750 for inclusion in the DC calculation.

Several other water projects, mainly including Water Plant capital improvements, have been identified for inclusion in the DC. The gross cost of the projects is \$20,355,000. \$15,057,020 has been identified as benefit to existing resulting in a net DC amount of \$5,297,980 to be included in the DC calculation.

\$450,000 worth of technical reviews and studies have also been identified as growth related DC projects for water. Of this amount, \$243,500 has been identified as benefit to existing resulting in a net DC recoverable amount of \$206,500.

Including the reserve fund deficit of \$1,071,034, the total DC recoverable amount for wastewater is \$7,424,064.

The growth-related costs have been allocated between residential and non-residential development based on design flows. This split results in a 82% allocation to residential and a 18% allocation to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Haldimand County  
Service: Water Distribution

Pjt.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Net Capital Cost	Less:		Grants, Subsidies and Other Contributions Attributable to New Development	Total		
						Benefit to Existing Development	Total		Residential Share	Non-Residential Share	
	<b>Watermains</b>										
	Califness W Reconstruction - Firehall - Ross	2019	400,000	0	400,000	176,400			223,600	183,352	40,248
	Future Watermain Replacement	2018-2023	4,161,000	0	4,161,000	3,536,850			624,150	511,803	112,347
	<b>Technical Review and Studies</b>										
	Caledonia Master Servicing Plan - Update	2014	50,000	0	50,000	12,500			37,500	30,750	6,750
	Caledonia Master Servicing Plan - Update	2019	50,000	0	50,000	12,500			37,500	30,750	6,750
	Hagersville Master Servicing Plan - Update	2015, 2020	50,000	0	50,000	25,000			25,000	20,500	4,500
	Jarvis Master Servicing Plan - Update	2016, 2021	40,000	0	40,000	20,000			20,000	16,400	3,600
	Cayuga Master Servicing Plan - Update	2016, 2021	50,000	0	50,000	25,000			25,000	20,500	4,500
	Dunnville Master Servicing Plan - Update	2015, 2020	60,000	0	60,000	30,000			30,000	24,600	5,400
	SCADA Master Plan	2015, 2021	150,000	0	150,000	118,500			31,500	25,830	5,670
	<b>Jarvis Water</b>										
	Main St and Talbot St to Town Limits Engineering	2015	150,000	0	150,000	112,500			37,500	30,750	6,750
	Main St and Talbot St to Town Limits Construction	2016	1,825,000	0	1,825,000	1,368,750			456,250	374,125	82,125
	<b>Water Plants/Transmission Systems</b>										
	Plant Optimization Program Implementation	2014-2016	105,000	0	105,000	89,250			15,750	12,915	2,835
	Plant Capital Improvements	2018-2023	12,719,500	0	12,719,500	10,811,575			1,907,925	1,564,499	343,427
	SCADA Maintenance	2014-2023	300,000	0	300,000	237,000			63,000	51,660	11,340
	SCADA Technical Support	2014-2023	400,000	0	400,000	316,000			84,000	68,880	15,120
	<b>Dunnville Water</b>										
	WTP SCADA Computer & Network Equip	2015, 2020, 2023	21,000	0	21,000	16,590			4,410	3,616	794
	<b>Nanticoke Water</b>										
	Nanticoke Electrical Servicing Upgrades	2014	215,000	0	215,000	161,250			53,750	44,075	9,675
	High Rate Sedimentation Capacity Expansion	2014	1,017,000	0	1,017,000	762,750			254,250	208,485	45,765
	Filter Building Expansion (Lab, SCADA control)	2014	1,523,000	0	1,523,000	1,142,250			380,750	312,215	68,535
	WTP Filter Replacement	2014	2,030,000	0	2,030,000	0			2,030,000	1,664,600	365,400
	WTP SCADA Computer & Network Equip Re	2017, 2018, 2022	49,500	0	49,500	39,105			10,395	8,524	1,871
	Reserve Fund Adjustment		1,071,834	0	1,071,834	0			1,071,834	878,904	192,930
	<b>Total</b>		<b>26,437,834</b>	<b>0</b>	<b>26,437,834</b>	<b>19,013,770</b>	<b>0</b>	<b>0</b>	<b>7,424,064</b>	<b>6,087,733</b>	<b>1,336,332</b>



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### **5.4.3 Stormwater Drainage and Control Services**

The County has provided capital projects for stormwater that include a stormsewer from Dunnville-Alder St Niagara to West for \$2,731,000 as well as several technical reviews and totalling \$210,000. With the reserve fund deficit of \$540,254, this results in overall gross capital costs for stormwater of \$3,481,454, with an existing benefit allocation of \$2,184,800 and net DC calculated amount of \$1,296,454.

The growth-related costs have been allocated between residential and non-residential development based on incremental growth in population to employment over the 20 year urban forecast period. This split results in a 79% allocation to residential and a 21% allocation to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Haldimand County  
Service: Stormwater

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Net Capital Cost	Less:		Total	Non-Residential Share 21%
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		
	<b>Stormsewers</b>								
	Dunnville-Alder St-Niagara to West	2017-2019	2,731,000	0	2,731,000	2,184,800		546,200	430,204
	<b>Technical Reviews and Studies</b>								
	Caledonia Master Servicing Plan - Update	2014	30,000	0	30,000	0		30,000	23,629
	Caledonia Master Servicing Plan - Update	2019	30,000	0	30,000	0		30,000	23,629
	Hagersville Master Servicing Plan - Update	2015	15,000	0	15,000	0		15,000	11,814
	Hagersville Master Servicing Plan - Update	2020	15,000	0	15,000	0		15,000	11,814
	Jarvis Master Servicing Plan - Update	2016	15,000	0	15,000	0		15,000	11,814
	Jarvis Master Servicing Plan - Update	2021	15,000	0	15,000	0		15,000	11,814
	Cayuga Master Servicing Plan - Update	2016	15,000	0	15,000	0		15,000	11,814
	Cayuga Master Servicing Plan - Update	2021	15,000	0	15,000	0		15,000	11,814
	Dunnville Master Servicing Plan - Update	2015	30,000	0	30,000	0		30,000	23,629
	Dunnville Master Servicing Plan - Update	2020	30,000	0	30,000	0		30,000	23,629
	Reserve Fund Adjustment		540,254	0	540,254	0		540,254	425,521
	<b>Total</b>		<b>3,481,254</b>	<b>0</b>	<b>3,481,254</b>	<b>2,184,800</b>	<b>0</b>	<b>1,296,454</b>	<b>1,021,127</b>
									<b>275,327</b>

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## **6. DEVELOPMENT CHARGE CALCULATION**



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## 6. DEVELOPMENT CHARGE CALCULATION

Table 6-1 calculates the proposed uniform development charges to be imposed for infrastructure services based upon a 20 year urban horizon. Table 6-2 calculates the proposed uniform development charge to be imposed on anticipated development in the County for County-wide services over a 20-year planning horizon. Table 6-3 calculates the proposed uniform development charge to be imposed on anticipated development in the County for County-wide services over a 10-year planning horizon.

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

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

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

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

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

**TABLE 6-1**  
**HALDIMAND COUNTY**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2014-20 Year Urban**

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
1. <u>Stormwater Drainage and Control Services</u>				
1.1 Channels, drainage and ponds	1,021,127	275,327	259	0.10
	1,021,127	275,327	259	0.10
2. <u>Wastewater Services</u>				
2.1 Sewers	6,998,567	1,536,271	1,773	0.55
	6,998,567	1,536,271	1,773	0.55
3. <u>Water Services</u>				
3.1 Distribution systems	6,087,733	1,336,332	1,542	0.48
	6,087,733	1,336,332	1,542	0.48
<b>TOTAL</b>	<b>\$14,107,427</b>	<b>\$3,147,929</b>	<b>\$3,574</b>	<b>1.13</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$14,107,427</b>	<b>\$3,147,929</b>		
20 Year Urban Gross Population / GFA Growth (ft <sup>2</sup> .)	12,476	2,778,700		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$1,130.77	\$1.13		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.16	\$3,573		
Apartments - 2 Bedrooms +	2.16	\$2,442		
Apartments - Bachelor and 1 Bedroom	1.49	\$1,685		
Other Multiples	2.74	\$3,098		

**TABLE 6-2**  
**HALDIMAND COUNTY**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2014-2034**

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
4. <u>Roads and Related</u>				
4.1 Roads	6,300,260	1,599,571	1,325	0.58
	6,300,260	1,599,571	1,325	0.58
5. <u>Public Works - Buildings &amp; Fleet</u>				
5.1 Public Works	944,052	235,190	198	0.08
	944,052	235,190	198	0.08
6. <u>Fire Protection Services</u>				
6.1 Fire facilities	2,838,559	707,165	597	0.25
6.2 Fire vehicles	1,309,985	326,354	275	0.12
6.3 Small equipment and gear	80,056	19,944	17	0.01
	4,228,600	1,053,463	889	0.38
<b>TOTAL</b>	<b>\$11,472,913</b>	<b>\$2,888,224</b>	<b>\$2,412</b>	<b>\$1.04</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$11,472,913</b>	<b>\$2,888,224</b>		
20 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	15,032	2,778,700		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$763.23	\$1.04		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.16	\$2,412		
Apartments - 2 Bedrooms +	2.16	\$1,649		
Apartments - Bachelor and 1 Bedroom	1.49	\$1,137		
Other Multiples	2.74	\$2,091		

**TABLE 6-3**  
**HALDIMAND COUNTY**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2014-2024**

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
<b>7. Parking Services</b>				
7.1 Municipal parking facilities	164,808	42,102	76	0.04
	164,808	42,102	76	0.04
<b>8. Leisure Services</b>				
8.1 Parkland development, amenities & trails	2,331,329	122,702	1,081	0.10
8.2 Parks vehicles and equipment	182,030	9,581	84	0.01
8.3 Recreation facilities	5,917,815	311,464	2,744	0.26
	8,431,173	443,746	3,909	0.37
<b>9. Library Board</b>				
9.1 Library facilities	1,400,901	73,732	650	0.06
	1,400,901	73,732	650	0.06
<b>10. General Government</b>				
10.1 Studies	414,294	105,835	192	0.09
<b>11. Cemeteries</b>				
11.1 Cemeteries	240,151	61,349	111	0.05
	240,151	61,349	111	0.05
<b>12. Ambulance</b>				
12.1 Ambulance facilities	193,627	49,464	90	0.04
12.2 Vehicles	53,048	13,552	25	0.01
	246,675	63,016	115	0.05
<b>TOTAL</b>	<b>\$10,898,002</b>	<b>\$789,779</b>	<b>\$5,053</b>	<b>\$0.66</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$10,898,002</b>	<b>\$789,779</b>		
10 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	6,815	1,200,850		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$1,599.12	\$0.66		
<b>By Residential Unit Type</b>	<b>p.p.u</b>			
Single and Semi-Detached Dwelling	3.16	\$5,053		
Apartments - 2 Bedrooms +	2.16	\$3,454		
Apartments - Bachelor and 1 Bedroom	1.49	\$2,383		
Other Multiples	2.74	\$4,382		



**TABLE 6-4  
HALDIMAND COUNTY  
DEVELOPMENT CHARGE CALCULATION  
TOTAL ALL SERVICES**

	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
<b>Urban-wide Services 20 Year</b>	\$14,107,427	\$3,147,929	\$3,574	\$1.13
<b>Municipal-wide Services 20 Year</b>	11,472,913	2,888,224	2,412	1.04
<b>Municipal-wide Services 10 Year</b>	10,898,002	789,779	5,053	0.66
<b>TOTAL</b>	36,478,341	6,825,932	11,039	2.83

Table 6-5  
**HALDIMAND COUNTY**  
**GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY**  
**FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW**

SERVICE	TOTAL GROSS COST	SOURCES OF FINANCING							DC RESERVE FUND	
		OTHER DEDUCTIONS	TAX BASE OR OTHER BENEFIT TO EXISTING	OTHER FUNDING	LEGISLATED REDUCTION	POST DC PERIOD BENEFIT	RESIDENTIAL	NON-RESIDENTIAL		
1. Stormwater Drainage and Control Services 1.1 Channels, drainage and ponds	1,925,667	0	1,456,533	0	0	0	0	0	369,504	99,629
2. Wastewater Services 2.1 Sewers	4,627,217	0	603,700	0	0	0	0	0	948,986	208,314
3. Water Services 3.1 Distribution systems	10,285,167	0	6,451,487	0	0	0	0	0	3,143,618	690,062
4. Roads and Related 4.1 Roads	13,546,900	0	10,944,960	0	0	0	0	0	2,058,988	542,952
5. Public Works - Buildings & Fleet 5.1 Public Works	1,341,000	0	161,758	0	0	0	0	0	944,052	235,190
6. Fire Protection Services 6.1 Fire facilities 6.2 Fire vehicles 6.3 Small equipment and gear	236,250 37,000 25,000	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	189,132 29,621 20,014	47,118 7,379 4,986
7. Parking Services 7.1 Municipal parking facilities	229,900	0	0	229,900	0	0	0	0	229,900	22,990
8. Leisure Services 8.1 Parkland development, amenities & trails 8.2 Parks vehicles and equipment 8.3 Recreation facilities	2,070,600 212,900 55,000	0 0 0	0 0 0	100,000 0 27,500	197,060 21,290 2,750	0 0 0	0 0 0	0 0 0	1,684,863 182,030 23,513	88,677 9,581 1,238
9. Library Board 9.1 Library facilities	2,490,000	0	619,297	250,000	136,535	255,356	0	0	1,167,372	61,441
10. General Government 10.1 Studies	65,000	0	0	0	39,600	0	0	0	283,880	72,520
11. Cemeteries 11.1 Cemeteries	285,000	0	0	285,000	0	0	0	0	285,000	28,500
12. Ambulance 12.1 Ambulance facilities 12.2 Vehicles	175,000 37,000	0 0	55,000 0	0 0	12,000 3,700	0 0	0 0	0 0	86,024 26,524	21,976 6,776
<b>TOTAL EXPENDITURES &amp; REVENUES</b>	<b>\$37,644,600</b>	<b>\$0</b>	<b>\$20,292,735</b>	<b>\$892,400</b>	<b>\$412,935</b>	<b>\$255,356</b>	<b>\$11,673,020</b>	<b>\$2,149,328</b>		

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## **7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES**



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## **7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES**

### **7.1 Introduction**

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

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

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

s.s.5(6) establishes the following restrictions on the rules:

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

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

The rules provided are based on the County’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

### **7.2 Development Charge By-law Structure**

**It is recommended that:**

- the County uses a uniform County-wide development charge calculation for all county services, except for water and wastewater services;
- water and wastewater services be imposed on urban lands; and
- one municipal development charge by-law be used for all services.

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### **7.3 Development Charge By-law Rules**

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with Section 6 of the *Development Charges Act, 1997*.

**It is recommended that the following sections provide the basis for the development charges:**

#### **7.3.1 *Payment in any Particular Case***

In accordance with the *Development Charges Act, 1997*, s.2(2), a development charge be calculated, payable and collected where the development requires one or more of the following:

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

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

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for General Government, Cemeteries, the costs have been based on a population vs. employment growth ratio (80%/20%) for residential and non-residential, respectively) over the 10-year forecast period;

- for Leisure Services and Library Board, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
- for Fire, Public Works, and Roads and Related, a 80% residential/20% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
- for Stormwater services, a 79%/21% split has been used based on the 20-year urban forecast population versus employment growth ratio; and
- for Water and Wastewater services, an 82% residential/18% non-residential allocation has been made based on design flows over the 20 year urban forecast period.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

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

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

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

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

- a) Statutory exemptions
  - industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3)) of the DCA;
  - buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);

- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- development which is or would be classified under the *Assessment Act* as exempt from taxation for realty taxes such as a place of worship; and
- a bona fide farm building.

### **7.3.5 Phasing in**

No provisions for phasing-in the development charge are provided in the development charge by-law.

### **7.3.6 Timing of Collection**

A development charge that is applicable under Section 5 of the *Development Charges Act* shall be calculated and payable:

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

### **7.3.7 Indexing**

Indexing of the development charges shall be implemented on a mandatory basis annually on the by-law anniversary date, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

### **7.3.8 The Applicable Areas**

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

- All County-wide Services – the full residential and non-residential charge will be imposed on all lands within the County; and



- Water, Stormwater and Wastewater Services – the full residential and non-residential charge will not be imposed on lands outside the serviced areas of the County (Caledonia, Cayuga, Dunnville, Hagersville, Townsend, and Jarvis).

## **7.4 Other Development Charge By-law Provisions**

**It is recommended that:**

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

The County's development charge collections are currently reserved in ten separate reserve funds: Roads and Related, Public Works – Buildings and Fleet, Fire Protection Services, Leisure Services, Library Board, General Government, Ambulance Services, Stormwater, Water and Wastewater Services. It is recommended that the County continue with this breakdown of the DC reserve funds and include reserve funds for Parking Services and Cemeteries under the new 2014 by-law. Appendix F outlines the reserve fund policies that the County is required to follow as per the *Development Charges Act*.

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

A by-law under the DCA, 1997 comes into force on the day after which the by-law is passed by Council.

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

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

## **7.5 Other Recommendations**

**It is recommended that Council:**

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

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

“Approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated April 11, 2014, subject to further annual review during the capital budget process”;

“Approve the Development Charges Background Study dated April 11, 2014, as amended (if applicable)”;

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

“Approve the Development Charge By-law as set out in Appendix F.”

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## **8. BY-LAW IMPLEMENTATION**



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## 8. BY-LAW IMPLEMENTATION

### 8.1 Public Consultation Process

#### *8.1.1 Introduction*

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

#### *8.1.2 Public Meeting of Council*

Section 12 of the DCA, 1997 indicates that before passing a development charge by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

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

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

#### *8.1.3 Other Consultation Activity*

There are three broad groupings of the public who are generally the most concerned with municipal development charge policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the development charge revenues. Others, such as realtors, are directly impacted by development charge policy. They are, therefore, potentially interested in all aspects of

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the charge, particularly the quantum by unit type, projects to be funded by the DC and the timing thereof, and municipal policy with respect to development agreements, DC credits and front-ending requirements.

