



Development Charges Background Study

Town of Tecumseh

May 23, 2024

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Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A: Bills 108, 138, 197, 213, and 109.....	1-3
1.3.1 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters.....	1-3
1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019.....	1-4
1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020.....	1-4
1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020.....	1-7
1.3.5 Bill 109: More Homes for Everyone Act, 2022.....	1-7
1.4 Changes to the D.C.A. – Bill 23: More Homes Built Faster Act, 2022.....	1-8
1.4.1 Additional Residential Unit Exemption	1-8
1.4.2 Removal of Housing as an Eligible D.C. Service	1-8
1.4.3 New Statutory Exemption for Non-Profit Housing	1-9
1.4.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units	1-9
1.4.5 Historical Level of Service Extended to Previous 15-year Period	1-10
1.4.6 Revised Definition of Capital Costs.....	1-10
1.4.7 Mandatory Phase-in of a D.C.....	1-10
1.4.8 D.C. By-law Expiry	1-10
1.4.9 Instalment Payments	1-10
1.4.10 Rental Housing Discount.....	1-10
1.4.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications	1-11
1.4.12 Requirement to Allocate Funds Received.....	1-11



Table of Contents (Cont'd)

	Page
1.4.13 Bill 134: Affordable Homes and Good Jobs Act, 2023	1-11
1.5 Proposed Changes to the D.C.A. – Bill 185: <i>Cutting Red Tape to Build More Homes Act</i>	1-14
1.5.1 Revised Definition of Capital Costs	1-14
1.5.2 Removal of the Mandatory Phase-in	1-14
1.5.3 Process for Minor Amendments to D.C. By-laws	1-15
1.5.4 Reduction of D.C. Rate Freeze Timeframe	1-16
1.5.5 Modernizing Public Notice Requirements	1-16
2. Current Town of Tecumseh Policy.....	2-1
2.1 Schedule of Charges	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-2
2.4 Indexing	2-2
2.5 Redevelopment Allowance	2-2
2.6 Exemptions	2-3
3. Anticipated Development in the Town of Tecumseh.....	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-6
4.5 Capital Forecast.....	4-7
4.6 Treatment of Credits	4-8
4.7 Classes of Services	4-8
4.8 Existing Reserve Funds	4-8
4.9 Deductions.....	4-9
4.9.1 Reduction Required by Level of Service Ceiling	4-10
4.9.2 Reduction for Uncommitted Excess Capacity	4-10
4.9.3 Reduction for Benefit to Existing Development.....	4-11
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions.....	4-12
4.10 Municipal-wide vs. Area Rating.....	4-12
4.11 Allocation of Development	4-12
4.12 Asset Management.....	4-13
4.13 Transit.....	4-13



Table of Contents (Cont'd)

	Page
4.14 Mandatory Phase-in of a D.C.....	4-14
5. D.C.-Eligible Cost Analysis by Service.....	5-1
5.1 Introduction.....	5-1
5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation.....	5-1
5.2.1 Parks and Recreation Services.....	5-1
5.2.2 Library Services.....	5-5
5.2.3 Growth Studies.....	5-7
5.3 Service Levels and 20-Year Capital Costs for Tecumseh's D.C. Calculation.....	5-9
5.3.1 Services Related to a Highway.....	5-9
5.3.2 Public Works.....	5-15
5.3.3 Fire Protection Services.....	5-17
5.3.4 Policing Services.....	5-19
5.4 Town-wide Buildout Capital Costs for Tecumseh's D.C. Calculation	5-21
5.4.1 Water Services.....	5-21
5.5 Urban Buildout Capital Costs for Tecumseh's D.C. Calculation.....	5-24
5.5.1 Wastewater Services.....	5-24
6. D.C. Calculation.....	6-1
7. D.C. Policy Recommendations and D.C. By-law Rules.....	7-1
7.1 Introduction.....	7-1
7.2 D.C. By-law Structure.....	7-2
7.3 D.C. By-law Rules.....	7-2
7.3.1 Payment in any Particular Case.....	7-2
7.3.2 Determination of the Amount of the Charge.....	7-3
7.3.3 Application to Redevelopment of Land (Demolition and Conversion).....	7-3
7.3.4 Exemptions (full or partial).....	7-4
7.3.5 Phasing in.....	7-5
7.3.6 Timing of Collection.....	7-5
7.3.7 Indexing.....	7-5
7.3.8 The Applicable Areas.....	7-6
7.4 Other D.C. By-law Provisions.....	7-6
7.4.1 Categories of Services for Reserve Fund and Credit Purposes.....	7-6
7.4.2 By-law In-force Date.....	7-6
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing.....	7-7
7.4.4 Area Rating.....	7-7
7.5 Other Recommendations.....	7-8



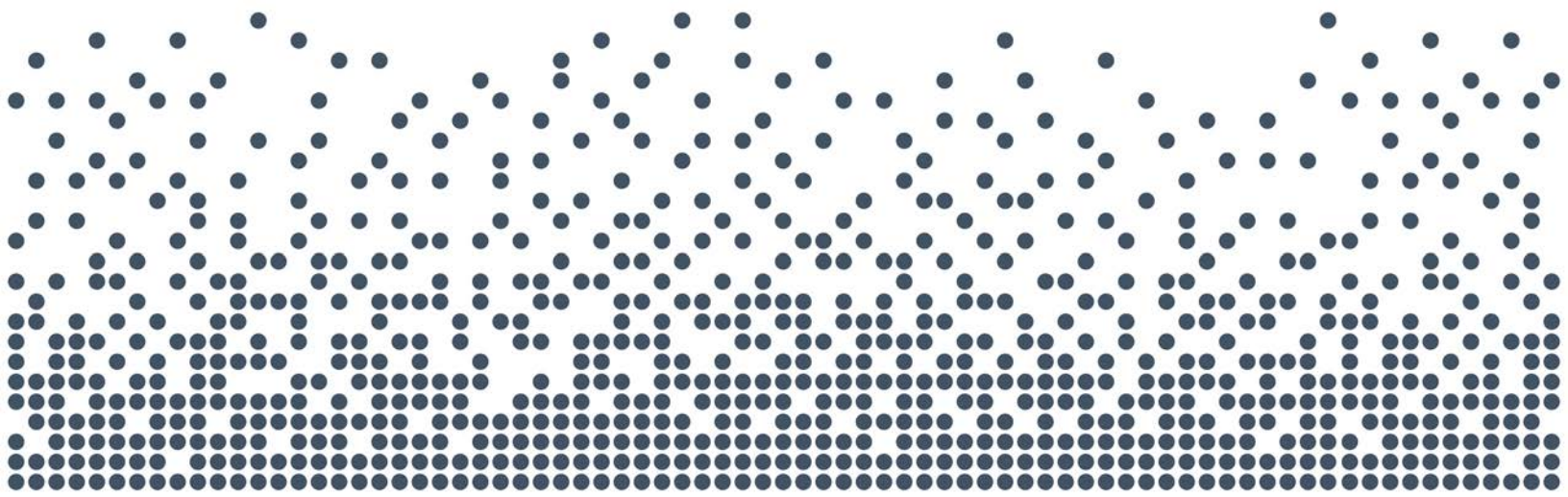
Table of Contents (Cont'd)

	Page
8. By-law Implementation.....	8-1
8.1 Public Consultation Process	8-1
8.1.1 Introduction	8-1
8.1.2 Public Meeting of Council.....	8-1
8.1.3 Other Consultation Activity.....	8-1
8.2 Anticipated Impact of the Charge on Development.....	8-2
8.3 Implementation Requirements	8-3
8.3.1 Introduction	8-3
8.3.2 Notice of Passage.....	8-3
8.3.3 By-law Pamphlet.....	8-3
8.3.4 Appeals.....	8-4
8.3.5 Complaints.....	8-4
8.3.6 Credits.....	8-5
8.3.7 Front-Ending Agreements.....	8-5
8.3.8 Severance and Subdivision Agreement Conditions	8-5
Appendix A. Background Information on Residential and Non-Residential Growth Forecast.....	A-1
Appendix B Level of Service	B-1
Appendix C: Long-Term Capital and Operating Cost Examination	C-1
Appendix D: D.C. Reserve Fund Policy.....	D-1
Appendix E: Local Service Policy.....	E-1
Appendix F: Asset Management Plan	F-1
Appendix G: Proposed D.C. By-law.....	G-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
M.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Tecumseh required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Town;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
 - 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;
 - Amounts in excess of 15-year historical service calculation;
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit.



- 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C.A. have occurred since the passage of the Town's 2019 D.C. By-law. Some of the changes were introduced through four bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, and Bill 213, and were detailed in the Town's 2022 D.C. Update Study dated May 25, 2022 (as adopted on August 9, 2022). The changes included the following:
- Instalment payments for rental housing, institutional developments, and non-profit housing;
 - Rate freeze on D.C.s for applications proceeding through Site Plan or Zoning By-law Amendment applications;
 - Removal of the 10% mandatory deduction on all D.C. eligible services;
 - Introduction of a new authority under the *Planning Act* to implement Community Benefit Charges (C.B.C.);
 - Eligible Services: The list of eligible services for the D.C. was expanded to include most services eligible under the D.C.A. prior to Bill 108.
 - New exemption for universities that receive operating funds from the Government.
4. Since the completion of the D.C. Update Study in 2022, further legislative changes have been made to the D.C.A. On November 28, 2022, Bill 23: *More Homes Built Faster Act, 2022* received Royal Assent. The Bill provides the following changes (further details are provided in Section 1.4 of this report):
- Additional residential unit exemption: allowance of a third unit as-of-right;
 - Removal of Housing as an eligible D.C. service;
 - New statutory exemption for Affordable Units (proposed to be in force June 1, 2024);
 - New statutory exemption for Attainable Units;
 - New statutory exemption for Affordable Inclusionary Zoning Units;
 - New statutory exemption for Non-Profit Housing;
 - Historical level of service extended to previous 15-year period instead of the previous 10-year period;
 - Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (nothing prescribed to date);



- Mandatory phase-in of a D.C. for by-laws passed after January 1, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
 - D.C. By-law expiry will be a maximum of 10 years after the date the by-law comes into force;
 - D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
 - Maximum interest rate for instalments and determination of charge for eligible Site Plan and Zoning By-law Amendment applications to be set at the average prime rate plus 1%; and
 - Requirement to allocate funds received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
5. On April 10, 2024, the Province introduced Bill 185: *Cutting Red Tape to Build More Homes Act*. If implemented, this Bill would reverse many of the changes that were recently introduced through Bill 23: *More Homes, Built Faster Act*, 2022. Further discussion is provided in section 1.5 of this report. The following provides a summary of the proposed changes:
- The definition of capital costs is proposed to be amended to reinstate studies as an eligible capital cost. Note, this background study includes the calculation for the inclusion of studies. If the Province does not implement this change, then the applicable charge for growth studies will not be imposed;
 - The five-year mandatory phase-in introduced by Bill 23 has been proposed to be removed;
 - A process for minor amendments to D.C. by-laws is being introduced;



- The time for the D.C. rate freeze related to site plan and zoning by-law amendment applications would be reduced from two (2) years to 18 months; and
 - Modernization of public notice requirements which allow municipalities to provide public notice requirements on a municipal website if a local newspaper is not available.
6. The growth forecast (Chapter 3) on which the Town-wide D.C. is based, projects the following population, housing, and non-residential floor area for the Town-wide 10-year (2024 to 2033) period, 20-year (2024 to 2043) period, Urban area buildout period (2024 to Urban Buildout) and Town-wide buildout (2024 to Buildout) period.

Table ES-1
Town of Tecumseh
Summary of Growth Forecast by Planning Period

Measure	10-year (2024 to 2033)	10-year Urban (2024 to 2043)	Urban Buildout (2024 to Urban Buildout)	Buildout (2024 to Buildout)
(Net) Population Increase	5,939	11,174	24,030	24,041
Residential Unit Increase	2,661	5,149	11,408	11,464
Non-Residential Gross Floor Area Increase (sq. ft.)	2,155,800	3,963,200	8,035,900	8,035,900

Source Watson & Associates Economists Ltd. Forecast 2024

7. On August 13, 2019, the Town of Tecumseh passed By-law 2019-63 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on August 31, 2024. The Town is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for July 9, 2024 with adoption of the by-law anticipated for July 23, 2024.



8. The Town’s D.C. currently in effect is \$26,166 for single detached dwelling units for full services (including urban-area charges) and \$9.98 per square foot for non-residential development for full services (including urban-area charges). This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential development). Charges have been provided on a Town-wide basis for all services except wastewater services, which are provided on an urban-area basis. The corresponding single-detached unit charge for full services is \$33,916. The non-residential charge for full services is \$10.62 per square foot of building area. These rates are submitted to Council for its consideration.

9. 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 6-6. A summary of these costs is provided below:

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

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$177,734,133
Less: Benefit to existing development	\$31,248,267
Less: Post planning period benefit	\$12,617,000
Less: Ineligible re: Level of Service	\$21,000
Less: Grants, subsidies and other contributions	\$16,327,417
Net costs to be recovered from development charges	\$117,520,450

This suggests that for the non-D.C. cost over the 10-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$47.60 million (or an annual amount of \$4.76 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$12.62 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$177.73 million over the next 10 years, of which \$117.52 million (66%) is recoverable from D.C.s. Of this net amount, \$88.81 million is recoverable from residential development and \$28.71



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

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

The following service is calculated based on an urban area buildout forecast:

- Wastewater Services.

The following service is calculated based on a Town-wide buildout forecast:

- Water Services.

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

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

The following services are calculated based on a Town-wide 10-year forecast:

- Parks and Recreation Services; and
- Library Services.

In addition, a class of service has been established for Public Works (calculated based on a Town-wide 20-year forecast) and for Growth Studies (calculated based on a Town-wide 10-year forecast).

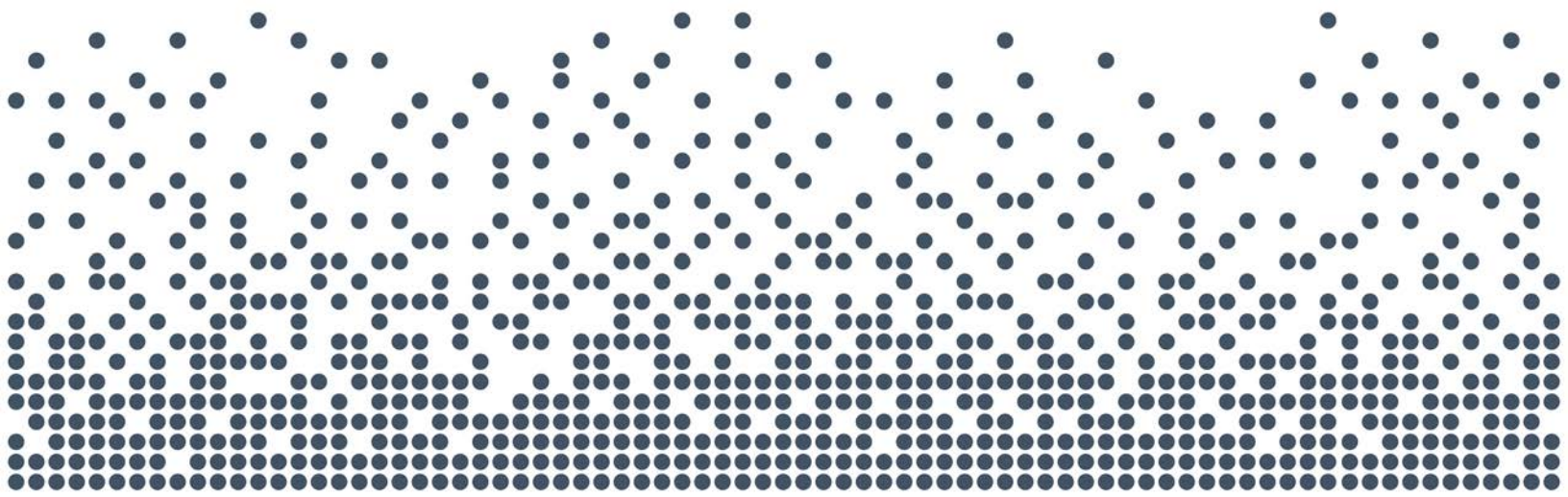
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-laws which are appended in Appendix G (under separate cover). These decisions may include:

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



Table ES-3
Town of Tecumseh
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	9,155	6,543	6,083	4,281	3,400	3.32
Public Works (Facilities and Fleet)	489	349	325	229	182	0.18
Fire Protection Services	1,599	1,143	1,062	748	594	0.58
Policing Services	282	202	187	132	105	0.10
Parks and Recreation Services	6,703	4,791	4,454	3,134	2,489	0.33
Growth Studies	1,090	779	724	510	405	0.40
Library Services	-	-	-	-	-	0.00
Water Services	2,038	1,457	1,354	953	757	0.80
Total Municipal Wide Services/Class of Services	21,356	15,264	14,189	9,987	7,932	5.71
Urban Services						
Wastewater Services	12,560	8,977	8,345	5,873	4,664	4.91
Total Urban Services	12,560	8,977	8,345	5,873	4,664	4.91
GRAND TOTAL RURAL AREA	21,356	15,264	14,189	9,987	7,932	5.71
GRAND TOTAL URBAN AREA	33,916	24,241	22,534	15,860	12,596	10.62



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

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

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

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

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

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



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for July 9, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Town's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on May 23, 2024.

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

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

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

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

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	December 2023 to April 2024
2. Council Education Session	April 23, 2024
3. Public release of final D.C. Background study and proposed by-law	May 23, 2024
4. Public meeting advertisement placed in newspaper(s)	No later than June 18, 2024
5. Public meeting of Council	July 9, 2024
6. Council considers adoption of background study and passage of by-law	July 23, 2024
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage



Schedule of Study Milestone	Dates
9. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the D.C.A: Bills 108, 138, 197, 213, and 109

1.3.1 **Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters**

On May 2, 2019, the Province introduced Bill 108, which proposes changes to the D.C.A. The Bill was introduced as part of the Province’s “More Homes, More Choice: Ontario’s Housing Supply Action Plan.” The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). The following provisions were proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (non-profit housing now exempt as per Bill 23). Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the *Planning Act*. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that



was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

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

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

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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



1.3.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services.
 - Long-term Care services
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services.
 - Childcare and early years services.
 - Housing services.
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.



Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the four following subsections.

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

Note: An initial consideration of “class” appears to mean any group of services.

10-Year Planning Horizon

The 10-year planning horizon has been removed for all services except transit.

1.3.3.2 C.B.C. Related Changes

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge.



1.3.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

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

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

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

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

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



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

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

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

1.4.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings
 - The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

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

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



1.4.3 New Statutory Exemption for Non-Profit Housing

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

1.4.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- **Affordable Rental Units:** Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- **Affordable Owned Units:** Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.

Note: As discussed in Section 1.4.13, the definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134

- **Attainable Units:** Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: the above exemptions are not currently in force, however, the Province has noted that the Affordable Owned and Rental Unit exemptions will come into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

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



1.4.5 Historical Level of Service Extended to Previous 15-year Period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.4.6 Revised Definition of Capital Costs

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

1.4.7 Mandatory Phase-in of a D.C.

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

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

1.4.8 D.C. By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.

1.4.9 Instalment Payments

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

1.4.10 Rental Housing Discount

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



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

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

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

1.4.12 Requirement to Allocate Funds Received

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

1.4.13 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the More Homes Built Faster Act (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin” published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was published on April 5, 2024.

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

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



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

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

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
		(b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin," as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister's opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)



Note: the Province has indicated that it intends for the Affordable Unit exemption to come into force on June 1, 2024.

1.5 Proposed Changes to the D.C.A. – Bill 185: *Cutting Red Tape to Build More Homes Act*

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act*. If implemented, this Bill will reverse many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes being recommended.

1.5.1 Revised Definition of Capital Costs

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

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

The proposed amendment will allow municipalities to fund studies, consistent with by-laws passed prior to the *More Homes Built Faster Act* (Bill 23). Note: this background study includes a calculation of the growth studies charge, consistent with the proposed amendment. If this change is not implemented by the time the by-law is passed, then the corresponding growth studies charge in this background study and draft by-law will not be imposed.

1.5.2 Removal of the Mandatory Phase-in

As noted in Section 1.5.7 above, Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five year term for any by-laws passed after January 1, 2022. Bill 185 proposes to remove this mandatory phase-in. This change would be effective for any D.C. by-laws passed after Bill 185 comes into effect.



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

1.5.3 Process for Minor Amendments to D.C. By-laws

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

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

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

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

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

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



1.5.4 Reduction of D.C. Rate Freeze Timeframe

Bill 108 (see Section 1.3.1 above) provides for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is “frozen” at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 proposes to reduce the two-year timeframe to 18 months.

1.5.5 Modernizing Public Notice Requirements

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



Chapter 2

Current Town of Tecumseh Policy



2. Current Town of Tecumseh Policy

2.1 Schedule of Charges

On August 13, 2019, the Town of Tecumseh passed By-law 2019-63 under the D.C.A., with an enforcement date of September 1, 2019. This by-law was amended by By-law 2022-062 on August 9, 2022.

This by-law (as amended) imposes D.C.s for residential and non-residential uses.

Table 2-1 below provides the rates currently in effect, as at January 1, 2024:

Table 2-1
Town of Tecumseh
Current D.C. Rates
January 1, 2024

Service	Residential				Non-Residential	
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	Per sq.ft. of Gross Floor Area
Municipal Wide Services						
Services Related to a Highway	7,902	5,037	4,404	3,404	2,845	3.90
Fire Protection Services	642	410	358	277	231	0.31
Policing Services	189	120	105	81	68	0.10
Parks and Recreation Services	6,479	4,130	3,613	2,791	2,333	0.46
Library Services	222	141	124	96	80	0.01
Growth Studies	2,245	1,431	1,252	967	808	1.41
Water Services	2,099	1,339	1,171	904	2,301	0.98
Total Municipal Wide Services	19,777	12,608	11,028	8,521	8,665	7.17
Urban Services						
Wastewater Services	6,389	4,072	3,562	2,753	756	2.81
Total Urban Services	6,389	4,072	3,562	2,753	756	2.81
GRAND TOTAL RURAL AREA	19,777	12,608	11,028	8,521	8,665	7.17
GRAND TOTAL URBAN AREA	26,166	16,680	14,590	11,274	9,421	9.98

2.2 Services Covered

The following services are covered under By-laws 2019-63 (as amended by By-laws 2022-062):

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Growth Studies;



- Water Services; and
- Wastewater Services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of first building permit issuance in relation to a building or structure on land to which a D.C. applies and are collected by the Town of Tecumseh.

2.4 Indexing

Rates shall be indexed annually on January 1st each year, without amendment to the by-law, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)¹ for the most recent year-over-year period.

2.5 Redevelopment Allowance

If a development involves the demolition and replacement of a building or structure on the same site (within 6 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part), or 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 D.C. in place at the time the D.C. is payable; and/or
- 2) the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable;

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

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



2.6 Exemptions

By-law 2019-63 provides discretionary exemptions for non-residential farm buildings constructed for farming uses.



Chapter 3

Anticipated Development in the Town of Tecumseh



3. Anticipated Development in the Town of Tecumseh

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services over a 10-year (mid-2024 to mid-2034), 20-year (mid-2024 to mid-2044), and buildout (water and wastewater capacity) time horizon.

