



Addendum #1 to the March 5, 2019 Development Charges Background Study

County of Haldimand

April 8, 2019

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act



Addendum Report to
the March 5, 2019
Development
Charges Background
Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the County has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

January 15, 2019 – Council Workshop

March 5, 2019 – Release of the D.C. Background Study and draft by-law

March 21, 2019 – Stakeholder meeting

April 8, 2019 – Addendum to March 21st report released

April 16, 2019 – Scheduled date of Public Meeting

May 13, 2019 – Passage of Development Charges By-law

The purpose of this addendum report is correct headings in Table 2-1 and refine wording in the Local Service Policy.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements have not impacted the calculated development charges.

2.1 Correction to Table 2-1

Table 2-1 presented a summary of the existing development charges for the County. The column headings were incorrectly provided relative to the actual charges being imposed. The existing column labeling vs. the corrected labeling is presented below:

As Presented in March 5, 2019 Report:

Service	Residential				Non-Residential	
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.	per sq.m

Modified:

Service	Residential				Non-Residential	
	Single & Semi Detached	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Multiples	per sq.ft.	per sq.m



2.2 Local Service Policy Refinements

With respect to the refinements to the Local Service Policy, wording has been revised under section C, Wastewater. Item b on page E-10 initially read; “sanitary pumping stations not required for the individual development”. Through discussions at the Stakeholder meeting, it was determined that this wording should be revised to read as follows: “sanitary pumping stations servicing multiple basin areas”.

2.3 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

- Page 2-1 – Correction to the headings in Table 2-1
- Page E-10 – Revisions to the Local Service Policy

3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the County’s D.C. Background Study. If Council is satisfied with the above changes to the Background Study and based on the public submissions made at the public meeting, this addendum report #1 will be considered for approval by Council.



Amended Pages



2. Current County of Haldimand Policy

2.1 Schedule of Charges

On May 20, 2014, the County of Haldimand passed By-law 1441-14 under the D.C.A. This by-law imposes D.C.s for residential and non-residential uses and expires on May 20, 2019. The table below provides the rates currently in effect, as at May 20, 2018.

Table 2-1
County of Haldimand
Current D.C. Rates

Service	Residential				Non-Residential	
	Single & Semi Detached	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Multiples	per sq.ft.	per sq.m
Municipal Wide Services:						
Roads and Related	1,455	995	687	1,262	0.63	6.79
Public Works - Buildings & Fleet	217	148	102	189	0.09	0.94
Parking Services	83	57	40	72	0.04	0.47
Fire Protection Services	976	668	460	847	0.41	4.45
Leisure Services	4,294	2,935	2,024	3,722	0.40	4.33
Library Board	714	488	336	619	0.07	0.70
General Government	211	144	100	182	0.10	1.05
Cemeteries	122	83	57	105	0.05	0.59
Ambulance	126	87	59	110	0.05	0.59
Waste Diversion	-	-	-	-	-	-
Total Municipal Wide Services	8,200	5,605	3,865	7,110	1.85	19.91
Urban Services						
Stormwater Drainage and Control Services	284	194	134	247	0.10	1.08
Wastewater Services	1,947	1,331	918	1,688	0.60	6.46
Water Services	1,694	1,158	799	1,469	0.52	5.60
Total Urban Services	3,926	2,683	1,851	3,404	1.22	13.13
Grand Total Urban Area	12,125	8,289	5,716	10,514	3.07	33.05

2.2 Services Covered

The following services are covered under By-law 1441-14:

- Roads & Related;
- Public Works;
- Parking Spaces;
- Fire Protection;
- Leisure Services (Indoor and Outdoor Recreation Services);
- Library Board;
- General Government;
- Cemeteries;
- Ambulance;



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

- a) external underground services involving trunk infrastructure and pipes;
- b) sanitary pumping stations servicing multiple basin areas; and
- c) wastewater treatment plants, biosolids, and downstream capacity improvements servicing multiple basin areas shall be included in the D.C.

Stormwater

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

- a) providing all underground services internal to the development;
- b) providing service connections from existing underground services to the development;
- c) providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, if external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and the County will include Best Efforts clauses in subsequent development agreements;
- d) providing stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing; and
- e) storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates.

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

- a) external underground services involving linear infrastructure for stormwater services;



Addendum #2 to the March 5, 2019 Development Charges Background Study

County of Haldimand

May 2, 2019

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act



Addendum Report #2 to the March 5, 2019 Development Charges Background Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the County has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

January 15, 2019 – Council Workshop

March 5, 2019 – Release of the D.C. Background Study and draft by-law

March 21, 2019 – Stakeholder meeting

April 8, 2019 – Addendum #1 to March 5th report released

April 16, 2019 – Scheduled date of Public Meeting

May 2, 2019 - Addendum #2 to March 5th report released

May 13, 2019 – Passage of Development Charges By-law

The purpose of this addendum report is to include an additional wastewater project, reduce the capital costs for recreation facilities, and refine wording in the Local Service Policy.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements have reduced the overall calculated residential development charges and rural area non-residential charges.

2.1 Local Service Policy Refinements

With respect to the refinements to the Local Service Policy, wording has been revised to provide that water and wastewater works that service primarily industrial lands will be included in the D.C. and not be considered a local service. The revised Local Service Policy is provided in the amended pages attached.