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

## **8.2 Anticipated Impact of the Charge on Development**

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

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

## **8.3 Implementation Requirements**

### ***8.3.1 Introduction***

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

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

The sections which follow overview the requirements in each case.

### **8.3.2 Notice of Passage**

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

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

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

### **8.3.3 By-law Pamphlet**

In addition to the "notice" information, the County must prepare a "pamphlet" explaining each development charge by-law in force, setting out:

- a description of the general purpose of the development charges;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the development charges relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

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### **8.3.4 Appeals**

Sections 13-19 of the DCA, 1997 set out the requirements relative to making and processing a DC by-law appeal and OMB Hearing in response to an appeal. Any person or organization may appeal a DC by-law to the OMB by filing a notice of appeal with the Municipal clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

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

### **8.3.5 Complaints**

A person required to pay a development charge, or his agent, may complain to the Municipal Council imposing the charge that:

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

Sections 20-25 of the DCA, 1997 set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a DC (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the OMB.

### **8.3.6 Credits**

Sections 38-41 of the DCA, 1997 set out a number of credit requirements, which apply where a Municipality agrees to allow a person to perform work in the future that relates to a service in the DC by-law.

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



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### **8.3.7 Front-Ending Agreements**

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

Part III of the DCA, 1997 (Sections 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the DCA, 1989. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to municipal funds being available.

### **8.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the DCA, 1997 prevents a Municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

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

It is also noted that s.s.59(4) of the DCA, 1997 requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the development charges related to the development, at the time the land is transferred.

In this regard, if the Municipality in question is a commenting agency, in order to comply with subsection 59(4) of the *Development Charges Act, 1997* it would need to provide to the approval authority, information regarding the applicable municipal development charges related to the site.

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

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the

property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.

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**APPENDIX A**  
**BACKGROUND INFORMATION ON RESIDENTIAL AND**  
**NON-RESIDENTIAL GROWTH FORECAST**



**SCHEDULE 1  
HALDIMAND COUNTY  
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) <sup>1</sup>	Housing Units					Total Households	Person Per Unit (PPU)
			Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other			
<i>Mid 2001</i>	43,728	45,480	13,650	640	1,175	95	15,560	2.81	
<i>Mid 2006</i>	45,212	47,020	14,510	685	1,085	40	16,320	2.77	
<i>Mid 2011</i>	44,874	46,670	14,785	910	1,085	50	16,830	2.67	
<i>Mid 2014</i>	45,113	46,920	15,074	966	1,104	50	17,194	2.62	
<i>Mid 2024</i>	49,967	51,970	16,787	1,355	1,287	50	19,479	2.57	
<i>Mid 2034</i>	56,581	58,840	18,812	1,835	1,560	50	22,257	2.54	
<b>Mid 2001 - Mid 2006</b>	<b>1,484</b>	<b>1,540</b>	<b>860</b>	<b>45</b>	<b>-90</b>	<b>-55</b>	<b>760</b>		
<b>Mid 2006 - Mid 2011</b>	<b>-338</b>	<b>-350</b>	<b>275</b>	<b>225</b>	<b>0</b>	<b>10</b>	<b>510</b>		
<b>Mid 2011 - Mid 2014</b>	<b>239</b>	<b>250</b>	<b>289</b>	<b>56</b>	<b>19</b>	<b>0</b>	<b>364</b>		
<b>Mid 2014 - Mid 2024</b>	<b>4,854</b>	<b>5,050</b>	<b>1,713</b>	<b>388</b>	<b>183</b>	<b>0</b>	<b>2,285</b>		
<b>Mid 2014 - Mid 2034</b>	<b>11,468</b>	<b>11,920</b>	<b>3,738</b>	<b>869</b>	<b>456</b>	<b>0</b>	<b>5,063</b>		

Source: Watson & Associates Economists Ltd., 2014. Derived from Schedule 3 of Consolidated Growth Plan for the Greater Golden Horseshoe (GGH) - Places to Grow, June 2013 (2031 B)

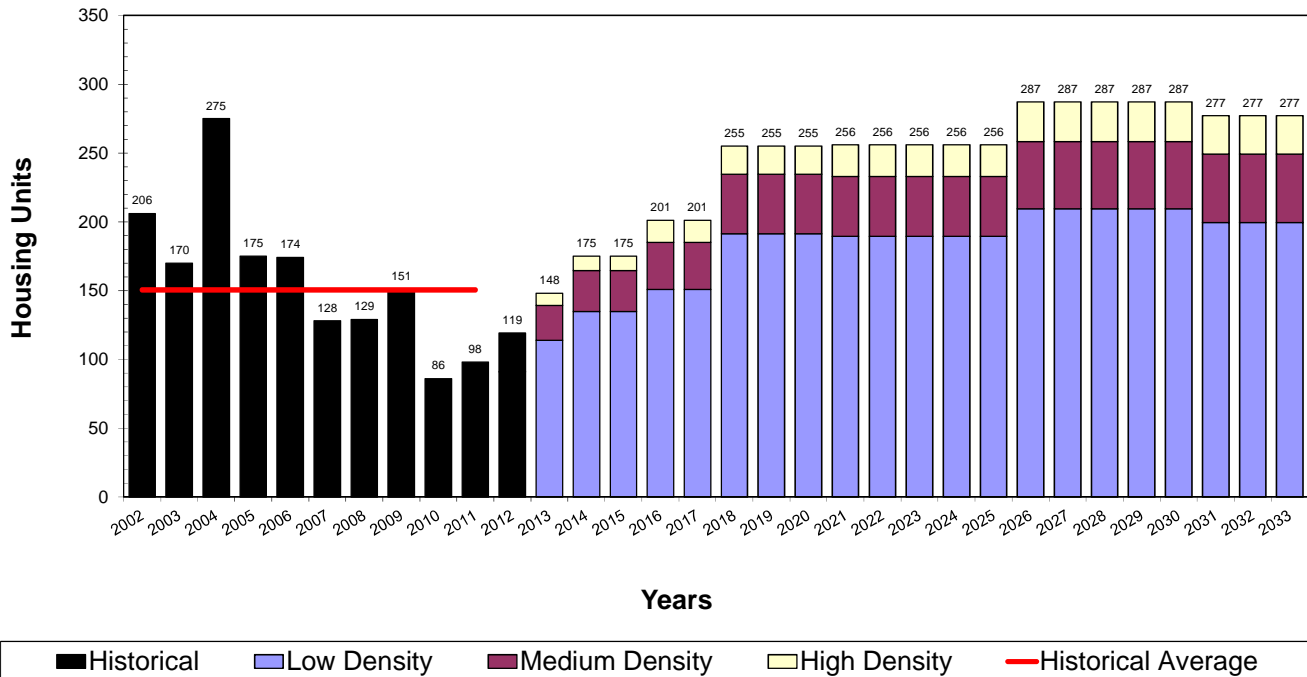
1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.

2. Includes townhomes and apartments in duplexes.

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

**FIGURE A-1**

**2014 - 2034 HOUSING FORECAST<sup>1</sup>**



Source: Historical housing activity (2002-2012) derived from County of Haldimand Planning Department, 2013

1. Growth Forecast represents start year.

**SCHEDULE 2  
HALDIMAND COUNTY  
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF  
DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	TIMING	SINGLES & SEMI-DETACHED	MULTIPLES <sup>1</sup>	APARTMENTS <sup>2</sup>	TOTAL RESIDENTIAL UNITS	GROSS POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE
Caledonia	Mid 2014 - Mid 2024	786	259	88	1,133	3,379	(437)	2,942
	Mid 2014 - Mid 2034	1,903	554	247	2,703	8,027	(794)	7,232
	Mid 2014 - Mid 2024	122	39	5	166	494	(71)	423
Cayuga	Mid 2014 - Mid 2034	237	75	13	325	966	(129)	837
	Mid 2014 - Mid 2024	96	41	14	150	449	(253)	196
Dunnville	Mid 2014 - Mid 2034	208	93	33	335	993	(460)	533
	Mid 2014 - Mid 2024	231	32	64	327	976	(113)	863
Hagersville	Mid 2014 - Mid 2034	450	95	132	677	2,009	(205)	1,805
	Mid 2014 - Mid 2024	2	6	7	14	43	(51)	(8)
Townsend	Mid 2014 - Mid 2034	5	13	17	35	103	(93)	10
	Mid 2014 - Mid 2024	32	12	6	50	150	(110)	40
Jarvis	Mid 2014 - Mid 2034	75	39	14	128	379	(200)	180
	Mid 2014 - Mid 2024	444	-	-	444	1,324	(926)	398
Remaining Rural Areas	Mid 2014 - Mid 2034	861	-	-	861	2,556	(1,684)	872
	Mid 2014 - Mid 2024	1,713	388	183	2,285	6,815	(1,961)	4,854
Haldimand County	Mid 2014 - Mid 2034	3,738	869	456	5,063	15,032	(3,564)	11,468

Source: Watson & Associates Economists Ltd., 2014

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with County and Town staff regarding future development prospects.

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 3  
HALDIMAND COUNTY  
CURRENT YEAR GROWTH FORECAST  
MID 2011 TO MID 2014**

		POPULATION
Mid 2011 Population		44,874
Occupants of New Housing Units, Mid 2011 to Mid 2014	<i>Units (2)</i>	364
	<i>multiplied by persons per unit (3)</i>	3.03
	<i>gross population increase</i>	1,101
		1,101
Decline in Housing Unit Occupancy, Mid 2011 to Mid 2014	<i>Units (4)</i>	16,830
	<i>multiplied by ppu decline rate (5)</i>	-0.0512
	<i>total decline in population</i>	-862
		-862
Population Estimate to Mid 2014		45,113
<i>Net Population Increase, Mid 2011 to Mid 2014</i>		239

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.16	79%	2.51
<i>Multiples (6)</i>	2.74	15%	0.42
<i>Apartments (7)</i>	1.86	5%	0.10
Total		100%	3.03

<sup>1</sup> Based on 2006 Census custom database

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

- (4) 2011 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4  
HALDIMAND COUNTY  
TEN YEAR GROWTH FORECAST  
MID 2014 TO MID 2024**

		POPULATION
Mid 2014 Population		45,113
Occupants of New Housing Units, Mid 2014 to Mid 2024	<i>Units (2)</i>	2,285
	<i>multiplied by persons per unit (3)</i>	2.98
	<i>gross population increase</i>	6,815
		6,815
Decline in Housing Unit Occupancy, Mid 2014 to Mid 2024	<i>Units (4)</i>	17,194
	<i>multiplied by ppu decline rate (5)</i>	-0.1140
	<i>total decline in population</i>	-1,961
		-1,961
Population Estimate to Mid 2024		49,967
<i>Net Population Increase, Mid 2014 to Mid 2024</i>		4,854

(1) Mid 2014 Population based on:

2011 Population (44,874) + Mid 2011 to Mid 2014 estimated housing units to beginning of forecast period (364 x 3.03 = 1,101) + (16,830 x -0.05126 = -862) = 45,113

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.16	75%	2.37
<i>Multiples (6)</i>	2.74	17%	0.47
<i>Apartments (7)</i>	1.86	8%	0.15
<i>one bedroom or less</i>	1.49		
<i>two bedrooms or more</i>	2.16		
<b>Total</b>		100%	2.98

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2014 households based upon 16,830 (2011 Census) + 364 (Mid 2011 to Mid 2014 unit estimate) = 17,194

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

(6) Includes townhomes and apartments in duplexes.

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



**SCHEDULE 5  
HALDIMAND COUNTY  
TWENTY YEAR GROWTH FORECAST  
MID 2014 TO MID 2034**

		POPULATION	
Mid 2014 Population		45,113	
Occupants of New Housing Units, Mid 2014 to Mid 2034	<i>Units (2)</i>	5,063	
	<i>multiplied by persons per unit (3)</i>	2.97	
	<i>gross population increase</i>	15,032	15,032
Decline in Housing Unit Occupancy, Mid 2014 to Mid 2034	<i>Units (4)</i>	17,194	
	<i>multiplied by ppu decline rate (5)</i>	-0.2073	
	<i>total decline in population</i>	-3,564	-3,564
Population Estimate to Mid 2034		56,581	
<i>Net Population Increase, Mid 2014 to Mid 2034</i>		11,468	

(1) Mid 2014 Population based on:

2011 Population (44,874) + Mid 2011 to Mid 2014 estimated housing units to beginning of forecast period (364 x 3.03 = 1,101) + (16,830 x -0.05126 = -862) = 45,113

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.16	74%	2.33
<i>Multiples (6)</i>	2.74	17%	0.47
<i>Apartments (7)</i>	1.86	9%	0.17
<i>one bedroom or less</i>	1.49		
<i>two bedrooms or more</i>	2.16		
<b>Total</b>		100%	2.97

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2014 households based upon 16,830 (2011 Census) + 364 (Mid 2011 to Mid 2014 unit estimate) = 17,194

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 7**

**HALDIMAND COUNTY  
HISTORICAL RESIDENTIAL BUILDING PERMITS  
YEARS 2003 - 2012**

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2003	167	0	3	170
2004	230	0	45	275
2005	165	3	7	175
2006	130	0	44	174
Sub-total	692	3	99	794
<b>Average (2003 - 2006)</b>	<b>173</b>	<b>1</b>	<b>25</b>	<b>199</b>
% Breakdown	87.2%	0.4%	12.5%	100.0%
2007	101	23	4	128
2008	85	44	0	129
2009	123	28	0	151
2010	83	3	0	86
2011	84	11	3	98
2012	91	28	0	119
Sub-total	567	137	7	711
<b>Average (2007 - 2012)</b>	<b>95</b>	<b>22</b>	<b>1</b>	<b>118</b>
% Breakdown	79.7%	19.3%	1.0%	100.0%
2003 - 2012				
Total	1,259	140	106	1,505
<b>Average</b>	<b>126</b>	<b>14</b>	<b>11</b>	<b>151</b>
% Breakdown	83.7%	9.3%	7.0%	100.0%

Sources:

Building Permits - County of Haldimand Planning Department, 2013

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

SCHEDULE 8a

HALDIMAND COUNTY  
 PERSONS PER UNIT BY AGE AND TYPE OF DWELLING  
 (2006 CENSUS)

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.043	3.363	-	3.104	3.10	
6-10	-	-	1.960	3.305	4.765	3.219	3.21	
11-15	-	-	1.700	3.354	4.818	3.239	3.23	
16-20	-	-	1.714	3.111	4.571	3.090	3.09	3.16
20-25	-	-	-	3.177	-	3.137	3.13	
25-35	-	-	1.929	2.752	3.909	2.716	2.71	
35+	-	1.609	1.932	2.856	4.128	2.665	2.66	
<b>Total</b>	<b>1.200</b>	<b>1.667</b>	<b>1.927</b>	<b>2.991</b>	<b>4.296</b>	<b>2.838</b>		

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

2. Includes townhomes and apartments in duplexes.

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

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

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

**SCHEDULE 8b**

**PROVINCE OF ONTARIO  
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING  
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	2.763	2.500	2.308	3.366	4.736	3.319	3.29	
6-10	2.363	2.392	2.209	3.386	4.664	3.352	3.33	
11-15	2.951	2.191	2.154	3.306	4.495	3.300	3.28	
16-20	1.983	2.137	2.155	3.291	4.359	3.294	3.28	3.30
20-25	2.381	2.115	2.153	3.185	4.251	3.164	3.16	
25-35	2.218	1.880	2.055	2.910	4.061	2.880	2.88	
35+	1.911	1.663	1.975	2.748	3.764	2.611	2.61	
<b>Total</b>	<b>2.172</b>	<b>1.865</b>	<b>2.043</b>	<b>3.008</b>	<b>4.170</b>	<b>2.919</b>		

Age of Dwelling	MULTIPLES <sup>2</sup>						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	2.151	2.024	2.061	2.823	4.655	2.632	2.62	
6-10	2.177	2.078	2.055	2.906	4.544	2.706	2.70	
11-15	2.079	1.891	2.127	3.014	4.495	2.787	2.78	
16-20	2.164	1.908	2.121	3.102	4.402	2.885	2.88	2.74
20-25	2.154	1.958	2.223	3.133	4.463	2.931	2.93	
25-35	1.838	1.878	2.261	2.956	4.165	2.818	2.82	
35+	1.512	1.520	2.058	2.937	3.626	2.509	2.51	
<b>Total</b>	<b>1.815</b>	<b>1.732</b>	<b>2.108</b>	<b>2.963</b>	<b>4.086</b>	<b>2.702</b>		

Age of Dwelling	APARTMENTS <sup>3</sup>						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	1.540	1.500	1.942	2.895	3.781	1.788	1.77	
6-10	1.637	1.501	1.959	3.044	3.400	1.882	1.86	
11-15	1.563	1.450	2.073	3.176	4.708	1.903	1.89	
16-20	1.663	1.477	2.018	3.177	4.150	1.915	1.91	1.86
20-25	1.596	1.506	2.148	3.154	4.539	1.978	1.97	
25-35	1.510	1.481	2.153	3.089	4.068	1.986	1.98	
35+	1.455	1.466	2.152	2.955	3.341	1.928	1.93	
<b>Total</b>	<b>1.508</b>	<b>1.476</b>	<b>2.112</b>	<b>3.029</b>	<b>3.595</b>	<b>1.933</b>		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	1.723	1.700	2.118	3.269	4.724	2.957
6-10	1.787	1.728	2.076	3.291	4.646	3.027
11-15	1.700	1.551	2.103	3.250	4.496	2.871
16-20	1.738	1.565	2.066	3.263	4.361	2.914
20-25	1.668	1.581	2.158	3.175	4.283	2.770
25-35	1.560	1.523	2.139	2.932	4.071	2.562
35+	1.489	1.498	2.053	2.776	3.717	2.416
<b>Total</b>	<b>1.573</b>	<b>1.540</b>	<b>2.084</b>	<b>3.003</b>	<b>4.136</b>	<b>2.633</b>

