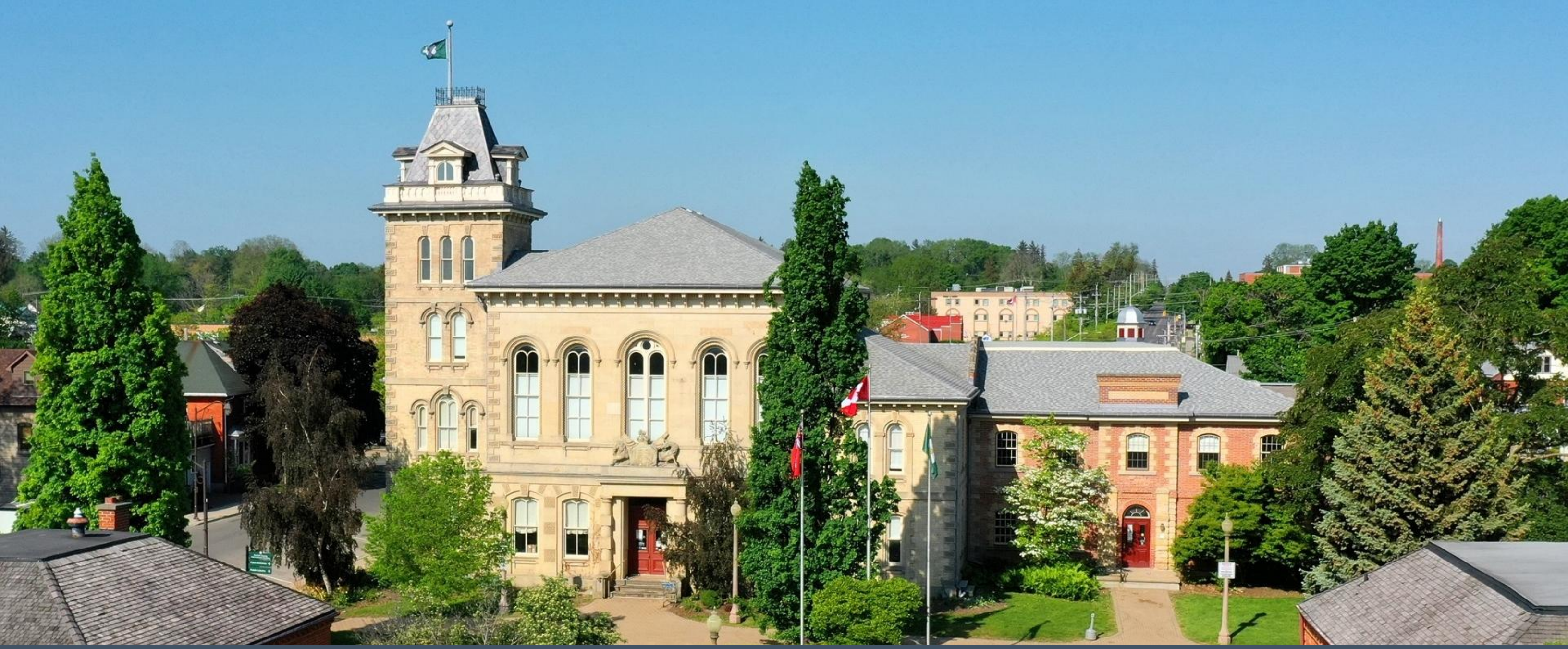

Addendum to 2026 Development Charges Background Study

Norfolk County

For Public Circulation and Comment

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1. Background

Commensurate with the provisions of the *Development Charges Act, 1997* (D.C.A.), Norfolk County (County) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- July 10, 2026 – Release D.C.B.S. and draft by-law;
- July 28, 2026 – Public Meeting of Council;
- August 4, 2026 – Additional stakeholder engagement; and
- September 22, 2026 – Anticipated Council adoption of the D.C.B.S. and passage of the new D.C. By-law.

The purpose of this addendum to the July 10, 2026, D.C.B.S. is to provide refinements to the capital needs that have been included in the D.C. calculation for Services Related to a Highway, Parks and Recreation Services, Ambulance Services, Wastewater Services, and Water Services, as well as other by-law policy and housekeeping changes.

The refinements are detailed in the subsequent sections of this report and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the new D.C by-law. A revised draft of the proposed by-law is included herein, which incorporates the updates to the calculated charges.

2. Revisions to the July 10, 2026 Development Charges Background Study

2.1 Services Related to a Highway

Through discussions with the County's staff, updates to the historical service standards for roads, as well as the capital works included in the calculation of the D.C., have been made. Specifically, the historical service standards for road assets have been updated to reflect more accurate unit costs, resulting in a decrease of approximately $20.8 million in the D.C. eligible amount for the service. Additionally, a post-period benefit was applied to the Dalton Rd extension (Project #6), recognizing longer-term benefits to future growth beyond the planning period.

As a result of the changes identified above, the total D.C. recoverable costs included in the calculation of the charge have decreased by approximately $4.1 million.

2.2 Parks and Recreation Services

The July 10, 2026 D.C.B.S. included a project titled “New Recreational Centre (2 Ice Pads and 1 Pool)”. Since the publication of the study, the scope of the project has been clarified and now includes costs for converting the existing pool to other recreational uses. Furthermore, additional information regarding the planned size of the new recreation centre has necessitated a revision to the benefit-to-existing (B.T.E.) calculation. The total gross capital cost estimate for the new project has increased by approximately $16.5 million, while the B.T.E. deduction has increased by $49.1 million, and the post-period benefits deduction has decreased by $32.6 million in recognition of the historical service level cap.