2.2 Inclusion of Additional Wastewater Project

Subsequent to the stakeholder meeting and the Public Meeting of Council, staff, through discussions with the development community, and subsequent to revising the Local



Service Policy, have identified a wastewater project for inclusion in the D.C. background study that was previously considered a local service. The project, North Caledonia Pump Station and Forcemain, will be built in North Caledonia and service up to 146.5 hectares of land. The project includes the construction of a new pumping station and forcemain, along with an upgrade to the existing sewers connecting the Domtar forcemain outlet to the Nairn pumping station. The following provides the breakdown of the capital costs and calculations for inclusion in the D.C.:

Project:	North Caledonia Pump Station and Forcemain
Timing:	2030 to 2038
Estimated Gross Capital Cost:	\$8,300,000
Post-period Benefit Deduction:	\$821,500
Net Capital Costs:	\$7,478,500
Benefit to Existing Deduction:	\$85,000
Total D.C Eligible Cost:	\$7,393,500

This amount has been added to the wastewater capital project costs and included in the D.C. calculations. It is anticipated that staff will enter into a Front-end Financing Agreement with a developer of the benefitting lands and will pay back the developer over time.

2.3 Reduction in Capital Costs for Recreation Facility

As a result of discussions with stakeholders and the public at the stakeholder meeting and the Public Meeting of Council, staff have identified a reduction to the provision for additional recreation facility space. This provision is now reduced from \$14,000,000 to \$7,500,000. After the 10% deduction, the total D.C. eligible amount included in the D.C. calculations for this project reduced from \$12,600,000 to \$6,750,000.

2.4 Overall Changes in the D.C. Calculation

Based on the changes noted above, the calculated residential development charge (single/semi-detached unit) has decreased from \$21,063 to \$19,981 in the urban areas of the County and from \$14,200 to \$11,964 in all other areas. In regard to the non-



residential charges, the calculated development charge (per sq.ft.) has increased from \$4.72 to \$5.04 in the urban areas and decreased from \$2.08 to \$1.96 in all other areas.

The above changes have been incorporated into the calculations. The summary below outlines the current charges vs. the charges as calculated in the March 5, 2019 D.C. report and the charges calculated in this addendum report.

Residential (Single Detached) Comparison

Service	Current	Calculated March 5, 2019 Report	Calculated May 2, 2019 Addendum Report
Municipal Wide Services:			
Services Related to a Highway	1,455	1,970	1,970
Public Works - Building & Fleet	217	238	238
Parking Services	83	91	91
Fire Protection Services	976	690	690
Indoor & Outdoor Recreation Services	4,294	9,386	7,150
Library Services	714	1,132	1,132
Administration	211	225	225
Cemeteries	122	70	70
Ambulance	126	235	235
Waste Diversion	-	163	163
Total Municipal Wide Services	8,200	14,200	11,964
Area Specific Services:			
Stormwater Drainage and Control Services	284	121	121
Wastewater Services	1,947	4,776	5,930
Water Services	1,694	1,966	1,966
Total Area Specific Services	3,926	6,863	8,017
Grand Total - Urban Area	12,125	21,063	19,981



Non-Residential (per sq.ft.) Comparison

Service	Current	Calculated March 5, 2019 Report	Calculated May 2, 2019 Addendum Report
Municipal Wide Services:			
Services Related to a Highway	0.63	0.78	0.78
Public Works - Building & Fleet	0.09	0.10	0.10
Parking Services	0.04	0.04	0.04
Fire Protection Services	0.41	0.29	0.29
Indoor & Outdoor Recreation Services	0.40	0.57	0.44
Library Services	0.07	0.07	0.07
Administration	0.10	0.09	0.09
Cemeteries	0.05	0.03	0.03
Ambulance	0.05	0.09	0.10
Waste Diversion	-	0.02	0.02
Total Municipal Wide Services	1.85	2.08	1.96
Area Specific Services:			
Stormwater Drainage and Control Services	0.10	0.05	0.05
Wastewater Services	0.60	1.83	2.27
Water Services	0.52	0.76	0.76
Total Area Specific Services	1.22	2.64	3.08
Grand Total - Urban Area	3.07	4.72	5.04

Note: D.C. by-law will include charges on a per sq.m basis as well



2.5 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
ES (iii)	Updates to the calculated charges and the table summarizing the costs to be incurred over the life of the by-law.
ES (iii) & (iv)	Updates to the summary of costs to be incurred over the life of the by-law.
ES (v)	Revised Table ES-1, Schedule of Development Charges
1-3	Revised Figure 1-1 to include the release of addendum report #1 and #2.
5-5	Revised figures to align with reduced capital costs for the provision for additional recreation facility space.
5-7	Updated capital project listing for indoor recreation facilities.
5-32	Revised figures to align with additional wastewater project in North Caledonia.
5-33	Updated capital project listing for wastewater services.
6-2	Updated Table 6-1 to reflect the changes to the capital project listings.
6-4	Updated Table 6-3 to reflect the changes to the capital project listings.
6-5	Updated Table 6-4 to reflect the changes to the capital project listings.
6-6	Updated Table 6-5 to reflect the changes to the capital project listings.
C-4	Updated operating and capital expenditure impacts for future capital expenditures table to reflect revised capital project listings.
E-9 & E-10	Revised wording for Local Service Policy to reflect that water and wastewater projects servicing primarily industrial lands will be included in the D.C. (Note: All Appendix E pages are attached due to changes in page numbering)
F-4	Revised wording to reflect the changes to the capital expenditures.
F-5	Updated asset management summary table.
G-17	Updated Schedule B to by-law to reflect re-calculated residential development charges.
G-18	Updated Schedule C to by-law to reflect re-calculated non-residential development charges.