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

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

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

- County of Essex Official Plan, February 19, 2014;
- County of Essex Growth Analysis Report, October 5, 2022; by Watson & Associates Economists Ltd.
- Town of Tecumseh Official Plan, Adopted June 21, 2021 (in accordance with Section 17(22) of the Planning Act, R.S.O., p13) by By-Law 2021-10
- Derived from the County of Essex Official Plan Update growth forecast for the Town of Tecumseh by Watson & Associates Economists Ltd. Buildout population derived from Tecumseh Water and Wastewater Master Plan, 2018;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to 2022 period;



- Residential and non-residential supply opportunities as identified by Town of Tecumseh staff; and
- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Tecumseh.

3.3 Summary of Growth Forecast

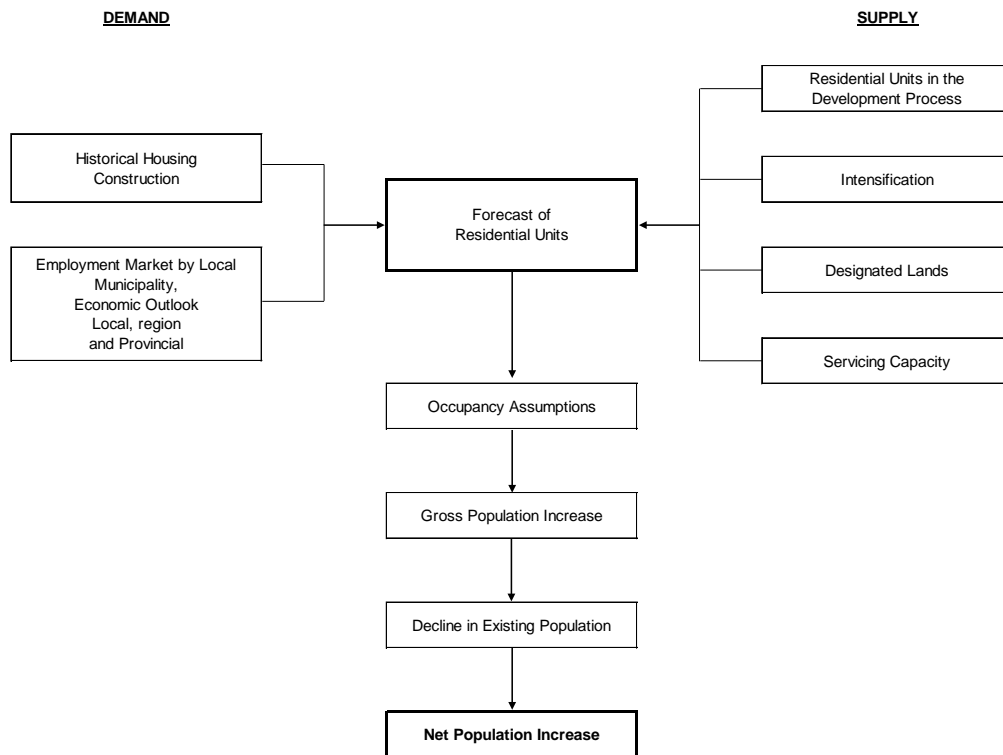
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Town of Tecumseh (excluding census undercount) is anticipated to reach approximately 29,660 by mid-2034, 34,890 by mid-2044, and 47,760 by buildout; resulting in an increase of approximately 5,940, 11,170, and 24,040 persons, respectively. ^[1]

^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Town of Tecumseh
Residential Growth Forecast Summary**

Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2011	24,360	23,610	210	23,400	7,565	507	579	6	8,657	191	2.727
	Mid 2016	23,970	23,229	194	23,035	7,655	515	710	5	8,885	176	2.614
	Mid 2021	24,040	23,300	285	23,015	7,745	550	650	0	8,945	259	2.605
Forecast	Mid 2024	24,470	23,716	387	23,329	7,781	550	856	0	9,187	352	2.581
	Mid 2034	30,600	29,655	484	29,171	8,669	1,307	1,784	0	11,760	440	2.522
	Mid 2044	36,000	34,890	569	34,321	9,376	2,034	2,761	0	14,171	517	2.462
	Buildout	49,270	47,756	779	46,978	11,114	3,771	5,410	0	20,295	708	2.353
Incremental	Mid 2011 - Mid 2016	-390	-381	-16	-365	90	8	131	-1	228	-15	
	Mid 2016 - Mid 2021	70	71	91	-20	90	35	-60	-5	60	83	
	Mid 2021 - Mid 2024	430	416	102	314	36	0	206	0	242	93	
	Mid 2024 - Mid 2034	6,130	5,939	97	5,842	888	757	928	0	2,573	88	
	Mid 2024 - Mid 2044	11,530	11,174	182	10,992	1,595	1,484	1,905	0	4,984	165	
	Mid 2024 - Buildout	24,800	24,040	392	23,649	3,333	3,221	4,554	0	11,108	356	

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

^[2] Includes townhouses and apartments in duplexes.

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

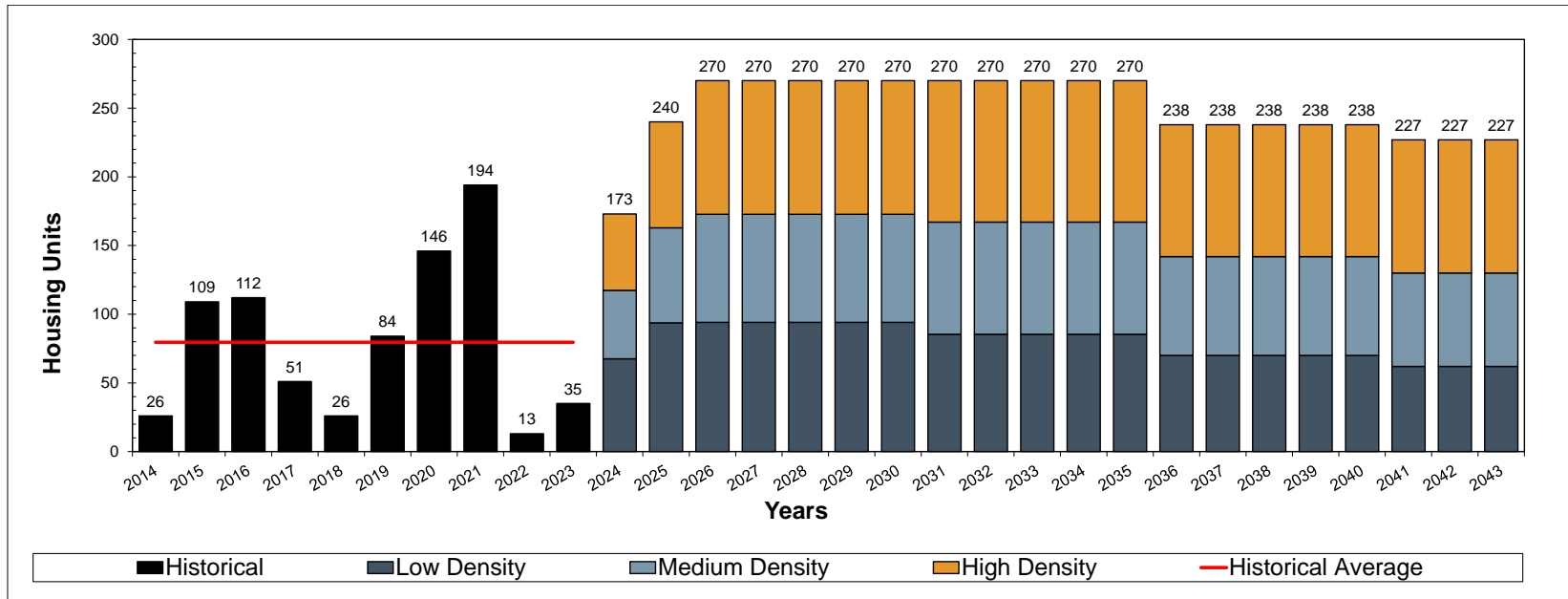
Notes:

Numbers may not add due to rounding.

Source: Derived from the County of Essex Official Plan Update growth forecast for the Town of Tecumseh by Watson & Associates Economists Ltd. Buildout population derived from Tecumseh Water and Wastewater Master Plan, 2018 update of 47,756.



Figure 3-2
Township of Tecumseh
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Tecumseh building permit data, 2014 to 2023.



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

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

- The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Town staff regarding anticipated development trends for the Town of Tecumseh.
- Based on the above indicators, the 2024 to 2044 household growth forecast for the Town is comprised of a unit mix of 32% low density units (single detached and semi-detached), 30% medium density (multiples except apartments) and 38% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Town of Tecumseh
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2024 and 2044 by development location is summarized below.

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

Development Location	Amount of Housing Growth, 2024 to 2044	Percentage of Housing Growth, 2024 to 2044
Urban	4,944	99%
Rural	40	1%
Town of Tecumseh	4,984	100%

Note: Figures may not sum precisely due to rounding.



3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Based on the capital needs identified, the following provides the planning periods utilized for the various services:
 - 10-year forecast:
 - Parks and recreation;
 - Library; and
 - Growth studies.
 - 20-year forecast:
 - Services related to a highway;
 - Public works;
 - Fire protection services; and
 - Policing services.
 - Buildout forecast:
 - Water Services; and
 - Wastewater Services.

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

- The number of housing units to be constructed by buildout in the Town of Tecumseh over the forecast period is presented in Table 3-1. Over the 2024 to 2044 forecast period, the Town is anticipated to average approximately 249 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 180 people between 2024 to 2044.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix

^[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.



discussion) and average persons per unit (P.P.U.) by dwelling type for new units.

- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Town of Tecumseh. Due to data limitations high density P.P.U. data was derived from the Essex County Census Division which includes the Town of Tecumseh and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.962
 - Medium density: 2.117
 - High density: 1.811

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

- Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2024 to 2044 forecast period is forecast to decline by approximately 320.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

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



- 2016 employment data ^{[1],[2]} (place of work) for the Town of Tecumseh is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 100 primary (1%);
 - 570 work at home employment (4%);
 - 8,498 industrial (59%);
 - 3,768 commercial/population-related (26%); and
 - 1,505 institutional (10%).
- The 2016 employment by usual place of work, including work at home, is 14,440. An additional 970 employees have been identified for the Town of Tecumseh in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Town of Tecumseh is anticipated to reach approximately 19,110 by mid-2034, 21,450 by mid-2044, and 27,320 by buildout. This represents an employment increase of approximately 2,730 for the 10-year forecast period, 5,070 for the 20-year forecast period, and 10,940 by buildout.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at

^[1] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[2] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

^[3] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

- Total employment for the Town of Tecumseh (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 16,730 by mid-2034, 18,650 by mid-2044, and 23,490 by buildout. This represents an employment increase of approximately 2,250 for the 10-year forecast period, 4,170 for the 20-year forecast period, and 9,010 by buildout.

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental G.F.A. is anticipated to increase by 2,155,800 sq.ft. over the 10-year forecast period, 3,963,200 sq.ft. for the 20-year forecast period, and 8,035,900 sq.ft. over the buildout time horizon.
- In terms of percentage growth, the 2024 to 2044 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 72%;
 - commercial/population-related – 17%; and
 - institutional – 11%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Town of Tecumseh by area.
- The amount and percentage of forecast total non-residential growth between 2024 and 2044 by development location is summarized below.



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

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2024 to 2044	Percentage of Non-Residential G.F.A., 2024 to 2044
Urban	3,963,200	100%
Rural	0	0%
Town of Tecumseh	3,963,200	100%

Note: Figures may not sum precisely due to rounding

Source: Watson & Associates Economists Ltd.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Town.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



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

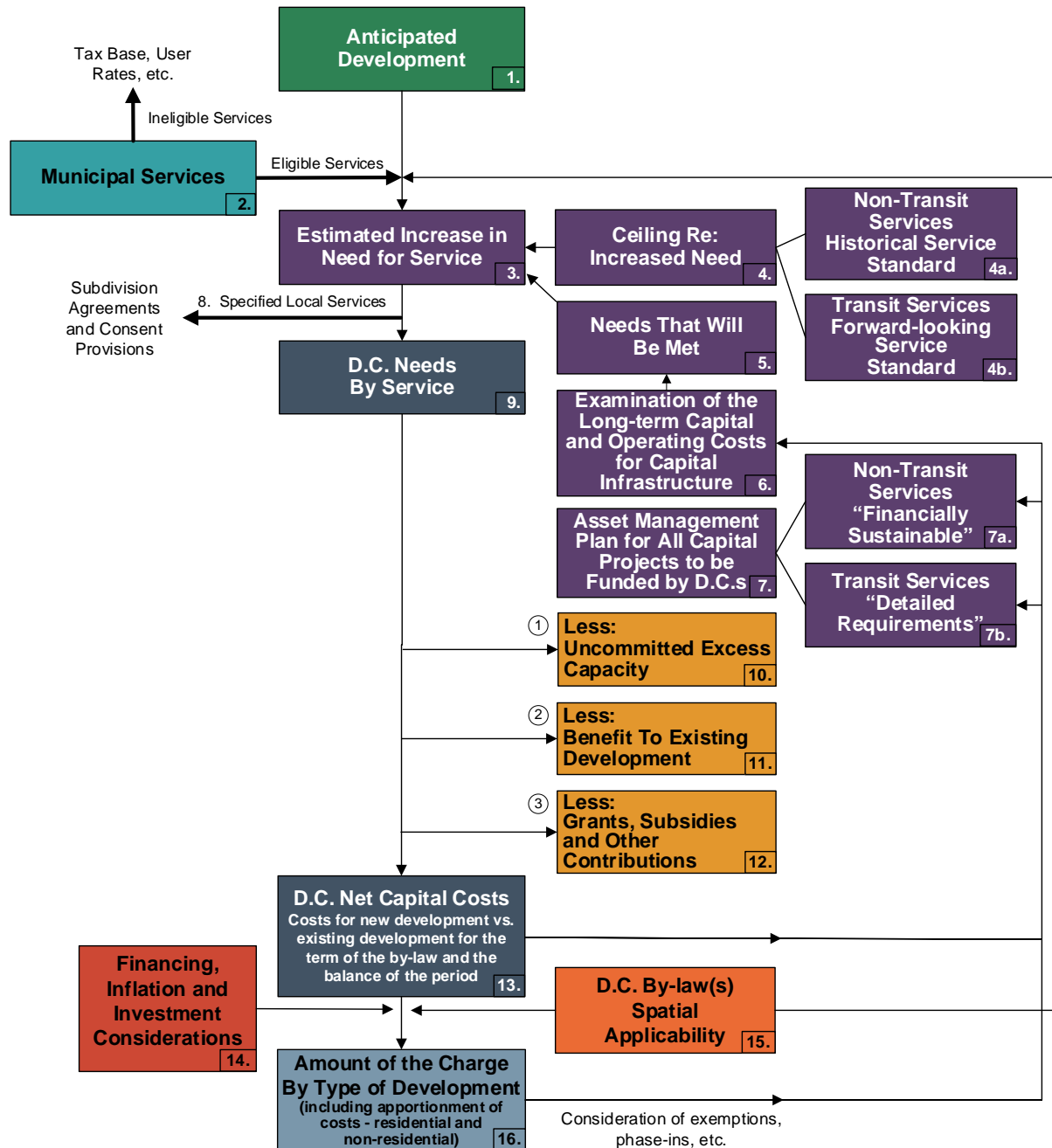




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	No	2.1 Transit vehicles ¹ & facilities	100
	No	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport (Waterloo Region only)	100

¹with 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 D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ¹ and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ¹	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ¹	100
	n/a	7.3 Library materials	100
8. Emergency Preparedness Services	No	9.1 Facility space (incl. furniture and equipment)	100
	No	9.2 Vehicles ¹	100
	No	9.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

¹with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ¹	100
12. Water Supply Services	Yes	12.1 Treatment plants	100
	Yes	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	Yes	12.4 Vehicles and equipment ¹	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	n/a	13.3 Waste diversion facilities	100
	n/a	13.4 Waste diversion vehicles and equipment ¹	100
14. Policing Services	Yes	14.1 Policing detachments	100
	No	14.2 Policing rolling stock ¹	100
	No	14.3 Small equipment and gear	100
15. Homes for the Aged	n/a	15.1 Homes for the aged space	100
	n/a	15.2 Vehicles ¹	100
16. Child Care	n/a	16.1 Child care space	100
	n/a	16.2 Vehicles ¹	100
17. Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles ¹	100
18. Social Housing	Ineligible	18.1 Social housing space	0
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100
20. Social Services	Ineligible	20.1 Social service space	0

¹with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Ambulance	n/a n/a	21.1 Ambulance station space 21.2 Vehicles ¹	100 100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	23.1 Office space 23.2 Office furniture 23.3 Computer equipment	0 0 0
24. Other Services	Ineligible* Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 24.2 Interest on money borrowed to pay for growth-related capital	0 0-100

¹with a 7+ year life-time

²same percentage as service component to which it pertains

³proposed to be an eligible capital cost through the changes introduced as part of Bill 185

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Town's detailed Local Service Policy, as revised is provided in Appendix E.



4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two (2) potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

Note, the Province released Bill 185 on April 10, 2024, which proposes to reinstate studies as an eligible capital cost. This proposed amendment will allow municipalities to fund studies. As part of this Background Study, a calculation for studies has been undertaken, should this proposed change be implemented by the Province.

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



4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no current outstanding credits for inclusion in the D.C. calculations.

4.7 Classes of Services

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein have identified Public Works as a class of service. In addition, a class of service has been identified for growth studies (if enacted by the Province).

4.8 Existing Reserve Funds

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

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

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

For services that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge



was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the future forecast periods, which underlie the D.C. calculation herein.

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

The Town’s D.C. Reserve Fund balances by service of December 31, 2023 are shown below:

Table 4-2
Town of Tecumseh
Reserve Fund Balances, as at December 31, 2023

Service	D.C. Reserve Fund Balance as of December 31, 2023	Adjustments for Loans from Other Sources	Adjusted D.C. Reserve Fund Balances
Services Related to a Highway	\$332,534		\$332,534
Fire Protection Services	\$142,151		\$142,151
Policing Services	\$108,130		\$108,130
Parks and Recreation Services	\$0	(\$510,758)	(\$510,758)
Library Services	\$123,745		\$123,745
Growth Studies	\$0	(\$967,164)	(\$967,164)
Wastewater Services	\$0	(\$10,888,596)	(\$10,888,596)
Water Services	\$0	(\$398,154)	(\$398,154)
Total	\$706,560	(\$12,764,672)	(\$12,058,112)

Note: Amounts in brackets are deficit balances.

4.9 Deductions

The D.C.A. potentially requires that four (4) 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; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Level of Service Ceiling

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

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

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Town’s “excess capacity,” other than excess capacity which is “committed.”

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The



deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

4.9.3 Reduction for Benefit to Existing Development

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

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

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool),



different programs (i.e. hockey vs. figure skating), and different time availability for the same service (i.e. leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. 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 (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in section 7.4.4.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



4.12 Asset Management

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

4.13 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four (4) areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
 1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.
 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.



4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
 5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
1. The service is a discrete service.
 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.

The Town has not included transit in the D.C. calculations. Therefore, the above calculation and reporting requirements are not required for the purposes of this D.C. study.

4.14 Mandatory Phase-in of a D.C.

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



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

Note: as part of the changes proposed by the Province through Bill 185, this mandatory phase-in is proposed to be removed for any D.C. by-laws passed after Bill 185 receives Royal Assent.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

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

This section evaluates the development-related capital requirements for parks and recreation services, library services, and growth studies over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

Note that the growth forecast identified in Chapter 3 identifies growth from mid-2024 to mid-2034 which equates to 10 full calendar years of growth. As the capital needs are budgeted using calendar years, the capital needs forecast is based on the period 2024 to 2033.

5.2.1 Parks and Recreation Services

The Town currently has approximately 361 acres of parkland within its jurisdiction. Over the historical 15-year period, the Town has provided an average level of service of 15.20 acres of parkland per 1,000 population. In addition to the parkland, the Town also provides for various amenities such as ball diamonds, playground equipment, soccer fields etc. Over the past 15 years, the Town has provided an average level of service of



16.20 parkland amenity items per 1,000 population. Within parks, there are also various park pathways and parking spots. Over the past fifteen years, the average level of service was 354.50 linear meters and 1,400 sq.m. of parking space per 1,000 population.

Based on the above, the level of service provided for parks to an investment of approximately \$1,874 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$11,132,477.

The Town currently utilizes 65 vehicles to maintain the parks and recreation facilities. Over the historical 15-year period, the Town provided an average level of service of 2.40 vehicles per 1,000 population. Based on the growth anticipated over the 10-year forecast period, the Town would be eligible to collect \$510,160 for vehicles and equipment.

The Town provides indoor recreation services from five (5) facilities totalling approximately 126,312 sq.ft. of space. The facilities include the St. Clair Beach Community Centre, the Lanoue Street Community Centre, Arena 1, the Leisure Pool Facility, and the Maidstone Recreation Centre. Over the past 15-years, the Town provided an average level of service of 5.15 sq.ft. of space per capita. This average level of service equates to an average investment of \$3,673 per capita which translates to a D.C.-eligible amount of \$21,811,750 over the 10-year forecast period.

The total D.C.-eligible amount for park and recreation services over the 10-year forecast period is \$33,454,387.

Based on the projected growth over the 10-year forecast period, the Town has identified \$27.25 million in future growth capital costs for parks and recreation services. In addition to the capital works, \$510,758 has been included in the calculations to reflect the existing reserve fund deficit. Of this amount \$13.45 million has been deducted from the calculations to reflect anticipated grant funding or community fundraising. It is noted that based on reporting to Council, the Multi-use Indoor Sports Facility will not proceed unless 73% of the project is grant funded. The resulting net-growth-related capital costs is \$14,318,158. This amount has been included in the D.C. calculations.

While park and recreation service usage is predominately residential based, there is some use of facility space and parks by non-residential users. To acknowledge this



use, the growth-related capital costs have been allocated 95% to residential development and 5% to non-residential development.



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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
2024 to 2033									95%	5%	
1	Lakewood Park Master Plan Improvements	2024	3,073,000	-		3,073,000	-	100,000	2,973,000	2,824,350	148,650
2	Lacasse Baseball Grandstand	2024	3,800,000	-		3,800,000	-	1,300,000	2,500,000	2,375,000	125,000
3	Optimist Park Playset	2024	150,000	-		150,000	-		150,000	142,500	7,500
4	MRC Washrooms	2024	625,000	-		625,000	-		625,000	593,750	31,250
5	Southfield Park	2025	1,260,000	-		1,260,000	-		1,260,000	1,197,000	63,000
6	L'Essor Artificial Soccer Turf Field	2026	2,190,000	-		2,190,000	-	1,095,000	1,095,000	1,040,250	54,750
7	Provision for Additional Parkland Development and Amenities	2024-2033	930,000	-		930,000	-		930,000	883,500	46,500
8	Multi-use Indoor Sports Facility	2028-2030	15,000,000	-		15,000,000	-	10,950,000	4,050,000	3,847,500	202,500
	Vehicles										
9	Pickup	2024	70,000	-		70,000	-		70,000	66,500	3,500
10	RTV Utility Vehicle	2024	24,400	-		24,400	-		24,400	23,180	1,220
11	John Deere 9009 Striping Mower	2024	130,000	-		130,000	-		130,000	123,500	6,500
12	Reserve Fund Adjustment	Reserve	510,758	-		510,758	-		510,758	485,220	25,538
	Total		27,763,158	-	-	27,763,158	-	13,445,000	14,318,158	13,602,250	715,908



5.2.2 Library Services

The Town provides library services from 8,975 sq.ft. of space in the St. Clair Beach Facility. Over the past fifteen years, the average level of service provided was 0.38 sq.ft. of space per capita or an investment of \$331 per capita. Based on the level of service provided over the past fifteen years, the Town would be eligible to collect a total of \$1.97 million from D.C.s for library services.