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

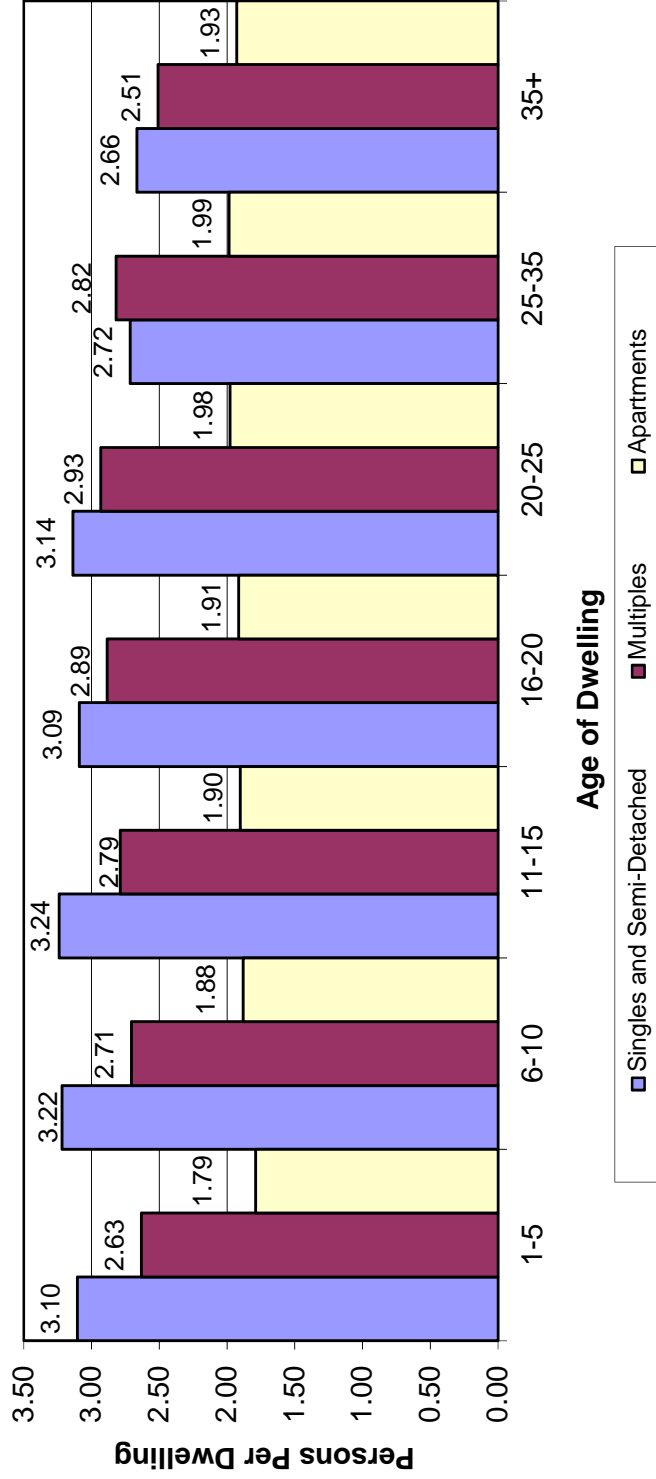
2. Includes townhomes and apartments in duplexes.

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

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

Note: Does not include institutional population

**SCHEDULE 9  
HALDIMAND COUNTY  
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING  
(2006 CENSUS)**



Multiple and Apartment PPU's are based on Province of Ontario.

**SCHEDULE 10a**  
**HALDIMAND COUNTY**  
**EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, MID 2014 TO MID 2034**

Period	Population		Activity Rate							Employment					Total Employment (Including NFPW)	Total (Excluding NFPW and Work at Home)
	Primary	Commercial/ Population Related	Industrial	Work at Home	No Fixed Place of Work (NFPW)	Total Employment (Including NFPW)	Total Employment (Including NFPW)	Commercial/ Population Related	Institutional	Industrial	Work at Home	Primary	Commercial/ Population Related	Institutional		
2001	43,728	0.078	0.127	0.089	0.053	0.060	0.393	0.343	805	2,415	5,558	3,893	2,335	2,195	17,200	12,990
2006	45,212	0.018	0.125	0.097	0.060	0.057	0.406	0.349	830	2,215	5,633	4,383	2,705	2,585	18,350	13,550
2011	44,874	0.019	0.122	0.100	0.068	0.059	0.413	0.354	855	2,010	5,470	4,490	3,050	2,865	18,540	13,665
Mid 2014	45,113	0.019	0.123	0.101	0.069	0.062	0.419	0.357	863	2,029	5,551	4,559	3,103	2,795	18,900	14,076
Mid 2024	49,967	0.018	0.124	0.098	0.067	0.067	0.415	0.348	884	2,092	6,211	4,882	3,339	3,335	20,743	15,316
Mid 2034	56,581	0.016	0.125	0.093	0.064	0.064	0.404	0.340	914	2,284	7,089	5,281	3,649	3,635	22,852	16,933
<b>Incremental Change</b>																
2001 - 2006	1,484	0.000	-0.006	0.008	0.006	0.007	0.013	0.006	25	-200	75	490	370	380	1,150	960
2006 - 2011	-338	0.0007	-0.042	-0.027	0.0081	0.0022	0.0073	0.0051	25	-205	-163	108	345	80	315	315
2011 - Mid 2014	239	0.0001	0.0002	0.0010	0.0008	0.0026	0.0058	0.0032	8	19	81	69	53	130	360	211
Mid 2014 - Mid 2024	4,854	-0.0014	-0.0031	-0.0034	-0.0020	0.0048	-0.0038	-0.0086	21	63	660	323	236	540	1,843	1,240
Mid 2014 - Mid 2034	11,468	-0.0030	-0.0046	0.0022	-0.0043	0.0023	-0.0151	-0.0174	51	255	1,538	722	546	840	3,952	2,857
<b>Annual Average</b>																
2001 - 2006	297	-0.00001	-0.00125	0.00158	0.00129	0.00140	0.00251	0.00111	5	-40	15	96	74	74	1,150	960
2006 - 2011	-68	0.0001	-0.0008	-0.0005	0.0006	0.0004	0.0015	0.0010	5	-41	-33	22	69	65	180	106
2011 - Mid 2014	120	0.00004	0.00010	0.00058	0.00041	0.00128	0.00291	0.00162	4	10	41	35	27	65	180	106
Mid 2014 - Mid 2024	485	-0.00014	-0.00031	0.00012	-0.00034	0.00048	-0.00038	-0.00086	2	6	66	32	24	54	184	124
Mid 2014 - Mid 2034	573	-0.00015	-0.00023	0.00011	-0.00039	0.00011	-0.00075	-0.00087	3	13	77	36	27	42	198	143

Source: Watson & Associates Economists Ltd., 2014. Derived from Schedule 3 of Consolidated Growth Plan for the Greater Golden Horseshoe (GGH) - Places to Grow, June 2013 (2031 B).

1. NFPW - No fixed place of work employment is defined by Statistics Canada as "persons who do not go from home to the same work place location at the beginning of each shift." Such persons include building and landscape contractors, travelling sales persons, independent truck drivers, etc.

**SCHEDULE 10b  
HALDIMAND COUNTY  
EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, MID 2014 TO MID 2041**

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) <sup>1</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total Employment	Industrial	Commercial/ Population Related	Institutional	Total
<b>2001</b>	43,728	805	5,558	3,893	2,335	12,590				
<b>2006</b>	45,212	830	5,633	4,383	2,705	13,550				
<b>2011</b>	44,874	855	5,470	4,490	3,050	13,865				
<b>Mid 2014</b>	45,113	863	5,551	4,559	3,103	14,076				
<b>Mid 2024</b>	49,967	884	6,211	4,882	3,339	15,316				
<b>Mid 2034</b>	56,581	914	7,089	5,281	3,649	16,933				
<b>Incremental Change</b>										
<b>2001 - 2006</b>	1,484	25	75	490	370	960				
<b>2006 - 2011</b>	-338	25	-163	108	345	315				
<b>2011 - Mid 2014</b>	239	8	81	69	53	211				
<b>Mid 2014 - Mid 2024</b>	4,854	21	660	323	236	1,240	858,000	177,650	165,200	1,200,850
<b>Mid 2014 - Mid 2034</b>	11,468	51	1,538	722	546	2,857	1,999,400	397,100	382,200	2,778,700
<b>Annual Average</b>										
<b>2001 - 2006</b>	297	5	15	98	74	192				
<b>2006 - 2011</b>	-68	5	-33	22	69	63				
<b>2011 - Mid 2014</b>	120	4	41	35	27	106	873,150	355,725	18,550	1,247,425
<b>Mid 2014 - Mid 2024</b>	485	2	66	32	24	124	85,800	17,765	16,520	120,085
<b>Mid 2014 - Mid 2034</b>	573	3	77	36	27	143	99,970	19,855	19,110	138,935

Source: Watson & Associates Economists Ltd., 2014. Derived from Schedule 3 of Consolidated Growth Plan for the Greater Golden Horseshoe (GGH) - Places to Grow, June 2013 (2031 B)

1. Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	550
Institutional	700

**SCHEDULE 10C  
HALDIMAND COUNTY  
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF  
DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	TIMING	INDUSTRIAL GFA S.F.	COMMERCIAL GFA S.F.	INSTITUTIONAL GFA S.F.	TOTAL NON-RES GFA S.F.	EMPLOYMENT INCREASE (EXCLUDING WAH AND NFPOW)
Caledonia	Mid 2014 - Mid 2024	497,900	82,000	77,700	657,600	643
	Mid 2014 - Mid 2034	1,261,000	242,600	233,800	1,737,400	1,745
Cayuga	Mid 2014 - Mid 2024	16,900	21,500	19,600	58,000	80
	Mid 2014 - Mid 2034	49,400	28,100	26,600	104,100	127
Dunnville	Mid 2014 - Mid 2024	240,500	8,800	8,400	257,700	213
	Mid 2014 - Mid 2034	379,600	19,800	18,900	418,300	355
Hagersville	Mid 2014 - Mid 2024	-	55,000	51,100	106,100	173
	Mid 2014 - Mid 2034	-	75,400	72,800	148,200	241
Townsend	Mid 2014 - Mid 2024	-	-	-	-	-
	Mid 2014 - Mid 2034	-	3,900	3,500	7,400	12
Jarvis	Mid 2014 - Mid 2024	42,900	1,700	-	44,600	36
	Mid 2014 - Mid 2034	219,700	7,700	7,700	235,100	194
Remaining Rural Areas	Mid 2014 - Mid 2024	59,800	8,800	8,400	77,000	95
	Mid 2014 - Mid 2034	89,700	19,800	18,900	128,400	183
Halldimand County	Mid 2014 - Mid 2024	858,000	177,700	165,200	1,200,900	1,240
	Mid 2014 - Mid 2034	1,999,400	397,100	382,200	2,778,700	2,857

Source: Watson & Associates Economists Ltd., 2014

Numbers may not add precisely due to rounding.



**SCHEDULE 11  
HALDIMAND COUNTY  
NON-RESIDENTIAL CONSTRUCTION VALUE  
YEARS 2006 - 2012  
(000's 2014 \$)**

YEAR	Industrial			Commercial			Institutional			Total					
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total			
2006	23,955	729	0	24,684	4,135	5,177	9,312	11	1,786	0	1,796	28,101	7,691	0	35,793
2007	12,482	771	285	13,539	420	655	1,075	2,498	1,150	399	4,047	15,400	2,576	685	18,661
2008	5,792	4,246	1,084	11,122	3,458	554	4,012	26	163	482	671	9,276	4,962	1,566	15,804
2009	5,470	3,202	0	8,672	37	1,233	1,541	2,092	1,132	0	3,225	7,599	5,568	271	13,438
2010	10,769	2,538	1,342	14,649	18,975	2,025	21,000	232	204	671	1,107	29,975	4,767	2,014	36,756
2011	11,734	1,046	2,155	14,934	975	1,843	4,955	120	3,729	0	3,849	12,828	6,618	4,292	23,738
2012	15,361	1,849	1,433	18,643	620	3,945	4,565	0	922	561	1,483	15,981	6,716	1,994	24,691
Subtotal	85,563	14,381	6,299	106,243	28,620	15,432	46,460	4,978	9,086	2,114	16,178	119,161	38,899	10,821	168,881
Percent of Total	81%	14%	6%	100%	62%	33%	100%	31%	56%	13%	100%	71%	23%	6%	100%
<b>Average</b>	<b>7,778</b>	<b>1,307</b>	<b>573</b>	<b>9,658</b>	<b>2,602</b>	<b>1,403</b>	<b>4,224</b>	<b>453</b>	<b>826</b>	<b>192</b>	<b>1,471</b>	<b>10,833</b>	<b>3,536</b>	<b>984</b>	<b>15,353</b>
2006 - 2012															
2006 - 2012 Total				106,243			46,460				16,178				168,881
<b>2006 - 2012 Average</b>				<b>15,178</b>			<b>6,637</b>				<b>2,311</b>				<b>24,126</b>
% Breakdown				62.9%			27.5%				9.6%				100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-XIB  
Note: Inflated to year-end 2013 (January, 2014) dollars using Reed Construction Cost Index

**SCHEDULE 12**  
**HALDIMAND COUNTY**  
**EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 2001 TO 2006**

		Year		Change	Comments
		2001	2006	01-06	
<b>Employment by industry</b>					
<b>1.0</b>	<b>Primary Industry Employment</b>				Categories which relate to local land-based resources.
1.1	<i>All primary</i>	1,820	1,715	-105	
<b>Sub-total</b>		<b>1,820</b>	<b>1,715</b>	<b>-105</b>	
<b>2.0</b>	<b>Industrial and Other Employment</b>				Categories which relate primarily to industrial land supply and demand.
2.1	<i>Manufacturing</i>	3,370	3,105	-265	
2.2	<i>Wholesale trade</i>	535	580	45	
2.3	<i>Construction</i>	525	785	260	
2.4	<i>Transportation, storage, communication and other utility</i>	1,583	1,578	-5	
<b>Sub-total</b>		<b>6,013</b>	<b>6,048</b>	<b>35</b>	
<b>3.0</b>	<b>Population Related Employment</b>				Categories which relate primarily to population growth within the municipality.
3.1	<i>Retail trade</i>	1,695	1,935	240	
3.2	<i>Finance, insurance, real estate operator and insurance agent</i>	420	425	5	
3.3	<i>Business service</i>	653	748	95	
3.4	<i>Accommodation, food and beverage and other service</i>	1,900	1,950	50	
<b>Sub-total</b>		<b>4,668</b>	<b>5,058</b>	<b>390</b>	
<b>4.0</b>	<b>Institutional</b>				
4.1	<i>Government Service</i>	350	375	25	
4.2	<i>Education service, Health, Social Services</i>	2,155	2,570	415	
<b>Sub-total</b>		<b>2,505</b>	<b>2,945</b>	<b>440</b>	
<b>Total Employment</b>		<b>15,005</b>	<b>15,765</b>	<b>760</b>	
<b>Population</b>		<b>43,728</b>	<b>45,212</b>	<b>1,484</b>	
<b>Employment to Population Ratio</b>					
<b>Industrial and Other Employment</b>		<b>0.14</b>	<b>0.13</b>	<b>0.00</b>	
<b>Population Related Employment</b>		<b>0.11</b>	<b>0.11</b>	<b>0.01</b>	
<b>Institutional Employment</b>		<b>0.06</b>	<b>0.07</b>	<b>0.01</b>	
<b>Primary Industry Employment</b>		<b>0.04</b>	<b>0.04</b>	<b>0.00</b>	
<b>Total</b>		<b>0.34</b>	<b>0.35</b>	<b>0.01</b>	

Source: Statistics Canada Employment by Place of Work

Note: 2001-2006 employment figures are classified by Standard Industrial Classification (SIC) Code

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**APPENDIX B**  
**LEVEL OF SERVICE**



## APPENDIX B - LEVEL OF SERVICE CEILING

## HALDIMAND COUNTY

## SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997

Service Category	Sub-Component	10 Year Average Service Standard			Maximum Ceiling LOS	
		Cost (per capita)	Quantity (per capita)			Quality (per capita)
Public Works - Buildings & Fleet	Public Works	\$230.16	1.7805	ft <sup>2</sup> of building area	129 per ft <sup>2</sup>	2,639,475
	Fleet	\$321.32	0.0054	No. of vehicles and equipment	59,504 per vehicle	3,684,898
Fire	Fire Facilities	\$309.22	1.2941	ft <sup>2</sup> of building area	239 per ft <sup>2</sup>	3,546,135
	Fire Vehicles	\$221.25	0.0011	No. of vehicles	201,136 per vehicle	2,537,295
	Fire Small Equipment and Gear	\$65.64	n/a	Value of equipment	n/a per Firefighter	752,779
Parking	Parking Facilities	\$47.37	5.4215	ft <sup>2</sup> of parking area	9 per ft <sup>2</sup>	229,934
Cemeteries	Cemeteries	\$112.92	0.0009	No. of developed cemetery Hectares	125,467 per ft <sup>2</sup>	548,114
Outdoor Recreation	Parkland Development	\$650.59	0.0139	No. of developed parkland Acres	46,805 per acre	3,157,964
	Parkland Amenities	\$418.27	0.0038	No. of parkland amenities	110,071 per amenity	2,030,283
	Parkland Amenities - Buildings	\$21.90	0.2028	ft <sup>2</sup> of building area	108 per ft <sup>2</sup>	251,149
	Parkland Trails	\$50.96	0.6753	Linear Metres of Paths and Trails	75 per lin m.	247,360
	Parks Vehicles and Equipment	\$56.34	0.0022	No. of vehicles and equipment	25,609 per vehicle	273,474
Indoor Recreation	Indoor Recreation Facilities	\$1,295.84	7.0081	ft <sup>2</sup> of building area	185 per ft <sup>2</sup>	6,290,007
Library	Library Facilities	\$213.84	0.8503	ft <sup>2</sup> of building area	251 per ft <sup>2</sup>	1,037,979
	Library Materials & Equipment	\$128.85	3.8667	Number of Items	33 per collection item	625,438
Ambulance	Ambulance Facilities	\$51.45	0.2639	ft <sup>2</sup> of building area	195 per ft <sup>2</sup>	249,738
	Ambulance Vehicles & Equipment	\$21.69	0.0025	No. of vehicles and equipment	8,676 per vehicle	105,283