3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the County's D.C. Background Study. If Council is satisfied with the above changes to the Background Study and based on the public submissions made at the public meeting, this addendum report #2 will be considered for approval by Council.



Amended Pages



process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for April 16, 2019 with adoption of the by-law on May 13, 2019.

6. The County's D.C.s currently in effect are \$12,125 for single detached dwelling units for full services. Non-residential charges are \$3.07 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 non water/wastewater/stormwater services and on an urban-area basis for all water, wastewater, and stormwater services. The corresponding single detached unit charge is \$19,981. The non-residential charge is \$5.04 per square foot of building area (\$54.25 per sq.m). These rates are submitted to Council for its consideration.
7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-5. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 104,292,398
Less:	
Benefit to existing development	\$ 29,881,971
Post planning period benefit	\$ 21,677,664
Amount already funded from reserve fund	\$ 9,408
Mandatory 10% deduction for certain services	\$ 1,342,395
Grants, subsidies and other contributions	\$ -
Net Costs to be recovered from development charges	\$ 51,380,960

Hence, \$53.91 million (or an annual amount of \$10.58 million) will need to be contributed from taxes and rates, or other sources. Of this amount, \$21.68 million will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth anticipated to occur outside of the D.C. forecast periods.

Based on the above table, the County plans to spend \$104.29 million over the next five years, of which \$51.38 million (49%) is recoverable from D.C.s. Of this net amount, \$41.47 million is recoverable from residential development and



\$9.91 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

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

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

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

- Services Related to a Highway;
- Public Works Facilities, Fleet & Equipment; and
- Fire Protection Services.

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

- Parking;
- Indoor and Outdoor Recreation Services;
- Library Services;
- Administration (studies);
- Waste Diversion;
- Cemeteries; and
- Ambulance.

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

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



Table ES-1
Haldimand County
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Municipal Wide Services:							
Services Related to a Highway	1,970	1,469	946	1,817	749	0.78	8.40
Public Works	238	178	114	220	90	0.10	1.08
Fire Protection Services	690	515	331	637	262	0.29	3.12
Parking Services	91	68	44	84	35	0.04	0.43
Indoor & Outdoor Recreation Services	7,150	5,333	3,432	6,596	2,718	0.44	4.74
Library Services	1,132	844	543	1,044	430	0.07	0.75
Administration	225	168	108	208	86	0.09	0.97
Cemeteries	70	52	34	65	27	0.03	0.32
Ambulance	235	175	113	217	89	0.10	1.08
Waste Diversion	163	122	78	150	62	0.02	0.22
Total Municipal Wide Services	11,964	8,924	5,743	11,038	4,548	1.96	21.10
Urban Services							
Stormwater Drainage and Control Services	121	90	58	112	46	0.05	0.54
Wastewater Services	5,930	4,423	2,847	5,471	2,254	2.27	24.43
Water Services	1,966	1,466	944	1,814	747	0.76	8.18
Total Urban Services	8,017	5,979	3,849	7,397	3,047	3.08	33.15
GRAND TOTAL RURAL AREA	11,964	8,924	5,743	11,038	4,548	1.96	21.10
GRAND TOTAL URBAN AREA	19,981	14,903	9,592	18,435	7,595	5.04	54.25



Figure 1-1
Schedule of Key D.C. Process Dates for the County of Haldimand

1. Data collection, staff review, D.C. calculations, and policy work	September to December 2018
2. Council Workshop	January 15, 2019
3. Stakeholder meeting	March 21, 2019
4. Background study and proposed by-law available to public	March 5, 2019
5. Public meeting advertisement placed in newspaper(s)	No later than March 26, 2019
6. Release of Addendum Report #1	April 8, 2019
7. Public meeting of Council	April 16, 2019
8. Release of Addendum Report #2	May 2, 2019
9. Council considers adoption of background study and passage of by-law	May 13, 2019
10. Newspaper notice given of by-law passage	By 20 days after passage
11. Last day for by-law appeal	40 days after passage
12. County makes pamphlet available (where by-law not appealed)	By 60 days after in force date



The County has provided for the need to collect for several outstanding debt payment obligations. These growth-related principal and discounted interest payments relate to the Haldimand County Caledonia Centre, Dunnville arena, and Cayuga arena. Additionally, the County has included a provision for additional recreation facility space in the amount of \$7.5 million. The County is undertaking a review of the appropriate type of facility space to construct; however, no decision has been made at this time. The total gross capital cost of these projects is \$13,374,736. As the debt payments included reflect only the growth-related portions of the debt and the additional facility space is a provision, no benefit to existing or 10% mandatory deductions have been applied. The net growth capital cost after the mandatory 10% deduction for the provision for additional facility space is \$12,624,736. This amount has been included in the D.C. calculations.

While indoor and outdoor recreation service usage is predominately residential-based, there is some use of facility space and outdoor recreation space by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Haldimand County
Service: Indoor Recreation Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028											95%	5%
	Arenas												
1	HCCC Growth-Related Debt Charges (Principal)	2019-2028	749,890	-		749,890	-		749,890		749,890	712,396	37,495
2	HCCC Growth-Related Debt Charges (Interest Discounted)	2019-2028	38,786	-		38,786	-		38,786		38,786	36,847	1,939
3	Dunnville Arena Growth-Related Debt Charges (Principal)	2019-2033	1,728,900	-		1,728,900	-		1,728,900		1,728,900	1,642,455	86,445
4	Dunnville Arena Growth-Related Debt Charges (Interest Discounted)	2019-2033	286,153	-		286,153	-		286,153		286,153	271,846	14,308
5	Cayuga Arena Growth-Related Debt Charges (Principal)	2019-2033	2,634,900	-		2,634,900	-		2,634,900		2,634,900	2,503,155	131,745
6	Cayuga Arena Growth-Related Debt Charges (Interest Discounted)	2019-2033	436,107	-		436,107	-		436,107		436,107	414,302	21,805
7	Provision for Additional Recreation Facility Space	2019-2028	7,500,000			7,500,000	-		7,500,000	750,000	6,750,000	6,412,500	337,500
	Total		13,374,736	-	-	13,374,736	-	-	13,374,736	750,000	12,624,736	11,993,499	631,237