Based on discussions with staff, no future growth-related capital needs have been identified for the forecast period. It is noted that there is an existing reserve fund balance of approximately \$124,000. It is anticipated that when capital needs are identified, this reserve fund balance can be utilized for these projects.



5.2.3 Growth Studies

As noted in Chapter 1 of this report, Bill 23 (2022) removed growth studies as an eligible capital cost from the D.C. calculation. The Province has proposed to re-introduce studies related to D.C. services as an eligible capital cost through the changes proposed in Bill 185. As a result of the proposed legislative changes, and should the Province implement Bill 185, a D.C. for growth studies would take effect. If the Province does not go forward with this change, the charge for growth studies will not be imposed as part of the Town's D.C. by-law.

Growth studies would be considered a class of service under the D.C.A. and is comprised of studies related to D.C. eligible services. The Town has identified the need for various studies over the next 10 years (e.g., fire master plan update, water/wastewater master plan update, Official Plan update, etc.).

The total capital costs of these studies is \$3.42 million. In addition, \$967,164 has been added to the calculations to account for the existing reserve fund deficit. A deduction of \$21,000 has been made to account for the portion of studies that benefit non-D.C. eligible services. In addition, a further deduction of \$1.29 million has been made to identify the benefit to existing development. As a result of these deductions, the net D.C.-recoverable cost to be included in the calculations is \$3.07 million.

The capital costs for growth studies have been allocated 72% to residential development and 28% to non-residential development based on the incremental growth in population to employment for the 10-year forecast period.



**Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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
2024 to 2033										72%	28%	
1	Fire Master Plan Update	2029	Fire Protection Services	50,000	-		50,000	8,300		41,700	30,024	11,676
2	Parks and Recreation Master Plan	2027-2028	Parks and Recreation Services	100,000	-		100,000	50,000		50,000	36,000	14,000
3	Water/Wastewater Master Plan Update	2025	Water & Wastewater Services	250,000	-		250,000	-		250,000	180,000	70,000
4	8th Concession Trunk Sanitary Sewer Outlet, Servicing Strategy	2026	Wastewater Services	172,000	-		172,000	129,000		43,000	30,960	12,040
5	Sanitary Sewer Model Update	2024	Wastewater Services	350,000	-		350,000	315,000		35,000	25,200	9,800
6	Sanitary Sewer Model Update	2033	Wastewater Services	250,000	-		250,000	225,000		25,000	18,000	7,000
7	Tecumseh Storm Drainage Master Plan Update	2026	Stormwater Services	200,000	-		200,000	190,000		10,000	7,200	2,800
8	Oldcastle Storm Drainage Master Plan Update	2032	Stormwater Services	200,000	-		200,000	140,000		60,000	43,200	16,800
9	Tecumseh Hamlet Servicing and Financing Study	2024-2025	Water, Wastewater, Stormwater, and Services Related to a Highway	1,215,000	-		1,215,000	121,500		1,093,500	787,320	306,180
10	Development Standards Manual	2024	All D.C. Eligible Services	71,500	-		71,500	-		71,500	51,480	20,020
11	Transportation Master Plan Update	2027	Services Related to a Highway	250,000	-		250,000	62,500		187,500	135,000	52,500
12	Official Plan Update	2029-2031	All D.C. Eligible Services	150,000	-	15,000	135,000	37,500		97,500	70,200	27,300
13	CIP Plan - Main Street	2026	All D.C. Eligible Services	30,000	-	3,000	27,000	7,500		19,500	14,040	5,460
14	CIP Plan Update - Industrial	2030-2032	All D.C. Eligible Services	30,000	-	3,000	27,000	7,500		19,500	14,040	5,460
15	Development Charges Background Study	2024	All D.C. Eligible Services	50,000	-		50,000	-		50,000	36,000	14,000
16	Development Charges Background Study	2028-2033	All D.C. Eligible Services	50,000	-		50,000	-		50,000	36,000	14,000
	Reserve Fund Adjustment			967,164	-		967,164	-		967,164	696,358	270,806
	Total			4,385,664	-	21,000	4,364,664	1,293,800	-	3,070,864	2,211,022	859,842



5.3 Service Levels and 20-Year Capital Costs for Tecumseh's D.C. Calculation

This section evaluates the development-related capital requirements for services related to a highway, public works, fire protection services, and policing services with capital costs identified over the 20-year forecast period.

Note that the growth forecast identified in Chapter 3 identifies growth from mid-2024 to mid-2044 which equates to 20 full calendar years of growth. As the capital needs are budgeted using calendar years, the capital needs forecast is based on the period 2024 to 2043.

5.3.1 Services Related to a Highway

Tecumseh owns and maintains 84.20 km of arterial, collector, and rural roads within the Town. These roads have a total replacement cost of approximately \$257.08 million. Over the historical 15-year period the Town has provided an average level of service of 3.6 km of roads per 1,000 population. The level of service provided results in a D.C. eligible amount over the 20-year period of approximately \$122.65 million for roads.

The Town also provides 39.33 km of sidewalks and pathways and 839 streetlights and traffic signals. Over the past 15-year period, the Town provided an average level of service which equates to an investment of \$1,560 per capita. Based on the growth over the 20-year forecast period, the Town is eligible to collect approximately \$17.44 million for sidewalks, traffic signals, and streetlights.

In total, the Town is eligible to collect approximately \$140.09 million for road related infrastructure.

With respect to future needs, the Town has identified capital projects for road works, sidewalks, streetlights, active transportation, and traffic signals. The total gross capital cost of the identified works is \$95.01 million. Of this amount, \$70,000 is deducted for the amount that is attributable to growth post-2043, \$45.01 million is deducted for the amount that benefits existing development, and \$0.33 million is deducted to reflect the balance in the reserve fund. The net growth-related capital cost included in the D.C. calculations is \$48.68 million.



The residential/non-residential allocation for all services related to a highway is based on the ratio of anticipated population and employment growth over the 20-year forecast period. This results in a 73% allocation to residential development and 27% allocation to non-residential development.



**Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 73%	Non-Residential Share 27%
	Roads, Sidewalks and Streetlighting										
1	Manning Road - St. Gregory's to Riverside Drive	2027-2028	6,381,000	-		6,381,000	5,360,000		1,021,000	745,330	275,670
2	Lanoue- County Road 19 to Heatherglen	2025-2030	2,176,000	-		2,176,000	217,600		1,958,400	1,429,632	528,768
3	Gouin- Lesperance to Deslippe	2025-2030	675,000	-		675,000	445,500		229,500	167,535	61,965
4	Gouin- Deslippe to MRSPA	2025-2030	304,000	-		304,000	200,600		103,400	75,482	27,918
5	Gouin- Lesperance to Hebert	2035-2040	1,733,000	-		1,733,000	1,143,800		589,200	430,116	159,084
6	Gouin- Hebert to west Corbi	2035-2040	1,512,000	-		1,512,000	997,900		514,100	375,293	138,807
7	Maisonneuve- Lesperance to Hebert	2035-2040	1,709,000	-		1,709,000	427,300		1,281,700	935,641	346,059
8	Maisonneuve- Hebert to Shawnee	2035-2040	728,000	-		728,000	72,800		655,200	478,296	176,904
9	Maisonneuve- Shawnee to Corbi	2035-2040	937,000	-		937,000	93,700		843,300	615,609	227,691
10	Maisonneuve- Corbi to Tecumseh Hamlet	2035-2040	301,000	-		301,000	-		301,000	219,730	81,270
11	Intersection- Lesperance to Shawnee	2035-2040	2,809,000	-		2,809,000	1,853,900		955,100	697,223	257,877
12	Intersection- Shawnee to Banwell	2035-2040	3,681,000	-		3,681,000	2,429,500		1,251,500	913,595	337,905
13	Sylvestre- Flyoff to MRSPA	2025-2030	1,936,000	-		1,936,000	-		1,936,000	1,413,280	522,720
14	Jamsyl- Sylvestre to MRSPA	2025-2030	411,000	-		411,000	-		411,000	300,030	110,970
15	Shields- Extension	2030-2035	4,200,000	-		4,200,000	2,058,000		2,142,000	1,563,660	578,340
16	Tecumseh Hamlet Hydro Corridor	2025-2030	1,949,000	-		1,949,000	-		1,949,000	1,422,770	526,230
17	County Road 42- Banwell to Manning Road (sidewalks - 100% Town funded)	2026-2028	199,000	-		199,000	-		199,000	145,270	53,730
	County Road 42 - City limits to Banwell roundabout (sidewalk - 100% Town funded)	2028-2030	580,000	-		580,000	-		580,000	423,400	156,600
18	12 Concession- County Road 42 to Dimu	2035-2040	1,636,000	-		1,636,000	409,000		1,227,000	895,710	331,290
19	North Talbot- 8th Concession to County Road 46	2025-2030	6,148,000	-		6,148,000	3,934,700		2,213,300	1,615,709	597,591
20	North Talbot- County Road 11 to 8th Concession	2035-2040	7,386,000	-		7,386,000	4,727,000		2,659,000	1,941,070	717,930
21	8th Concession- Hwy 401 to North Talbot	2035-2040	5,688,000	-		5,688,000	3,640,300		2,047,700	1,494,821	552,879
22	Outer Drive- Hwy 3 to Blackacre	2035-2040	3,211,000	-		3,211,000	1,958,700		1,252,300	914,179	338,121
23	Outer Drive- Blackacre to Rossi	2035-2040	756,000	-		756,000	461,200		294,800	215,204	79,596
24	Outer Drive- Rossi to Moro	2035-2040	842,000	-		842,000	513,600		328,400	239,732	88,668
25	Fasan Drive- Roscon to 140m east	2025-2030	740,000	-		740,000	-		740,000	540,200	199,800
26	Oldcastle- Hwy 3 to North Talbot	2035-2040	4,802,000	-		4,802,000	2,737,100		2,064,900	1,507,377	557,523



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway (Continued)

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 73%	Non-Residential Share 27%
	2024 to 2043										
27	Oldcastle/8th Concession Realignment	2035-2040	1,667,000	-		1,667,000	950,200		716,800	523,264	193,536
28	Malden- ConRail to County Road 19	2040-2043	5,806,000	-		5,806,000	3,773,900		2,032,100	1,483,433	548,667
29	Westlake - Lesperance to MRSPA	2025-2030	957,000	-		957,000	95,700	717,750	143,550	104,792	38,759
30	Sylvestre Drive from Sylvestre Flyoff Westerly to MRSPA	2025-2030	1,871,000	-		1,871,000	-		1,871,000	1,365,830	505,170
31	9th Concession- Hwy 401 to North Talbot	2040-2043	4,548,000	-		4,548,000	4,073,900		474,100	346,093	128,007
	Active Transportation										
32	Manning- St. Gregory's to Riverside (Bike Lanes)	2027-2028	501,000	-		501,000	50,100		450,900	329,157	121,743
33	Westlake Extension- Lesperance to MRSPA (Multi-Use Path)	2025-2030	89,000	-		89,000	8,900		80,100	58,473	21,627
34	Jamsyl-Sylvestre to MRSPA (Multi-Use Path)	2035-2040	223,000	-		223,000	22,300		200,700	146,511	54,189
35	Lesperance-Riverside to McNorton (Multi-Use Path)	2025-2026	824,000	-		824,000	82,400		741,600	541,368	200,232
36	Lesperance-CR22 to CR42 (Multi-Use Path)	2024-2025	1,426,000	-		1,426,000	142,600		1,283,400	936,882	346,518
37	Gouin-Lesperance to MRSPA (Multi-Use Path)	2025-2030	78,000	-		78,000	7,800		70,200	51,246	18,954
38	Gouin-Lesperance to Tecumseh Hamlet (Multi-Use Path)	2035-2040	312,000	-		312,000	31,200		280,800	204,984	75,816
39	Maisonneuve-Lesperance to Tecumseh Hamlet (Multi-Use Path)	2035-2040	312,000	-		312,000	31,200		280,800	204,984	75,816
40	Intersection-Shawnee to Banwell (Multi-Use Path)	2035-2040	89,000	-		89,000	89,000		-	-	-
41	Shields Road Extension (Multi-Use Path)	2030-2035	749,000	-		749,000	74,900		674,100	492,093	182,007



**Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway (Continued)**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 73%	Non-Residential Share 27%
42	CR42- CR43 to Lakeshore (Bike Lanes)	2026-2028	563,000	-		563,000	56,300		506,700	369,891	136,809
43	CR42- 215m west of CR43 to 100 west of CR43 (Bike Lanes)	2026-2028	29,000	-		29,000	2,900		26,100	19,053	7,047
44	CR19- VIA Rail to CR22 (Bike Lanes)	2045-2050	78,000	70,200		7,800	7,800		-	-	-
45	CR19-CR22 to 250m south of CR42 (Bike Lanes)	2030-2035	382,000	-		382,000	38,200		343,800	250,974	92,826
46	CR19-CR22 to 250m south of CR42 (Multi-Use Path)	2030-2035	815,000	-		815,000	81,500		733,500	535,455	198,045
47	CR46- Windsor to 9th Conc (Paved Shoulder)	2030-2035	576,000	-		576,000	57,600		518,400	378,432	139,968
48	Oldcastle- Hwy 3 to North Talbot (Multi-Use Path)	2030-2035	517,000	-		517,000	51,700		465,300	339,669	125,631
49	North Talbot- 8th Conc to CR46 (Multi-Use Path)	2035-2040	668,000	-		668,000	66,800		601,200	438,876	162,324
50	CR34- Hwy 3 to CR19 (Multi-Use Path)	2030-2035	1,136,000	-		1,136,000	113,600		1,022,400	746,352	276,048
51	Malden Road-Pike Creek to CR19 (Multi-Use Path)	2025-2030	423,000	-		423,000	42,300		380,700	277,911	102,789
52	Gouin Pond (Multi-Use Path)	2025-2030	657,000	-		657,000	65,700		591,300	431,649	159,651
53	West Hamlet North South Pathway - CPR to HydroOne Corridor with Signals (Multi-Use Path)	2035-2040	156,000	-		156,000	15,600		140,400	102,492	37,908
54	LaChance Pond (Multi-Use Path)	2035-2040	479,000	-		479,000	47,900		431,100	314,703	116,397
55	HydroOne Corridor - Town Limit to Manning Road (East-West Pathway) (Multi-Use Path)	2035-2040	1,036,000	-		1,036,000	103,600		932,400	680,652	251,748
56	Desjardins Pond (Multi-Use Path)	2035-2040	594,000	-		594,000	59,400		534,600	390,258	144,342
58	McAuliffe Park - South Connector, South of Park Expansion (Multi-Use Path)	2035-2040	180,000	-		180,000	18,000		162,000	118,260	43,740
59	CR42 - Windsor to Banwell (Multi-Use Path)	2026-2028	195,000	-		195,000	-	195,000	-	-	-



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway (Continued)

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 73%	Non-Residential Share 27%
	Traffic Signals										
60	Street 'A' at CR 19 (and Little Baseline Road)	2035-2040	729,000	-		729,000	125,000		604,000	440,920	163,080
61	Malden Road at CR 19 (signals and intersection improvements)	2025-2030	729,000	-		729,000	474,400		254,600	185,858	68,742
62	New Local Road at CR 46 (signals)	2025-2030	547,000	-		547,000	54,600		492,400	359,452	132,948
63	Oldcaste at 8th Concession Intersection (UC 2 Lanes)	2030-2035	729,000	-		729,000	415,400		313,600	228,928	84,672
64	CR19 @ Jamsyl	2040-2045	547,000	-		547,000	-		547,000	399,310	147,690
65	CR19 @ Lanoue	2020-2025	365,000	-		365,000	-		365,000	266,450	98,550
	Miscellaneous										
67	Reserve Fund Adjustment	Reserve					332,534		(332,534)	(242,750)	(89,784)
	Total		95,012,000	70,200	-	94,941,800	45,347,134	912,750	48,681,916	35,537,799	13,144,117



5.3.2 Public Works

The Public Works Department has a variety of vehicles and major equipment with a replacement cost totalling approximately \$5.44 million. The inventory provided over the historical 15-year period results in an average level of service of 1.90 vehicles and equipment per 1,000 population. This results in an average level of investment of \$228 per capita. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$2.54 million.

Tecumseh operates their Public Works service out of a number of facilities throughout the Town. The facilities provide 26,753 sq.ft. of building area, providing for an average level of service of 1.06 sq.ft. per capita or \$373 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$4.16 million.

In total, the Town is eligible to collect approximately \$6.74 million for public works infrastructure.

Based on the anticipated growth over the 20-year forecast period, a provision for additional public works facility space and additional vehicles has been provided in the amount of \$2.60 million. As this is a provision, no deductions have been made, however, when growth-related capital projects are funded, the appropriate benefit to existing and post-period benefit deductions will be made at that time. This provisional amount has been included in the D.C. calculations.

The residential/non-residential allocation for all services related to a highway is based on the ratio of anticipated population and employment growth over the 20-year forecast period. This results in a 73% allocation to residential development and 27% allocation to non-residential development.



5.3.3 Fire Protection Services

Tecumseh currently operates its fire services from two (2) fire stations which provide a total of 13,481 sq.ft. of facility space. Additionally, a confined space training facility is provided at Station #2. Fire Station #2 also includes a training building and training tower. Over the historical 15-year period the Town provided 0.57 sq.ft. of facility space per capita, which equates to an investment of \$435 per capita. Based on the anticipated growth over the 20-year forecast period, this level of service provides the Town with a maximum D.C.-eligible amount for recovery of \$4.86 million related to fire facility space.

The fire department has a current inventory of 13 vehicles. Over the historical 15-year period the Town has provided an average level of investment of \$275 per capita. Based on the average level of service the total D.C.-eligible amount for fire vehicles over the 20-year forecast period is \$3.08 million.

The fire department utilizes fire equipment and gear with a total replacement cost of approximately \$1.34 million. Over the historical 15-year period the Town provided an average level of investment of \$56 per capita. This results in a D.C.-eligible amount of approximately \$630,000 for small equipment and gear over the 20-year forecast period.

The Town has identified the need to expand both fire stations to include additional facility and office space. In addition, due to the growth in the number of higher structures anticipated, an upgraded aerial truck and mini pumper are required. The Town has also identified the need for additional firefighter equipment and new thermal cameras. The total gross capital cost of these projects is estimated to be \$10.81 million. Of the total gross capital cost, \$2.16 million is deducted for the amount that benefits existing development. In addition, approximately \$140,000 is deducted to reflect the balance in the reserve fund. The resulting total net growth-related capital costs included in the D.C. calculations is \$8.51 million.

These costs are shared between residential and non-residential growth based on the population to employment ratio over the 20-year forecast period. This results in 73% of the costs being allocated to residential development and 27% being allocated to non-residential development.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 73%	Non- Residential Share 27%
	Facilities										
1	Station 1 Office and Truck Bay Addition	2025-2026	2,430,000	-		2,430,000	-		2,430,000	1,773,900	656,100
2	Station 2 Expansion	2025	1,500,000	-		1,500,000	150,000		1,350,000	985,500	364,500
3	Provision for Additional Facility Space	2024-2043	3,400,000	-		3,400,000	-		3,400,000	2,482,000	918,000
	Vehicles										
4	Truck 1 - Aerial (Replace/upgrade)	2025	2,400,000	-		2,400,000	1,930,000		470,000	343,100	126,900
5	Squad 2 Mini Pumper	2025	429,000	-		429,000	77,900		351,100	256,303	94,797
	Equipment										
6	Provision for Firefighting Equipment	2024-2043	612,000	-		612,000	-		612,000	446,760	165,240
7	New Thermal Cameras (2)	2025	34,400	-		34,400	-		34,400	25,112	9,288
8	Reserve Fund Adjustment						142,151		(142,151)	(103,770)	(38,381)
	Total		10,805,400	-	-	10,805,400	2,300,051	-	8,505,349	6,208,905	2,296,444



5.3.4 Policing Services

The Town is serviced by the Ontario Provincial Police (O.P.P.) service. The Town provides 5,555 sq.ft. of facility space for the O.P.P. officers providing for an average level of service of 0.23 sq.ft. per capita or an average investment of \$171 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery of \$1.91 million related to policing facility space over the 20-year forecast period.

To facilitate growth over the 20-year forecast period, a provision for additional facility space in the amount of \$1.5 million has been provided. Note that the amount of the provision is in addition to the reserve fund balance of \$108,130. As this is a provision, no deductions have been made, however, when growth-related capital projects are funded, the appropriate benefit to existing and post-period benefit deductions will be made at that time. Therefore \$1.5 million has been included in the D.C. calculations.

The costs for police services are shared 73%/27% between residential and non-residential development based on the incremental growth in population to employment over the 20-year forecast period.



5.4 Town-wide Buildout Capital Costs for Tecumseh's D.C. Calculation

This section evaluates the development-related capital requirements for water services which provides for the anticipated capital costs based on a Town-wide buildout forecast.

5.4.1 Water Services

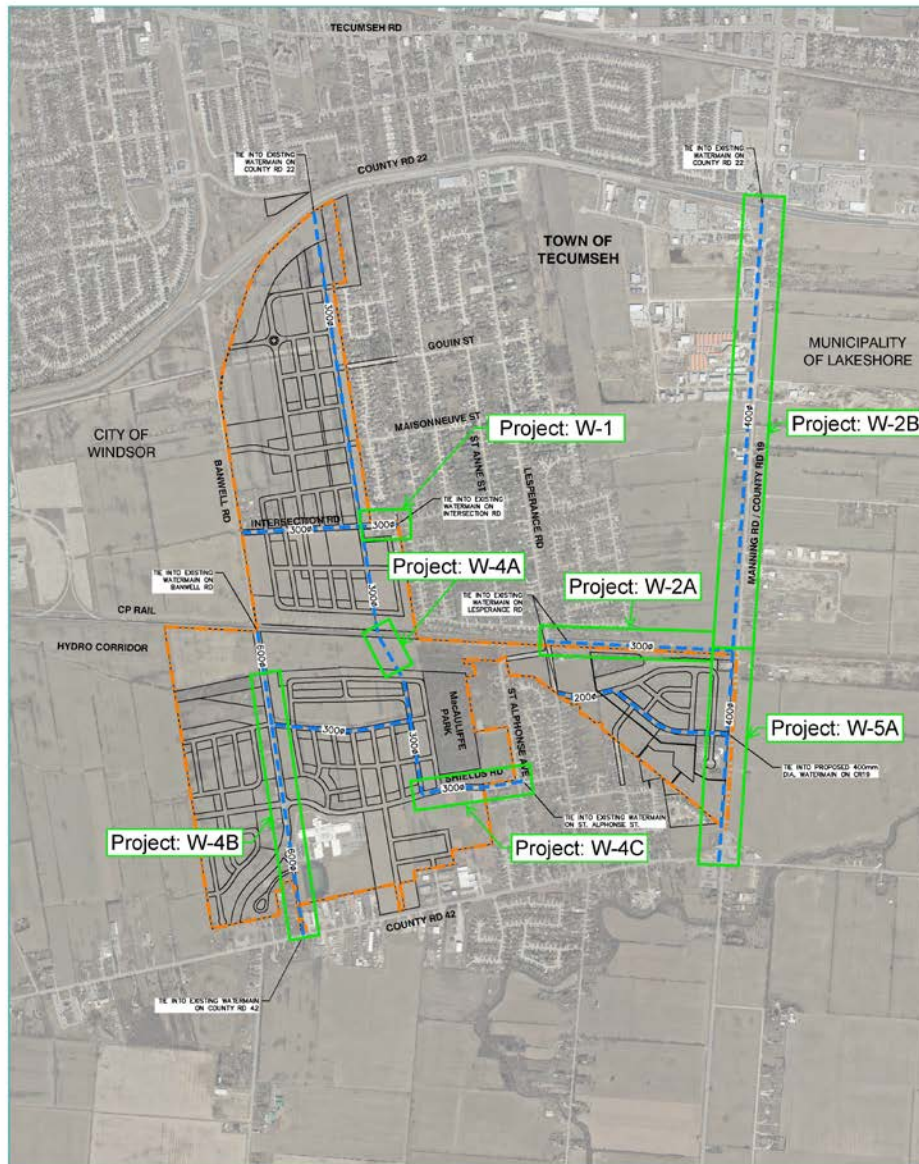
Based on a review by Dillon Consulting Limited (Dillon), capital projects required to service growth to buildout capacity of the water system have been updated from the previous D.C. study. The capital works include trunk watermains and connections and a SCADA update. A map of the watermain trunk projects is provided in Figure 5-1 below.