**Haldimand County  
Service Standard Calculation Sheet**

Service: Fire Facilities  
Unit Measure: ft<sup>2</sup> of building area  
Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bldg Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Fire Hall, Caledonia (4 bays)	7,176	7,176	7,176	7,176	7,176	7,176	7,176	7,176	7,176	7,176	\$207	\$ 210
Fire Hall, Hagersville (4 bays) (Excluding Hall)	7,312	7,312	7,312	7,312	7,312	7,312	7,312	7,312	7,312	7,312	\$207	\$ 210
Fire Hall, Jarvis ( 4 bays)	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	\$207	\$ 251
Fire Hall, Cayuga ( 3 Bays & meeting room)	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	\$207	\$ 229
Fire Hall, Canfield (2 double bays)	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	\$226	\$ 246
Fire Hall, Canboro	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	\$226	\$ 247
Fire Hall, Lowbanks	3,770	3,770	3,770	3,770	3,770	4,260	4,260	4,260	4,260	4,260	\$226	\$ 248
Fire Hall, Moulton	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	-	\$226	\$ 339
Fire Hall, Dunville	6,324	6,324	6,324	6,324	6,324	6,324	6,324	6,324	6,324	6,324	\$207	\$ 239
Fire Hall, Byng	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$226	\$ 272
Fire Hall, South Haldimand (1 bay)	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$226	\$ 263
Fire Hall, Fisherville (2 bays)	3,495	3,495	3,495	3,495	3,495	3,495	3,495	3,495	3,495	3,495	\$226	\$ 236
Fire Hall, Sle Kirk (3 bays)	4,435	4,435	4,435	4,435	4,435	4,435	4,435	4,435	4,435	4,435	\$226	\$ 259
Communications Building	760	760	760	760	760	760	760	760	760	760	\$162	\$ 184
Canborough Quonset Hut	-	-	-	-	-	-	2,376	2,376	2,376	2,376	\$162	\$ 184
<b>Total</b>	<b>57,117</b>	<b>57,117</b>	<b>57,117</b>	<b>57,117</b>	<b>57,117</b>	<b>57,607</b>	<b>59,983</b>	<b>59,983</b>	<b>59,983</b>	<b>59,008</b>		

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	1,2810	1,2682	1,2633	1,2627	1,2649	1,2781	1,3309	1,3367	1,3395	1,3160

	2004-2013
Quantity Standard	1,2941
Quality Standard	\$239
Service Standard	\$309

DC Amount (before deductions)	20 Year
Forecast Population	11,468
\$ per Capita	\$309
Eligible Amount	\$3,546,135

**Haldimand County  
Service Standard Calculation Sheet**

Service: Fire Vehicles  
Unit Measure: No. of vehicles

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
Pumpers- Urban	11	11	11	11	11	9	7	7	7	6	\$380,000
Pumpers-Rural	8	8	7	7	7	10	9	9	8	4	\$38,000
Tankers	12	12	12	12	12	12	12	12	12	11	\$135,000
Rescue Van-Medium	6	6	6	6	6	6	4	4	3	3	\$110,000
Rescue Van-Heavy	6	6	6	6	6	6	6	6	6	6	\$275,000
Pumper/Rescue Combined Unit	-	-	-	-	-	-	3	4	4	6	\$485,000
Aerials	1	1	1	1	1	1	1	2	2	2	\$980,000
Boats/Trailers	4	4	4	4	4	4	4	4	4	4	\$37,600
Administration Vehicle	2	2	3	3	3	3	3	3	3	3	\$37,000
Administration Vehicle	1	1	1	1	1	1	1	1	1	1	\$42,000
<b>Total</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>52</b>	<b>50</b>	<b>52</b>	<b>50</b>	<b>46</b>	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	0.0011	0.0011	0.0011	0.0011	0.0011	0.0012	0.0011	0.0012	0.0011	0.0010

	2004-2013
10 Year Average	
Quantity Standard	0.0011
Quality Standard	\$201,136
Service Standard	\$221

	20 Year
DC Amount (before deductions)	
Forecast Population	11,468
\$ per Capita	\$221
Eligible Amount	\$2,537,295

**Haldimand County  
Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear  
Unit Measure: Value of equipment

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Communications Equipment	43,810	43,810	43,810	43,810	43,810	43,810	58,807	58,807	253,575	257,125
Air Bags	21,566	21,566	21,566	21,566	21,566	21,566	21,566	21,566	34,261	34,740
Bunker Gear	227,659	227,659	227,659	227,659	227,659	227,659	267,478	267,478	356,567	361,559
Pumps	330,000	330,000	330,000	330,000	330,000	342,455	327,225	327,225	315,695	320,115
Generator	52,288	52,288	52,288	52,288	52,288	52,288	56,104	56,104	60,965	61,819
Rams	70,782	70,782	70,782	70,782	70,782	70,782	70,782	70,782	70,782	71,773
Fire Fighting Equipment/Tools	650,000	650,000	650,000	650,000	650,000	688,257	653,480	653,480	688,257	697,893
Gas Detection	6,033	6,033	6,033	6,033	6,033	6,033	12,508	12,508	23,058	23,381
SCBA	384,425	384,425	384,425	384,425	384,425	384,425	384,846	384,846	572,028	580,036
Defibrillators	63,256	63,256	63,256	63,256	63,256	63,256	60,816	60,816	67,444	68,388
Saw	33,807	33,807	33,807	33,807	33,807	33,807	29,541	29,541	33,750	34,223
Cutter	75,407	75,407	75,407	75,407	75,407	75,407	75,407	75,407	91,088	92,363
Spreader	83,535	83,535	83,535	83,535	83,535	83,535	61,255	61,255	83,535	84,705
Thermal Camera	75,000	75,000	75,000	75,000	75,000	96,149	77,214	77,214	96,149	97,496
Air Fill Station	256,301	256,301	256,301	256,301	256,301	256,301	256,301	256,301	204,976	207,846
Nozzle and Appliances	20,235	20,235	20,235	20,235	20,235	20,235	39,835	39,835	77,641	78,728
Miscellaneous	235,000	335,622	335,622	335,622	335,622	335,622	459,004	471,805	612,739	621,318
<b>Total</b>	<b>2,629,104</b>	<b>2,729,727</b>	<b>2,729,727</b>	<b>2,729,727</b>	<b>2,729,727</b>	<b>2,801,589</b>	<b>2,912,169</b>	<b>2,924,970</b>	<b>3,642,511</b>	<b>3,693,506</b>

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	\$ 58.96	\$ 60.61	\$ 60.38	\$ 60.35	\$ 60.45	\$ 62.16	\$ 64.62	\$ 65.18	\$ 81.34	\$ 82.37

	2004-2013
10 Year Average	
Quantity Standard	n/a
Quality Standard	n/a
Service Standard	\$65.64

	20 Year
DC Amount (before deductions)	
Forecast Population	11,468
\$ per Capita	\$65.64
Eligible Amount	\$752,779



Haldimand County  
Service Standard Calculation  
Sheet

Service: Fleet  
Unit Measure: No. of vehicles and equipment

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
<b>Water</b>											
Pick-ups(3b) (CW)/P-ups (3a & 3d) (WT)	11	11	11	11	11	11	11	11	11	11	\$31,000
Van (2b) (CW)/Ton 4j Cube Van (WT)	1	1	1	1	1	1	1	1	1	1	\$25,000
Flusher (4e)	1	1	1	1	1	1	1	1	1	1	\$250,000
1 Ton truck (4a) (CW)/Ton 4c (WT)	2	2	2	2	2	2	2	2	2	2	\$64,000
Trailers (7b) - covered trailer	2	2	2	2	2	2	2	2	2	2	\$6,000
Trailers (7a)	-	-	-	-	-	-	-	-	-	-	\$35,000
Mowers (15a) (CW)/Tractor 13a sub compact (WT)	1	1	1	1	1	1	1	1	1	1	\$26,000
Compressors (18g)	3	3	3	3	3	3	3	3	3	3	\$18,000
Generators (18b)	7	7	7	7	7	7	7	7	7	7	\$9,000
Stationary - Generators (18a)	1	1	1	1	1	1	1	1	1	1	\$45,000
Rodders (16h)	4	4	4	4	4	4	4	4	4	4	\$3,000
Cement Saw (19b)	8	8	8	8	8	8	8	8	8	8	\$2,100
Chain Saw (19c)	2	2	2	2	2	2	2	2	2	2	\$850
Power Washer (16n)	1	1	1	1	1	1	1	1	1	1	\$6,000
Plate Tamper (16c)	1	1	1	1	1	1	1	1	1	1	\$3,500
Trash Pump	2	2	2	2	2	2	2	2	2	2	\$2,098
Water Sampling Station	14	14	14	14	14	14	14	14	14	14	\$4,370
Pump (21a)	14	14	14	14	14	14	14	14	14	14	\$2,300
Portable Power Washer (16m)	-	-	-	-	-	-	-	-	-	-	\$1,300
<b>Roads</b>											
Vans (2c)	1	1	1	1	1	1	1	1	1	1	\$27,000
Pick-ups (3b)(CW)/3a, 3c, 3e, 3i, 3j (WT)	22	22	22	22	22	22	22	22	22	22	\$33,000
Single Dump Trucks (5b)	8	8	8	8	8	8	8	8	8	8	\$240,000
Tandem Dump Trucks (6c)	15	15	15	15	15	17	17	17	17	17	\$260,000
One Ton Trucks (4a)(CW)/4a, 4d, 4g (WT)	8	8	8	8	8	8	8	8	8	8	\$62,000
Truck w/ Plow (4h)	1	1	1	1	1	1	1	1	1	1	\$67,000
Loaders (10a)	2	2	2	2	2	2	2	2	2	2	\$85,000
Loaders (10b)	4	4	4	4	4	4	4	4	4	4	\$200,000
Loader/Backhoe (12b)	5	5	5	5	5	5	5	5	5	5	\$130,000
Graders (9a)	9	9	9	9	9	9	9	9	9	9	\$300,000
Trailers 7a, 7b (CW) 7a, 7b (WT)	6	6	6	6	6	7	7	7	7	7	\$6,000
Tractor/Mower (13b)	1	1	1	1	1	1	1	1	1	1	\$36,000
Tractor/Mower (13g)	1	1	1	1	1	1	1	1	1	1	\$140,000
Mower (15a)	1	1	1	1	1	1	1	1	1	1	\$26,000
Mower (15b)	-	-	-	-	-	-	-	-	-	-	\$550
Sweeper/Vac (14b)	3	3	3	3	3	3	3	3	3	3	\$300,000
Brush Chipper (16d)	2	2	2	2	2	2	2	2	2	2	\$35,000
Compressors (18f)	3	3	3	3	3	3	3	3	3	3	\$3,500
Generator (CW) Gensets (18c)(WT)	4	4	4	4	4	4	4	4	4	4	\$3,000
Water Tank & Pump (16l)	4	4	4	4	4	4	4	4	4	4	\$22,000

Haldimand County  
Service Standard Calculation  
Sheet

Service: Fleet  
Unit Measure: No. of vehicles and equipment

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
Side Walk Grinder (16j)	1	1	1	1	1	1	1	1	1	1	\$6,000
Power Washer (16n)	4	4	4	4	4	4	4	4	4	4	\$6,000
Cement Saw & Cart (19b)	4	4	4	4	4	4	4	4	4	4	\$2,100
Chainsaw (19c)	15	15	15	15	15	15	15	15	15	15	\$860
Polesaw (19d)	4	4	4	4	4	4	4	4	4	4	\$750
Auger (16b)	-	-	-	-	-	-	-	-	-	-	\$3,000
Asphalt Recycler (20c)	1	1	1	1	1	1	1	1	1	1	\$22,000
Frost Pick	1	1	1	1	1	1	1	1	1	1	\$6,310
Gravel Shoulder Reclaimer (16o)	2	2	2	2	2	2	2	2	2	2	\$10,500
Hot Box & Plate Compactor (20a)	1	1	1	1	1	1	1	1	1	1	\$30,000
Jumping Jack (16c)	2	2	2	2	2	2	2	2	2	2	\$3,500
Plate Temper	5	5	5	5	5	5	5	5	5	5	\$6,112
Pavement Edger	1	1	1	1	1	1	1	1	1	1	\$7,921
Leaf Blower (16f)	-	-	-	-	-	-	-	-	-	-	\$750
Power Washer (16k)	-	-	-	-	-	-	-	-	-	-	\$18,000
Trailer (Paint Machine)	-	-	-	-	-	-	-	-	-	-	\$6,467
Trailer Mounted Pump (21c)	-	-	-	-	-	-	-	-	-	-	\$20,000
Float Trailer (7d)	2	2	2	2	2	2	2	2	2	2	\$28,000
Free Standing Bridge Crane	1	1	1	1	1	1	1	1	1	1	\$10,500
Drive on Hoist Rotary	1	1	1	1	1	1	1	1	1	1	\$10,000
Hydra Lift	1	1	1	1	1	1	1	1	1	1	\$10,000
Drive on Hoist SPX	1	1	1	1	1	1	1	1	1	1	\$10,000
Pump (21a, 21b)	3	3	3	3	3	3	3	3	3	3	\$2,300
Total	225	225	225	225	225	260	260	260	260	260	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per-Capita Standard	0.0050	0.0050	0.0050	0.0050	0.0050	0.0058	0.0058	0.0058	0.0058	0.0058

10 Year Average	2004-2013
Quantity Standard	0.0054
Quality Standard	\$59,504
Service Standard	\$321

DC Amount (before deductions)	20 Year
Forecast Population	11,468
\$ per Capita	\$321
Eligible Amount	\$3,684,898

**Haldimand County**  
**Service Standard Calculation Sheet**

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

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bldg Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
<b>Dunnville</b>												
Public Works Garage - Shop/Office - Dunnville	7,200	7,200	7,200	7,200	7,200	7,980	7,980	7,980	7,980	7,980	\$139	\$ 267
Salt Dome - Dunnville	1,963	1,963	1,963	1,963	1,963	6,907	6,907	6,907	6,907	6,907	\$63	\$ 66
Sand Dome (2) - Dunnville	4,869	4,869	4,869	4,869	4,869	5,163	5,163	5,163	5,163	5,163	\$39	\$ 41
Storage Shed #1 - Dunnville	576	576	576	576	576	247	247	247	247	247	\$70	\$ 74
Storage Shed #2 - Dunnville	210	210	210	210	210	240	240	240	240	240	\$70	\$ 74
Storage Shed #3 - Dunnville	360	360	360	360	360	360	360	360	360	360	\$70	\$ 74
<b>Kohler</b>												
2 Bay Garage - Kohler	-	-	-	-	-	2,123	2,123	2,123	2,123	2,123	\$139	\$ 174
Storage Shed - Kohler	-	-	-	-	-	96	96	96	96	96	\$70	\$ 99
Equipment Storage Depot - Works Building - Kohler	13,200	13,200	13,200	13,200	13,200	10,600	10,600	10,600	10,600	10,600	\$139	\$ 158
Storage Shed - Kohler	900	900	900	900	900	900	900	900	900	900	\$70	\$ 86
<b>Oneida</b>												
Public Works Building - Oneida	8,032	8,032	8,032	8,032	8,032	8,262	8,262	8,262	8,262	8,262	\$139	\$ 155
Salt Shed - Oneida	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$70	\$ 83
Storage Shed - Oneida	180	180	180	180	180	205	205	205	205	205	\$70	\$ 82
<b>Walpole</b>												
Public Works Building - Nanticoke (Walpole)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$119	\$ 140
Sand/Salt Domes - Walpole	4,072	4,072	4,072	4,072	4,072	4,072	4,072	4,072	4,072	4,072	\$33	\$ 50
Sand/Salt Domes - Walpole	-	-	6,000	6,000	6,000	5,983	5,983	5,983	5,983	5,983	\$46	\$ 64
Traffic Building - Walpole	-	-	-	-	-	210	210	210	210	210	\$70	\$ 123
<b>Jarvis</b>												
Equipment Storage - Jarvis Quonset	3,400	3,400	3,400	3,400	3,400	3,320	3,320	3,320	3,320	3,320	\$83	\$ 123
<b>Cayuga</b>												
Roads Building - Cayuga	12,108	12,108	12,108	12,108	12,108	12,108	12,108	12,108	12,108	12,108	\$139	\$ 162
Salt Dome (large) - Cayuga	5,281	5,281	5,281	5,281	5,281	5,281	5,281	5,281	5,281	5,281	\$35	\$ 52
Sand Dome (small) - Cayuga	2,443	2,443	2,443	2,443	2,443	2,443	2,443	2,443	2,443	2,443	\$57	\$ 76
Equipment Shed - Cayuga	150	150	150	150	150	150	150	150	150	150	\$70	\$ 90
<b>Total</b>	<b>72,444</b>	<b>72,444</b>	<b>78,444</b>	<b>78,444</b>	<b>78,444</b>	<b>84,150</b>	<b>84,150</b>	<b>84,150</b>	<b>84,150</b>	<b>84,150</b>		

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	1,6247	1,6085	1,7350	1,7342	1,7372	1,8669	1,8671	1,8753	1,8792	1,8767