5.4.3 Wastewater Services

A number of wastewater projects have been identified for inclusion in the D.C. background study including technical reviews and studies, sewer manhole repairs and rehabilitations, growth-related debt payments, a forcemain twinning, and a number of plant-related capital improvements.

An upgrade project at the Caledonia wastewater treatment plant in the amount of \$45 million has been identified to service growth. This project will add an additional 7,000 cu.m per day and is anticipated to service new units only. The additional capacity equates to approximately 20,000 people. As the urban 20-year forecast provides for approximately 8,500 people, approximately 58% of the total cost of the project will benefit growth outside of the forecast. This results in a \$26.12 million deduction being applied for post-period benefit. The net growth-related capital cost associated with this project is \$18,915,204. This amount has been included in the D.C. calculations.

The total gross capital cost of all identified projects is \$91,407,384, including the recovery of the reserve fund deficit of \$4,559,148. A total post period benefit amount of \$32,726,796 has been deducted from the calculations. A further deduction of \$20,689,910 has been applied for the amount of the capital works that benefits existing development. The resulting net growth-related capital cost included in the D.C. calculations is \$37,990,678.

The growth-related costs have been allocated between residential and non-residential development based the anticipated growth over the 20-year urban forecast period. This results in a 76% allocation to residential and a 24% allocation to non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Haldimand County
Service: Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2038								76%	24%	
	Technical Reviews and Studies										
1	Inflow & Infiltration Program Support	2019-2028	290,000	-		290,000	246,500		43,500	33,060	10,440
2	SCADA Master Plan Optimization	2021	35,000	-		35,000	26,600		8,400	6,384	2,016
3	SCADA Master Plan Optimization	2026	35,000	-		35,000	26,600		8,400	6,384	2,016
4	Jarvis - Master Servicing Plan Update	2023	15,000	-		15,000	-		15,000	11,400	3,600
5	Cayuga - Master Servicing Plan Update	2022	25,000	-		25,000	-		25,000	19,000	6,000
6	Cayuga - Master Servicing Plan Update	2027	25,000	-		25,000	-		25,000	19,000	6,000
7	Caledonia - Master Servicing Plan Update	2023	50,000	-		50,000	-		50,000	38,000	12,000
8	Hagersville - Master Servicing Plan Update	2020	25,000	-		25,000	-		25,000	19,000	6,000
9	Hagersville - Master Servicing Plan Update	2025	25,000	-		25,000	-		25,000	19,000	6,000
10	Dunnville - Master Servicing Plan Update	2021	30,000	-		30,000	-		30,000	22,800	7,200
11	Dunnville - Master Servicing Plan Update	2026	30,000	-		30,000	-		30,000	22,800	7,200
	Replacement & Upgrade Projects			-		-			-	-	-
12	Sewer Manhole Repairs (I&I)	2019-2027	375,000	-		375,000	318,750		56,250	42,750	13,500
13	Sanitary Sewer Rehabilitations (I&I)	2020-2028	1,000,000	-		1,000,000	850,000		150,000	114,000	36,000
14	Jarvis - Walpole St - Sewer Pipe Upsize (Peel to Talbot)	2019	97,000	-		97,000	58,200		38,800	29,488	9,312
	Wastewater Plants										
15	Caledonia Water Pollution Control Plant - Balloon Payment Re-issuance Growth-related Principal	2019-2023	982,800	-		982,800	-		982,800	746,928	235,872
16	Caledonia Water Pollution Control Plant - Balloon Payment Re-issuance Growth-related Discounted Interest	2019-2023	50,834	-		50,834	-		50,834	38,634	12,200
17	Hagersville Wastewater Treatment Plant - Debt Charges - Growth-related Principal	2019-2020	702,350	-		702,350	-		702,350	533,786	168,564
18	Hagersville Wastewater Treatment Plant - Growth-related Discounted Interest	2019-2020	23,195	-		23,195	-		23,195	17,628	5,567
19	Janvis Lagoon Upgrades Growth Related Debt Charges (Principal)	2019-2027	111,248	-		111,248	-		111,248	84,548	26,699
20	Janvis Lagoon Upgrades Growth Related Debt Charges (Interest)	2019-2027	2,480	-		2,480	-		2,480	1,885	595
21	Caledonia WWTP Upgrades Growth Related Debt Charges (Principal)	2019-2027	570,021	-		570,021	-		570,021	433,216	136,805
22	Caledonia WWTP Upgrades Growth Related Debt Charges (Interest)	2019-2027	12,708	-		12,708	-		12,708	9,658	3,050
23	Plant Capital Improvements	2024-2028	13,852,500	-		13,852,500	13,644,500		208,000	158,080	49,920
24	Plant Optimization Program Support	2019-2020	90,000	-		90,000	76,500		13,500	10,260	3,240
25	SCADA Maintenance	2019-2028	200,000	-		200,000	152,000		48,000	36,480	11,520
26	SCADA Technical Support	2019-2028	400,000	-		400,000	304,000		96,000	72,960	23,040
27	Pump Station Repairs/Replacement	2021-2022	700,000	-		700,000	630,000		70,000	53,200	16,800
	Sewer Operations Administration										
28	Effluent Water Quality & Impact Assessments	2019-2028	350,000	-		350,000	-		350,000	266,000	84,000
	Caledonia Sewer										
29	Sludge Storage Tank Retrofit	2020	175,000	-		175,000	87,500		87,500	66,500	21,000
30	WWTP Wet Well Expansion	2019-2020	1,447,600	-		1,447,600	-		1,447,600	1,100,176	347,424
31	Caledonia Wastewater Treatment Plant	2019-2027	45,036,200	26,120,996		18,915,204	-		18,915,204	14,375,555	4,539,649
32	WWTP PLC Upgrade/Replacements	2028	115,000	-		115,000	87,400		27,600	20,976	6,624
33	North Caledonia Pump Station and Forcemain	2030-2038	8,300,000	821,500		7,478,500	85,000		7,393,500	5,619,060	1,774,440
	Jarvis Sewer										
34	Additional Wastewater Treatment Capacity	2019	6,356,400	5,784,300		572,100	-		572,100	434,796	137,304
	Hagersville Sewer										
35	Grit Removal System	2021	1,016,700	-		1,016,700	700,000		316,700	240,692	76,008
36	Digester Covers and Insulation	2021	450,000	-		450,000	360,000		90,000	68,400	21,600
37	Remotes - Control Equipment Replacement (SCADA)	2020-2022	112,000	-		112,000	85,120		26,880	20,429	6,451
38	WWTP PLC Upgrade/Replacements	2027-2028	290,000	-		290,000	220,400		69,600	52,896	16,704
	Cayuga Sewer										
39	Cayuga-Ouse St Force Main Twinning	2019-2020	337,700	-		337,700	226,300		111,400	84,664	26,736
40	Ouse St PS Replacements	2019-2020	1,441,500	-		1,441,500	1,095,540		345,960	262,930	83,030
41	Remotes - Control Equipment Replacement (SCADA)	2019-2020	70,000	-		70,000	63,000		7,000	5,320	1,680
42	WWTP PLC Upgrade/Replacements	2024	160,000	-		160,000	121,600		38,400	29,184	9,216
43	McKay St. Pump Station Upgrades and Pump Replacements	2019	190,000	-		190,000	171,000		19,000	14,440	4,560
	Dunnville Sewer										
	Remotes - Control Equipment Replacement (SCADA)	2021	140,000	-		140,000	106,400		33,600	25,536	8,064
44	Digester Cover and Insulation	2023	475,000	-		475,000	380,000		95,000	72,200	22,800
45	John St. Pump Station Upgrades	2019-2020	630,000	-		630,000	567,000		63,000	47,880	15,120
	Townsend Sewer										
	Reserve Fund Adjustment		4,559,148	-		4,559,148	-		4,559,148	3,464,953	1,094,196
	Total		91,407,384	32,726,796	-	58,680,588	20,689,910	-	37,990,678	28,872,915	9,117,763