The gross capital cost estimate of all works provided is \$50.21 million, including \$398,154 for recovery of the negative reserve fund balance. Of this amount, \$5.40 million has been deducted for the share of the works that benefit existing development. Further deductions in the amount of \$17.38 million have been provided to reflect the share of the costs that are anticipated to be provided through local service requirements. In addition, \$3.56 million has been deducted from the calculations to reflect the benefit to growth beyond the forecast period. As a result, the net growth-related capital cost is \$23.88 million. This amount has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the incremental growth in population to employment over the forecast period. This results in a 73% allocation to residential development and a 27% allocation to non-residential development.



Figure 5-1
Town of Tecumseh
Water Projects Map



	<p>LEGEND</p> <ul style="list-style-type: none"> --- URBAN AREA BOUNDARY --- PROPOSED TRUNK WATERMAIN 3000 PROPOSED TRUNK WATERMAIN DIAMETER <p><small>NOTE: ALL WATER SYSTEM IMPROVEMENTS REQUIRED OUTSIDE OF THE PROJECT STUDY AREA AND WATER METERING CHAMBERS SHALL BE IN ACCORDANCE WITH TOWN'S MOST CURRENT WATER AND WASTEWATER MASTER PLAN</small></p>
<p>TECUMSEH HAMLET SECONDARY PLAN AREA FUNCTIONAL SERVICING REPORT</p> <p>POTABLE WATER DISTRIBUTION</p> <p>FIGURE 5.1</p>	 <div style="text-align: right;">  <p>SCALE: 1:15000 STATUS: DRAFT PROJECT: 23-5735 DATE: April 02, 2024</p> </div>

File Location: s:\aw\wiring-d\water\projects\2025\dlon_32\final\1834-02\0505-02\info\fig-01.dwg Apr 1, 9:1, 2024 10:01 PM



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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
2024 to Urban Buildout											
W-1	West Tecumseh Trunk Watermain from CR 22 to CP Rail	2024-2028	249,000	-		249,000	-	249,000	-	-	-
W-2A	East Tecumseh Hamlet Watermain Connection	2024-2028	1,029,000	-		1,029,000	1,029,000		-	-	-
W-2B	Trunk Watermain on Manning Road CR 22 to CP Railway (excluding CP Rail Crossing)	2025-2030	2,138,000	919,700		1,218,300	427,600		790,700	577,211	213,489
W-4a	West Tecumseh Trunk Watermain from North Limit of CP Railway to CR 42	2030-2035	1,995,000	499,800		1,495,200	99,800		1,395,400	1,018,642	376,758
W-4b	West Tecumseh Trunk Watermain from North Limit of CP Railway to CR 42	2030-2035	5,025,000	1,258,900		3,766,100	251,300		3,514,800	2,565,804	948,996
W-4c	West Tecumseh Trunk Watermain on Shields Rd	2030-2035	490,000	122,800		367,200	24,500		342,700	250,171	92,529
W-5A	Trunk Watermain on Manning Road South of CP Railway	2030-2035	1,754,000	754,500		999,500	350,800		648,700	473,551	175,149
W-5B	Trunk Watermain on CR42, 11th Concession Road to Manning Road	2035-2040	1,079,000	-		1,079,000	215,800		863,200	630,136	233,064
W-6	South Tecumseh Trunk Watermain from CR 42 to Highway 401	2040-2045	4,748,000	-		4,748,000	-	4,748,000	-	-	-
W-7A	South Tecumseh Trunk Watermain Highway 401 to Maidstone	2040-2045	1,594,000	-		1,594,000	239,100		1,354,900	989,077	365,823
W-7B	South Tecumseh Trunk Watermain Highway 401 to Maidstone	2040-2045	5,579,000	-		5,579,000	-	5,579,000	-	-	-
W-8	Maidstone Hamlet Trunk Watermain	2040-2025	2,166,000	-		2,166,000	433,200		1,732,800	1,264,944	467,856
W-11	CR 46 Trunk Watermain	2025-2030	6,375,000	-		6,375,000	637,500		5,737,500	4,188,375	1,549,125
W-12A	Southwest Tecumseh Supply Watermain	2025-2030	5,325,000	-		5,325,000	798,800		4,526,200	3,304,126	1,222,074
W-12B	North Talbot Road Trunk Watermain	2025-2030	2,813,000	-		2,813,000	562,600		2,250,400	1,642,792	607,608
W-13	Oldcastle Hamlet Watermain Upgrades	2040-2045	6,807,000	-		6,807,000	-	6,807,000	-	-	-
14	SCADA Update	2024-2060	650,000	-		650,000	325,000		325,000	237,250	87,750
15	Reserve Fund Adjustment	Reserve	398,154	-		398,154	-		398,154	290,652	107,502
	Total		50,214,154	3,555,700	-	46,658,454	5,395,000	17,383,000	23,880,454	17,432,731	6,447,723



5.5 Urban Buildout Capital Costs for Tecumseh's D.C. Calculation

This section evaluates the development-related capital requirements for those services with anticipated capital costs based on an urban buildout forecast.

5.5.1 Wastewater Services

Similar to water, Dillon undertook a review of the associated capital projects required to service growth to buildout capacity of the wastewater system. The capital works include trunk sewers and forcemains, sanitary pump stations, and purchase of additional wastewater treatment capacity. A map of the sanitary trunk projects that have been identified are provided in Figure 5-2.

The gross capital cost estimate of all works provided is \$180.33 million. Note that \$106.94 million is related to linear infrastructure, \$10.89 is the reserve fund deficit and \$62.50 million is the estimated additional treatment capacity required from the Little River Pollution Control Plant expansion.

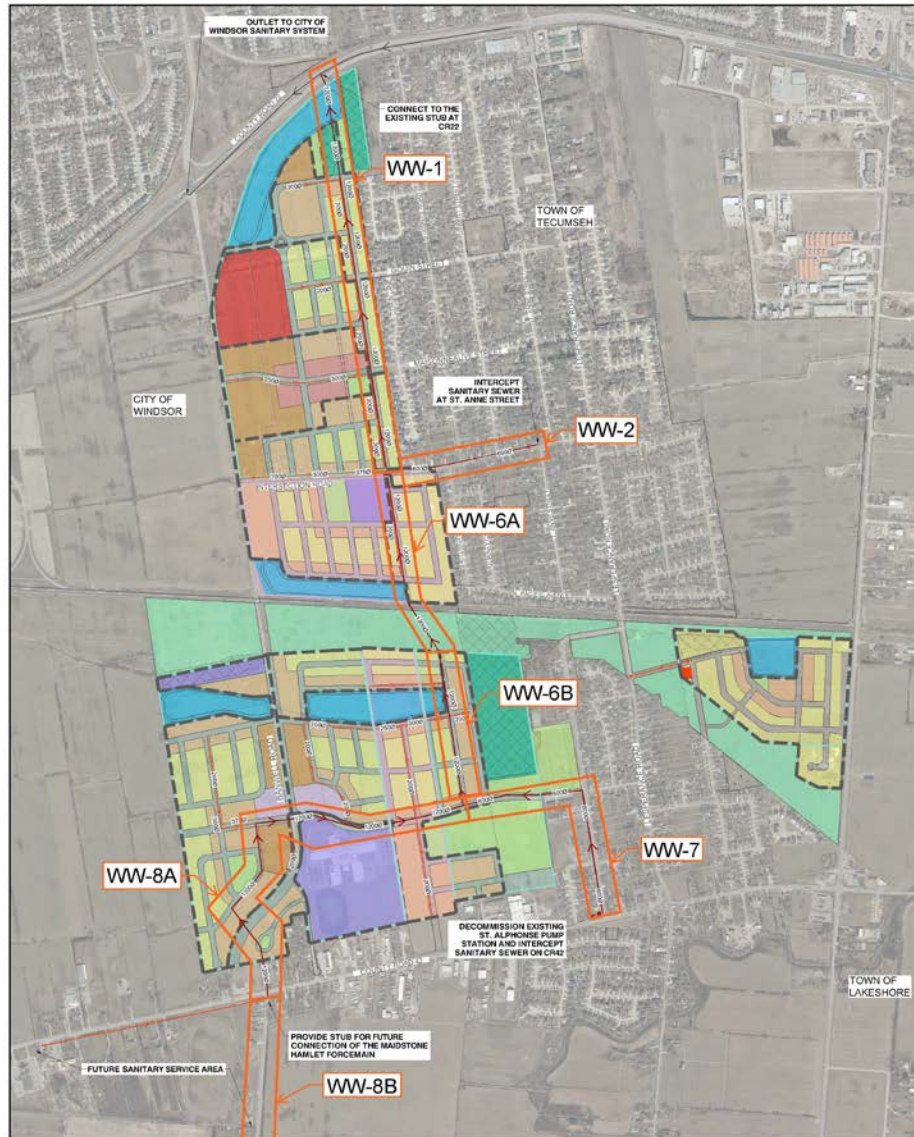
The cost estimate related to the additional treatment capacity is based on a growth forecast of an additional 24,030 population to buildout. Utilizing an assumption of 450 liters/per capita/per day for the growth in population, the Town would need an additional 10,800 cubic metres in capacity to service the growth. Based on comparable projects, the anticipated cost for this additional capacity is \$62.5 million.

Of the total gross capital costs, \$18.25 million has been deducted for the share of the works that benefit existing development and \$4.23 million has been deducted to reflect the share of the costs that will be provided through local service requirements. A further deduction of \$11.67 million has been made for the portion of costs related to growth beyond the buildout forecast period. The net growth-related capital cost is \$146.18 million. This amount has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the incremental growth in population to employment over the urban buildout forecast period. This results in a 73% allocation to residential development and a 27% allocation to non-residential development.



Figure 5-2
Town of Tecumseh
Sanitary Projects



 TECUMSEH HAMLET SECONDARY PLAN AREA FUNCTIONAL DESIGN REPORT SANITARY TRUNK DESIGN OVERVIEW 2024 DC STUDY HAMLET SANITARY PROJECTS	LEGEND LOW DENSITY RESIDENTIAL MEDIUM DENSITY RESIDENTIAL HIGH DENSITY RESIDENTIAL MAIN STREET MIXED-USE ANCHOR COMMERCIAL PLAZA COMMERCIAL INSTITUTIONAL / CEMETERY PARK SPACE STORMWATER MANAGEMENT POND NATURAL HERITAGE / WOODLOT ENVIRONMENTALLY PROTECTED AREA MAJOR INFRASTRUCTURE EASEMENT EXISTING SANITARY SEWER PROPOSED SANITARY TRUNK PROPOSED SANITARY SUBTRUNK SUBTRUNK DRAINAGE BOUNDARY HYDRO CORRIDOR PROPOSED SANITARY PUMPING STATION EXISTING SANITARY PUMPING STATION
	<p>MAP DRAWING INFORMATION: DATA PROVIDED BY CITY OF WINDSOR: 2024-01-15 DATA PROVIDED BY TOWN OF TECUMSEH: 2024-01-15 DATA PROVIDED BY TOWN OF LAKESHORE: 2024-01-15 DATA PROVIDED BY TOWN OF MAIDSTONE: 2024-01-15 DATA PROVIDED BY TOWN OF WINDSOR: 2024-01-15</p> <p>MAP CREATED BY: WATSON & ASSOCIATES ECONOMISTS LTD. W&A CONSULTING INC.</p> <p>TOWN OF TECUMSEH: 2024-01-15 TOWN OF LAKESHORE: 2024-01-15 TOWN OF MAIDSTONE: 2024-01-15 TOWN OF WINDSOR: 2024-01-15</p> <p>SCALE: 1:1000 STATUS: DRAFT PROJECT: 24-01-01</p> <p>DATE: JANUARY 18, 2024</p>



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 73%	Non-Residential Share 27%
	2024 to Urban Buildout										
WW-1	West Tecumseh Trunk Sewer from CR 22 to Intersection Road	2024-2028	12,404,000	2,780,500		9,623,500	1,860,600		7,762,900	5,666,917	2,095,983
WW-2	Tecumseh Hamlet Diversion Sewer	2024-2028	2,077,000	164,300		1,912,700	1,453,900		458,800	334,924	123,876
WW-4	Sylvestre Pumping Station Upgrade	2030-2035	1,090,000	-		1,090,000	436,000		654,000	477,420	176,580
WW-5A	North Talbot Road Trunk Sewer, Oldcastle Road (North Talbot to Chrysler Greenway)	2030-2035	4,572,000	-		4,572,000	914,400		3,657,600	2,670,048	987,552
WW-5B	North Talbot Road Trunk Sewer, Oldcastle Road to 475 m east of Oldcastle Road	2030-2035	1,295,000	-		1,295,000	259,000		1,036,000	756,280	279,720
WW-6A	West Tecumseh Trunk Sewer from Intersection to north of CP Railway	2025-2030	7,134,000	1,505,100		5,628,900	1,426,800		4,202,100	3,067,533	1,134,567
WW-6B	West Tecumseh Trunk Sewer from CP Railway to Shields St.	2030-2035	6,045,000	1,275,300		4,769,700	1,209,000		3,560,700	2,599,311	961,389
WW-7	Shields and St. Alphonse Diversion Sewer	2030-2035	2,660,000	140,300		2,519,700	2,128,000		391,700	285,941	105,759
WW-8A	West Tecumseh Trunk Sewer along Shields St. and Extension to CR42	2030-2035	11,709,000	2,779,100		8,929,900	1,170,900		7,759,000	5,664,070	2,094,930
WW-8B	South Tecumseh Trunk Forcemain, CR 42 to Highway 401	2040-2045	6,935,000	-		6,935,000	693,500		6,241,500	4,556,295	1,685,205
WW-9A	South Tecumseh Forcemain, HWY 401 to CR 46	2040-2045	3,373,000	-		3,373,000	506,000		2,867,000	2,092,910	774,090
WW-9B	South Tecumseh Trunk Sewer, North Talbot Road	2040-2045	2,529,000	-		2,529,000	379,400		2,149,600	1,569,208	580,392
WW-10	Maidstone Hamlet Trunk Sewer, Malden Road	2040-2045	4,017,000	-		4,017,000	602,600		3,414,400	2,492,512	921,888
WW-11A	Southwest Tecumseh Trunk Sewer, Phase 1	2030-2035	2,702,000	-		2,702,000	837,600	294,000	1,570,400	1,146,392	424,008
WW-11B	Southwest Tecumseh Trunk Sewer, Phase 2	2030-2035	3,293,000	-		3,293,000	461,000		2,832,000	2,067,360	764,640



Table 5-9 (Continued)

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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
	2024 to Urban Buildout								73%	27%	
WW-12	Manning Road Secondary Plan Area Trunk Sewer	2025-2030	4,616,000	2,482,100		2,133,900	-		2,133,900	1,557,747	576,153
WW-13	Manning Road Secondary Plan Area Sanitary Pump Station	2025-2030	1,013,000	544,700		468,300	-		468,300	341,859	126,441
WW-14	Highway Commercial Lands Pumping Station	2040-2045	1,650,000	-		1,650,000	-		1,650,000	1,204,500	445,500
WW-15	Maidstone Hamlet Sanitary Pumping Station	2040-2045	4,688,000	-		4,688,000	609,400		4,078,600	2,977,378	1,101,222
WW-16A	County Road 46 Trunk Sanitary Sewer, Phase 1	2030-2035	2,604,000	-		2,604,000	182,300		2,421,700	1,767,841	653,859
WW-16B	County Road 46 Trunk Sanitary Sewer, Phase 2	2030-2035	4,919,000	-		4,919,000	49,200		4,869,800	3,554,954	1,314,846
WW-17	Blackacre Drive Servicing	2030-2035	6,575,000	-		6,575,000	1,446,500	2,287,000	2,841,500	2,074,295	767,205
WW-18A	Howard Avenue Servicing, Blackacre Drive and Outer Drive to Hwy 3	2039	3,652,000	-		3,652,000	657,400		2,994,600	2,186,058	808,542
WW-18B	Howard Avenue Servicing, Hwy 3 to MTO Carpool Lot	2039	5,391,000	-		5,391,000	970,400	1,646,000	2,774,600	2,025,458	749,142
Windsor 4	Purchase Additional Treatment Capacity at Little River PCP	2026-2050	62,500,000	-		62,500,000	-		62,500,000	45,625,000	16,875,000
	Reserve Fund Adjustment	Reserve	10,888,596	-		10,888,596	-		10,888,596	7,948,675	2,939,921
	Total		180,331,596	11,671,400	-	168,660,196	18,253,900	4,227,000	146,179,296	106,710,886	39,468,410



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for wastewater services based upon an urban buildout horizon. Table 6-2 calculates the proposed uniform D.C.s to be imposed for water services based upon a Town-wide buildout horizon. Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 20-year planning horizon. Table 6-4 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, all other multiples and special care/special dwelling units). The non-residential D.C. 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 D.C.-eligible costs for each service component were developed in Chapter 5 for all Town services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charges in Tables 6-1, 6-2, 6-3, and 6-4.

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 6-5 summarizes the total D.C. that is applicable for all services and Table 6-6 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
Town of Tecumseh
Development Charge Calculation
2024 to Urban Buildout

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1 <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Treatment plants and sewers	106,710,886	39,468,410	12,560	4.91
	106,710,886	39,468,410	12,560	4.91
TOTAL	106,710,886	\$39,468,410	\$12,560	4.91
D.C.-Eligible Capital Cost	\$106,710,886	\$39,468,410		
Buildout Gross Population/GFA Growth (sq.ft.)	25,165	8,035,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,240.45	\$4.91		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.962	\$12,560		
Other Multiples	2.117	\$8,977		
Apartments - 2 Bedrooms +	1.968	\$8,345		
Apartments - Bachelor and 1 Bedroom	1.385	\$5,873		
Special Care/Special Dwelling Units	1.100	\$4,664		

Table 6-2
Town of Tecumseh
Development Charge Calculation
2024 to Town-wide Buildout

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. <u>Water Services</u>	\$	\$	\$	\$
2.1 Water Services	17,432,731	6,447,723	2,038	0.80
	17,432,731	6,447,723	2,038	0.80
TOTAL	17,432,731	\$6,447,723	\$2,038	0.80
D.C.-Eligible Capital Cost	\$17,432,731	\$6,447,723		
Buildout Gross Population/GFA Growth (sq.ft.)	25,331	8,035,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$688.20	\$0.80		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.962	\$2,038		
Other Multiples	2.117	\$1,457		
Apartments - 2 Bedrooms +	1.968	\$1,354		
Apartments - Bachelor and 1 Bedroom	1.385	\$953		
Special Care/Special Dwelling Units	1.100	\$757		



Table 6-3
Town of Tecumseh
Development Charge Calculation
2024 to 2043

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. <u>Services Related to a Highway</u>	\$	\$	\$	\$
3.1 Roads and Related	35,537,799	13,144,117	9,155	3.32
	35,537,799	13,144,117	9,155	3.32
4. <u>Public Works (Facilities and Fleet)</u>				
4.1 Facilities and Fleet	1,898,000	702,000	489	0.18
	1,898,000	702,000	489	0.18
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	6,208,905	2,296,444	1,599	0.58
	6,208,905	2,296,444	1,599	0.58
6. <u>Policing Services</u>				
6.1 Facilities	1,095,000	405,000	282	0.10
	1,095,000	405,000	282	0.10
TOTAL	\$44,739,703	\$16,547,562	\$11,525	\$4.18
D.C.-Eligible Capital Cost	\$44,739,703	\$16,547,562		
20-Year Gross Population/GFA Growth (sq.ft.)	11,498	3,963,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,891.09	\$4.18		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.962	\$11,525		
Other Multiples	2.117	\$8,237		
Apartments - 2 Bedrooms +	1.968	\$7,658		
Apartments - Bachelor and 1 Bedroom	1.385	\$5,389		
Special Care/Special Dwelling Units	1.100	\$4,280		



Table 6-4
Town of Tecumseh
Development Charge Calculation
2024 to 2033

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
7. <u>Parks and Recreation Services</u>				
7.1 Park development, amenities, trails, recreation facilities, vehic	13,602,250	715,908	6,703	0.33
	13,602,250	715,908	6,703	0.33
8. <u>Library Services</u>				
8.1 Library facilities, materials and vehicles	-	-	-	-
	-	-	-	-
9. <u>Growth Studies</u>				
9.1 Studies	2,211,022	859,842	1,090	0.40
	2,211,022	859,842	1,090	0.40
TOTAL	15,813,272	1,575,750	7,793	0.73
D.C.-Eligible Capital Cost	\$15,813,272	\$1,575,750		
10-Year Gross Population/GFA Growth (sq.ft.)	6,010	2,155,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,631.16	\$0.73		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.962	\$7,793		
Other Multiples	2.117	\$5,570		
Apartments - 2 Bedrooms +	1.968	\$5,178		
Apartments - Bachelor and 1 Bedroom	1.385	\$3,644		
Special Care/Special Dwelling Units	1.100	\$2,894		

Table 6-5
Town of Tecumseh
Development Charge Calculation
Total All Services

	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/Classes Build out	106,710,886	39,468,410	12,560	4.91
Town-wide Services/Classes Build out	17,432,731	6,447,723	2,038	0.80
Town-wide Services/Classes 20 Year	44,739,703	16,547,562	11,525	4.18
Town-wide Services/Classes 10 Year	15,813,272	1,575,750	7,793	0.73
TOTAL	184,696,593	64,039,444	33,916	10.62



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

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services 1.1 Wastewater Services	77,115,833	0	10,803,900	1,720,667	10,273,167	39,652,213	14,665,887
2. Water Services 2.1 Water Services	22,775,000	0	3,873,233	249,000	2,343,833	11,905,521	4,403,412
3. Services Related to a Highway 3.1 Roads and Related	36,323,000	0	13,119,433	912,750	0	16,272,296	6,018,521
4. Public Works (Facilities and Fleet) 4.1 Facilities and Fleet	1,300,000	0	0	0	0	949,000	351,000
5. Fire Protection Services 5.1 Fire facilities, vehicles & equipment	8,799,400	0	2,157,900	0	0	4,848,295	1,793,205
6. Policing Services 6.1 Facilities	750,000	0	0	0	0	547,500	202,500
7. Parks and Recreation Services 7.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	27,252,400	0	0	13,445,000	0	13,117,030	690,370
8. Library Services 8.1 Library facilities, materials and vehicles	0	0	0	0	0	0	0
9. Growth Studies 9.1 Studies	3,418,500	21,000	1,293,800	0	0	1,514,664	589,036
Total Expenditures & Revenues	\$177,734,133	\$21,000	\$31,248,267	\$16,327,417	\$12,617,000	\$88,806,520	\$28,713,931



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

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

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

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

Subsection 5 (6) establishes the following restrictions on the rules:

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

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

The rules provided are based on the Town’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 138, 109, 197, 213, 23, and 134. Note, additional changes to the D.C.A. have been proposed through Bill 185. These proposed changes have been noted throughout this section.