<b>10 Year Average</b>	<b>2004-2013</b>
Quantity Standard	1,7805
Quality Standard	\$129
Service Standard	\$230

<b>DC Amount (before deductions)</b>	<b>20 Year</b>
Forecast Population	11,468
\$ per Capita	\$230
Eligible Amount	\$2,639,475

**Haldimand County  
Service Standard Calculation Sheet**

Service: Parking Facilities  
 Contact :  
 Unit Measure: ft<sup>2</sup> of parking area  
 Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/ft <sup>2</sup> )
Hagersville Municipal Parking Lot	6,896	6,896	6,896	6,896	6,896	6,896	6,896	6,896	6,896	6,896	\$ 17
Dunnville Grigg Municipal Parking Lot	29,451	29,451	29,451	29,451	29,451	29,451	29,451	29,451	29,451	29,451	\$ 17
Dunnville Main Street Municipal Parking Lot	38,518	38,518	38,518	38,518	38,518	38,518	38,518	38,518	38,518	38,518	\$ 17
Grandview Lodge Front Parking Lot	39,289	39,289	39,289	39,289	39,289	39,289	39,289	39,289	39,289	39,289	\$ 17
Caledonia Municipal Parking Lot	30,343	30,343	30,343	30,343	30,343	30,343	30,343	30,343	30,343	30,343	\$ 17
Hagersville Admin Officer/Market Canopy Parking Lot	40,366	40,366	40,366	40,366	40,366	40,366	40,366	40,366	40,366	40,366	\$ 17
Jarvis Wesley Church parking Lot	6,369	6,369	6,369	6,369	6,369	6,369	6,369	6,369	6,369	6,369	\$ 17
Grand Chow Main	18,214	18,214	18,214	18,214	18,214	18,214	18,214	18,214	18,214	18,214	\$ 17
Dunnville 110 Lock Street	7,683	7,683	7,683	7,683	7,683	7,683	7,683	7,683	7,683	7,683	\$ 17
<b>Total</b>	<b>217,129</b>	<b>217,129</b>	<b>217,129</b>	<b>217,129</b>	<b>217,129</b>	<b>217,129</b>	<b>217,129</b>	<b>217,129</b>	<b>217,129</b>	<b>217,129</b>	

Population	32,058	32,004	31,828	31,471	36,300	41,800	47,500	53,200	58,700	63,700
Per Capita Standard	6.7730	6.7844	6.8219	6.8993	5.9815	5.1945	4.5711	4.0814	3.6990	3.4086

	2004-2013
10 Year Average	
Quantity Standard	5.4215
Quality Standard	\$9
Service Standard	\$47

	10 Year
DC Amount (before deductions)	
Forecast Population	4,854
\$ per Capita	\$47
Eligible Amount	\$229,934

Haldimand County  
Service Standard Calculation Sheet

2.47105 Hectares to Acres

Service: Parkland Development  
Unit Measure: No. of developed parkland Acres

Quantity Measure	Quantity Measure												2014 Value (\$/acre)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014			
<b>NEIGHBOURHOOD PARKS</b>														
Gardiner Avenue Park - Dunnville	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	\$25,000
Kneebone Park - Caledonia	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$25,000
Burke Estates - Caledonia	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	\$25,000
Haller Heights - Caledonia	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	\$25,000
Pansley Square - Caledonia	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	\$25,000
Williamson Woods - Caledonia	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$25,000
Scottiacres - Caledonia	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$25,000
Thistlemoor - Caledonia	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$25,000
Tot Lot (Twin Heights) - Caledonia	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$25,000
Highland Heights - Caledonia	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	\$25,000
West End Park - Hagersville	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$25,000
Edinburgh Square - Caledonia	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$25,000
Central Park - Dunnville	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$25,000
Garfield Dishar Park - Dunnville	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$25,000
Centennial Park - Dunnville	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	\$25,000
Seneca Park	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$25,000
Canfield Ball Park	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	\$25,000
Decewville Park	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	\$25,000
Winfield Park - Dunnville	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	\$25,000
Cayuga Kinsmen Ball Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$25,000
Kinsmen Riverfront Park - Cayuga (Bob Balgent)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$25,000
York Park	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	\$25,000
Thompson Park - Caledonia	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$25,000
Dumfries Park - Three Docks	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$25,000
Village Green - Cayuga	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$25,000
South Side Dam Park - Caledonia	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	\$25,000
Dunrobin Park - Caledonia	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$25,000
Patterson Park - Caledonia	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$25,000
Ravine Park - Townsend	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$25,000
Esplanade Park - Dunnville	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$25,000
Rail Park - Dunnville	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	\$25,000
Pt. Maitland - East Boat Launch	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$25,000
Dunnville														
Ramsay Park	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	\$25,000
Cathness - Caledonia - Asset 3217	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$25,000
Dunnville Sign West - Asset 3204	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$25,000
Dunnville Sign East - Asset 3187	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$25,000

**Haldimand County**  
**Service Standard Calculation Sheet**  
**2.47105 Hectares to Acres**

Service: Parkland Development  
 Unit Measure: No. of developed parkland Acres

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/acre)
<b>COMMUNITY PARKS</b>											
Oswego Park- Dunnville	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$50,000
Black Creek- Caledonia	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	\$50,000
Lions Park- Hagersville	12.8	12.8	12.8	12.8	12.8	12.8	12.8	12.8	12.8	12.8	\$50,000
Carboro	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	\$50,000
Ramsay Drive- Caledonia	43.7	43.7	43.7	43.7	43.7	43.7	43.7	43.7	43.7	43.7	\$50,000
Marshall Woodlot - Dunnville	81.6	81.6	81.6	81.6	81.6	81.6	81.6	81.6	81.6	81.6	\$50,000
Kinsmen Park- Caledonia	9.6	9.6	9.6	9.6	9.6	9.6	9.6	9.6	9.6	9.6	\$50,000
McKinnon Park- Caledonia	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	\$50,000
Fisherville Town Park	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	\$50,000
Rainham Community Centre Park	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	\$50,000
Grant Keit Memorial Park- Hagersville	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	\$50,000
Hagersville Lions Park- Hagersville	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	\$50,000
Forest Park - Townsend	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	\$50,000
Elmvale Park- Townsend	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$50,000
Dunnville Soccer Complex	33.6	33.6	33.6	33.6	33.6	33.6	33.6	33.6	33.6	33.6	\$50,000
Onelda Ball Park	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3	\$50,000
Kinsmen Park - Cayuga	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$50,000
LaFortune Park - Caledonia	104.1	104.1	104.1	104.1	104.1	104.1	104.1	104.1	104.1	104.1	\$50,000
Townsend Central (corner Nan Okr Pkwy & Twrns)	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9	9.9	\$50,000
Springvale (incl. Pavilion/booth/ rink land)	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	\$50,000
Seikirk (incl. pavilion/booth/ rink land)	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	\$50,000
Jarvis Lions Park (includes pavilion/tennis crts land)	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	17.5	\$50,000
Nanticoke Community Park	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$50,000
Brocheleir Park- Cayuga	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0	\$50,000
McClung Soccer Park - Caledonia	87.3	87.3	87.3	87.3	87.3	87.3	87.3	87.3	87.3	87.3	\$50,000
Kinsmen Park Dunnville - Park #47	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	\$50,000
<b>Total</b>	<b>624.8</b>	<b>624.8</b>	<b>624.8</b>	<b>624.8</b>	<b>624.8</b>	<b>624.1</b>	<b>624.2</b>	<b>624.2</b>	<b>624.2</b>	<b>624.2</b>	

Population	44,569	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	0.0140	0.0139	0.0138	0.0138	0.0138	0.0138	0.0138	0.0139	0.0139	0.0139

	2004-2013
Quantity Standard	0.0139
Quality Standard	\$46,805
Service Standard	\$651

	10 Year
DC Amount (before deductions)	4,854
Forecast Population	\$651
\$ per Capita	\$3,157,964

**Haldimand County  
Service Standard Calculation Sheet**

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

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
<b>SOCCER FIELDS</b>											
<b>Intermediate Soccer</b>											
Lions Park	1	1	1	1	1	1	1	1	1	1	\$28,000
Kinsmen Park	1	1	1	1	1	-	-	-	-	-	\$28,000
Dunville Soccer Park (1 field lit)	6	6	6	6	6	6	6	6	6	8	\$42,000
McKinnon Park - Caledonia (Unlit)	3	3	3	3	3	3	3	3	3	2	\$111,000
Broechler Fields - Cayuga (lit)	4	4	4	4	4	4	4	4	4	3	\$70,100
McClung Soccer Park	9	9	9	9	9	9	9	9	9	9	\$28,000
<b>Practices/Scrub</b>											
Oneida	1	1	1	1	1	1	1	1	1	1	\$12,900
Selkirk Athletic Field (diamond #2)	1	1	1	1	1	1	1	1	1	1	\$12,900
Canfield	1	1	1	1	1	1	1	1	1	1	\$12,900
Jarvis	1	1	1	1	1	1	1	1	1	1	\$12,900
Springvale Athletic Field (diamond #2)	1	1	1	1	1	1	1	1	1	1	\$12,900
Lions Park - Hagersville	1	1	1	1	1	1	1	1	1	1	\$12,900
Fisherville Park	1	1	1	1	1	1	1	1	1	1	\$12,900
<b>Mini Soccer</b>											
Woodlawn	2	2	2	2	2	2	2	2	2	2	\$28,000
Dunville Soccer Park	2	2	2	2	2	2	2	2	2	2	\$16,200
Townsend (crn Nanticoke Crk Pkwy)	1	1	1	1	1	1	1	1	1	1	\$16,200
Broechler	8	8	8	8	8	8	8	8	8	8	\$16,200
McClung Soccer Park	4	4	4	4	4	4	4	4	4	4	\$16,200
<b>BALL DIAMONDS #</b>											
<b>Unit</b>											
Canboro Park	1	1	1	1	1	1	1	1	1	1	\$42,000
Owego Park	1	1	1	1	1	1	1	1	1	1	\$42,000
Kinsmen Park Dunville	1	1	1	1	1	1	1	1	1	1	\$62,500
Grant Kett Park - Hagersville	1	1	1	1	1	1	1	1	1	1	\$42,000
Edinburgh Square - Caledonia	1	1	1	1	1	1	1	1	1	1	\$42,000
Fisherville Park Kinsmen	1	1	1	1	1	1	1	1	1	1	\$42,000
Oneida Park - Fred Prince	1	1	1	1	1	1	1	1	1	1	\$42,000
Hardball Diamond - Kinsmen	4	4	4	4	4	4	4	4	4	4	\$42,000
Rainham Centre	1	1	1	1	1	1	1	1	1	1	\$42,000
Springvale Athletic Field (diamond #1)	-	-	-	-	-	-	-	-	-	-	\$36,600
Springvale Athletic Field (diamond #2)	1	1	1	1	1	1	1	1	1	1	\$36,600
Kinsmen Park - Cayuga	1	1	1	1	1	1	1	1	1	1	\$42,000

**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
<b>Lit</b>											
Lions Park - dunnville	1	1	1	1	1	1	1	1	1	1	\$92,700
Kinsmen Park - Dunnville	1	1	1	1	1	1	1	1	1	1	\$145,500
Grant Kett Park - Hagersville	2	2	2	2	2	2	2	2	2	2	\$185,400
McKinnon Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$92,700
Kinsmen Park - Caledonia	-	-	-	-	-	-	-	-	-	-	\$32,300
Kinsmen Park - Cayuga	1	1	1	1	1	1	1	1	1	1	\$92,700
Fisherville Park	3	3	3	3	3	3	3	3	3	3	\$185,400
Oneida Park - Fred Prince	1	1	1	1	1	1	1	1	1	1	\$92,700
Jarvis Lions Athletic Field (diamond #1)	1	1	1	1	1	1	1	1	1	1	\$153,100
Jarvis Lions Athletic Field (diamond #2)	1	1	1	1	1	1	1	1	1	1	\$92,700
Selkirk Athletic Field (diamond #1)	1	1	1	1	1	1	1	1	1	1	\$92,700
Nanticoke Athletic Field	1	1	1	1	1	1	1	1	1	1	\$92,700
Springvale Athletic Field (diamond #1)	1	1	1	1	1	1	1	1	1	1	\$132,600
Ramsey Park - Dunnville	-	-	-	-	-	-	-	1	1	1	\$414,000
<b>TENNIS COURTS (#)</b>											
Lions Park (Lit) - Hagersville	2	2	2	2	2	2	2	2	2	2	\$37,700
Kinsmen Park - Caledonia (Lit)	2	2	2	2	2	2	2	2	2	2	\$37,700
Kinsmen Park - Cayuga (Lit)	2	2	2	2	2	2	2	2	2	2	\$37,700
Lions Park (Lit) - Jarvis	3	3	3	3	3	3	3	3	3	3	\$56,600
Forest Park Dr (Lit) - Townsend	2	2	2	2	2	2	2	2	2	2	\$56,600
Dunnville (Unlit)	3	3	3	3	3	3	3	3	3	3	\$35,000
<b>OUTDOOR POOLS (#)</b>											
Dunnville Lions Park	1	1	1	1	1	1	1	1	1	1	\$2,224,700
Dunnville Central Park - wading pool	1	1	1	1	1	1	1	1	1	1	\$118,600
Caledonia (Pool plus Diving Pool)	1	1	1	1	1	1	1	1	1	2	\$3,015,000
Hagersville	1	1	1	1	1	1	1	1	1	1	\$2,224,700
Caledonia - wading pool/now splash pad in 2013	1	1	1	1	1	1	1	1	1	1	\$720,000
Hagersville - wading pool	1	1	1	1	1	1	1	1	1	1	\$118,600
<b>OTHER FACILITIES (#)</b>											
Fisherville Town Park	1	1	1	1	1	1	1	1	1	1	\$29,100
Selkirk Athletic Field	1	1	1	1	1	1	1	1	1	1	\$29,100
Thistlemoor Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$29,100



**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
<b>PLAYGROUNDS #</b>											
Bob Baigent Memorial Park-Cayuga	1	1	1	1	1	1	1	1	1	1	\$75,000
Burke Estates Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$75,000
Canfield	1	1	1	1	1	1	1	1	1	1	\$75,000
Central Park - Dunnville	1	1	1	1	1	1	1	1	1	1	\$100,000
Dunrobin Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$75,000
Esplanade Park - Dunnville	1	1	1	1	1	1	1	1	1	1	\$75,000
Forest Park - Townsends	1	1	1	1	1	1	1	1	1	1	\$75,000
Grant Kett Park - Hagersville	1	1	1	1	1	1	1	1	1	1	\$75,000
Highland Heights - Caledonia	1	1	1	1	1	1	1	1	1	1	\$75,000
Kinsmen Park - Dunnville	1	1	1	1	1	1	1	1	1	1	\$100,000
Kinsmen Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$100,000
Kinsmen Ball Park - Cayuga	1	1	1	1	1	1	1	1	1	1	\$100,000
Lions Park - Dunnville	1	1	1	1	1	1	1	1	1	1	\$100,000
Lions Park - Fisherville	1	1	1	1	1	1	1	1	1	1	\$100,000
Lions Park - Jarvis	1	1	1	1	1	1	1	1	1	1	\$100,000
Lions Park - Hagersville	1	1	1	1	1	1	1	1	1	1	\$100,000
McKinnon Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$100,000
Nanticoke Athletic Field	1	1	1	1	1	1	1	1	1	1	\$100,000
Oswego Park - Dunnville	1	1	1	1	1	1	1	1	1	1	\$75,000
Scott Acres Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$75,000
Salkirk Athletic Field	1	1	1	1	1	1	1	1	1	1	\$100,000
Springvale Athletic Field	1	1	1	1	1	1	1	1	1	1	\$100,000
Paisley Square - Caledonia	1	1	1	1	1	1	1	1	1	1	\$75,000
Thistlemoor - Caledonia	1	1	1	1	1	1	1	1	1	1	\$75,000
West End - Hagersville	1	1	1	1	1	1	1	1	1	1	\$75,000
Williamson Woods - Caledonia	1	1	1	1	1	1	1	1	1	1	\$75,000
York Park	1	1	1	1	1	1	1	1	1	1	\$100,000
<b>SPECIAL FACILITIES (#)</b>											
<b>Boat Ramps/ Docks</b>											
Esplanade	1	1	1	1	1	1	1	1	1	1	\$10,000
Pt. Maitland East	1	1	1	1	1	1	1	1	1	1	\$10,000
Wingfield Park	1	1	1	1	1	1	1	1	1	1	\$22,000
Garfield Disher Park - Dunnville	1	1	1	1	1	1	1	1	1	1	\$26,900
Bob Baigent Memorial Park	1	1	1	1	1	1	1	1	1	1	\$26,900
LaFortune Park	1	1	1	1	1	1	1	1	1	1	\$26,900