Table 6-1
Haldimand County
Development Charge Calculation
Urban Services
2019 to 2038

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Stormwater Drainage and Control Services</u>				
1.1 Channels, drainage and ponds	586,894	185,335	121	0.05
	586,894	185,335	121	0.05
2. <u>Wastewater Services</u>				
2.1 Wastewater Services	28,872,915	9,117,763	5,930	2.27
	28,872,915	9,117,763	5,930	2.27
3. <u>Water Services</u>				
3.1 Water Services	9,569,732	3,022,021	1,966	0.76
	9,569,732	3,022,021	1,966	0.76
TOTAL	\$39,029,541	\$12,325,118	\$8,017	\$3.08
D.C.-Eligible Capital Cost	\$39,029,541	\$12,325,118		
Buildout Gross Population/GFA Growth (sq.ft.)	14,137	3,995,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,761	\$3.08		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.904	\$8,017		
Apartments - 2 Bedrooms +	2.166	\$5,980		
Apartments - Bachelor and 1 Bedroom	1.394	\$3,849		
Other Multiples	2.679	\$7,396		
Special Care/Special Dwelling Units	1.104	\$3,048		



Table 6-3
Haldimand County
Development Charge Calculation
County-wide Services
2019 to 2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Parking Services</u>				
6.1 Parking Services	227,322	84,078	91	0.04
	227,322	84,078	91	0.04
7. <u>Indoor & Outdoor Recreation Services</u>				
7.1 Parkland development, amenities & trails	5,781,417	304,285	2,325	0.14
7.2 Parks vehicles and equipment	-	-	-	-
7.3 Recreation facilities	11,993,499	631,237	4,825	0.30
	17,774,916	935,522	7,150	0.44
8. <u>Library Services</u>				
8.1 Library facilities	2,814,950	148,155	1,132	0.07
	2,814,950	148,155	1,132	0.07
9. <u>Administration</u>				
9.1 Studies	558,368	206,520	225	0.09
10. <u>Cemeteries</u>				
10.1 Cemeteries	174,119	64,400	70	0.03
	174,119	64,400	70	0.03
11. <u>Ambulance</u>				
11.1 Ambulance facilities	438,286	162,106	176	0.07
11.2 Vehicles	147,825	54,675	59	0.03
	586,111	216,781	235	0.10
12. <u>Waste Diversion</u>				
12.1 Waste diversion facilities, vehicles, equipment and other	405,000	45,000	163	0.02
	405,000	45,000	163	0.02
TOTAL	\$22,540,786	\$1,700,456	\$9,066	\$0.79
D.C.-Eligible Capital Cost	\$22,540,786	\$1,700,456		
10-Year Gross Population/GFA Growth (sq.ft.)	7,220	2,185,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,121.99	\$0.78		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.904	\$9,066		
Apartments - 2 Bedrooms +	2.166	\$6,762		
Apartments - Bachelor and 1 Bedroom	1.394	\$4,352		
Other Multiples	2.679	\$8,364		
Special Care/Special Dwelling Units	1.104	\$3,447		