7.2 D.C. By-law Structure

It is recommended that:

- the Town uses a uniform Town-wide D.C. calculation for all municipal services except for wastewater services;
- wastewater services be imposed on the urban service areas of the Town; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 2 (2), a D.C. be calculated, payable, and collected where the development requires one or more of the following:

- “(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.”



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, 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 growth studies, the costs have been based on a population vs. employment growth ratio (72%/28%) for residential and non-residential, respectively) over the 10-year forecast period;
 - for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for services related to a highway, fire, and police services, a 73% residential/27% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
 - for water services, a 73% residential/27% non-residential allocation has been made based on the anticipated growth in population and employment over the Town-wide buildout time horizon; and
 - for wastewater services a 73% residential/27% non-residential allocation has been made based on population vs. employment growth over the urban buildout forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site (within 6 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part), or 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 D.C. in place at the time the D.C. is payable; and/or
- 2) the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable;

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

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- may add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- add one additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units (proposed by the Province to be in effect as of June 1, 2024),
- attainable units (to be in force at a later date);
- affordable inclusionary zoning units (to be in force at a later date);
- non-profit housing; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- non-residential farm buildings constructed for bona fide farming purposes.



7.3.5 Phasing in

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

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

It is noted that this phase-in is proposed to be removed for all D.C. by-laws that are passed after Bill 185 receives Royal Assent. Should the Town's by-law pass after these changes come into effect, no mandatory phase-in will be included in the by-law.

7.3.6 Timing of Collection

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

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

Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application). Note, the Province has proposed to change the rate freeze period from two (2) years to 18 months through Bill 185.

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

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2025, and each January 1st thereafter, in accordance with the Statistics



Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)¹ for the most recent year-over-year period.

7.3.8 The Applicable Areas

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

- all Town-wide services – the full residential and non-residential charge will be imposed on all lands within the Town; and
- wastewater – the full residential and non-residential charge will be imposed in the urban area of the Town.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are reserved in 8 separate reserve funds: services related to a highway, fire protection services, parks and recreation services, library services, water services, wastewater services, and growth studies.

It is recommended that a separate reserve fund be established for public works, given that it is a class of service.

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

7.4.2 By-law In-force Date

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

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-laws provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



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

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

7.4.4 Area Rating

The D.C.A. required that Council must consider the use of area specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

Currently, the Town’s by-law provides for wastewater services on an urban area basis. All other services are recovered based on a uniform, Town-wide basis. There have been several reasons why area-rating has not been imposed on these services, including:

1. All Town services, with the exception of water, wastewater, and stormwater, require that the average 10-year service standard be calculated. This average service standard, multiplied by growth in the Town, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific



ceiling which would significantly reduce the total revenue recoverable for the Town, hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Town-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform Town-wide basis for all services/classes of services other than wastewater, which is recommended to be imposed on an urban area basis. It is noted that water services are provided on a Town-wide basis.

7.5 Other Recommendations

It is recommended that Council:

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

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



“Continue the D.C. approach to calculating wastewater charges on an urban-area basis and all other charges on a uniform Town-wide basis;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated May 23, 2024 subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated May 23, 2024 as amended (if applicable);”

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

“Approve the D.C. By-laws for each D.C. service as set out in Appendix G.”



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C.



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

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

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 Introduction

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

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

The sections that follow overview the requirements in each case.

8.3.2 Notice of Passage

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

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

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

8.3.3 By-law Pamphlet

In addition to the "notice" information, the Town must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer’s statement and where it may be received by the public.

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

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

8.3.4 Appeals

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

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

8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Town Council imposing the charge that:

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

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Town Council to the OLT.



8.3.6 Credits

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

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

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

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

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

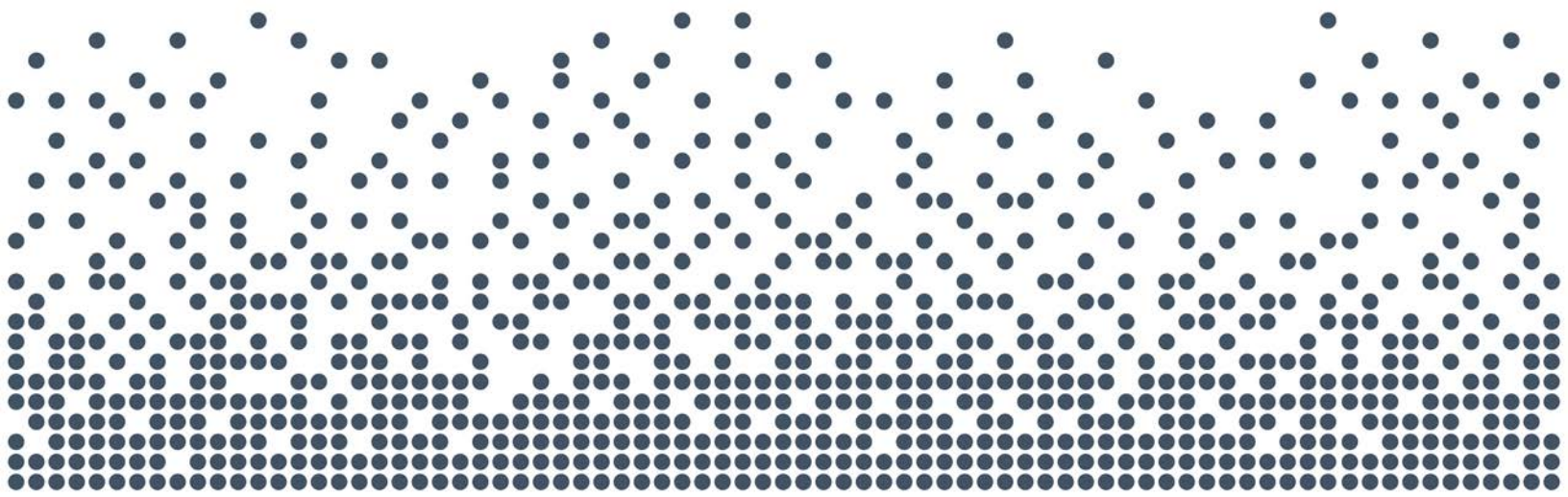


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Town of Tecumseh Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	24,360	23,610	210	23,400	7,565	507	579	6	8,657	191	2.727
	Mid 2016	23,970	23,229	194	23,035	7,655	515	710	5	8,885	176	2.614
	Mid 2021	24,040	23,300	285	23,015	7,745	550	650	0	8,945	259	2.605
Forecast	Mid 2024	24,470	23,716	387	23,329	7,781	550	856	0	9,187	352	2.581
	Mid 2034	30,600	29,655	484	29,171	8,669	1,307	1,784	0	11,760	440	2.522
	Mid 2044	36,000	34,890	569	34,321	9,376	2,034	2,761	0	14,171	517	2.462
	Buildout	49,270	47,756	779	46,978	11,114	3,771	5,410	0	20,295	708	2.353
Incremental	Mid 2011 - Mid 2016	-390	-381	-16	-365	90	8	131	-1	228	-15	
	Mid 2016 - Mid 2021	70	71	91	-20	90	35	-60	-5	60	83	
	Mid 2021 - Mid 2024	430	416	102	314	36	0	206	0	242	93	
	Mid 2024 - Mid 2034	6,130	5,939	97	5,842	888	757	928	0	2,573	88	
	Mid 2024 - Mid 2044	11,530	11,174	182	10,992	1,595	1,484	1,905	0	4,984	165	
	Mid 2024 - Buildout	24,800	24,040	392	23,649	3,333	3,221	4,554	0	11,108	356	

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

[2] Includes townhouses and apartments in duplexes.

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

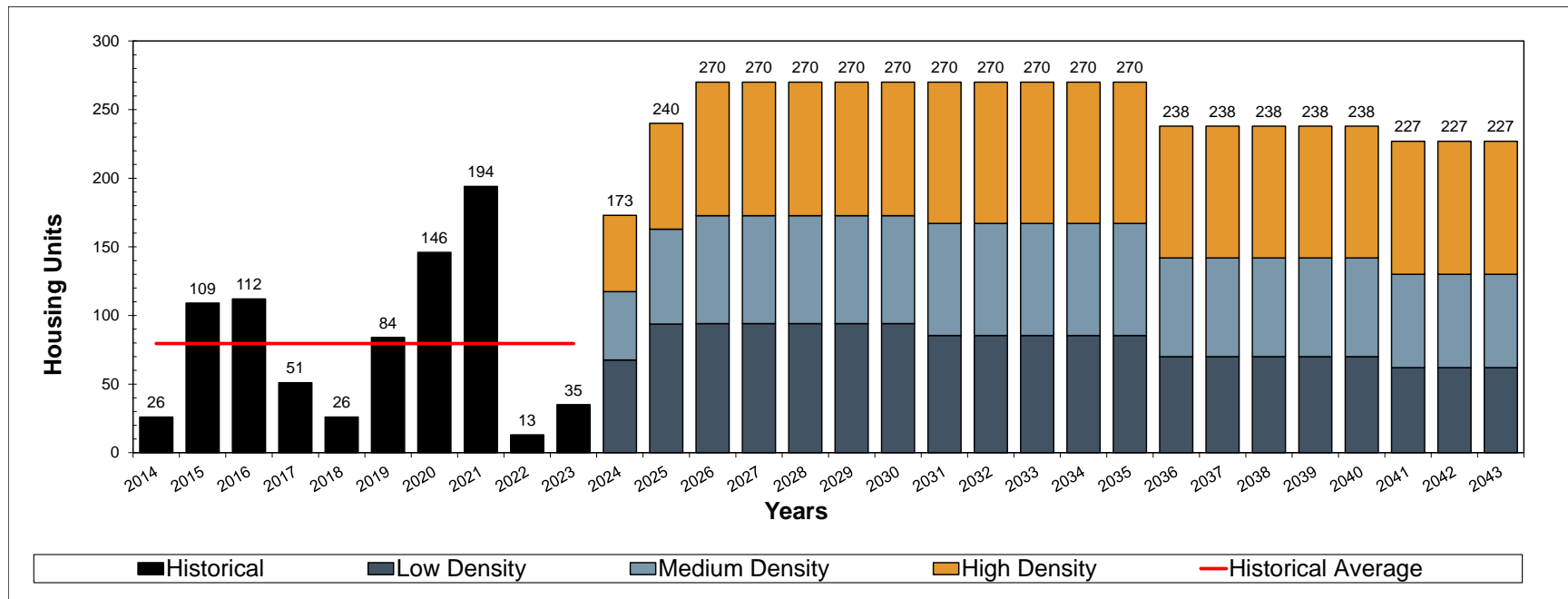
Notes:

Numbers may not add due to rounding.

Source: Derived from the County of Essex Official Plan Update growth forecast for the Town of Tecumseh by Watson & Associates Economists Ltd. Buildout population derived from Tecumseh Water and Wastewater Master Plan, 2018 update of 47,756.



Figure 1
Town of Tecumseh
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Tecumseh building permit data, 2014 to 2023.



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

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2024 - 2034	868	757	928	2,553	5,854	(62)	5,792	97	5,889
	2024 - 2044	1,555	1,484	1,905	4,944	11,197	(285)	10,912	182	11,094
	2024 - Buildout	3,277	3,221	4,554	11,052	24,773	(1,135)	23,638	392	24,030
Rural	2024 - 2034	20	0	0	20	59	(9)	51	0	51
	2024 - 2044	40	0	0	40	118	(39)	80	0	80
	2024 - Buildout	56	0	0	56	166	(155)	11	0	11
Town of Tecumseh	2024 - 2034	888	757	928	2,573	5,913	(71)	5,842	97	5,939
	2024 - 2044	1,595	1,484	1,905	4,984	11,316	(324)	10,992	182	11,174
	2024 - Buildout	3,333	3,221	4,554	11,108	24,939	(1,290)	23,649	392	24,041

^[1] Includes townhouses and apartments in duplexes.

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

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

Source: Watson & Associates Economists Ltd.



Schedule 3
Town of Tecumseh
Current Year Growth Forecast
Mid-2021 to Mid-2024

		Population
Mid 2021 Population		23,300
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	242
	<i>multiplied by P.P.U. (3)</i>	1.933
	<i>gross population increase</i>	468
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	93
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	102
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	8,945
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.017
	<i>total decline in population</i>	-154
Population Estimate to Mid 2024		23,716
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		416

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.095	15%	0.460
<i>Multiples (6)</i>	2.088	0%	0.000
<i>Apartments (7)</i>	1.730	85%	1.473
Total		100%	1.933

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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



Schedule 4a
Town of Tecumseh
10-Year Growth Forecast
Mid-2024 to Mid-2034

		Population
Mid 2024 Population		23,716
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	2,573
	<i>multiplied by P.P.U. (3)</i>	2,298
	<i>gross population increase</i>	5,913
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	88
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	97
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	9,187
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.008
	<i>total decline in population</i>	-71
Population Estimate to Mid 2034		29,655
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		5,939

(1) Mid 2024 Population based on:

$$2021 \text{ Population } (23,300) + \text{Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period } (242 \times 1.933 = 468) + (93 \times 1.1 = 102) + (8,945 \times -0.017 = -154) = 23,716$$

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.962	35%	1.022
<i>Multiples (6)</i>	2.117	29%	0.623
<i>Apartments (7)</i>	1.811	36%	0.653
	<i>one bedroom or less</i> 1.385		
<i>two bedrooms or more</i> 1.968			
Total		100%	2.298

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

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

(4) Mid 2024 households based upon 2021 Census (8,945 units) + Mid 2021 to Mid 2024 unit estimate (242 units) = 9,187 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4b
Town of Tecumseh
20-Year Growth Forecast
Mid-2024 to Mid-2044**

		Population
Mid 2024 Population		23,716
Occupants of New Housing Units, Mid 2024 to Mid 2044	<i>Units (2)</i>	4,984
	<i>multiplied by P.P.U. (3)</i>	2.270
	<i>gross population increase</i>	11,316
		11,316
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2044	<i>Units</i>	165
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	182
		182
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2044	<i>Units (4)</i>	9,187
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.035
	<i>total decline in population</i>	-324
		-324
Population Estimate to Mid 2044		34,890
Net Population Increase, Mid 2024 to Mid 2044		11,174

(1) Mid 2024 Population based on:

$$2021 \text{ Population } (23,300) + \text{Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period } (242 \times 1.933 = 468) + (93 \times 1.1 = 102) + (8,945 \times -0.017 = -154) = 23,716$$

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.962	32%	0.948
<i>Multiples (6)</i>	2.117	30%	0.630
<i>Apartments (7)</i>	1.811	38%	0.692
<i>one bedroom or less</i>	1.385		
<i>two bedrooms or more</i>	1.968		
Total		100%	2.270

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

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

(4) Mid 2024 households based upon 2021 Census (8,945 units) + Mid 2021 to Mid 2024 unit estimate (242 units) = 9,187 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5
Town of Tecumseh
Buildout Forecast
Mid-2024 to buildout**

		Population
Mid 2024 Population		23,716
Occupants of New Housing Units, Mid 2024 to Buildout	<i>Units (2)</i>	11,108
	<i>multiplied by P.P.U. (3)</i>	2.245
	<i>gross population increase</i>	24,939
Occupants of New Equivalent Institutional Units, Mid 2024 to Buildout	<i>Units</i>	356
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	392
Decline in Housing Unit Occupancy, Mid 2024 to Buildout	<i>Units (4)</i>	11,108
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.116
	<i>total decline in population</i>	-1,290
Population Estimate to Buildout		47,757
<i>Net Population Increase, Mid 2024 to Buildout</i>		<i>24,041</i>

(1) Mid 2024 Population based on:

2021 Population (23,300) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (242 x 1.933 = 468) + (93 x 1.1 = 102) + (8,945 x -0.017 = -154) = 23,716

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.962	30%	0.889
<i>Multiples (6)</i>	2.117	29%	0.614
<i>Apartments (7)</i>	1.811	41%	0.743
<i>one bedroom or less</i>	1.385		
<i>two bedrooms or more</i>	1.968		
Total		100%	2.245

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

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

(4) Mid 2024 households based upon 2021 Census (8,945 units) + Mid 2021 to Mid 2024 unit estimate (242 units) = 9,187 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Town of Tecumseh
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	26	0	0	26
2015	46	4	59	109
2016	56	56	0	112
2017	39	0	12	51
2018	25	0	1	26
Sub-total	192	60	72	324
Average (2014 - 2018)	38	12	14	65
% Breakdown	59.3%	18.5%	22.2%	100.0%
2019	20	0	64	84
2020	15	0	131	146
2021	14	0	180	194
2022	13	0	0	13
2023	9	0	26	35
Sub-total	71	0	401	472
Average (2019 - 2023)	14	0	80	94
% Breakdown	15.0%	0.0%	85.0%	100.0%
2014 - 2023				
Total	263	60	473	796
Average	26	6	47	80
% Breakdown	33.0%	7.5%	59.4%	100.0%

^[1] Includes townhomes and apartments in duplexes.

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

Source: Historical housing activity derived from building permit data for the Town of Tecumseh, 2014 to 2023.



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

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ⁽¹⁾
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.185	-	3.095		
6-10	-	-	-	3.118	-	3.250		
11-15	-	-	-	2.333	-	2.800		
16-20	-	-	-	2.771	3.909	2.775		
20-25	-	-	1.750	2.987	3.450	2.923	2.969	2.962
25-35	-	-	-	3.019	3.905	3.074		
35+	-	-	1.831	2.545	3.721	2.541		
Total	0.500	2.200	1.909	2.689	3.818	2.693		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.773	2.968	-	2.644
6-10	-	-	-	2.895	-	2.964
11-15	-	-	1.364	2.533	-	2.433
16-20	-	-	1.682	2.741	3.909	2.613
20-25	-	-	1.565	2.877	3.333	2.771
25-35	-	-	1.947	2.966	3.905	2.933
35+	-	1.308	1.799	2.517	3.721	2.453
Total	-	1.385	1.764	2.649	3.748	2.576

⁽¹⁾ Adjusted based on historical trends.

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

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



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

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.843	2.520	-	2.088		
6-10	-	-	1.787	2.353	-	2.051		
11-15	-	-	1.779	2.520	-	2.128		
16-20	-	-	1.693	2.458	-	2.105		
20-25	-	1.500	1.804	2.423	-	2.101	2.095	2.117
25-35	-	-	2.016	3.060	-	2.578		
35+	1.121	1.377	1.883	2.969	3.632	2.351		
Total	1.333	1.366	1.850	2.817	3.556	2.285		

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

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

[1] Includes townhomes and apartments in duplexes.

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

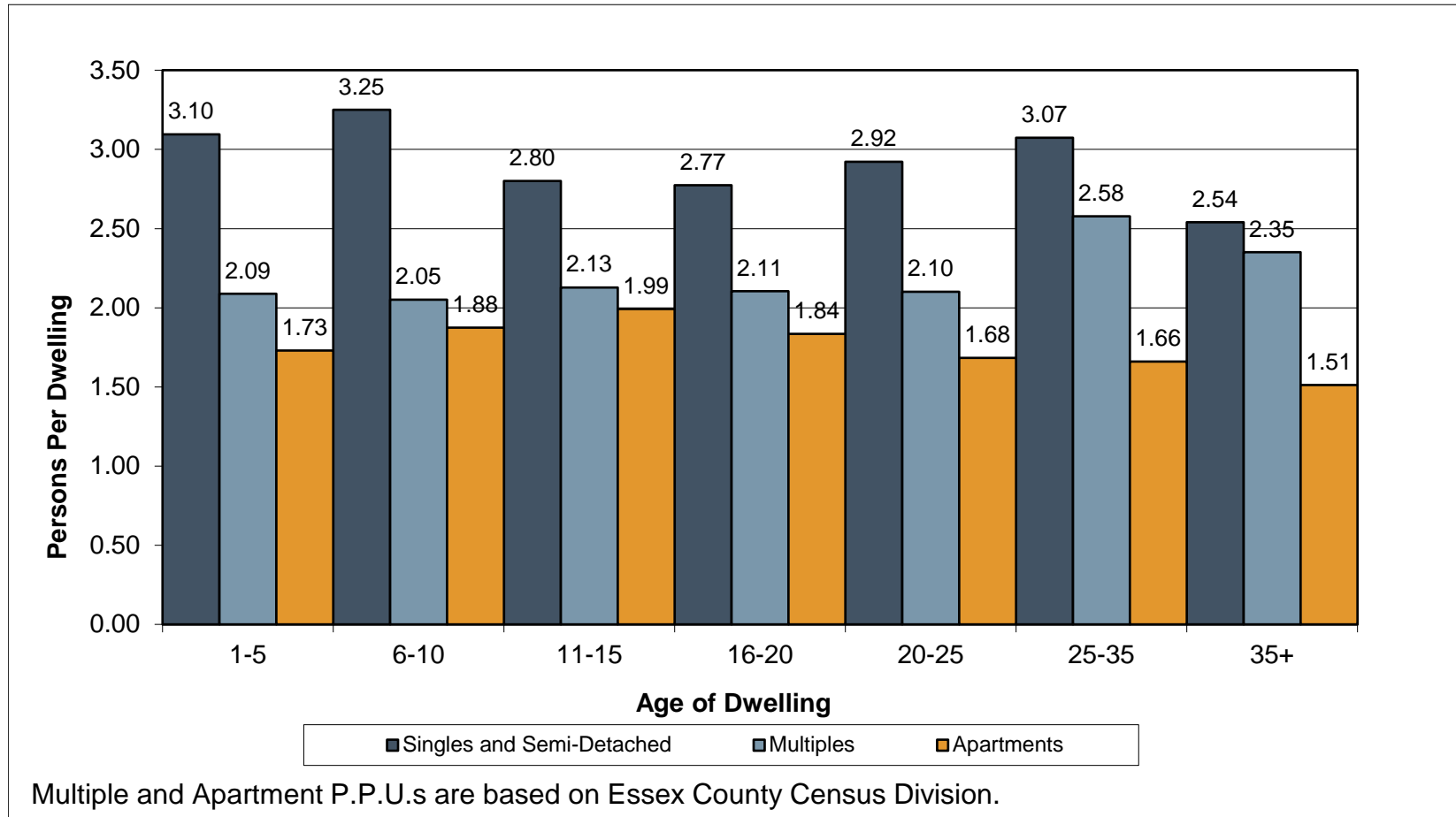
[3] Adjusted based on historical trends.