**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
<b>Picnic Pavilions</b>											
Centennial Park Pavilion -Dunnville	1	1	1	1	1	1	1	1	1	1	\$24,600
Jarvis Lions Park	1	1	1	1	1	1	1	1	1	1	\$100,200
Kinsmen Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$29,000
Lions Park Pavilion - Hagersville	1	1	1	1	1	1	1	1	1	1	\$78,400
McKinnon Park - Caledonia	1	1	1	1	1	1	1	1	1	1	\$25,900
Grant Kett Park - Hagersville	1	1	1	1	1	1	1	1	1	1	\$48,700
Bob Batgent Memorial Park - Cayuga	1	1	1	1	1	1	1	1	1	1	\$51,700
Nanticoke Park	1	1	1	1	1	1	1	1	1	1	\$34,100
Seakirk Park	1	1	1	1	1	1	1	1	1	1	\$228,400
Springvale Park	1	1	1	1	1	1	1	1	1	1	\$62,300
Oneida Ball Park - Fred Prince	1	1	1	1	1	1	1	1	1	1	\$110,600
Lions Park - Fisherville	1	1	1	1	1	1	1	1	1	1	\$110,600
Lafortune Park #1	1	1	1	1	1	1	1	1	1	1	\$43,500
Lafortune Park #2	1	1	1	1	1	1	1	1	1	1	\$22,500
Brocheher Park	1	1	1	1	1	1	1	1	1	1	\$34,800
Caledonia Soccer	1	1	1	1	1	1	1	1	1	1	\$34,600
Cayuga Village Green	1	1	1	1	1	1	1	1	1	1	\$11,800
Dunnville Garfield Disher Pavilion	1	1	1	1	1	1	1	1	1	1	\$19,300
Dunnville Kinsmen Park Pavilion	1	1	1	1	1	1	1	1	1	1	\$78,600
Dunnville Lions Park	1	1	1	1	1	1	1	1	1	1	\$34,600
Dunnville Soccer Pavilion	1	1	1	1	1	1	1	1	1	1	\$34,800
Moulton Fire Hall Pavilion	1	1	1	1	1	1	1	1	1	1	\$17,400
Townsend Lions Club	1	1	1	1	1	1	1	1	1	1	\$118,200
<b>Storage Facilities</b>											
Storage Building Lions Park Jarvis	1	1	1	1	1	1	1	1	1	1	\$39,900
Storage Building Hwy 6 Lions Prk Jarvis	1	1	1	1	1	1	1	1	1	1	\$115,300
Parks Storage Garage Townsend	1	1	1	1	1	1	1	1	1	1	\$108,900
Caledonia Kinsmen Park, Washrooms	1	1	1	1	1	1	1	1	1	1	\$47,600
Caledonia Lafortune - Washrooms	1	1	1	1	1	1	1	1	1	1	\$68,700
Cayuga Kinsmen Park, Concession Booth	1	1	1	1	1	1	1	1	1	1	\$120,800
Dunnville Kinsmen Park Washrooms / Pavilion	1	1	1	1	1	1	1	1	1	1	\$78,600
Dunnville Lions Park Washrooms/ Meeting Rooms	1	1	1	1	1	1	1	1	1	1	\$353,400

**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
Fisherville Lions Park Booth / Washrooms	1	1	1	1	1	1	1	1	1	1	\$92,900
Hagersville Kett Park, Booth / Washrooms	1	1	1	1	1	1	1	1	1	1	\$41,100
Hagersville Lions Memorial Park, Picnic Shelter / Washrooms	1	1	1	1	1	1	1	1	1	1	\$78,400
Nanticoke Concession Booth	1	1	1	1	1	1	1	1	1	1	\$68,000
Oneida Concession Booth / Washrooms	1	1	1	1	1	1	1	1	1	1	\$28,800
Selkirk Community Park, Concession Booth	1	1	1	1	1	1	1	1	1	1	\$28,300
Selkirk Community Park, Washrooms	1	1	1	1	1	1	1	1	1	1	\$24,200
Springvale Park, Concession Booth/Washrooms	1	1	1	1	1	1	1	1	1	1	\$89,900
Townsend Lions Club, Washrooms/Lime Storage	1	1	1	1	1	1	1	1	1	1	\$33,100
<b>Other Facilities</b>											
Caledonia Kinsmen Park - Gazebo	-	-	-	-	-	-	-	-	-	-	\$216,000
Lions Park Pavilion - Dunnville	-	-	-	-	-	-	-	-	-	-	\$75,500
Central Park Band Shell - Dunnville	1	1	1	1	1	1	1	1	1	1	\$68,200
Lawn Bowling Clubhouse & Pavilion Edinburgh Square Park	1	1	1	1	1	1	1	1	1	1	\$124,000
<b>Total</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>167</b>	<b>167</b>	<b>168</b>	<b>168</b>	<b>170</b>	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	0.0039	0.0039	0.0038	0.0038	0.0039	0.0037	0.0037	0.0037	0.0038	0.0038

	2004-2013
10 Year Average	
Quantity Standard	0.0038
Quality Standard	\$110,071
Service Standard	\$418

DC Amount (before deductions)	10 Year
Forecast Population	4,854
\$ per Capita	\$418
Eligible Amount	\$2,030,283

**Haldimand County**

**Service Standard Calculation Sheet**

Service: Parkland Amenities - Buildings  
 Unit Measure: ft² of building area

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Building Value (\$/sq.ft.)
Workshop & Garage - Riverside	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	\$ 108.00
Lafortune Mtce Shope & Storage	2,727	2,727	2,727	2,727	2,727	2,727	2,727	2,727	2,727	2,727	\$ 108.00
Caledonia Cemetery Storage/Workshop	780	780	780	780	780	780	780	780	780	780	\$ 108.00
Cayuga Workshop	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	\$ 108.00
<b>Total</b>	<b>9,124</b>	<b>9,124</b>	<b>9,124</b>	<b>9,124</b>	<b>9,124</b>	<b>9,124</b>	<b>9,124</b>	<b>9,124</b>	<b>9,124</b>	<b>9,124</b>	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	0.2046	0.2026	0.2018	0.2017	0.2021	0.2024	0.2024	0.2033	0.2038	0.2035

	2004-2013
10 Year Average	
Quantity Standard	0.2028
Quality Standard	\$108
Service Standard	\$22

DC Amount (before deductions)	10 Year
Forecast Population	11,468
\$ per Capita	\$22
Eligible Amount:	\$251,149

**Haldimand County  
Service Standard Calculation Sheet**

Service: Parkland Trails  
Unit Measure: Linear Metres of Paths and Trails  
**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/ Lin. Metre)
<b>Paths</b>											
Rotary Riverside Trail - 7 km developed trail	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	\$45
Rail Park Pathway - grass area/stone p.	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$45
Bob Baigent Park	500	500	500	500	500	500	500	500	500	500	\$45
Burke Estates Park	500	500	500	500	500	500	500	500	500	500	\$45
Central Park - Dunnville Part # 1	100	100	100	100	100	100	100	100	100	100	\$45
Central Park - Dunnville Part # 2	100	100	100	100	100	100	100	100	100	100	\$45
Dunrobin Park	100	100	100	100	100	100	100	100	100	100	\$45
Edinburgh Square Museum	100	100	100	100	100	100	100	100	100	100	\$45
Espanade Park (Port Maitland Park)	500	500	500	500	500	500	500	500	500	500	\$45
Forest Park	500	500	500	500	500	500	500	500	500	500	\$45
Lions Park - Dunnville	500	500	500	500	500	500	500	500	500	500	\$45
Lions Park - Hagersville	500	500	500	500	500	500	500	500	500	500	\$45
Paisley Square Park	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$45
Seneca Park	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	\$45
south side dam park	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	\$45
Williamson Woods Park	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	\$45
Lavis Meadows	-	-	-	-	-	-	-	-	-	-	\$119
Chippewa Trail (Orkney Bridge to Haldibrook)	-	-	-	-	-	-	-	-	-	-	\$74
<b>Path - Lit</b>											
Kinsmen Park Lit Trail Walkway (const. 1970's)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$300
Thistlemoor Park Lit Trail Pathway (const. 1999)	500	500	500	500	500	500	500	500	500	500	\$300
Patterson Walkway (const. 1998 paved)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$300
Townsend Central Park	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$300
Cayuga - Munsee to Thorburn	-	-	-	-	-	-	-	220	220	220	\$370
<b>Total</b>	<b>30,000.0</b>	<b>30,000.0</b>	<b>30,000.0</b>	<b>30,000.0</b>	<b>30,000.0</b>	<b>30,000.0</b>	<b>30,000.0</b>	<b>30,220.0</b>	<b>30,220.0</b>	<b>33,357.5</b>	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,089	44,874	44,779	44,840
Per Capita Standard	0.67	0.67	0.66	0.66	0.66	0.67	0.67	0.67	0.67	0.74

10 Year Average	2004-2013
Quantity Standard	0.6753
Quality Standard	\$75
Service Standard	\$51

DC Amount (before deductions)	10 Year
Forecast Population	4,854
\$ per Capita	\$51
Eligible Amount	\$247,360

**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
<b>VEHICLES (#)</b>											
Vans (2a)	1	1	1	1	1	1	1	1	1	1	\$24,000
Pick-ups (3a, 3b)	4	4	4	4	4	4	4	4	4	4	\$27,000
Pick-ups (3f)	1	1	1	1	1	1	1	1	1	1	\$45,000
Pick-ups (3g)	2	2	2	2	2	2	2	2	2	2	\$52,000
Trailer (7b)	5	5	5	5	5	5	5	5	5	5	\$6,000
Ton (4e)	3	3	3	3	3	3	3	3	3	3	\$250,000
Ton (4a, 4h)	-	-	-	-	-	2	2	2	2	2	\$67,000
Side Loading Packer (4i)	1	1	1	1	1	1	1	1	1	1	\$130,000
Ice Resurfacer (22a, 22b)	5	5	5	5	5	5	5	5	5	5	\$90,000
Tractor (13c)	1	1	1	1	1	-	-	-	-	-	\$45,000
Tractors (15a)	8	8	8	8	8	8	8	8	8	8	\$26,000
Tractors (13b)	4	4	4	4	4	4	4	4	4	4	\$36,000
Mowers (15c)	8	8	8	8	8	8	8	8	8	8	\$16,000
Mowers (15d)	2	2	2	2	2	2	2	2	2	2	\$50,000
Mower W/ Attachment (15e)	1	1	1	1	1	1	1	1	1	1	\$36,000
Rollers (16c)	-	-	-	-	-	1	1	1	1	1	\$3,500
Push Mower (15b)	-	-	-	-	-	4	4	4	4	4	\$550
Ball Diamond Groomers (16a)	3	3	3	3	3	3	3	3	3	3	\$9,000
Gravel Recycler (16o)(CW)/(16c)(WT)	1	1	1	1	1	1	1	1	1	1	\$10,500
Scissor Lift (17a)	1	1	1	1	1	1	1	1	1	1	\$7,000
Auger (16b)	2	2	2	2	2	10	10	10	10	10	\$3,000
Backhoe Attachment	1	1	1	1	1	1	1	1	1	1	\$9,255
Blade	1	1	1	1	1	1	1	1	1	1	\$2,500
Hedge Trimmer (16e)	3	3	3	3	3	3	3	3	3	3	\$550
Lawn Attachment	1	1	1	1	1	1	1	1	1	1	\$2,500
Level-Ice Laser Level	1	1	1	1	1	1	1	1	1	1	\$22,562
Cement Saw (19b)(CW)/(19a)(WT)	1	1	1	1	1	1	1	1	1	1	\$2,100
Chainsaw (19c)	4	4	4	4	4	4	4	4	4	4	\$850
Compressor (18e)	1	1	1	1	1	1	1	1	1	1	\$2,800

**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
Generator (18c)	2	2	2	2	2	2	2	2	2	2	\$3,000
Ice Edger (22d)	5	5	5	5	5	5	5	5	5	5	\$5,000
Ice Groomer - curfling	1	1	1	1	1	1	1	1	1	1	\$5,000
Pole Saw (19d)	2	2	2	2	2	2	2	2	2	2	\$750
Power Sweeper (14a)	2	2	2	2	2	2	2	2	2	2	\$2,500
Power Washer (16n)(CW)/(16m)(WT)	2	2	2	2	2	2	2	2	2	2	\$6,000
Pump (21a)	5	5	5	5	5	5	5	5	5	5	\$2,300
Snow Blower (16c)	1	1	1	1	1	1	1	1	1	1	\$3,500
Steam Cleaner w/ cart	2	2	2	2	2	2	2	2	2	2	\$1,436
Leaf Blower (16f)	-	-	-	-	-	4	4	4	4	4	\$750
Rototiller (16i)	-	-	-	-	-	2	2	2	2	2	\$2,000
<b>Total</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>108</b>	<b>108</b>	<b>108</b>	<b>108</b>	<b>108</b>	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	0.0020	0.0020	0.0019	0.0019	0.0019	0.0019	0.0024	0.0024	0.0024	0.0024

	2004-2013
10 Year Average	
Quantity Standard	0.0022
Quality Standard	\$25,609
Service Standard	\$56

	10 Year
DC Amount (before deductions)	4,854
Forecast Population	\$56
\$ per Capita	\$273,474

**Haldimand County  
Service Standard Calculation Sheet**

Indoor Recreation Facilities  
ft² of building area

Unit Measure:  
**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bid'g Value (\$/ft²)	Value/ft² with land, site works, etc.
Dunville Memorial Arena & Rec Centre	32,874	32,874	32,874	32,874	32,874	32,874	32,874	68,221	68,221	68,221	\$130	\$ 170
Canborough Community Centre	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	\$112	\$ 139
Sherbrooke Community Centre	2,894	-	-	-	-	-	-	-	-	-	\$130	\$ 157
Moulton Community Centre	3,552	3,552	3,552	3,552	3,552	3,552	3,552	-	-	-	\$132	\$ 176
Lions Park Hall	3,805	3,805	3,805	3,805	3,805	3,805	3,805	-	-	-	\$78	\$ 82
Cayuga Arena & Meitcalfe Hall	23,875	23,875	23,875	23,875	23,875	23,875	23,875	55,154	55,154	55,154	\$146	\$ 189
Hagersville Arena	22,218	22,218	22,218	22,218	22,218	22,218	22,218	31,500	31,500	31,500	\$160	\$ 211
Cayuga Kinsmen Community Centre	6,493	6,493	6,493	6,493	6,493	6,493	6,493	6,493	6,493	6,493	\$118	\$ 133
Caledonia Lions Hall	6,930	6,930	6,930	6,930	6,930	6,930	6,930	6,930	6,930	6,930	\$138	\$ 158
Fisherville Lions Community Centre	11,015	11,015	11,015	11,015	11,015	11,015	11,015	11,015	11,015	11,015	\$97	\$ 107
Jarvis Community Centre hall/kitchen/common space	8,583	8,583	8,583	8,583	8,583	8,583	8,583	8,583	8,583	8,583	\$123	\$ 148
Jarvis Community Centre lawn/bowling clubhouse/mig room	1,200	1,200	1,200	1,200	1,200	1,175	1,175	1,175	1,175	1,175	\$83	\$ 97
Seikirk Centennial Community Centre	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	\$152	\$ 176
Nanticoke Community Hall	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232	\$95	\$ 121
Cheapside Community Hall	2,308	2,308	2,308	2,308	2,308	2,308	2,308	2,308	2,308	2,308	\$119	\$ 145
Townsend Community Centre	2,520	2,520	2,520	2,520	2,520	2,520	2,520	-	-	-	\$42	\$ 66
Caledonia Lawn Bowling Club House - asset 587	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$33	\$ 65
Haldimand County Caledonia Centre	108,629	108,629	108,629	108,629	108,629	108,629	108,629	108,629	108,629	108,629	\$132	\$ 177
Cayuga Senior Citizens Centre - asset 576	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$237	\$ 289
Lowbanks Community Centre - asset 582	-	-	-	-	2,040	2,040	2,040	2,040	2,040	2,040	\$217	\$ 349
Canfield Community Centre - asset 725	4,038	4,038	4,038	4,038	4,038	4,038	4,038	4,038	4,038	4,038	\$237	\$ 287
Cayuga Lions Scout Hall - asset 726	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$237	\$ 279
Hagersville Community Centre - asset 727	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	\$237	\$ 290
Haldimand Agricultural Community Centre - asset 728	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$237	\$ 292
Rainham Center Community Centre - asset 729	2,856	2,856	2,856	2,856	2,856	2,856	2,856	2,856	2,856	2,856	\$237	\$ 293
Seneca Centennial (Scout) Hall - asset 730	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	\$237	\$ 361
South Cayuga Community Centre - asset 731	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	3,188	\$237	\$ 284
Oneida Shippery Music Hall - asset 733	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	\$237	\$ 341
<b>Total</b>	<b>296,894</b>	<b>294,000</b>	<b>294,000</b>	<b>294,000</b>	<b>296,040</b>	<b>295,420</b>	<b>295,420</b>	<b>362,046</b>	<b>362,046</b>	<b>362,046</b>		

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	6,6585	6,5280	6,5027	6,4995	6,5561	6,5541	6,5548	8,0681	8,0852	8,0742

	2004-2013 10 Year Average
Quantity Standard	7,0081
Quality Standard	\$185
Service Standard	\$1,296

	10 Year
DC Amount (before deductions)	4,854
Forecast Population	\$1,296
Eligible Amount	\$6,290,007



**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bid'g Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Dunnville	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	\$237	\$ 268.00
Caledonia	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	\$168	\$ 206.00
Hagersville	4,800	5,095	5,095	5,095	5,095	5,095	5,095	5,095	5,095	5,095	\$237	\$ 268.00
Cayuga	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	\$237	\$ 280.00
Selkirk (in Community Centre)	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	\$237	\$ 273.00
Jarvis	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$237	\$ 267.00
<b>Total</b>	<b>37,986</b>	<b>38,281</b>	<b>38,281</b>	<b>38,281</b>	<b>38,281</b>	<b>38,281</b>	<b>38,281</b>	<b>38,281</b>	<b>38,281</b>	<b>38,281</b>		

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	0.8519	0.8500	0.8467	0.8463	0.8478	0.8493	0.8494	0.8531	0.8549	0.8537

	2004-2013
10 Year Average	
Quantity Standard	0.8503
Quality Standard	\$251
Service Standard	\$214

	10 Year
DC Amount (before deductions)	
Forecast Population	4,854
\$ per Capita	\$214
Eligible Amount	\$1,037,979

**Haldimand County  
Service Standard Calculation Sheet**

Service: Library Materials & Equipment  
Unit Measure: Number of Items

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
<b>LIBRARY MATERIALS</b>											
Books	134,297	134,297	152,921	155,034	157,212	-	-	-	-	-	\$28
Audio Visual( CD's, Tapes Videos)	8,942	8,942	12,567	12,998	14,149	-	-	-	-	-	\$33
Periodicals	5,119	5,119	5,337	4,714	4,243	-	-	-	-	-	\$5
Library Materials - Combined	-	-	-	-	-	181,580	184,021	182,455	187,674	187,906	\$28
<b>LIBRARY EQUIPMENT</b>											
Library Furniture Pools (shelves, furniture etc.)	1	1	1	1	1	1	1	1	1	1	\$953,480
<b>Total</b>	<b>148,359</b>	<b>148,359</b>	<b>170,826</b>	<b>172,747</b>	<b>175,605</b>	<b>181,581</b>	<b>184,022</b>	<b>182,456</b>	<b>187,675</b>	<b>187,907</b>	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	3.3273	3.2942	3.7783	3.8190	3.8889	4.0285	4.0831	4.0660	4.1911	4.1906