Table 6-4
Haldimand County
Development Charge Calculation
Total All Services

	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services Build out	39,029,541	12,325,118	8,017	3.08
County-wide Services 20 Year	14,847,825	4,688,787	2,898	1.17
County-wide Services 10 Year	22,540,786	1,700,456	9,066	0.79
TOTAL	76,418,152	18,714,361	19,981	5.04



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						
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding	Legislated Reduction		Residential	Non-Residential
1. Stormwater Drainage and Control Services 1.1 Channels, drainage and ponds	105,000	0	0	0	0	0	79,800	25,200
2. Wastewater Services 2.1 Wastewater Services	42,347,889	0	5,539,271	0	0	20,295,964	12,549,616	3,963,037
3. Water Services 3.1 Water Services	14,659,867	0	8,009,248	0	0	1,381,700	4,004,378	1,264,541
4. Services Related to a Highway 4.1 Services Related to a Highway 4.2 Public Works	21,264,910 780,000	0 0	10,182,550 250,000	0 0	0 0	0 0	8,422,594 402,800	2,659,766 127,200
5. Fire Protection Services 5.1 Fire facilities 5.2 Fire vehicles 5.3 Small equipment and gear	4,189,128 1,440,000 25,000	0 0 0	2,473,800 0 0	0 0 0	0 0 0	0 0 0	1,303,649 1,094,400 19,000	411,679 345,600 6,000
6. Parking Services 6.1 Parking Services	173,000	0	0	0	17,300	0	113,661	42,039
7. Indoor & Outdoor Recreation Services 7.1 Parkland development, amenities & trails 7.2 Parks vehicles and equipment 7.3 Recreation facilities	4,965,000 0 5,839,691	0 0 0	0 0 0	0 0 0	496,500 0 375,000	0 0 0	4,245,075 0 5,191,457	223,425 0 273,235
8. Library Services 8.1 Library facilities	5,315,444	9,408	2,119,052	0	274,400	0	2,766,955	145,629
9. Administration 9.1 Studies	755,000	0	231,250	0	52,375	0	344,104	127,271
10. Cemeteries 10.1 Cemeteries	235,000	0	0	0	23,500	0	154,395	57,105
11. Ambulance 11.1 Ambulance facilities 11.2 Vehicles	1,722,469 225,000	0 0	1,076,800 0	0 0	55,820 22,500	0 0	430,590 147,825	159,259 54,675
12. Waste Diversion 12.1 Waste diversion facilities, vehicles, equipment and other	250,000	0	0	0	25,000	0	202,500	22,500
Total Expenditures & Revenues	\$104,292,398	\$9,408	\$29,881,971	\$0	\$1,342,395	\$21,677,664	\$41,472,799	\$9,908,161



Table C-1
Haldimand County
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Drainage and Control Services				
1.1 Channels, drainage and ponds	772,229	-	111,132	111,132
2. Wastewater Services				
2.1 Wastewater Services	70,717,474	1,919,754	1,830,826	3,750,580
3. Water Services				
3.1 Water Services	17,333,092	395,655	2,803,261	3,198,916
4. Services Related to a Highway				
4.1 Services Related to a Highway	13,284,274	363,885	8,222,314	8,586,199
4.2 Public Works	1,603,445	80,418	992,454	1,072,872
5. Fire Protection Services				
5.1 Fire facilities	3,108,893	85,685	822,812	908,497
5.2 Fire vehicles	1,440,000	74,155	381,116	455,271
5.3 Small equipment and gear	100,000	10,583	26,466	37,049
6. Parking Services				
6.1 Parking Services	346,000	11,010	729	11,739
7. Indoor & Outdoor Recreation Services				
7.1 Parkland development, amenities & trails	6,885,322	254,462	426,952	681,414
7.2 Parks vehicles and equipment	-	-	-	-
7.3 Recreation facilities	13,374,736	238,670	829,354	1,068,024
8. Library Services				
8.1 Library facilities	3,325,708	201,398	245,763	447,161
9. Administration				
9.1 Studies	842,763	-	-	-
10. Cemeteries				
10.1 Cemeteries	282,019	12,592	54,160	66,752
11. Ambulance				
11.1 Ambulance facilities	656,212	16,125	662,327	678,452
11.2 Vehicles	225,000	30,714	227,097	257,811
12. Waste Diversion				
12.1 Waste diversion facilities, vehicles, equipment and other	500,000	18,280	258,108	276,388
Total	134,797,167	3,713,386	17,894,871	21,608,257



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by benefitting landowners, pursuant to a development agreement (e.g. pre-servicing, subdivision, site plan).

The following policy guidelines are general principles by which staff will be guided in considering development applications. The guidelines are summarized in a schematic as attached Figure E-1. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the Development Charges Act, 1997.