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

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



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





Schedule 9a Town of Tecumseh Employment Forecast, 2024 to buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	23,610	0.004	0.014	0.246	0.121	0.057	0.442	0.040	0.482	90	325	5,805	2,860	1,355	10,435	935	11,370	10,110
Mid 2016	23,229	0.004	0.025	0.366	0.162	0.065	0.622	0.042	0.663	100	570	8,498	3,768	1,505	14,440	970	15,410	13,870
Mid 2024	23,716	0.006	0.036	0.366	0.171	0.068	0.647	0.044	0.691	132	857	8,680	4,067	1,602	15,337	1,043	16,380	14,480
Mid 2034	29,655	0.004	0.036	0.333	0.161	0.065	0.600	0.044	0.644	132	1,072	9,885	4,789	1,927	17,805	1,305	19,110	16,733
Mid 2044	34,890	0.004	0.036	0.312	0.155	0.064	0.571	0.044	0.615	132	1,261	10,873	5,422	2,222	19,910	1,535	21,445	18,649
Buildout	47,756	0.003	0.036	0.289	0.165	0.056	0.528	0.044	0.572	132	1,726	12,825	7,865	2,670	25,218	2,101	27,319	23,492
Incremental Change																		
Mid 2011 - Mid 2016	-381	0.0005	0.0108	0.1199	0.0411	0.0074	0.1797	0.0022	0.1818	10	245	2,693	908	150	4,005	35	4,040	3,760
Mid 2016 - Mid 2024	487	0.0013	0.0116	0.0002	0.0093	0.0028	0.0251	0.0022	0.0273	32	287	182	299	97	897	73	970	610
Mid 2024 - Mid 2034	5,939	-0.0011	0.0000	-0.0327	-0.0100	-0.0026	-0.0463	0.0000	-0.0463	0	215	1,206	723	325	2,468	262	2,730	2,253
Mid 2024 - Mid 2044	11,174	-0.0018	0.0000	-0.0544	-0.0161	-0.0039	-0.0761	0.0000	-0.0761	0	404	2,194	1,356	620	4,573	492	5,065	4,169
Mid 2024 - Buildout	24,040	-0.0028	0.0000	-0.0974	-0.0068	-0.0116	-0.1186	0.0000	-0.1186	0	869	4,146	3,799	1,068	9,881	1,058	10,939	9,012
Annual Average																		
Mid 2011 - Mid 2016	-76	0.0001	0.0022	0.0240	0.0082	0.0015	0.0359	0.0004	0.0364	2	49	539	182	30	801	7	808	752
Mid 2016 - Mid 2024	61	0.00016	0.00145	0.00002	0.00116	0.00034	0.00313	0.00028	0.00341	4	36	23	37	12	112	9	121	76
Mid 2024 - Mid 2034	594	-0.00011	0.00000	-0.00327	-0.00100	-0.00026	-0.00463	0.00000	-0.00463	0	21	121	72	33	247	26	273	225
Mid 2024 - Mid 2044	559	-0.00009	0.00000	-0.00272	-0.00080	-0.00019	-0.00380	0.00000	-0.00380	0	20	110	68	31	229	25	253	208

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

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

Source: Derived from the County of Essex Official Plan Update growth forecast for the Town of Tecumseh by Watson & Associates Economists Ltd. Buildout population derived from Tecumseh Water and Wastewater Master Plan, 2018 update of 47,756 by Watson & Associates Economists Ltd.



Schedule 9b
Town of Tecumseh
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total	
Mid 2011	23,610	90	5,805	2,860	1,355	10,110					
Mid 2016	23,229	100	8,498	3,768	1,505	13,870					
Mid 2024	23,716	132	8,680	4,067	1,602	14,480					
Mid 2034	29,655	132	9,885	4,789	1,927	16,733					
Mid 2044	34,890	132	10,873	5,422	2,222	18,649					
Buildout	47,756	132	12,825	7,865	2,670	23,492					
Incremental Change											
Mid 2011 - Mid 2016	-381	10	2,693	908	150	3,760					
Mid 2016 - Mid 2024	487	32	182	299	97	610					
Mid 2024 - Mid 2034	5,939	0	1,206	723	325	2,253	1,567,100	361,200	227,500	2,155,800	
Mid 2024 - Mid 2044	11,174	0	2,194	1,356	620	4,169	2,851,500	677,700	434,000	3,963,200	
Mid 2024 - Buildout	24,040	0	4,146	3,799	1,068	9,012	5,389,100	1,899,200	747,600	8,035,900	
Annual Average											
Mid 2011 - Mid 2016	-76	2	539	182	30	752					
Mid 2016 - Mid 2024	61	4	23	37	12	76					
Mid 2024 - Mid 2034	594	0	121	72	33	225	156,710	36,120	22,750	215,580	
Mid 2024 - Mid 2044	559	0	110	68	31	208	142,575	33,885	21,700	198,160	

[1] Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/Population-Related	500
Institutional	700

*Reflects Mid-2024 to Buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 9c
Town of Tecumseh
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[2]
Urban	2024 - 2034	1,567,100	361,200	227,500	2,155,800	2,253
	2024 - 2044	2,851,500	677,700	434,000	3,963,200	4,169
	2024 - Buildout	5,389,100	1,899,200	747,600	8,035,900	9,012
Rural	2024 - 2034	-	-	-	-	-
	2024 - 2044	-	-	-	-	-
	2024 - Buildout	-	-	-	-	-
Town of Tecumseh	2024 - 2034	1,567,100	361,200	227,500	2,155,800	2,253
	2024 - 2044	2,851,500	677,700	434,000	3,963,200	4,169
	2024 - Buildout	5,389,100	1,899,200	747,600	8,035,900	9,012

^[1] Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/Population-Related	500
Institutional	700

^[2] Employment Increase does not include No Fixed Place of Work.

*Reflects Mid-2024 to Buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 10
Town of Tecumseh
Employment Categories by Major Employment Sector

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

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



Appendix B

Level of Service



Appendix B: Level of Service

Appendix B
Town of Tecumseh
Summary of Service Standards as per Development Charges Act, 1997, as amended

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)		Quality (per capita)	
Service Related to a Highway	Services Related to a Highway - Roads	\$10,976.53	0.0036	km of roadways	3,049,036	per km	122,651,746
	Services Related to a Highway - Sidewalks and Active Transportation	\$473.20	1.6064	linear metres of sidewalks	295	per km	5,287,537
	Services Related to a Highway - Traffic Signals & Streetlights	\$1,087.20	0.0349	No. of Traffic Signals and Streetlights	31,152	per signal	12,148,373
Public Works	Public Works - Facilities	\$372.60	1.0623	sq.ft. of building area	351	per sq.ft.	4,163,432
	Public Works - Vehicles & Equipment	\$227.50	0.0019	No. of vehicles and equipment	119,737	per vehicle	2,542,085
Fire Protection	Fire Protection Services - Facilities	\$434.95	0.5743	sq.ft. of building area	757	per sq.ft.	4,860,131
	Fire Protection Services - Vehicles & Equipment	\$275.46	0.0004	No. of vehicles	688,650	per vehicle	3,077,990
	Fire Protection Services - Small Equipment and Gear	\$56.25	0.0075	No. of equipment and gear	7,500	per item	628,538
Policing	Policing Services - Facilities	\$170.77	0.2372	sq.ft. of building area	720	per sq.ft.	1,908,184
Parks & Recreation	Parkland Development	\$986.42	0.0152	Acres of Parkland	64,896	per acre	5,858,348
	Parkland Amenities	\$726.48	0.0162	No. of parkland amenities	44,844	per amenity	4,314,565
	Parking within Parks	\$63.04	1.4008	Square meters of parking	45	per sq.m	374,395
	Parkland Pathways	\$98.53	0.3545	Linear Meters	278	per linear m	585,170
	Recreation Facilities	\$3,672.63	5.1459	sq.ft. of building area	714	per sq.ft.	21,811,750
	Parks & Recreation Vehicles and Equipment	\$85.90	0.0024	No. of vehicles and equipment	35,792	per vehicle	510,160
Library	Library Services - Facilities	\$331.09	0.3832	sq.ft. of building area	864	per sq.ft.	1,966,344



**Town of Tecumseh
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure: linear metres of sidewalks

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/linear metre)
Sidewalks	28,538	28,022	28,022	28,022	28,022	28,022	28,022	28,435	-	-	-	-	-	-	-	\$227
*Collector(Urban)/Minor Arterial	-	-	-	-	-	-	-	-	27,990	27,990	27,990	27,990	27,990	27,990	27,990	\$273
*Commercial Main	-	-	-	-	-	-	-	-	2,270	2,270	2,270	2,270	2,270	2,270	2,270	\$303
Asphalt Pathways	5,700	7,373	7,373	8,404	8,404	8,404	9,074	9,074	9,074	9,074	9,074	9,074	9,074	9,074	9,074	\$446
Total	34,238	35,395	35,395	36,426	36,426	36,426	37,096	37,509	39,334	39,334	39,334	39,334	39,334	39,334	39,334	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	1.44	1.49	1.50	1.55	1.56	1.57	1.60	1.61	1.69	1.69	1.69	1.69	1.69	1.66	1.66

*Road Classifications as per the Tecumseh Transportation Master Plan (2017)

15 Year Average	2009 to 2023
Quantity Standard	1.6064
Quality Standard	\$295
Service Standard	\$473

D.C. Amount (before deductions)	20 Year
Forecast Population	11,174
\$ per Capita	\$473
Eligible Amount	\$5,287,537



**Town of Tecumseh
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Streetlights	784	784	784	784	784	784	782	820	820	828	828	828	828	828	828	\$24,300
Traffic Signals - Intersections	10	10	11	11	11	11	11	11	11	11	11	11	11	11	11	\$540,000
Total	794	794	795	795	795	795	793	831	831	839	839	839	839	839	839	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.0333	0.0335	0.0337	0.0339	0.0341	0.0342	0.0342	0.0358	0.0356	0.0360	0.0361	0.0361	0.0360	0.0355	0.0355

15 Year Average	2009 to 2023
Quantity Standard	0.0349
Quality Standard	\$31,152
Service Standard	\$1,087

D.C. Amount (before deductions)	20 Year
Forecast Population	11,174
\$ per Capita	\$1,087
Eligible Amount	\$12,148,373



**Town of Tecumseh
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Depot 1 (Office Portion)	4,216	4,216	4,216	4,216	4,216	4,216	4,216	4,216	4,216	4,216	4,216	4,216	4,216	4,216	4,216	\$450	\$511
Depot 1 (Garage Portion)	6,512	6,512	6,512	6,512	6,512	6,512	6,512	6,512	6,512	6,512	6,512	6,512	6,512	6,512	6,512	\$300	\$345
Depot 2	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	\$400	\$455
Salt Dome (Oldcastle)	1,496	1,496	1,496	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	5,640	\$200	\$235
Salt Dome (Lacasse)	792	792	792	792	792	792	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	\$200	\$235
South Storage Barn	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$200	\$235
Total	19,960	19,960	19,960	24,104	24,104	24,104	26,753	26,753	26,753	26,753	26,753	26,753	26,753	26,753	26,753		

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.8370	0.8416	0.8454	1.0271	1.0324	1.0358	1.1550	1.1518	1.1461	1.1475	1.1521	1.1525	1.1482	1.1318	1.1307

15 Year Average	2009 to 2023
Quantity Standard	1.0623
Quality Standard	\$351
Service Standard	\$373

D.C. Amount (before deductions)	20 Year
Forecast Population	11,174
\$ per Capita	\$373
Eligible Amount	\$4,163,432



**Town of Tecumseh
Service Standard Calculation Sheet**

Class of Service:
Unit Measure:

Public Works - Vehicles & Equipment
No. of vehicles and equipment

Description	Service to which Item Relates to	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Tractor Backhoe	Services Related to a Highway, Wastewater Services, Stormwater Services, and Water Services	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$185,800
Road Sweeper Unit	Services Related to a Highway, Wastewater Services, and Stormwater Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$356,000
Tractor	Services Related to a Highway, Wastewater Services, and Stormwater Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,500
Wing Mower for Tractor	Services Related to a Highway, Wastewater Services, and Stormwater Services	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$23,400
Dump Truck - Single Axle Plow Unit	Services Related to a Highway, Wastewater Services, and Stormwater Services	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$304,500
Dump Truck - Tandem Axle Plow Unit	Services Related to a Highway, Wastewater Services, and Stormwater Services	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$371,700
Pickup Truck - Ex. Cab	Services Related to a Highway, Wastewater Services, and Stormwater Services	3	3	3	3	3	3	3	3	3	6	6	6	6	6	6	\$50,000
Pickup Truck - Crew Cab	Services Related to a Highway, Wastewater Services, and Stormwater Services	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$60,000
3500 Dump Body Truck	Services Related to a Highway, Wastewater Services, and Stormwater Services	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$82,200
Trackless Machine	Services Related to a Highway, Wastewater Services, and Stormwater Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$208,700
Snowblower Shovel for Trackless	Services Related to a Highway, Wastewater Services, and Stormwater Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,000
Leaf Vacuum Loader	Services Related to a Highway, Wastewater Services, and Stormwater Services	2	2	2	2	2	2	-	-	-	-	-	-	-	-	-	\$112,500



**Town of Tecumseh
Service Standard Calculation Sheet**

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

Description	Service to which Item Relates to	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Sewer Camera	Services Related to a Highway, Wastewater Services, and Stormwater Services	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$25,600
Paint Machine (2004)	Services Related to a Highway, Wastewater Services, and Stormwater Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,900
Hot Water Pressure Washer	Services Related to a Highway, Wastewater Services, and Stormwater Services	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	\$8,600
Pickup Truck	Water Services	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$50,000
Service Truck (Large)	Water Services	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$135,000
Service Truck (Small)	Water Services	-	-	1	1	1	1	1	1	1	2	2	2	2	2	2	\$115,000
Single Axle Dump Truck	Services Related to a Highway, Wastewater Services, and Stormwater Services	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$193,000
Hydraulic Breaker for Backhoe	Water Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$148,700
18' Landscape	Services Related to a Highway, Wastewater Services, and Stormwater Services	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$41,600
Valve Operator	Water Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Metrotech 810	Water Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,900
Steam Johnny Hydrant Thaw Unit	Water Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,900
Itron Remote Reading Equipment	Water Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,200
Trench Box	Water Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$34,500
Tandem Dump Truck	Water Services	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$210,000
Wall Mount Hot Water Pressure Washer	Water Services	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$19,700
Total		41	42	42	42	44	44	42	42	42	46	46	46	46	47	47	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.0017	0.0018	0.0018	0.0018	0.0019	0.0019	0.0018	0.0018	0.0018	0.0020	0.0020	0.0020	0.0020	0.0020	0.0020

15 Year Average	2009 to 2023
Quantity Standard	0.0019
Quality Standard	\$119,737
Service Standard	\$228

D.C. Amount (before deductions)	20 Year
Forecast Population	11,174
\$ per Capita	\$228
Eligible Amount	\$2,542,085



**Town of Tecumseh
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station # 1	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	\$600	\$716
Station # 2	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	\$600	\$861
Station # 2 Training Building (Smoke House)	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$69	\$80
Station # 2 Training Tower	-	-	-	-	112	112	112	112	112	112	112	112	112	112	112	\$2,459	\$2,459
Station # 2 Confined Space Training Facility	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$72,334	\$72,334
Total	13,368	13,368	13,368	13,368	13,480	13,480	13,480	13,481	13,481	13,481	13,481	13,481	13,481	13,481	13,481		

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.5606	0.5636	0.5662	0.5696	0.5774	0.5793	0.5820	0.5804	0.5775	0.5782	0.5806	0.5807	0.5786	0.5703	0.5698

15 Year Average	2009 to 2023
Quantity Standard	0.5743
Quality Standard	\$757
Service Standard	\$435

D.C. Amount (before deductions)	20 Year
Forecast Population	11,174
\$ per Capita	\$435
Eligible Amount	\$4,860,131

Note: The Confined Space Training Facility is provided on a per-facility basis due to the irregular shape of the structure (i.e. underground pipes)



**Town of Tecumseh
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Command 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,500
Command 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,500
Fire Prevention Officer Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Rescue 1 - Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,010,000
Rescue 2 - Engine Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$964,900
Engine 1 - Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,100,000
Engine 2 - Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,100,000
Truck 1 - Aerial (70 ft.)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,930,000
Squad 2 Pick-up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,900
Gem Car (Golf Cart)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,700
Fire Rescue Boat	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$13,000
High Water Rescue Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$217,000
Command 3 (F-150)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$84,000
Total	10	10	10	10	10	10	10	10	10	10	11	11	11	13	13	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005	0.0005	0.0005

15 Year Average	2009 to 2023
Quantity Standard	0.0004
Quality Standard	\$688,650
Service Standard	\$275

D.C. Amount (before deductions)	20 Year
Forecast Population	11,174
\$ per Capita	\$275
Eligible Amount	\$3,077,990



**Town of Tecumseh
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Equipped Firefighters (full time)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$8,600
Equipped Firefighters (part time)	38	38	38	38	38	38	40	40	40	40	40	42	42	42	42	\$8,600
Thermal Camera	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$17,200
Hydraulic Pump	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$14,000
Self Contained Breathing Apparatus	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	\$13,900
Self Contained Breathing Apparatus (spare bottles only)	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	\$2,300
Auto Extrication Cutters	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$14,300
Auto Extrication Spreaders	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$12,900
Auto Extrication Ram	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$11,900
Total	173	173	173	173	173	173	175	175	175	175	175	177	177	177	177	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	2009 to 2023
Quantity Standard	0.0075
Quality Standard	\$7,500
Service Standard	\$56

D.C. Amount (before deductions)	20 Year
Forecast Population	11,174
\$ per Capita	\$56
Eligible Amount	\$628,538



**Town of Tecumseh
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Abraham Cole Park	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	\$97,100
Arrowhead	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$97,100
Baillargeon Park	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	\$97,100
BIA Parkette	-	-	-	-	-	-	-	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$97,100
Brighton Beach	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$97,100
Buster Reaume Park	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	\$97,100
Carling Park	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	\$97,100
Century Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$97,100
Chippewa Park	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$97,100
Colonel Paul Poisson Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$97,100
Cranbrook Tot Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$97,100
Dorset Park	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$97,100
Dresden Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$97,100
Edgewater Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$97,100
Fairplay Woods Park	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	\$16,400
Gerry Lesa Park	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$97,100
Lacasse Park	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	\$97,100
Lakewood Park (north)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$97,100
Lakewood Park (south)	-	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	\$97,100
Little River Park	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	\$97,100
Little Turtle	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$97,100
McAuliffe Park	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	\$97,100
Millenium Park	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	\$97,100
Oldcastle Heritage Park	-	-	-	-	-	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$97,100
Optimist Park	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	\$97,100
Peace Park	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	\$97,100
Peter Cecile Park	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	0.6	0.6	\$97,100
Piqua Park	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$97,100



**Town of Tecumseh
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Rocheleau Park	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	\$97,100
Sculley Beach	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$97,100
Shawano Park	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	3.5	3.5	\$97,100
Southfield Park & Boulevard	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	2.6	2.6	\$97,100
St. Mark's Beach Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$97,100
St. Mary's	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	\$97,100
Star of the Lake	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$97,100
Tecumseh Centre Park	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$97,100
Tecumseh Dog Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	\$97,100
Tecumseh Soccer Fields	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	\$97,100
Ticonderoga	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	1.0	1.0	\$97,100
West St. Louis Pump Station	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$97,100
Weston Park	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	\$97,100
Total	296.6	359.4	359.4	359.4	359.4	360.8	360.8	360.9	360.9	360.9	360.9	360.9	360.9	360.9	360.9	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02

15 Year Average	2009 to 2023
Quantity Standard	0.0152
Quality Standard	\$64,896
Service Standard	\$986

D.C. Amount (before deductions)	10 Year
Forecast Population	5,939
\$ per Capita	\$986
Eligible Amount	\$5,858,348



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Abraham Cole Park																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$86,900
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,700
Park Bench (new black)	-	-	-	-	-	-	-	-	5	5	5	5	5	5	5	\$1,700
Garbage Can (new black)	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$1,400
Arena Park																
Park Bench (red metal)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$47,700
Playground Surface	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,200
Arrowhead Park																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Playset Wood Fiber Surfacing				-	-	-	-	-	-	-	-	1	1	1	1	\$25,000
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,200
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,400
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Garbage Can (new black)								1	1	1	1	1	1	1	1	\$1,400
Baillargeon Park (partially leased)																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,500
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,900
Garbage Can (new black)									1	1	1	1	1	1	1	\$1,400
BIA Parkette (new park)																
Irrigation System	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$16,200
Park Bench (new black)	-	-	-	-	-	-	-	3	3	3	3	3	3	3	3	\$1,700
Garbage Can (new black)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,400
Wooden Pavillion	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$3,400
Brighton Beach Park																
Garbage Can (new black)								1	1	1	1	1	1	1	1	\$1,400
Buster Reaume Park																
Soccer Field	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$10,000
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$215,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Park Bench (wood)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,200
Park Bench (new black)	-	-	-	-	-	-	-	4	4	4	4	4	4	4	4	\$1,700
Garbage Can (new black)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,400
Park Lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,300



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Carling Park																
Baseball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$87,800
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,200
Baseball Diamond Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,900
Bleachers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$5,000
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,100
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$62,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,400
Irrigation	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,200
EWf Playground Surfacing	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$23,700
Garbage Can (new black)	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$1,400
Baseball Back Stop Fencing	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$16,900
Washrooms	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$47,700
Century Park																
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,200
Soccer Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$51,700
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$108,400
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,200
Park Bench (new black)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,700
Garbage Can (new black)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,400
Chippewa Park																
Asphalt Driveway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,200
Park Bench (wood)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,200
Garbage Can (new black)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,400
Cranbrook Park																
Playground Equipment	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$74,000
Playground Equipment	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$90,900
EWf Playground Surfacing	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$15,600
Swing Set	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$12,300
Park Bench (wood)	3	3	3	3	3	3	-	-	-	-	-	-	-	-	-	\$1,200
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,400
Garbage Can (new black)									1	1	1	1	1	1	1	\$1,400
Dorset Park																
Playset	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,600
Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,600
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,400
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,100
Park Bench (Brown Metal)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,600
Garbage Can (new black)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,400



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Dresden Park																
Park Bench (Brown Metal)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,600
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,300
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,000
Playset EWF Surface				-	-	-	-	-	-	-	-	-	1	1	1	\$7,600
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,900
Garbage Can (new black)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,400
ERCA Trail																
Culverts	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$129,400
Entrance Gates	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$58,500
Boardwalk	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$130,400
Granular Base	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$821,600
Edgewater Beach Park																
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Breakwall	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$31,400
Garbage Can (new black)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,400
Gerry Lesa Park																
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$62,300
EWF Playground Surfacing	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$17,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,900
Garbage Can (new black)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,400
Lacasse Park																
Baseball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$220,600
Baseball Diamond Lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$588,800
Baseball Diamond Scoreboard	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$93,200
Baseball Diamond Fence	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$48,900