	2004-2013
10 Year Average	
Quantity Standard	3.8667
Quality Standard	\$33
Service Standard	\$129

DC Amount (before deductions)	10 Year
Forecast Population	4,854
\$ per Capita	\$129
Eligible Amount	\$625,438

**Haldimand County  
Service Standard Calculation Sheet**

Service: Cemeteries  
Unit Measure: No. of developed cemetery Hectares  
**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Hectare)
Anger & River Rd.	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$118,565
Addy	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
All Saints Anglican Cemetery	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
McCloy/Ballsville	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$118,565
Bethel	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$118,565
Bretzler	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$118,565
Briggs	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$118,565
C. Bell Farm	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	\$118,565
Caledonia	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	6.31	\$118,565
Caledonia Methodist	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$118,565
Canboro	0.50	0.50	0.50	0.50	0.50	0.49	0.49	0.49	0.49	0.49	\$118,565
Canfield	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$118,565
Riverside Cemetery - Cayuga	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	\$118,565
Cheapside Baptist Church	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$118,565
Rockport/Chrysler	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$118,565
Cowell Private	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
Davis Family	-	-	-	0.004	0.004	0.004	0.004	0.004	0.004	0.004	\$118,565
Decewsville	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$118,565
Decew-Young	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$118,565
Diltz Road	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$118,565
Ebenezer	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$118,565
Fawcett Family	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	\$118,565
George Upper	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$118,565
Hagersville Union	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	\$118,565
Highbanks	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	\$118,565
Huffman	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
Inman Road	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$118,565
Kirk	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$118,565
Long Pioneer	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$118,565
Lowbanks	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$118,565
McGaw	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$118,565
McCollum	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	\$118,565
Melick	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	\$118,565
Moote Road	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$118,565
Mount Carmel	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$118,565
Mount Healy	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$118,565
Norfolk County Home	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
Old Anglican (Circularville)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$118,565

**Haldimand County  
Service Standard Calculation Sheet**

Service: Cemeteries  
 Unit Measure: No. of developed cemetery Hectares  
 Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Hectare)
Old Methodist	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
Port Mailland & Non-Sectarian	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$118,565
Primitive Methodist Church	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
Providence	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$118,565
Rainham Centre	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$118,565
Reformed Mennonite	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$118,565
Riverside Dunnville	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	\$118,565
Robert Decew	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
Roman Catholic	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
South Cayuga	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	\$118,565
Union Cemetery	0.12	0.12	-	-	-	-	-	-	-	-	\$118,565
Steen/Upper (Town Hall)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$118,565
Woodlawn	13.03	13.03	13.03	13.03	13.03	13.03	13.03	13.03	13.03	13.03	\$118,565
Young Tract Burial Ground - Pending	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$118,565
Zore	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$118,565
<b>Total</b>	<b>43.66</b>	<b>43.66</b>	<b>42.46</b>	<b>42.47</b>	<b>42.47</b>	<b>42.47</b>	<b>42.48</b>	<b>42.48</b>	<b>42.48</b>	<b>43.81</b>	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	0.0010	0.0010	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0010

	2004-2013 10 Year Average
Quantity Standard	0.0009
Quality Standard	\$125,467
Service Standard	\$113

	10 Year DC Amount (before deductions)
Forecast Population	4,854
\$ per Capita	\$113
Eligible Amount	\$548,114

**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bid'g Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Dunnville Base - 117 Forest	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	\$175	\$ 195.00
Hagersville Base (leased from hospital)	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	\$175	\$ 193.00
Caledonia	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	\$175	\$ 195.00
Kohler	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,448	\$175	\$ 197.00
<b>Total</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>	<b>11,871</b>

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840	44,840
Per Capita Standard	0.2662	0.2636	0.2626	0.2624	0.2629	0.2634	0.2634	0.2645	0.2651	0.2647	0.2647

	2004-2013
10 Year Average	
Quantity Standard	0.2639
Quality Standard	\$195
Service Standard	\$51

	10 Year
DC Amount (before deductions)	
Forecast Population	4,854
\$ per Capita	\$51
Eligible Amount	\$249,738

**Haldimand County  
Service Standard Calculation Sheet**

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

**Quantity Measure**

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
<b>Equipment</b>											
Stretcher	11	11	11	11	11	11	15	18	15	15	\$6,250
Stretcher - Scoop	23	23	23	23	23	23	23	23	23	23	\$838
Defibrillator	19	19	19	19	19	19	19	19	19	19	\$2,000
Defibrillator	-	-	-	-	29	29	34	34	34	34	\$40,000
Stair Chair	9	9	9	9	9	9	13	16	16	16	\$3,020
Portable Suction Cup	14	14	14	14	14	14	14	14	14	14	\$673
Generator	2	2	2	2	2	2	2	2	2	2	\$3,000
Gas Detection Equipment	-	-	-	-	-	-	7	7	7	7	\$223
Dryer	2	2	2	2	2	2	2	2	2	2	\$1,222
Washing Machine	2	2	2	2	2	2	2	2	2	2	\$1,222
Television	1	1	1	1	1	1	1	1	1	1	\$1,172
VCR	1	1	1	1	1	1	1	1	1	1	\$657
Airway Management Trainer	-	-	-	-	-	-	1	1	1	1	\$2,223
Emergency Services Furniture	2	2	2	2	2	2	3	4	5	5	\$1,000
<b>Total</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>115</b>	<b>115</b>	<b>137</b>	<b>144</b>	<b>142</b>	<b>142</b>	

Population	44,589	45,037	45,212	45,234	45,155	45,074	45,069	44,874	44,779	44,840
Per Capita Standard	0.0019	0.0019	0.0019	0.0019	0.0025	0.0026	0.0030	0.0032	0.0032	0.0032

	2004-2013
10 Year Average	
Quantity Standard	0.0025
Quality Standard	\$8,676
Service Standard	\$22

	10 Year
DC Amount (before deductions)	
Forecast Population	4,854
\$ per Capita	\$22
Eligible Amount	\$105,283

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**APPENDIX C**  
**LONG TERM CAPITAL AND OPERATING COST**  
**EXAMINATION**





## APPENDIX C - LONG TERM CAPITAL AND OPERATING COST EXAMINATION

### COUNTY OF HALDIMAND ANNUAL CAPITAL AND OPERATING COST IMPACT

As a requirement of the *Development Charges Act, 1997* under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the County's approved 2012 Financial Information Return (FIR).

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

ASSET	LIFECYCLE COST FACTORS	
	AVERAGE USEFUL LIFE	FACTOR
Water and Wastewater Services	80	0.005161
Roads	20	0.041157
Facilities	40	0.016556
Public Works Vehicles	10	0.091327
Fire Vehicles	15	0.057825
Fire Small Equipment & Gear	8	0.116510
Parkland Development	30	0.002465

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

**Table C-1  
HALDIMAND COUNTY  
OPERATING AND CAPITAL EXPENDITURE IMPACTS  
FOR FUTURE CAPITAL EXPENDITURES**

C-2

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Stormwater Drainage and Control Services</b>				
1.1 Channels, drainage and ponds	1,296,454	6,700	64,907	71,607
<b>2. Wastewater Services</b>				
2.1 Sewers	8,534,838	44,000	1,686,837	1,730,837
<b>3. Water Services</b>				
3.1 Distribution systems	7,424,064	38,300	2,181,199	2,219,499
<b>4. Roads and Related</b>				
4.1 Roads	7,899,831	325,100	5,832,866	6,157,966
<b>5. Public Works - Buildings &amp; Fleet</b>				
5.1 Public Works	1,179,242	19,500	870,697	890,197
<b>6. Fire Protection Services</b>				
6.1 Fire facilities	3,545,724	58,700	805,319	864,019
6.2 Fire vehicles	1,636,339	94,600	371,652	466,252
6.3 Small equipment and gear	100,000	11,700	22,712	34,412
<b>7. Parking Services</b>				
7.1 Municipal parking facilities	206,910	6,500	0	6,500
<b>8. Leisure Services</b>				
8.1 Parkland development, amenities & trails	2,454,030	60,500	109,674	170,174
8.2 Parks vehicles and equipment	191,610	17,500	8,563	26,063
8.3 Recreation facilities	6,229,279	103,100	353,844	456,944
<b>9. Library Board</b>				
9.1 Library facilities	1,474,632	24,400	174,958	199,358
<b>10. General Government</b>				
10.1 Studies	520,129	0	0	0
<b>11. Cemeteries</b>				
11.1 Cemeteries	301,500	5,000	30,187	35,187
<b>12. Ambulance</b>				
12.1 Ambulance facilities	243,091	4,000	428,656	432,656
12.2 Vehicles	66,600	6,100	117,440	123,540

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**APPENDIX D**  
**DEVELOPMENT CHARGE RESERVE FUND POLICY**



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## **APPENDIX D - DEVELOPMENT CHARGE RESERVE FUND POLICY**

### **D.1 Legislative Requirements**

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

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

Annually, the Treasurer of the Municipality is required to provide Council with a financial statement related to the DC by-law(s) and reserve funds. This statement must also be forwarded to the Minister of Municipal Affairs and Housing within 60 days of the statement being filed with Council.

O.Reg. 82/98 prescribes the information that must be included in the Treasurer’s statement, as follows:

- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established;
- transactions for the year (e.g. collections, draws);
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;

- amount and source of money used by the Municipality to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the County, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the DC reserve fund and the amount and source of any other monies spent on the project.

Based upon the above, Figure D-1 sets out the format for which annual reporting to Council should be provided.

## **D.2 DC Reserve Fund Application**

Section 35 of the DCA states that:

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

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service.

**Appendix D-1**  
**Development Charge Reserve Fund**  
**HALDIMAND COUNTY**  
**as at December 31, 201X**

	Roads and Related	Parking Services	Fire Protection Services	Leisure Services	Library Board	General Government	Cemeteries	Ambulance	Stormwater Drainage and Control Services	Wastewater Services	Water Services	Total
Balance as of January 1,												-
Plus:												
Development Charge Proceeds												-
Other												-
Accrued Interest Allocation												-
<b>Sub-Total</b>				-	-	-	-	-	-			-
Less:												
Amounts Transferred to Operating Fund												-
Amounts Transferred to Capital Fund												-
<b>Sub-Total</b>				-	-	-	-	-	-			-
<b>Closing Balance as of December 31,</b>				-	-	-	-	-	-			-

**Appendix D-2**  
**SAMPLE DEVELOPMENT CHARGE RESERVE FUNDS STATEMENT**  
**HALDIMAND COUNTY**  
**FOR THE YEAR \_\_\_\_\_**

Reserve Fund	Town Wide							Urban Area			
	Roads and Related	Parking Services	Fire Protection Services	Leisure Services	Library Board	General Government	Cemeteries	Ambulance	Stormwater Drainage and Control Services	Wastewater Services	Water Services
Balance as of January 1											
Plus:											
Development Charge Collections											
Accrued Interest											
Repayment of Monies Borrowed from Fund and Associated Interest											
<b>SUB-TOTAL</b>											
Less:											
Amount Transferred to Capital (or Other Funds {1})											
Amounts Refunded											
Amounts Loaned to Other DC Service Category											
Credits {2}											
Monies Borrowed from Fund for Other Municipal Purposes											
<b>SUB-TOTAL</b>											
<b>December 31 Closing Balance</b>											

(1) See Attachment 1 for details  
(2) See Attachment 2 for details



# Attachment 1

**SAMPLE DEVELOPMENT CHARGE RESERVE FUND STATEMENT  
HALDIMAND COUNTY  
FOR THE YEAR \_\_\_\_\_**

<b>DISCOUNTED SERVICES RESERVE FUND TRANSFERS</b>					
<b>Capital Project</b>	<b>DC Reserve Fund Draw</b>	<b>Operating Fund Draw</b>	<b>Other Reserves Fund Draw</b>	<b>Debt</b>	<b>Total</b>

## Attachment 2

**DEVELOPMENT CHARGE RESERVE FUND STATEMENT  
HALDIMAND COUNTY  
FOR THE YEAR \_\_\_\_\_**

**LISTING OF CREDITS UNDER DCA, 1997, s.38 BY HOLDER**

Credit Holder	Applicable DC Reserve Fund	Credit Balance - Beginning of Year	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance - End of Year

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**APPENDIX E**  
**LOCAL SERVICE POLICY**



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## APPENDIX E - LOCAL SERVICE POLICY

### HALDIMAND COUNTY GENERAL POLICY GUIDELINES ON LOCAL SERVICE FUNDING FOR ROAD-RELATED, STORMWATER MANAGEMENT, WATER AND SANITARY SEWER WORKS

#### 1. Local and Collector Roads

- 1.1. Local and collector roads internal and external to development - Direct developer responsibility under s.59 of the DCA (as a local service).

#### 2. Traffic Signals

- 2.1. Traffic signalization associated with development – Direct developer responsibility under section 59 of the DCA (as a local service).

#### 3. Intersection Improvements

- 3.1. New roads (collector and local) and road (collector) improvements – Direct developer responsibility under section 59 of the DCA (as a local service).
- 3.2. Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of the DCA (as a local service).
- 3.3. Intersections with provincial highways – Direct developer responsibility under section 59 of the DCA (as a local service).

#### 4. Streetlights

- 4.1. Streetlights within specific developments – Direct developer responsibility under s.59 of the DCA (as a local service).

#### 5. Sidewalks

- 5.1. Sidewalks related to section 1 Roads - Direct developer responsibility through local service provisions (s.59 of the DCA).

- 5.2. Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of the DCA)

**6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways**

- 6.1. Bike lanes, within road allowance, internal to development – Direct developer responsibility under s.59 of the DCA (as a local service).
- 6.2. Bike paths/multi-use trails/naturalized walkways internal to development – Direct developer responsibility under s.59 of the DCA (as a local service).

**7. Noise Abatement Measures**

- 7.1. Internal to Development - Direct developer responsibility though local service provisions (s.59 of DCA)

**8. Traffic Control Systems**

- 8.1. If related to section 1 Roads – Direct developer responsibility under s. 59 of the DCA.

**9. Land Acquisition for Road Allowances**

- 9.1. Land Acquisition for collector or local roads – Dedication under the *Planning Act* subdivision provision (s.51) through development lands.

**10. Land Acquisition for Easements**

- 10.1. Easement costs internal to subdivisions – Direct developer responsibility under s.59 of the DCA.

**11. Storm Water Management**

- 11.1. Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of the DCA).
- 11.2. Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by area municipality.

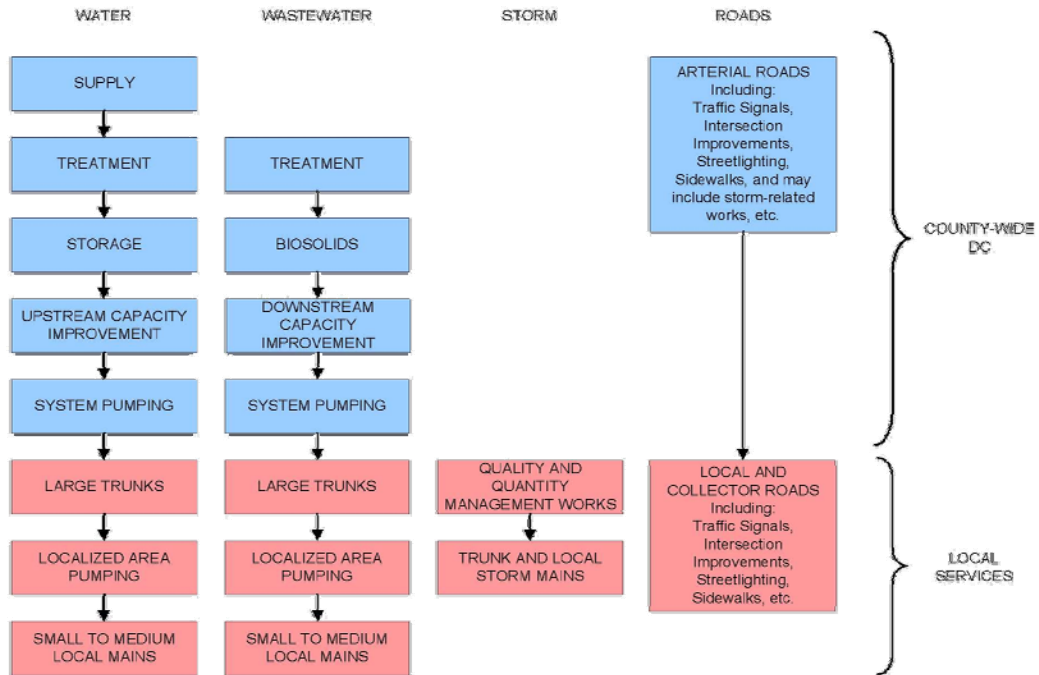
**12. Water**

- 12.1. Trunk watermains external to subdivisions – Direct developer responsibility under s.59 of the DCA.
- 12.2. Localized mains and pumping stations within or external to the subdivision – Direct developer responsibility under s.59 of the DCA.
- 12.3. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

**13. Sanitary Sewer**

- 13.1. Trunk sanitary sewers external to subdivisions – Direct developer responsibility under s.59 of the DCA.
- 13.2. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 13.3. Localized sanitary sewer works and pumping stations – Direct developer responsibility under s.59 of the DCA.