A. Services Related to a Highway

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods. The County has 3 classifications of roads – Arterial, Collector and Local – which are defined in the County Official Plan and area Master Servicing Plans.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. pedestrian crossovers, cross-walks, sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.);



street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

1) Local and Collector Roads (including land)

- a) Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s.59 of the D.C.A. as a local service.
- b) Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- c) All local and collector roads are considered to be the developer's responsibility.

2) Arterial Roads

- a) New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., s.5(1).; unless a requirement of specific development;
- b) Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development: included in D.C.s.
- c) Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the ROW specified in the Official Plan: included in D.C.s.
- d) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.s.

3) Traffic Control Systems, Signals and Intersection Improvements



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

4) Streetlights

- a) Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.'s, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b) Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

5) Transportation Related Pedestrian and Cycling Facilities

- a) Pedestrian crossovers, sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads and provincial highway corridors: considered part of the complete street and included in D.C.'s,



or, , may be direct developer responsibility through local service provisions (s.59 of D.C.A.).

- b) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street and is a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- c) Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service).

6) Noise Abatement Measures

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

B. PARKLAND DEVELOPMENT

1) RECREATIONAL TRAILS

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

2) PARKLAND

- a) Parkland Development for Community Parks and Neighbourhood Parks: direct developer responsibility to provide at base condition, as follows:
 - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.



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



b) Program facilities, amenities, and furniture, within parkland: are included in D.C.'s.

3) LANDSCAPE BUFFER BLOCKS, FEATURES, CUL-DE-SAC ISLANDS, BERMS, GRADE TRANSITION AREAS, WALKWAY CONNECTIONS TO ADJACENT ARTERIAL ROADS, OPEN SPACE, ETC.

a) The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
- Perimeter fencing to the Municipal standard located on the private property side of the property line adjacent land uses (such as but not limited to arterial roads) as directed by the Municipality.

4) NATURAL HERITAGE SYSTEM (N.H.S.)

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

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

- a) Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b) Perimeter fencing of the N.H.S. to the Municipal standard located on the private property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.



- c) All works to be in conformance with the requirements of the local Conservation Authority for stream corridors, natural buffers and subwatersheds areas as directed by the approved studies and reports related to any approved Plan that development occurs in.

Infrastructure Assets Constructed by Developers

- a) All infrastructure assets constructed by Developers must be designed in accordance with the Haldimand County Engineering Design Criteria and Haldimand County Trails Master Plan & Partnership Framework Study as revised
- b) All infrastructure assets shall be conveyed in accordance Haldimand County Engineering Design Criteria and Haldimand County Trails Master Plan & Partnership Framework Study as revised
- c) Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Haldimand County Engineering Design Criteria and Haldimand County Trails Master Plan & Partnership Framework Study as revised.

C. Underground Services (Stormwater, Water and Sanitary Sewers)

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

Water

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

- a) providing all underground services internal to the development;
- b) providing service connections from existing underground services to the development;



- c) providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and the County will include Best Efforts clauses in subsequent development agreements; and
- d) water booster pumping stations, reservoir pumping stations, and transmission mains servicing developments in one basin area unless the project services primarily industrial lands within the basin area.

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

- a) external underground services involving trunk infrastructure and pipes;
- b) water and reservoir pumping stations servicing multiple basin areas; and
- c) water treatment, storage facilities, re- chlorination/sampling stations and upstream capacity improvements associated with multiple basin areas.
- d) water treatment, storage facilities, re- chlorination/sampling stations and upstream capacity improvements associated with one or more basin areas servicing primarily industrial lands shall be included in the D.C.

Wastewater

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

- a) providing all underground services internal to the development;
- b) providing service connections from existing underground services to the development;
- c) providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, if external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external



services and the County will include Best Efforts clauses in subsequent development agreements; and

- d) Sanitary pumping stations, and transmission mains servicing developments in one basin area unless the project services primarily industrial lands within the basin area.

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

- a) external underground services involving trunk infrastructure and pipes;
- b) sanitary pumping stations servicing multiple basin areas; and
- c) wastewater treatment plants, biosolids, and downstream capacity improvements servicing multiple basin areas shall be included in the D.C.
- d) wastewater treatment plants, biosolids, sanitary pumping stations, and downstream capacity improvements servicing one or more basin areas servicing primarily industrial lands shall be included in the D.C.

Stormwater

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

- a) providing all underground services internal to the development;
- b) providing service connections from existing underground services to the development;
- c) providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, if external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and the County will include Best Efforts clauses in subsequent development agreements;
- d) providing stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing; and