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Lacasse Baseball New Practice Infield				-	-	-	-	-	-	-	1	1	1	1	1	\$56,000
Grandstand	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$345,900
Baseball Storage Building	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$40,600
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,800
Boundless Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,500
Park Bench (red metal)	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	\$2,000
Washrooms	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$27,000
Concession Stand/Maintenance Storage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,100
Club House	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$323,400
Picnic Shelter (small)	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	\$23,400
Picnic Shelter (large)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$146,500
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,900
Irrigation	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,200
EWB Playground Surfacing	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$8,700
Concrete Work at Lacasse Baseball	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$12,400
Drainage Improvements South	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$15,200
Drainage Improvements Baseball	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$10,300
Garbage Can (new black)	-	-	-	-	-	-	3	3	3	3	3	3	3	3	3	\$1,400
Lakewood North																
Gazebo	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$115,100
Building	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$1,556,800
Building Seatwall and Pillar	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$58,300
Building Paving	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$18,600
Boardwalk	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$797,700
Boardwalk Railing (steel)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$112,100
Irrigation System	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$171,500
Lighting/Electrical (park)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$651,900
Lighting (ballard)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$86,200
Lighting (Observation pier)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$84,900
Sanitary Sewer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$31,400
Storm Sewer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$419,900
Watermain	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$62,500
Armourstone Wall	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$83,100
Entrance Paving (asphalt)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$14,000
Entrance Paving (concrete)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$26,700
Entrance Wall	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$42,700
Gabion Wall	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$29,600



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Mariner's Star Paving (colour concrete)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$55,900
Freestanding Pillar	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$60,600
Plaza Paving (concrete)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$234,400
Rubber Park Surface	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$60,300
Main Spine Paving	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$95,300
Dragon Garden Paving	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$125,100
Curbing throughout park (concrete)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$150,800
Bench	-	-	-	10	10	10	10	10	10	10	10	10	10	10	10	\$2,700
Bench (backless)	-	-	-	4	4	4	4	4	4	4	4	4	4	4	4	\$1,700
Bike Rack	-	-	-	9	9	9	9	9	9	9	9	9	9	9	9	\$500
Garbage Can	-	-	-	12	12	12	12	12	12	12	12	12	12	12	12	\$200
Picnic Table	-	-	-	6	6	6	6	6	6	6	6	6	6	6	6	\$3,400
Bollard	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$800
Lakewood South																
Pathway Manning into Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$120,300
Climbing Boulder	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$86,600
Disc Golf Baskets	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$29,600
Disc Golf Tee Pads	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$18,000
Exercise Equipment	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$135,900
Iron Railing	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$23,300
Lighting for Riverside Dr Parking Lot	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$102,800
Pedestrian Bridge	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$253,000
Drainage adjacent Channel	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$17,800
Drainage in Northern Sections of Park				-	-	-	-	-	-	-	-	1	1	1	1	\$28,300
Gazebo				-	-	-	-	-	-	-	1	1	1	1	1	\$92,900



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Little River Park																
Baseball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,600
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,200
Bleachers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$5,000
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$172,400
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,300
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,700
Extension to Backstop	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$11,000
Playset Wood Fiber Surfacing				-	-	-	-	-	-	-	1	1	1	1	1	\$26,200
Drainage Improvements				-	-	-	-	-	-	-	1	1	1	1	1	\$12,400
Garbage Can (black metal)	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$1,400
Little Turtle Park																
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
McAuliffe Park (partially leased)																
Maintenance Shed/Washrooms/Food Booth	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$97,200
Washroom Upgrades				-	-	-	-	-	-	-	1	1	1	1	1	\$542,800
Splash Pad New				-	-	-	-	-	-	-	-	1	1	1	1	\$312,400
Field House	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,900
Picnic Shelter	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$46,500
Pavillion (small)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$71,500
Pavillion (large)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,100
Park Bench (Wood)	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$1,200
Playground Equipment	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$167,000
Boundless Playground Equipment	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,200
Baseball Diamond	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$187,300
Baseball Diamond Lighting	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$244,400
Soccer Field (large)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$10,000
Soccer Field (small)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Tennis Court (double)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$131,500
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$82,100
Bleachers	-	-	6	6	6	6	6	6	6	6	6	6	6	6	6	\$4,300
Baseball Diamond A Expansion	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$9,700
Additional power distribution box	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$21,000
Garbage Can (black metal)	-	-	-	-	-	-	-	3	3	3	3	3	3	3	3	\$1,400
Millenium Park																
Park Bench (wood)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,200
Garbage Can (new black)	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$1,400



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Oldcastle Heritage Park																
Park Bench (wood)	-	-	-	-	-	4	4	4	4	4	4	4	4	4	4	\$1,200
Wooden Pavillion	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$3,400
Garbage Can (black metal)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,400
Optimist Park (Green Acres)																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$115,900
Park Bench (red metal)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,000
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,700
Tennis Court (double)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$96,600
Baseball Diamond	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$88,600
Bleachers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$5,000
Soccer Field (full size)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$10,000
Soccer Field (small)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$5,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000
EWf Playground Surfacing	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$12,600
Playset #2	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$29,900
Tennis Court Surfacing	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$29,400
Garbage Can (new black)	-	-	-	-	-	-	-	5	5	5	5	5	5	5	5	\$1,400
Peace Park																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$92,600
Playset Wood Fiber Surfacing				-	-	-	-	-	-	-	-	1	1	1	1	\$19,700
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$53,500
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,700
Garbage Can (new black)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,400
Piqua Park																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$117,700
Playset Wood Fiber Surfacing				-	-	-	-	-	-	-	-	-	1	1	1	\$21,000
Basketball Court (unlit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,300
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,200
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Garbage Can (new black)	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$1,400
Rocheleau Park																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$132,700
Playset EWf Surface				-	-	-	-	-	-	-	-	-	1	1	1	\$12,200
Soccer Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$53,500
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,300
Park Bench (wood)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$1,200
Garbage Can (new black)	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$1,400



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Rohrer Parkette																
Garbage Can with Recycle Unit	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$2,600
Benches Black Metal	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$1,700
Garbage Can (new black)	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$1,400
St. Mark's Beach Park																
Park Bench (Wood)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Garbage Can (new black)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,400
St. Mary's Park (partially leased)																
Baseball Diamond	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$81,300
Baseball Diamond Floodlights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$195,400
Irrigation System (Baseball Infield)				-	-	-	-	-	-	-	-	1	1	1	1	\$7,400
Scoreboard	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,200
Tennis Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$82,800
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$101,000
Food Booth/Picnic Shelter/Washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$71,500
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,200
Fence along Outfield	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,900
Pole Barn (tractor shed)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,500
Splash Pad	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$258,000
Bleachers	-	-	-	-	5	5	5	5	5	5	5	5	5	5	5	\$5,600
Garbage Can Black	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$1,400
Sculley Beach Park																
Shawano Park																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$156,000
Drainage Improvements				-	-	-	-	-	-	-	1	1	1	1	1	\$10,100
Baseball Diamond (unlit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,600
Pickleball Court (double)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$166,000
Tennis Court (double)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$166,000
Park Bench (Wood)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,200
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,300
Garbage Can Black	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$1,400
Southfield Park																
Picnic Shelter (small)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,400
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,100
Park Bench (Wood)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$1,200
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,900
Garbage Can Black	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$1,400
Star of the Lake Park																
Park Bench (wood)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,200
Garbage Can Black Metal	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,400



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Tecumseh Center Park (Town Hall Park)																
Baseball Diamond	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$88,600
North diamond outfield fence, backstop, dugout	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$70,800
Bleachers	3	3	3	6	6	6	6	6	6	6	6	6	6	6	6	\$5,000
Fence at Herber Field Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,100
Fence at North Diamond & Roadway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,200
Backstop	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,000
Playground Equipment	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$77,600
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,700
Baseball Storage Building	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$16,400
Drainage	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,900
Skateboard Park	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$532,100
Garbage Can (new black)	-	-	-	-	-	-	-	-	3	3	3	3	3	3	3	\$1,400
Tecumseh Dog Park																
Fence (chain link)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,900
Fence (privacy)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,400
Drainage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,900
Concrete pads (2 in park; 1 at parking lot)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,200
Shade Bench	-	-	-	3	3	3	3	3	3	3	3	3	3	3	3	\$7,900
Tecumseh Soccer Fields																
Soccer Field (with drainage)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$75,300
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,900
Sprinkler System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$98,200
Garbage Can (new black)	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$1,400
Drainage Improvements (South of Football)				-	-	-	-	-	-	-	1	1	1	1	1	\$50,900
Ticonderoga Park																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$108,100
Park Bench (red metal)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$2,000
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,200
Picnic Table (red metal)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$900
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,900
Irrigation	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Retaining Wall	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,200
Garbage Can (new black)	-	-	-	-	-	-	-	-	3	3	3	3	3	3	3	\$1,400



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Weston Park																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$95,500
Drainage Improvements				-	-	-	-	-	-	-	1	1	1	1	1	\$9,300
Baseball Diamond	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$33,500
North Diamond Fence	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$17,300
Baseball Diamond (gravel infield)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$87,800
Food Booth/Picnic Shelter/Washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$74,600
Tennis Court (double)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$123,700
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,300
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Batting Cage	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$38,500
Garbage Can (new black)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,400
Soccer Field (small)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Maidstone Recreation Centre																\$0
Pavilion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$102,100
Sand Volleyball Courts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	\$18,750
																\$0
Total	238	240	251	327	337	342	370	404	441	443	451	456	459	459	464	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02

15 Year Average	2009 to 2023
Quantity Standard	0.0162
Quality Standard	\$44,844
Service Standard	\$726

D.C. Amount (before deductions)	10 Year
Forecast Population	5,939
\$ per Capita	\$726
Eligible Amount	\$4,314,565



**Town of Tecumseh
Service Standard Calculation Sheet**

Service: Park Pathways
Unit Measure: Linear Meters

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/linear meter)
Abraham Cole Park - Asphalt Pathway	-	-	368	368	368	368	368	368	368	368	368	368	368	368	368	\$200
Baillargeon Park - Concrete Walkway	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	\$150
BIA Parkette - Concrete Pathway	-	-	-	-	-	-	59	59	59	59	59	59	59	59	59	\$150
Brighton Beach Park - Asphalt Pathway	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51	\$200
Carling Park - Asphalt/Concrete Pathway	-	-	-	-	188	188	188	188	188	188	188	188	188	188	188	\$220
Chippewa Park - Asphalt Pathway	-	-	-	-	-	153	153	153	153	153	153	153	153	153	153	\$200
Edgewater Beach Park - Asphalt Pathway	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	\$200
Gerry Lesa Park - Concrete Pathway	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	\$150
Lacasse Park - Trail	-	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$200
Lakewood North (Wood Pier Only)	-	-	-	151	151	151	151	151	151	151	151	151	151	151	151	\$4,280
Lakewood North - Asphalt/Concrete	-	-	-	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	\$220
Lakewood South - Asphalt/Concrete	-	-	-	-	-	-	-	3,464	3,464	3,464	3,464	3,464	3,464	3,464	3,464	\$220
Little River Park - Asphalt Pathway	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	\$200
McAuliffe Park (Does NOT incl. ERCA path) - Asphalt Pathway	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	\$200
Oldcastle Heritage Park - Gravel Pathway	-	-	-	-	-	177	177	177	177	177	177	177	177	177	177	\$160
Peace Park - Asphalt Pathway	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	\$200
Rohrer Parkette - Concrete Pathway	-	-	-	-	-	-	-	-	19	19	19	19	19	19	19	\$150
St. Mark's Beach Park - Asphalt Pathway	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	\$200
St. Mary's Park - Concrete Path	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	\$150



**Town of Tecumseh
Service Standard Calculation Sheet**

Service: Park Pathways
Unit Measure: Linear Meters

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/linear meter)
Sculley Beach Park - Asphalt Pathway	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	\$200
Shawano Park - Asphalt Pathway	278	278	278	278	278	278	278	278	278	278	278	278	278	278	278	\$200
Southfield Park	196	196	196	196	196	196	196	196	196	196	196	196	196	196	196	\$150
Star of the Lake Park	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	\$200
Tecumseh Center Park (Town Hall Park) - Asphalt Trail	-	-	-	-	-	-	-	227	227	227	227	227	227	227	227	\$200
Tecumseh Center Park (Town Hall Park) - Meadows Gravel Trail	-	108	108	108	108	108	108	108	108	108	108	108	108	108	108	\$160
Tecumseh Dog Park - Asphalt Pathway	516	516	516	516	516	516	516	516	516	516	516	516	516	516	516	\$200
Ticonderoga Park - Interlocking Paved Pathway	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	\$1,570
Weston Park (connector to wood chip)	-	-	-	-	-	-	-	-	-	-	-	-	170	170	170	\$75
Weston Park (Wood Chip under Trees)	-	-	-	-	-	-	-	-	-	-	-	-	284	284	284	\$9
Total	3,497	3,605	3,973	6,361	6,549	6,879	6,938	10,630	10,649	10,649	10,649	10,649	11,103	11,103	11,103	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.15	0.15	0.17	0.27	0.28	0.30	0.30	0.46	0.46	0.46	0.46	0.46	0.48	0.47	0.47

15 Year Average	2009 to 2023
Quantity Standard	0.3545
Quality Standard	\$278
Service Standard	\$99

D.C. Amount (before deductions)	10 Year
Forecast Population	5,939
\$ per Capita	\$99
Eligible Amount	\$585,170



**Town of Tecumseh
Service Standard Calculation Sheet**

Service: Parking within Parks
Unit Measure: Square meters of parking

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ sq.m)
Arrowhead Park	321	321	321	321	321	321	321	321	321	321	321	321	321	321	321	\$45
Buster Reaume Park	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	\$45
Carling Park	529	529	529	529	529	529	529	529	529	529	529	529	529	529	529	\$45
Lacasse Park	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	8,540	\$45
Lakewood North	-	-	-	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329	\$45
Lakewood North (Hayes P-Lot)	-	-	-	667	667	667	667	667	667	667	667	667	667	667	667	\$45
Lakewood South	-	-	-	-	-	-	7,308	7,308	7,308	7,308	7,308	7,308	7,308	7,308	7,308	\$45
Little River Park	307	307	307	307	307	307	307	307	307	307	307	307	307	307	307	\$45
McAuliffe Park (partially leased)	5,501	5,501	5,501	5,501	5,501	5,501	5,501	5,501	5,501	5,501	5,501	5,501	5,501	5,501	5,501	\$45
Optimist Park (Green Acres)	-	-	-	-	-	-	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047	\$45
Shawano Park	401	401	401	401	401	401	401	401	401	401	401	401	401	401	401	\$45
Tecumseh Dog Park	-	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	1,414	\$45
Tecumseh Soccer Fields (North)	1,949	1,949	1,949	1,949	1,949	1,949	1,949	1,949	1,949	1,949	1,949	1,949	1,949	1,949	1,949	\$45
Tecumseh Soccer Fields (South)	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	\$45
Weston Park	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	\$45
Maidstone Recreation Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,800	\$45
Total	24,069	25,483	25,483	27,479	27,479	27,479	36,833	36,833	36,833	36,833	36,833	36,833	36,833	36,833	39,633	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	1.01	1.07	1.08	1.17	1.18	1.18	1.59	1.59	1.58	1.58	1.59	1.59	1.58	1.56	1.68

15 Year Average	2009 to 2023
Quantity Standard	1.4008
Quality Standard	\$45
Service Standard	\$63

D.C. Amount (before deductions)	10 Year
Forecast Population	5,939
\$ per Capita	\$63
Eligible Amount	\$374,395



**Town of Tecumseh
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
St. Clair Beach Community Centre	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	\$500	\$566
Lanoue Street Community Centre	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	\$500	\$601
Arena 1	84,170	84,170	84,170	85,158	88,662	88,662	88,662	88,662	88,662	88,662	88,662	88,662	88,662	88,662	88,662	\$700	\$798
Leisure Pool Facility	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	\$400	\$455
Maidstone Recreation Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	\$400	\$455
Total	116,820	116,820	116,820	117,808	121,312	121,312	121,312	121,312	121,312	121,312	121,312	121,312	121,312	121,312	121,312		

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	4.8987	4.9254	4.9479	5.0197	5.1958	5.2132	5.2375	5.2227	5.1969	5.2034	5.2242	5.2258	5.2067	5.1321	5.3384

15 Year Average	2009 to 2023
Quantity Standard	5.1459
Quality Standard	\$714
Service Standard	\$3,673

D.C. Amount (before deductions)	10 Year
Forecast Population	5,939
\$ per Capita	\$3,673
Eligible Amount	\$21,811,750



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pickup Truck	8	8	8	8	8	8	8	7	7	7	7	7	7	7	7	\$60,000
One ton truck with dump body	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$92,900
Landscape Trailer	3	3	3	3	3	3	3	3	3	4	4	4	4	4	4	\$9,400
Dump Trailer	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	\$13,200
Tilt Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,200
Float Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,900
Small Dump Trailer for RTV	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$4,100
50 hp Kubota Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$64,000
30 hp Kubota Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$49,900
30 hp John Deere Tractor	2	2	2	2	2	-	-	-	-	-	-	-	-	-	-	\$43,200
40 hp Kubota Tractor						2	2	2	2	2	2	2	2	2	2	\$49,200
Kubota 326 Mower	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4	\$22,600
Kubota 331 Mower	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$26,400
Jacobsen 6010 Mower	2	2	2	2	1	1	1	1	1	-	-	-	-	-	-	\$104,800
Jacobsen 700 Rotary Mower										1	1	1	1	1	1	\$121,900
Jacobsen 9016 Mower	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	\$111,600
Jacobsen R311 Rotary Mower								1	1	1	1	1	1	1	1	\$101,100
Vermeer VC1500 Wood Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$126,100
Kubota RTV Utility Vehicle	-	-	2	2	2	2	2	3	3	3	3	3	3	3	3	\$24,400
John Deere Gator Utility Vehicle	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$16,900
Golf Cart (Solar)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$9,600
Bobcat Skidsteer	-	-	1	1	1	1	1	1	-	-	-	-	-	-	-	\$66,800
Kubota Skidsteer									1	1	1	1	1	1	1	\$80,100
S 185 Bobcat Loader	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$69,000
Power Rake				-	-	-	-	-	-	-	-	-	1	1	1	\$13,300
Brillion Overseeder BOS4F2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,300
Verti-Drain 2020 Top Dresser	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$32,300
Ball Diamond Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,700



**Town of Tecumseh
Service Standard Calculation
Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Rotomaster 3000 Blade Sharpener/Grinder	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$13,200
3 Point Hitch Leaf Blower (Air Flow Chute)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,100
Aerator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,000
100 Gallon Water Tank	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,300
Sodcutter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,600
Hot Water Pressure Washer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$8,400
Snow Plow	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	\$10,100
Truck Bed Salter						1	1	1	1	1	1	1	1	1	1	\$9,100
BLECevator Rototiller							1	1	1	1	1	1	1	1	1	\$22,900
RTV Snow Plow										1	1	1	1	1	1	\$8,100
RTV Rear Salter										1	1	1	1	1	1	\$8,100
Hitch Mounted Fertilizer Spreader								1	1	1	1	1	1	1	1	\$7,400
Reist Landscape Scraper			1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Loader Attachment (Front-end Bucket)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,000
Loader Attachment (Rear-End Counter Weight)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,000
Zamboni	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$158,700
Recreation Pickup Trucks	1	1	1	1	1	1	1	1	1	2	2	3	3	3	3	\$60,000
Minivan (Recreation)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$55,000
Scissorlift	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,300
Autoscrubber	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$11,600
Total	44	44	49	53	54	55	56	60	59	63	63	64	65	65	65	

Population	23,847	23,718	23,610	23,469	23,348	23,270	23,162	23,228	23,343	23,314	23,221	23,214	23,299	23,638	23,661
Per Capita Standard	0.0018	0.0019	0.0021	0.0023	0.0023	0.0024	0.0024	0.0026	0.0025	0.0027	0.0027	0.0028	0.0028	0.0027	0.0027

15 Year Average	2009 to 2023
Quantity Standard	0.0024
Quality Standard	\$35,792
Service Standard	\$86

D.C. Amount (before deductions)	10 Year
Forecast Population	5,939
\$ per Capita	\$86
Eligible Amount	\$510,160



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Town of Tecumseh Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2022 Financial Information Return (F.I.R.).

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



Table C-1
Town of Tecumseh
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	100	0.003202744
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	25	0.031220438
Vehicles	8	0.116509799
Small Equipment & Gear	8	0.116509799

Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-2
Town of Tecumseh
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1 Wastewater Services				
1.1 Wastewater Services	162,077,696	2,807,263	2,489,689	5,296,952
2. Water Services				
2.1 Water Services	44,819,154	650,757	3,786,538	4,437,295
3. Services Related to a Highway				
3.1 Roads and Related	49,664,866	1,552,450	2,723,481	4,275,931
4. Public Works (Facilities and Fleet)				
4.1 Facilities and Fleet	2,600,000	184,338	374,916	559,254
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	8,505,349	341,860	722,073	1,063,933
6. Policing Services				
6.1 Facilities	1,500,000	45,353	-	45,353
7. Parks and Recreation Services				
7.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	27,763,158	506,948	1,598,954	2,105,902
8. Library Services				
8.1 Library facilities, materials and vehicles	-	-	-	-
9. Growth Studies				
9.1 Studies	3,091,864	-	-	-
Total	300,022,087	6,088,969	11,695,651	17,784,620



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

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

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

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

- Opening balance;
- Closing balance;



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

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the Treasurer's statement:

- For each service for which a D.C. is collected during the year:
 - i. whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant D.C. background study, to be incurred during the term of the applicable D.C. by-laws, and
 - ii. if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;



- For any service for which a D.C. was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35 (3) of the D.C.A.:

35 (3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.

The services currently prescribed are water and wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two ways in which a municipality may approach this requirement.

1. Include a schedule as part of the annual Treasurer's statement; or
2. Incorporate the information into the annual budgeting process.

Based upon the above, Figure D-1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Figure D-4 provides the schedule for allocating reserve fund balances to projects.

D.2 D.C. Reserve Fund Application

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

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

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



Figure D-1
Town of Tecumseh
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates									Total
	Services Related to a Highway	Public Works (Facilities and Fleet)	Water Services	Wastewater Services	Policing Services	Fire Protection Services	Parks and Recreation Services	Library Services	Growth Studies	
Opening Balance, January 1, _____										0
Plus:										
Development Charge Collections										0
Accrued Interest										0
Repayment of Monies Borrowed from Fund and Associated Interest ¹										0
Sub-Total	0	0	0	0	0	0	0	0	0	0
Less:										
Amount Transferred to Capital (or Other) Funds ²										0
Amounts Refunded										0
Amounts Loaned to Other D.C. Service Category for Interim Financing										0
Credits ³										0
Sub-Total	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



Figure D-2a
Town of Tecumseh
Attachment 1
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period		Post D.C. Forecast Period			Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Services											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Figure D-2b
Town of Tecumseh
Attachment 1
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds – Operating Fund Transactions

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



Figure D-3
Town of Tecumseh
Attachment 2
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					



Figure D-4
Town of Tecumseh
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0



Appendix E

Local Service Policy



Appendix E: Local Service Policy

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

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 associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, 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: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- c) Local roads internal to development: are considered to be the developer's responsibility.
- d) Local roads external to development being roads connecting developments or crossing hydro corridors: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

2) Arterial Roads Including Land

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



3) Intersection Improvements

- a) On new arterial roads and arterial road improvements and collector roads and collector road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- b) On new arterial roads and arterial road improvements and collector roads and collector road improvements related to a specific development or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c) On arterial or collector road intersections with County roads other than those noted in subparagraphs 3a) and 3b): include in D.C.'s.

4) Traffic Control Systems and Signals

- a) All Traffic Control Systems and Signals included in D.C. calculation as permitted under s.5(1) of the D.C.A.

5) 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
- 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 part of the road costing funded through D.C.'s.

6) Transportation Related Pedestrian and Cycling Facilities

- a) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and



provincial highway corridors: considered part of the complete street and included in D.C.'s.

- 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: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c) Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included in D.C.'s.
- d) Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.'s.