**DEVELOPMENT CHARGE VS. LOCAL SERVICE WORKS**







**APPENDIX F**  
**PROPOSED DEVELOPMENT CHARGE BY-LAW**



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**THE CORPORATION OF HALDIMAND COUNTY**

**By-law No /14**

***Being a By-Law to establish Development Charges on  
Lands within The Corporation of Haldimand County.***

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

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

**AND WHEREAS** as required by Section 11 of the Act, this by-law is being enacted within one year of the April 2014 completion of the said development charge background study, titled Haldimand County Development Charge Background Study, April 2014 prepared by Watson & Associates Economists Ltd;

**AND WHEREAS** the Council of The Corporation of Haldimand County, at a Council Meeting on May 20, 2014, has adopted the recommendations for development charges policies in Haldimand County;

**AND WHEREAS** in advance of passing this by-law the Council of The Corporation of Haldimand County has given notice of and held a public meeting on April 28, 2014, in accordance with Section 12(1)(b) of the *Development Charges Act, 1997* regarding its proposals for this development charges by-law;

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

**AND WHEREAS** the Council of The Corporation of Haldimand County has adopted the Development Charges Background Study by resolution on May 20, 2014, and thereby indicates the intent to ensure that the increase in the need for services attributable to the anticipated development will be met, and the intent that the future excess capacity identified in this study shall be paid for by the development charges or similar charges;

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

**Definitions**

- 1) In this By-law,

- a) “Act” means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, or any successor thereto;
- b) “agricultural land” means land which is zoned for agricultural or farming uses in the Zoning By-Laws of The Corporation of Haldimand County;
- c) “apartment unit” means any dwelling unit in an apartment building and will include a garden suite or granny flat;
- d) “apartment building” means a building consisting of more than one dwelling unit with a private bathroom and kitchen facilities in each unit and which is not a single detached dwelling, a semi-detached dwelling, a farm help house, a multiple unit dwelling, a mobile home or a temporary residential structure;
- e) “accessory apartment” means a residential dwelling unit within a single or semi-detached dwelling not exempted within Section 7 of this By-law and in the case of a mixed use development, a residential dwelling unit which is secondary to the main use of the building. An accessory apartment, as defined, shall be considered an apartment unit;
- f) “bedroom” includes any room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room;
- g) “benefiting area” means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- h) “capital costs” includes the capital costs defined in Section 5(3) of the Act;
- i) “commercial” means any non-residential development not defined under “institutional” or “industrial”;
- j) “Council” means the Council of The Corporation of Haldimand County;
- k) “County” means the body corporate continued as a Municipality under the name “The Corporation of Haldimand County”;
- l) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- m) “development charge” or “development charges” means charges imposed with respect to this by-law;
- n) “dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with bathroom and kitchen facilities for their exclusive use, and shall exclude suites contained within a motel or hotel;

- o) “farm building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential, commercial, and industrial use;
- p) “farm help house” means a residential building constructed on a farm and not attached to any other building or structure, with sleeping, cooking, living and sanitary facilities, and used for seasonal, interim or occasional residential uses by farm labourers;
- q) “garden suite” or “granny flat” means a building containing one (1) dwelling unit where the unit is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on the lands and such building may be designed to be portable;
- r) “grade” means the average level of proposed or finished ground adjoining, at all exterior walls, a building containing one or more dwelling units, a non-residential building or structure or a building or structure with both residential and non-residential uses;
- s) “gross floor area” means the total area of all floors above grade of a building containing one or more dwelling units or non-residential building or structure of a building, or structure with both residential and non-residential uses measured between the outside surfaces of exterior walls, or between the outside surfaces of exterior walls and the center line of party walls dividing the dwelling unit, or non-residential building or structure or other portion of a building;
- t) “growth-related net capital costs” means the portion of the net capital costs of services that is reasonably attributable to the need of such net capital costs that results, or will result from development, in all or a defined part of the Corporation of Haldimand County;
- u) “hotel” (and “motel”) means a commercial establishment offering lodging to travellers and sometimes to permanent residents, and may include other services such as restaurants, meeting rooms and stores that are available to the general public;
- v) “industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or public storage facilities;
- w) “institutional” means a building used for, or in connection with religious, charitable, cultural, educational, governmental, health or welfare purposes and shall include but not be limited to, public and private non-commercial schools, nursery schools, special care facilities or day care facilities;
- x) “local board” means a school board, public utility commission, transportation commission, public library board, board of park management, local board of

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health, board of commissioners of police, planning board, or any other board, commission, committee, or local authority established or exercising any power of authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of The Corporation of Haldimand County;

- y) “manufactured home” means a manufactured home as referenced within the Ontario Building Code;
- z) “mixed use development” means a building or structure in which there are or will be both residential and non-residential uses, but does not include a hotel, motel, resort development, guest house, boarding house, nursing home, retirement living multiple unit dwelling or home for the aged;
- aa) “mobile home” means a mobile home as referenced in the Ontario Building Code;
- bb) “multiple unit dwelling” means all dwellings other than single detached dwelling units, semi-detached dwelling units and apartments;
- cc) “net capital cost” means the capital cost less capital grants, subsidies and other contributions made to Haldimand County or that the Council of The Corporation of Haldimand County anticipates will be made, including conveyances or payments under Sections 41, 42, 51 and 53 of the *Planning Act*, as amended; and any successor thereto in respect of the capital cost;
- dd) “non-residential” means a building, other than for residential use, and, without limiting the generality of the foregoing, includes commercial, industrial, institutional and retail buildings;
- ee) “place of worship” means a building or structure that is used for worship and religious practices and purposes, including related administrative, religious teaching, assembly and associated spaces, but does not include portions of such building or structure used for any commercial use, including but not limited to daycare facilities;
- ff) “Residential” means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals, and shall include, but is not limited to;
  - i) single detached dwelling unit,
  - ii) semi-detached dwelling unit,
  - iii) an apartment dwelling unit,
  - iv) a multiple dwelling unit,
  - v) accessory apartment,
  - vi) farm help houses,

- vii) individual mobile homes,
  - viii) individual manufactured homes,
  - ix) temporary residential structures,
  - x) individual dwelling units in semi-detached dwellings, multiple dwellings, and apartment units,
  - xi) semi-detached dwellings, multiple unit dwellings and apartments in buildings or structures which are not exclusively used for residential purposes.
- gg) “retail” means a building used for, or in connection with the offering or sale of goods, wares, merchandise, substances, articles or things directly to the consumer;
  - hh) “semi-detached dwelling” means a residential building consisting of two dwelling units attached by a vertical wall or walls;
  - ii) “services” means services designated in Schedule “A” of this by-law or designated in front-ending agreement;
  - jj) “single detached dwelling” means a residential building containing one dwelling unit and not attached to another building or structure, whether or not the sole single detached dwelling is situated on a single lot, and includes manufactured homes; and
  - kk) “temporary residential structure” means a residential building containing one dwelling unit and not attached to another building or structure, and constructed on a lot of record on which another single detached dwelling or semi-detached dwelling is situated.

### **Scope of By-Law**

- 2) This by-law applies to all of the land within The Corporation of Haldimand County.

### **Development Charges**

- 3) The development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion of the services referenced in Schedule “A” of this by-law.
- 4) The development of land is subject to a development charge where the development requires any one or more of the following:
  - a) the passing of zoning by-law or an amendment thereto under Section 34 of the *Planning Act*, as amended or any successor thereto

- b) the approval of a minor variance under Section 45 of the *Planning Act*, as amended or any successor thereto
- c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies, as amended or any successor thereto
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, as amended or any successor thereto
- e) a consent under Section 53 of the *Planning Act*, as amended or any successor thereto
- f) the approval of a site plan and agreement under Section 41 of the *Planning Act*
- g) the approval of a description under Section 50 of the *Condominium Act*, as amended or any successor thereto, or
- h) the issuing of a permit under the *Building Code Act*, as amended or any successor thereto, in relation to a building or structure

### Calculation of Development Charges

- 5) The development charge with respect to the development of any land, buildings and structures are to be calculated and collected in accordance with the rates set out in Schedule "B" and Schedule "C", subject to the other provisions of this By-Law, calculated as follows:
  - a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
  - b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development;
- 6) Subject to the provisions of this by-law, development charges against land are to be calculated and collected in accordance with the rates set out in Schedule "B" and Schedule "C" in respect of the services set out in Schedule "A" of this by-law.
  - a) Mixed-Use Development
    - i) Where a development has both residential and non-residential uses, development charges will be assessed against both uses, to the extent of their respective uses of a building or structure, and as though the uses were separate.
  - b) Redevelopment
    - i) Development charges payable in a redevelopment shall be calculated by reducing the development charges payable by the maximum number of former residential units or by the maximum non-residential former gross floor area (as the case may be) which had been on the same property within ten (10) years of an action or approval required



in Section 4 of this by-law, but has since been demolished. Any such reduction shall not produce a refund.

- c) Change of Use
  - i) Where an existing non-residential building or structure is converted in whole or in part to residential uses, the residential development charge payable for the dwelling units created shall be reduced by an amount equal to the non-residential development charges previously paid for the development being converted, but any such reduction shall not produce a refund. No credit will be provided for services excluded from the non-residential charge.
  - ii) Where an existing residential building is converted in whole or in part to non-residential uses, the non-residential development charge payable for the gross floor area so converted shall be reduced by an amount equal to any residential development charges previously paid for the residential building being converted, and if a dwelling unit is only partially converted the reduction shall be in proportion to the extent of the conversion, but any such reduction shall not produce a refund.
  - iii) Development charges assessable for the conversion of uses in a mixed-use building or structure shall be determined in accordance with subsections (c) i) and (c) ii) of this by-law, as applicable.

### **Exemptions from Development Charges**

- 7) As provided for in Section 2(3) of the Act and Ontario Regulation 82/98 , the following are not subject to development charges under the Act and this by-law if the only effect of an action referred to in Section 4 of this by-law is to:
  - a) permit the enlargement of an existing dwelling unit; or
  - b) permit the creation of up to two additional dwelling units, as prescribed, subject to the prescribed restrictions, in prescribed classes of existing residential buildings. The said prescribed matters from Ontario Regulation 82/98 are attached as Schedule “D” to this by-law.
- 8) As set out in section 4 of the Act, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined as follows:
  - a) the exemption for industrial enlargement provided for in this subsection shall apply only to the enlargement of the gross floor area of an existing industrial building; for this subsection, an “existing industrial building” shall have the same meaning as defined in O. Reg. 82/98 under the Act, as amended or successor thereto, and at the time of application for a building permit, shall have fifty (50) per cent or more of its gross floor area occupied by industrial uses;

- b) such enlargement must be attached to, or within, the existing industrial building, but shall not be attached by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing, shared connected roof or parking facility;
  - (c) both the enlargement and existing industrial building must be constructed on lands owned by the same beneficial owner;
  - (d) the enlargement shall be for a use for, or in connection with, an industrial purpose as set out in this By-law on lands owned by the same beneficial owner;
  - (e) the enlargement shall be for the exclusive use of an existing occupant whose occupancy equals fifty (50) percent or more of the total gross floor area of the existing structure immediately prior to the issuance of the subject expansion building permit;
  - (f) the building permit for the construction of the enlargement is to be issued not less than ten (10) years from the date of occupancy permit issuance for the original building, or occupancy permit issuance for the last building permit for an enlargement on the property;
  - (g) for the purposes of the calculation of the applicable development charge, the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought;
  - (h) for the purposes of the calculation of the applicable development charge, the enlargement shall be measured to also include all prior enlargements from the existing industrial building as determined in clause 6(c)1;
  - (i) if the area of the enlargement as determined in clause 8(h) above is fifty (50) per cent or less than the gross floor area determined in clause 8(g) above, the amount of the development charge in respect of the enlargement is zero (0) dollars; and
  - (j) if the area of the enlargement as determined in clause 8(h) above is more than fifty (50) per cent of the gross floor area determined in clause 8(g) above, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable less that portion related to any gross floor area of the enlargement which is required to bring the cumulative amount of enlargements to fifty (50) percent.
- 9) Notwithstanding any other provision of this by-law, the following types of development are exempted from any development charges under this by-law:
- a) development which is or would be classified under the Assessment Act as exempt from taxation for realty taxes such as a place of worship;
  - b) any development undertaken by:

- i) the County,
  - ii) any board within the meaning of subsection 1(1) of the Education Act, as amended or any successor thereto, or
  - iii) any local board of the Corporation of Haldimand County.
- c) farm operation constructed for bona fide farm uses.

### **Collection of Development Charges**

- 10) Subject to the provisions of this section, development charges are payable at the time of the issuance of a building permit.
- a) Prepayment or Deferral Agreements
    - i) Council may authorize, in accordance with Section 27 of the Act, an agreement with a person to permit, on such terms as Council may require, the payment of a development charge before or after it is otherwise payable under this by-law.
  - b) Services in Lieu Agreements
    - i) Council may agree, in accordance with Sections 38, 39, 40 and 41 of the Act, to allow a person to perform work that relates to a service to which this development charge by-law relates, in return for a credit towards the development charges payable by the said person, upon terms specified by Council in its agreement with the person. No such credit shall exceed the total development charges payable by the person.
  - c) Front-Ending Agreements
    - i) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the development of land.

### **Administration of By-law**

- 11) This by-law shall be administered by the Treasurer of The Corporation of Haldimand County.

### **Indexing**

- 12) As authorized in paragraph ten of Section 5(1) of the Act, the development charges provided for in this by-law shall be adjusted annually by the percentage change during the preceding year, as recorded in the Statistics Canada Quarterly, Construction Price Statistics, Non-residential Index for the Institutional Building category in the Toronto area. This adjustment shall take place as follows:

- a) the initial adjustment shall be one year from the date of passage of this by-law, and
  - b) thereafter, adjustment shall be made each year on the anniversary of the date of passage of this by-law.
- 13) The Treasurer shall, in each year prior to May 31st, commencing May 31, 2015 for the 2014 year, furnish to Council a statement in respect of the separate reserve funds required by the Act for each Service to which this by-law relates, for the prior year, containing the information set out in Section 43 of the Act and Section 12 of Ontario Regulation 82/98.

**Schedules**

Schedule "A" – List of Services

Schedule "B" – Schedule of Residential Development Charges by Service and Unit Type

Schedule "C" – Schedule of Non-Residential Development Charges by Service and Per Square Foot

Schedule "D" – Table from O. Reg. 82/98 referred to in Section 7

**Short Title**

- 14) This by-law may be referred to as the "2014 Haldimand County Development Charges By-Law".

**Repeal of Previous By-Law**

- 15) By-Law No. 1029/09 of The Corporation of the Haldimand County, as amended, be hereby repealed.

**Date By-Law in Force**

- 16) This by-law shall come into force and effect on the day following the date of its passing and enactment

**READ A FIRST AND SECOND TIME THIS \_\_\_<sup>th</sup> DAY OF MAY, 2014.**

**READ A THIRD TIME AND FINALLY PASSED THIS \_\_\_<sup>th</sup> DAY OF MAY, 2014.**

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**MAYOR**

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**CLERK**

**Schedule "A"**

**Haldimand County  
Components of Service**

**Municipal Wide Services**

- 1.0 Roads and Related
- 2.0 Public Works – Buildings & Fleet
- 3.0 Parking Spaces
- 4.0 Fire Protection Services
- 5.0 Leisure Services
- 6.0 Library Board
- 7.0 General Government
- 8.0 Cemeteries
- 9.0 Ambulance

**Urban Services**

- 10.0 Stormwater Drainage and Control Services
- 11.0 Wastewater Services
- 12.0 Water Services

**Schedule "B"****Residential Development Charges by Service and Unit Type**

Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
<b>Municipal Wide Services:</b>				
Roads and Related	1,325	906	625	1,149
Public Works - Buildings & Fleet	198	135	93	172
Parking Services	76	52	36	66
Fire Protection Services	889	608	419	771
Leisure Services	3,909	2,672	1,843	3,389
Library Board	650	444	306	564
General Government	192	131	91	166
Cemeteries	111	76	52	96
Ambulance	115	79	54	100
<b>Total Municipal Wide Services</b>	<b>7,465</b>	<b>5,103</b>	<b>3,519</b>	<b>6,473</b>
<b>Urban Services</b>				
Stormwater Drainage and Control Services	259	177	122	225
Wastewater Services	1,773	1,212	836	1,537
Water Services	1,542	1,054	727	1,337
<b>Total Urban Services</b>	<b>3,574</b>	<b>2,443</b>	<b>1,685</b>	<b>3,099</b>
GRAND TOTAL RURAL AREA	7,465	5,103	3,519	6,473
GRAND TOTAL URBAN AREA	11,039	7,546	5,204	9,572

**Schedule "C"****Non-Residential Development Charges by Service and Per Square Foot of GFA**

Service	NON-RESIDENTIAL
	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>	
Roads and Related	0.58
Public Works - Buildings & Fleet	0.08
Parking Services	0.04
Fire Protection Services	0.38
Leisure Services	0.37
Library Board	0.06
General Government	0.09
Cemeteries	0.05
Ambulance	0.05
<b>Total Municipal Wide Services</b>	<b>1.70</b>
<b>Urban Services</b>	
Stormwater Drainage and Control Services	0.10
Wastewater Services	0.55
Water Services	0.48
<b>Total Urban Services</b>	<b>1.13</b>
GRAND TOTAL RURAL AREA	1.70
GRAND TOTAL URBAN AREA	2.83

**Schedule "D"****TABLE FROM O.REG. 82/98 REFERRED TO IN SECTION 7**

<b>Name of Class of Residential Building</b>	<b>Description of Class of Residential Building</b>	<b>Maximum Number of Additional Dwelling Units</b>	<b>Restrictions</b>
Single Detached Dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the
Semi-Detached Dwellings or Row Dwellings	Residential buildings, each of which contains a single dwelling unit, that have one other parts, attached to other buildings	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Other residential buildings	A residential building not in another class of residential building described in this table	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.