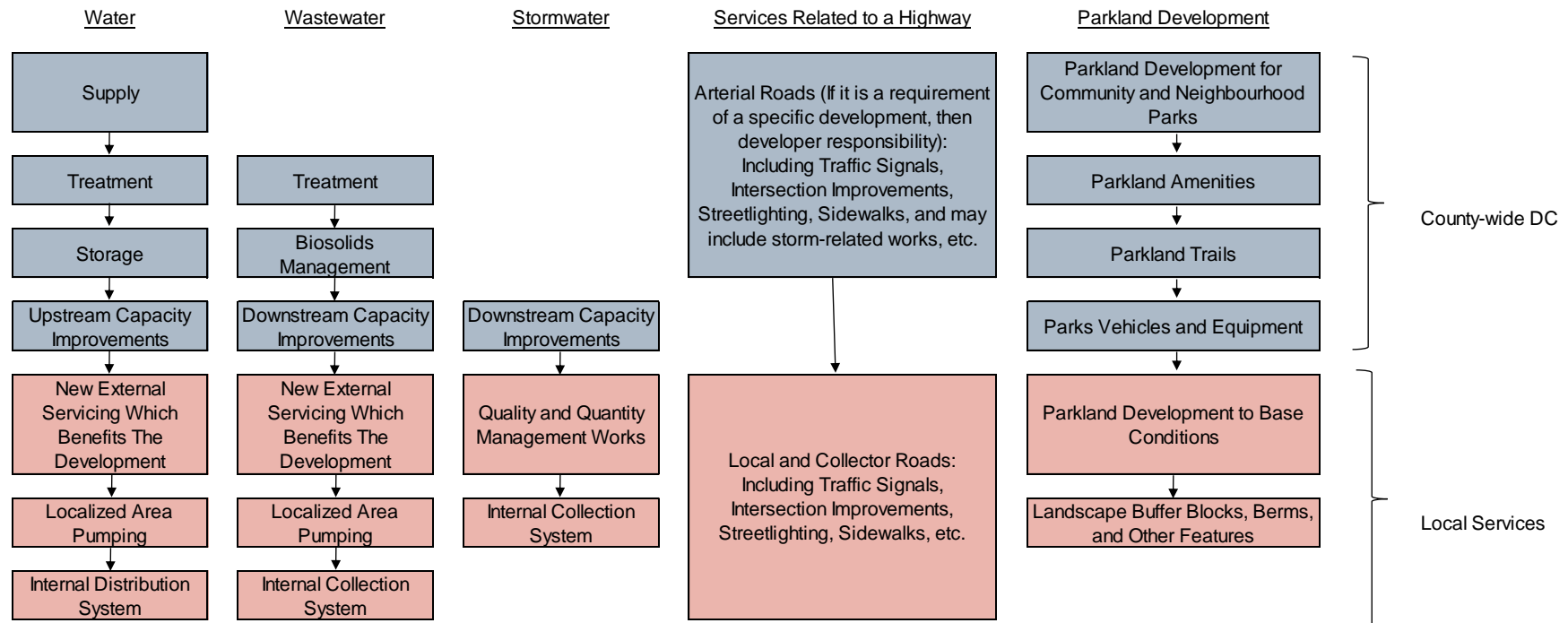
- e) storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates.

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

- a) external underground services involving linear infrastructure for stormwater services;
- b) over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project; and
- c) Stormwater monitoring works.



Figure E-1 - Development Charge vs. Local Service Works





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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the County prepared an Asset Management Plan in 2013 for its existing hard services assets and in 2017 for the rest of the County's assets. The 2017 Asset Management Plan did incorporate growth in lifecycle costs, however, all assets proposed to be funded in this study were not included in the plan. As a result, the asset management requirement for the D.C. must be undertaken to supplement this information.

In recognition to the schematic above, the following table (presented in 2019 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the County's Asset Management Plans, the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$29.35 million.



5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$25.54 million. This amount, totalled with the existing operating revenues of \$142.35 million, provide annual revenues of \$167.89 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

County of Haldimand
Asset Management – Future Expenditures and Associated Revenues
2019\$

Asset Management Summary	Sub-Total	2038 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹		5,040,551
Annual Debt Payment on Post Period Capital ²		2,696,524
Lifecycle:		
Annual Lifecycle - County-Wide Services	\$3,713,386	
Sub-Total - Annual Lifecycle	\$3,713,386	\$3,713,386
Incremental Operating Costs (for D.C. Services)		\$17,894,871
Total Expenditures		\$29,345,332
Revenue (Annualized)		
Total Existing Revenue ³		\$142,349,457
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$25,539,714
Total Revenues		\$167,889,171

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



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	Special Care/Special Dwelling Units
Municipal Wide Services:					
Services Related to a Highway	1,970	1,469	946	1,817	749
Public Works	238	178	114	220	90
Fire Protection Services	690	515	331	637	262
Parking Services	91	68	44	84	35
Indoor & Outdoor Recreation Services	7,150	5,333	3,432	6,596	2,718
Library Services	1,132	844	543	1,044	430
Administration	225	168	108	208	86
Cemeteries	70	52	34	65	27
Ambulance	235	175	113	217	89
Waste Diversion	163	122	78	150	62
Total Municipal Wide Services	11,964	8,924	5,743	11,038	4,548
Urban Services					
Stormwater Drainage and Control Services	121	90	58	112	46
Wastewater Services	5,930	4,423	2,847	5,471	2,254
Water Services	1,966	1,466	944	1,814	747
Total Urban Services	8,017	5,979	3,849	7,397	3,047
GRAND TOTAL RURAL AREA	11,964	8,924	5,743	11,038	4,548
GRAND TOTAL URBAN AREA	19,981	14,903	9,592	18,435	7,595



Schedule "C"
Non-Residential Development Charges by Service and Per Square Foot and Per
Square Metre of G.F.A.

Service	NON-RESIDENTIAL	
	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Municipal Wide Services:		
Services Related to a Highway	0.78	8.40
Public Works	0.10	1.08
Fire Protection Services	0.29	3.12
Parking Services	0.04	0.43
Indoor & Outdoor Recreation Services	0.44	4.74
Library Services	0.07	0.75
Administration	0.09	0.97
Cemeteries	0.03	0.32
Ambulance	0.10	1.08
Waste Diversion	0.02	0.22
Total Municipal Wide Services	1.96	21.10
Urban Services		
Stormwater Drainage and Control Services	0.05	0.54
Wastewater Services	2.27	24.43
Water Services	0.76	8.18
Total Urban Services	3.08	33.15
GRAND TOTAL RURAL AREA	1.96	21.10
GRAND TOTAL URBAN AREA	5.04	54.25