7) 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. Stormwater Management

- 1) Stormwater Management facilities will be the financial responsibility of the developing landowners, designed and constructed to the Town's satisfaction fulfilling the municipality's objective for larger, regional facilities. Note: the stormwater management facilities may be constructed by the developing landowners and/or the Town.



- 2) Stormwater management facilities for quality and/or quantity management that are oversized for external developments: the municipality may facilitate cost recovery from other benefitting developments/landowners through various means available by way of legislation.
- 3) Linear stormwater infrastructure required to service a development is a local service requirement under Section 59.1 of the D.C.A. The municipality may facilitate cost recovery from other benefitting developments/landowners through various means available by way of legislation.

C. 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.), are included in parkland D.C.'s.

2) Parkland

- a) Parkland Development for parks internal to development: direct developer responsibility to provide at base condition, as follows:
 1. Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 2. Topsoil stripping, screening, and stockpiling.
 3. Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Director Public Works and Environment Services.
 4. Spreading of topsoil to 150 mm depth (import topsoil if existing on-site is insufficient to reach required depth).



5. Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
 6. Parks shall be free of any contaminated soil or subsoil.
 7. Parks shall not be mined for fill.
 8. Parks shall be conveyed free and clear of all encumbrances.
 9. 100% of perimeter fencing to the Municipal standards where such fencing is deemed appropriate by the Municipality. 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.
- b) Program facilities, amenities, and furniture, within parkland: are included in D.C.'s.

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

N.H.S. includes engineered and on-site 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 public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.
- c) All works to be in conformance with Municipal standards for stream corridors, natural buffers and subwatersheds areas as directed by the



approved studies and reports related to the Secondary Plan that development occurs in.

E. Water and Sanitary Sewers

Underground services (linear infrastructure for 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 pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following policies:

1) Water

- a) Watermains internal to development not exceeding 300 mm: direct developer responsibility under s.59 of the D.C.A. as a local service.
- b) Watermains internal to development exceeding 300 mm: marginal costs included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- c) Watermains external to development and not exceeding 300mm required for fire flows and/or looping and is required to support the development: direct developer responsibility under s.59 of the D.C.A. as a local service.
- d) Watermains external to development exceeding 300 mm: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- e) Pumping stations and works associated with zone boundaries: included in D.C. calculation to the extent permitted under s. 5(1) of the D.C.A.
- f) Trunk watermains (e.g. where no direct service connections are permitted) are included in the D.C. calculation.
- g) Connections of watermains from a development to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.



2) Sanitary Sewer

- a) Sanitary sewers internal to development not exceeding 375 mm: direct developer responsibility under s.59 of the D.C.A. as a local service.
- b) Sanitary sewers internal to development exceeding 375 mm and depth of 5 metres or greater which benefit upstream developments: marginal costs included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- c) Sanitary sewers external to development not exceeding 375 mm: direct developer responsibility under s.59 of the D.C.A. as a local service.
- d) Sanitary sewers external to development exceeding 375 mm: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- e) Trunk sewers (e.g. where no direct service connections are permitted) are included in the D.C. calculation.
- f) Pumping stations serving one or more individual developments that are not identified in the Town's Water and Wastewater Master Plan: direct developer responsibility under s.59 of the D.C.A. as a local service.
- g) Pumping stations identified in the Town's Water and Wastewater Master Plan: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- h) Connections of sanitary sewers from a development to trunk sewers and pumping stations to service specific areas: to be direct developer responsibility.

Note: for any and all of the above identified in Items A through E, the Town may facilitate cost sharing agreements



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

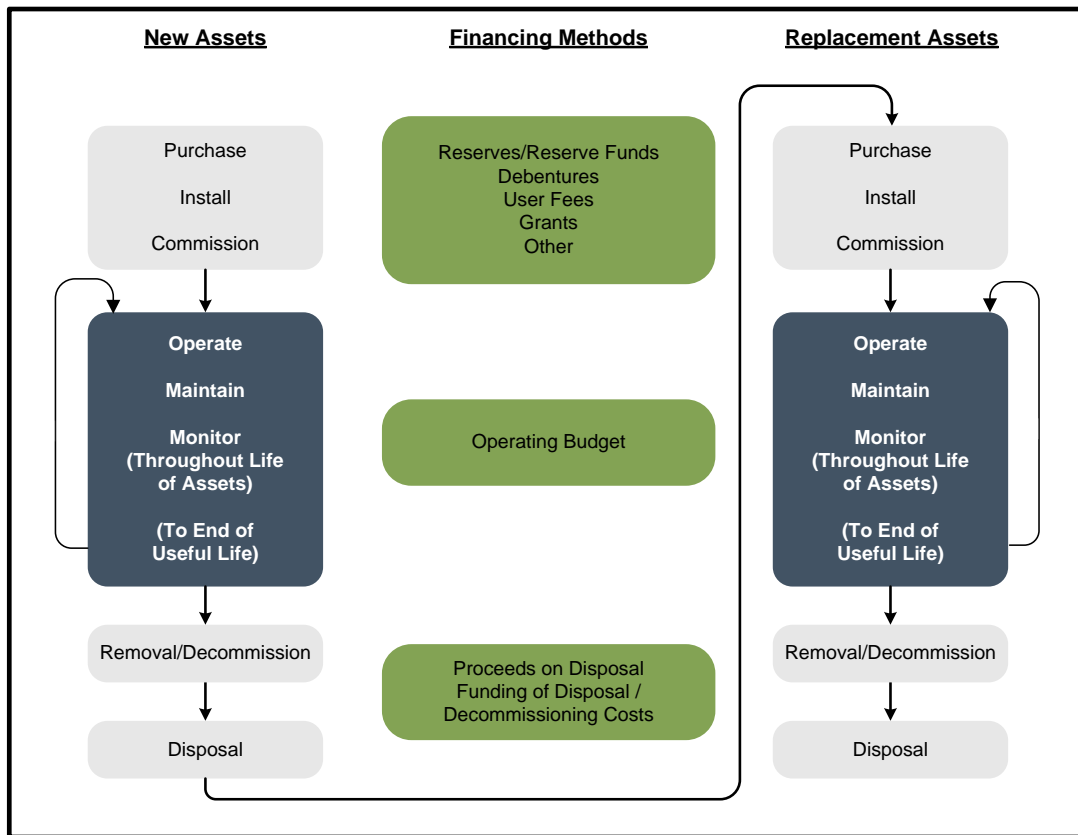
“The asset management plan shall,

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

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

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the development charge (D.C.). Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program-related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

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

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

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

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



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

Commensurate with the above, the Town prepared an A.M.P. in 2022 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2024 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Town's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 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 \$24.34 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 \$24.70 million. This amount, totalled with the existing operating revenues of \$49.57 million, provide annual revenues of \$74.27 million by the end of the period.



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

Town of Tecumseh
Asset Management – Future Expenditures and Associated Revenues
2023\$

Asset Management - Future Expenditures and Associated Revenues	2043 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	4,998,982
Annual Debt Payment on Post Period Capital ²	1,018,769
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$6,088,969
Incremental Operating Costs (for D.C. Services)	
	\$11,695,651
Total Expenditures	\$23,802,371
Revenue (Annualized)	
Total Existing Revenue ³	\$49,570,650
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$24,702,978
Total Revenues	\$74,273,628

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



Appendix G: Proposed D.C. By-law

The Corporation of the Town of Tecumseh

By-law Number 2024-__

A by-law for the imposition of development charges

WHEREAS the Development Charges Act, 1997 (hereinafter called "the Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased need for services;

WHEREAS The Corporation of the Town of Tecumseh, 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;

WHEREAS as required by Section 11 of the Act, this by-law is being enacted within one year of the May 23, 2024 completion of the said Development Charge Background Study, titled Town of Tecumseh Development Charge Background Study, May 23, 2024 prepared by Watson & Associates Economists Ltd;

WHEREAS in advance of passing this by-law the Council of The Corporation of the Town of Tecumseh has given notice of and held a public meeting on July 9, 2024, in accordance with the Development Charges Act, 1997 regarding its proposals for this development charges by-law;

WHEREAS the Council of The Corporation of the Town of Tecumseh 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 the Town of Tecumseh has adopted the Development Charges Background Study by resolution on July 9, 2024, 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 TOWN OF TECUMSEH ENACTS AS FOLLOWS:

1. DEFINITIONS

1.1. In this by-law,

- a) **"Act"** means the Development Charges Act, S.O. 1997, c. 27, as amended, or any successor thereto;
- b) **"Accessory use"** means where used to describe a use, building or structure, that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure, but is not an ancillary residential building;
- c) **"Affordable residential unit"** means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;
- d) **"Ancillary residential building"** means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling;
- e) **"Apartment unit"** means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor and includes stacked townhouse dwellings;
- f) **"Attainable residential unit"** means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;
- g) **"back-to-back townhouse dwelling"** means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- h) **"Bedroom"** means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;



- i) **"Benefitting 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;
- j) **"Board of education"** means a board defined in subsection 1(1) of the Education Act, or any successor thereto;
- k) **"Building Code Act"** means the Building Code Act, 1992, as amended, or any successor thereto;
- l) **"Class"** means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act. Also referred to as class of service or classes of services.
- m) **"Commercial"** means any non-residential development not defined under "institutional" or "industrial";
- n) **"Council"** means the Council of the Town;
- o) **"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;
- p) **"Development charge"** means a charge imposed pursuant to this By-law;
- q) **"dwelling room"** means either:
 - (i) each bedroom used, designed, or intended for use by one or more persons living together in a lodging home, dormitories, or
 - (ii) in the case of a special care/special dwelling unit/room, each individual room or suite of rooms used, designed, or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.
- r) **"Dwelling unit"** means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more



persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

- s) "**Farm building**" means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- t) "**Grade**" means the average level of finished ground adjoining a building or structure at all exterior walls;
- u) "**Gross floor area**" means the total floor area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from other dwelling units or other portion of a building;

In the case of a non-residential building or structure, or in the case of a mixed use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- A room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
 - Loading facilities above or below grade;
 - A part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
- v) "**Hospice**" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.
 - w) "**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;

- x) **"Institutional Development"** means lands, buildings or structures used or designed or intended for use by an organized body, society, or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;
- y) **"Live/work unit"** means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;
- z) **"Local board"** has the same definition as defined in the Development Charges Act, S.O. 1997;
- aa) **"Local services"** means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41,51 or 53 of the Planning Act R.S.O. 1990, as amended or any successor thereto;
- bb) **"Lodging home"** means a boarding, lodging, or rooming house in which lodging is provided for more than four persons in return for remuneration or for the provision of services, or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants;
- cc) **"Long term care home"** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- dd) **"Mixed-use building"** means a building or structure used for both residential and non-residential use;



- ee) **"Mobile home"** means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- ff) **"Multiple dwellings"** means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment house dwellings;
- gg) **"Municipality"** means The Corporation of the Town of Tecumseh;
- hh) **"Non-profit Housing Development"** means development of a building or structure intended for use as residential premises by,
 - (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.
- ii) **"non-residential building"** means a building or structure used exclusively for non-residential use, including the non-residential component of a live/work unit;
- jj) **"Non-residential use"** means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- kk) **"Nursing home"** means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario;
- ll) **"Other Multiple"** means all residential units other than a single detached dwelling, semi-detached dwelling, apartment dwelling or a special care/special dwelling unit, including, but not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, and the residential component of live/work units;



- mm) **“Official Plan”** means the Official Plan adopted for the Town, as amended, and approved;
- nn) **"Owner"** means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- oo) **“Premise”** means one or more dwelling units and/or one or more square feet used for non-residential use;
- pp) **“Rate”** means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- qq) **"Redevelopment"** means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has been previously demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;
- rr) **"Regulation"** means any regulation made pursuant to the Act;
- ss) **“Rental Housing”** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- tt) **"Residential use"** means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- uu) **“row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- vv) **"Semi-detached dwelling"** means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal



wall, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

ww) "**Services**" (or "**service**") means those services set out in Schedule "A" to this By-law;

xx) "**Servicing agreement**" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;

yy) "**Single detached dwelling unit**" means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes;

zz) "**Site**" means a parcel of land which can be legally conveyed pursuant to Section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership.

aaa) "**special care/special dwelling**" means a residence:

- i. containing two or more dwelling rooms, which rooms have common entrance from street level; and
- ii. where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room, and accessory buildings; and
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodging homes, group homes, dormitories, and hospices;

bbb) "**stacked townhouse dwelling**" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;



ccc) “**use**” means either residential use or non-residential use;

ddd) “**zoning by-law**” means the Zoning By-law or By-laws passed under Section 34 of the Planning Act and in force and effect in the Town, or part thereof.

2. DESIGNATION OF SERVICES/CLASSES OF SERVICES

2.1. The categories of services/classes of services for which development charges are imposed under this bylaw are as follows:

- a) services related to a highway
- b) public works
- c) fire protection
- d) police
- e) library
- f) parks and recreation
- g) growth studies
- h) water, and
- i) wastewater

2.2. Components of the services/classes of services designated in Subsection 2.1 are described in Schedule “A”.

3. APPLICATION OF BY-LAW RULES

3.1. Development charges shall be payable in the amounts set out in this by-law where:

- a) the lands are located in the area described in Subsection 3.2; and
- b) the development of the lands requires any of the approvals set out in Subsection 3.4 (a)

Area to Which By-law Applies

3.2. Subject to Subsection 3.3, this by-law applies to all lands in the geographic area of the Town of Tecumseh.



- a) The Development Charges described in Schedule "B-1" to this by-law as "Municipal Wide" shall be calculated and collected on all lands in the geographic area of the Town of Tecumseh
- b) The Development Charges described in Schedule "B-2" to this by-law as "Urban Area Charges" shall be calculated and collected only in those areas as delineated in the Town of Tecumseh Urban Service Area, as shown in Schedule "C" to this bylaw

3.3. This by-law shall not apply to lands that are owned by and used for the purposes of:

- a) the Town of Tecumseh or a "local board" thereof;
- b) a "board of education" as defined in Section 1(1) of the Education Act, R.S.O. 1990;
- c) the County of Essex or a "local board" thereof.
- d) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Act if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.
- e) Non-profit Housing development;
- f) Affordable housing units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning).

Approvals for Development

3.4. Approvals for Development

- a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
 - 1) the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the Planning Act, R.S.O. 1990;
 - 2) the approval of a minor variance under Section 45 of the Planning Act, S.O. 1990;



- 3) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act, R.S.O. 1990, applies;
 - 4) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - 5) a consent under Section 53 of the Planning Act;
 - 6) the approval of a description under Section 50 of the Condominium Act, R.S.O. 1990; or
 - 7) the issuing of a permit under the Building Code Act S.O. 1990, in relation to a building or structure.
- b) No more than one development charge for each service designated in Subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in Subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- c) Despite Subsection 3.4(b), if two or more of the actions described in Subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.5. Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:

- a) the development of non-residential farm buildings constructed for bona fide farming uses;
- b) one or more enlargements of an existing industrial building or one or more industrial buildings on the same lot or parcel of land, up to a maximum of fifty percent (50%) of the combined gross floor area of the existing industrial building. An enlargement shall include expansion of the existing industrial building as well as new industrial buildings on the same parcel of land.

If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the



development charge that would be payable multiplied by the fraction determined as follows:

1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
2. Divide the amount determined under paragraph 1) by the amount of the enlargement

Pursuant to 3.5 (b) of this by-law, the total eligible gross floor area exemption for the enlargement of an industrial building provided for by this section shall be fifty percent of:

- i. the gross floor area that existed prior to the first enlargement for which an exemption from the payment of development charges was eligible to be granted pursuant to this By-law or any previous Town of Tecumseh Development Charges By-Law enacted pursuant to the Development Charges Act, 1997, as amended or its predecessor legislation; or
 - ii. the gross floor area of the existing industrial building where there has not been an enlargement in accordance with item i. above.
- c) the issuance of a building permit in accordance with Section 2(3) of the Act.
- d) Rules with Respect to Exemptions for Intensification of Existing Housing

Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

- i. the enlargement to an existing residential dwelling unit;
- ii. the creation of additional dwelling units equal to the greater of one dwelling unit or one percent of the existing dwelling units is existing rental housing or a prescribed ancillary residential dwelling structure to the existing residential building;



- iii. notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:
1. a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or row dwelling cumulatively contain no more than one residential unit.
 2. A third residential unit in an existing detached house, semi-detached house or row dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
 3. One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or row dwelling on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- iv. notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:
1. a second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or row dwelling cumulatively will contain no more than one residential unit.
 2. a third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use,



other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or row dwelling contains any residential units.

3. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or row dwelling contains any residential units.
- e) The exemption to development charges in 3.5(d) above shall only apply to the first instance of intensification in an existing or new dwelling.
 - f) Subject to 3.5(e) above, any exemption under 3.5(d) above shall apply to the smallest dwelling unit, as determined by applicable.
 - g) Discounts for Rental Housing (for profit)
 - D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:
 - Three or more bedrooms – 25% reduction
 - Two bedrooms – 20% reduction
 - All other bedroom quantities – 15% reduction
 - h) Other Exemptions (upon proclamation):

Once proclamation is received by the Lieutenant Governor, the following shall be exempt from development charges:

- Affordable residential units; and
- Attainable residential Units

Amount of Charges

Residential



3.6. The development charges described in Schedules "B-1" and "B-2" to this by-law shall be imposed on residential uses of lands, buildings or structures, including dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services and classes of services according to the type of residential use.

Non-Residential

3.7 Commercial/Institutional Uses Subject to Section 5.1, the development charges described in Schedules "B-1" and "B-2" to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services and classes of services according to the gross floor area of the non-residential use.

Mandatory Phase-in

The amount of the development charges described in Schedules "B-1" and "B-2" to this by-law shall be reduced as per the mandatory phase-in requirements of the Act.

Reduction of Development Charges Where Redevelopment

3.7. In the case of land where a building permit is being issued for the construction of a residential or non-residential building or structure on the land subsequent to the demolition of all or part of a residential or non-residential building or structure on the land, the development charge as calculated in conformity with the requirements of this By-law shall apply, however:

- 1) A credit shall be due to an Owner, upon the finalization of the building permit for the construction of a residential or non-residential building or structure on the Owner's land provided that the finalization of the building permit occurs within the six years immediately subsequent to the date of the issuance of the demolition permit;
- 2) Where a credit is due in accordance with the provisions of Subsection 1 and the development or redevelopment involved the demolition of a



residential building or structure then the credit shall be calculated by multiplying the number of dwelling units that were demolished by the applicable residential development charge in place at the time the development charge was paid;

- 3) Where a credit is due in accordance with the provisions of Subsection 1 and the development or redevelopment involved the demolition of a non-residential building or structure then the credit shall be calculated by multiplying the gross floor area demolished by the applicable non-residential development charge in place at the time the development charge was paid;
- 4) Any credit due shall become payable to the Owner immediately upon the successful completion of the final inspection for the building or structure constructed on the lands provided that the finalization of the permit occurs within the six-year limit contemplated by Subsection 1, and in no case shall a credit exceed the amount of the development charge that was paid at the time the building permit was issued for the replacement building or structure;
- 5) Notwithstanding the timing of the credit anticipated by Subsection 1, where the Town can reasonably anticipate that a credit will be due to an Owner in accordance with the provision of Subsection 1, then the Town, at the Town's sole discretion, may defer the payment of that portion of the applicable development charge (the "deferred development charge") that is in an amount equal to the anticipated credit. Upon the Owner qualifying for the credit in accordance with the terms of Subsection 1; the deferred development charge shall be deemed to have been paid. Where the Owner becomes ineligible for a credit in accordance with the terms of Subsection 1, the deferred development charge shall become payable immediately. A deferred development charge that has become payable but remains outstanding shall be deemed to have been paid on the Owner's behalf by the Town and shall become a charge against the land, added to the tax roll, and collected in like manner and with the same priority as municipal taxes in accordance with Section 446 of the Municipal Act.



- 6) Notwithstanding the requirements of Subsection 3.9(3) above, where, at the time of passing of this by-law, a residential subdivision plan has been filed with the approval authority which provides for the demolition of a non-residential building and the construction of residential buildings, that the rates that would have been applicable under By-Law No. 2009-60, as amended, prior to the passing of this by-law, be applied.

Time of Payment

- 3.8. Development charges imposed under this section are payable upon issuance of the first building permit with respect to each dwelling unit, building or structure.
- 3.9. Notwithstanding Section 3.10, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest at the interest rate as provided in Section 26.3 of the Act.
- 3.10. Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 7 and 8 shall be calculated on the rates set out in Schedules "B-1" and "B-2" on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 3.6, 3.7, and 3.8 shall be calculated on the rates, including interest at the interest rate as provided in Section 26.3 of the Act, as set out in Schedules "B-1", and "B-2" on the date of the later planning application.

4. PAYMENT BY SERVICES

- 4.1. Despite the payments required under Subsection 3.9, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.



5. INDEXING

5.1. Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1, 2025 and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

6. SCHEDULES

6.1. The following schedules to this by-law form an integral part thereof:

Schedule "A" Components of Services and Classes of Services Designated in Subsection 2.1

Schedule "B-1" Residential and Non-Residential Development Charges - Town-wide

Schedule "B-2" Residential and Non-Residential Development Charges - Urban Areas

Schedule "C" Map denoting wastewater urban service areas of the Town to which charges provided in Schedule "B-2" will apply

7. DATE BY-LAW IN FORCE

7.1. This by-law shall come into force xx, 2024.

8. REPEAL

8.1. Upon the coming into force of this by-law, By-law No. 2019-63 of the Town of Tecumseh is hereby repealed.

Read a first, second and third time and finally passed this xx day of July 2024.

Mayor

Clerk



SCHEDULE "A"
TO BY-LAW NO. 2024-___
DESIGNATED MUNICIPAL SERVICES AND CLASSES OF SERVICES

Municipal Wide Services/Classes of Services:

Fire Protection

- Fire Facility
- Fire Vehicles
- Fire Equipment and Gear

Police

- Police Facilities

Services Related to a Highway

- Roads, Sidewalks, Intersections, Traffic Signals, Streetlights

Public Works Facilities and Fleet

- Services Related to a Highway
- Water Services
- Wastewater Services

Library

- Library Facility

Parks and Recreation

- Parkland Development
- Parks and Recreation Vehicles and Equipment
- Recreation Facilities

Growth Studies

- All D.C.-Eligible Services

Water

- Water Supply, Storage and Distribution

Urban Services:

Wastewater

- Wastewater Treatment and Collection



Schedule "B-1"
By-law No. 2024-___
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	9,155	6,543	6,083	4,281	3,400	3.32
Public Works (Facilities and Fleet)	489	349	325	229	182	0.18
Fire Protection Services	1,599	1,143	1,062	748	594	0.58
Policing Services	282	202	187	132	105	0.10
Parks and Recreation Services	6,703	4,791	4,454	3,134	2,489	0.33
Growth Studies	1,090	779	724	510	405	0.40
Library Services	-	-	-	-	-	0.00
Water Services	2,038	1,457	1,354	953	757	0.80
Total Municipal Wide Services/Class of Services	21,356	15,264	14,189	9,987	7,932	5.71

Schedule "B-2"
By-law No. 2024-___
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Urban Services						
Wastewater Services	12,560	8,977	8,345	5,873	4,664	4.91
Total Urban Services	12,560	8,977	8,345	5,873	4,664	4.91



Schedule "C"
By-law No. 2024-____
Map of Wastewater Urban Service Area