As a result of this update, there is no change in the total D.C. recoverable amount for Parks and Recreation Services.

2.3 Ambulance Services

The gross capital costs of the Waterford and Courtland stations have been revised to reflect updated cost estimates. The total gross capital cost estimates for the facility works have increased by approximately $1.6 million, while the B.T.E. deduction has increased by $786,500, and the post-period benefits deduction has increased by $766,500 in recognition of the historical service level cap.

As a result of these updates, there is no change in the total D.C. recoverable amount for Ambulance Services.

2.4 Wastewater Services

Based on discussions with the County’s staff, the following Wastewater Service capital projects have been updated:

- **Port Dover WWTP Upgrades – Phase 1**: Total grant funding of approximately $16.5 million has been recognized and applied against the gross capital cost;
- **Simcoe WWTP Upgrades – Phase 1**: Grant funding previously identified has been removed, as the County, has not been successful in securing these funds. Additionally, a B.T.E. deduction of approximately 39% has been made to reflect existing versus anticipated future biosolid treatment capacity;
- **SPS Optimization and Upgrades**: A 50% B.T.E. deduction has been made to reflect that these initiatives may involve the lifecycle replacement and renewal of existing infrastructure;
- **South-East Simcoe Trunk Expansion – Calibrex-LIV-Woodway**: Project has been removed from the capital project listing as it was determined that the project's scope is adequately captured by the Woodway Trail - 682 Ireland Rd to Trillium Way project;
- **New Lakeshore Rd - Cecil Ave to Port Dover WWTP (Trunk Sewer Upsizing)**: Reduced the B.T.E. deduction to 5%, recognizing that the upgrade will occur before the existing main reaches the end of its asset management lifecycle;
- **Colborne St N - Windham St to Queensway W**: Reduced the B.T.E deduction to 45%, reflective of the existing main's flow rate relative to the upgraded main's flow rate and that the existing main is nearing the end of its asset management lifecycle;
- **Cockshutt Rd (Wamsley/Barfoot - including former Eggink Lands SPS upgrades)**: Updated the B.T.E. deduction to 5% in recognition that the upgrade will occur before the existing main reaches the end of its asset management lifecycle;

Additionally, the project numbering has been corrected for almost all projects included in the capital listing. As a result of the changes identified above, the total D.C. recoverable costs included in the calculation of the charge have decreased by approximately $9.5 million.

2.5 Water Services

Based on discussions with the County's staff, the following Water Service capital projects have been updated:

- **IUWS Phase 1: Simcoe Transmission Watermain**: Revised the gross capital cost to $58 million, reflective of updated cost estimates, along with increases to associated grant funding required for the project to proceed;
- **IUWS Phase 1: Nanticoke WTP Upgrade #1 (10MLD)**: Revised the gross capital cost to approximately $51.2 million, reflective of updated cost estimates, along with increases to associated grant funding required for the project to proceed;
- **Waterford Water Storage Improvements/Expansion**: Removed the B.T.E. deduction, recognizing that the project scope is limited to incremental new works to upgrade the storage facility;
- **Delhi Water Storage Improvements/Expansion**: Removed the B.T.E. deduction, recognizing that the project scope is limited to incremental new works to upgrade the storage facility;
- **Simcoe Water Storage Improvements/Expansion**: Removed the B.T.E. deduction, recognizing that the project scope is limited to incremental new works to upgrade the storage facility;
- **Port Rowan WTP and Intake Upgrades**: Reduced the B.T.E deduction to 54%, to reflect an updated calculation of existing treatment capacity relative to planned treatment capacity;
- **South East Simcoe Watermain Trunk through Calibrex-LIV-Woodway**: Project has been removed from the capital project listing as it was determined that the project's scope is adequately captured by the Woodway Trl - 682 Ireland Rd to Trillium Way, Simcoe (Watermain Extension) project;
- **New Lakeshore Rd – Cecil Ave to Lakeview Ave (Upsizing)**: Reduced the B.T.E deduction to 40%, reflective of the existing main's cross-sectional area relative to the upgraded main's cross-sectional area;
- **Colborne St N – Windham St to Queensway, Simcoe**: Reduced the B.T.E deduction to 60%, reflective of the existing main's cross-sectional area relative to the upgraded main's cross-sectional area;
- **Washington St – Green St to Thompson Rd, Waterford**: Reduced the B.T.E deduction to 70%, reflective of the existing main's cross-sectional area relative to the upgraded main's cross-sectional area;
- **South Dr – Oak St to Head St, Simcoe**: Reduced the B.T.E deduction to 60%, reflective of the existing main's cross-sectional area relative to the upgraded main's cross-sectional area;

- **Thompson Rd – St. Bernard's School to Main St (Expansion)**: Reduced the B.T.E deduction to 70%, reflective of the existing main's cross-sectional area relative to the upgraded main's cross-sectional area;
- **PRV and Chamber – Delhi/Courtland**: Project has been removed from the capital project listing as it was determined that the project is no longer required;

As a result of the changes identified above, the total D.C. recoverable costs included in the calculation of the charge have increased by approximately $3.1 million.

2.6 Other Matters

Through discussion with County staff, changes to the draft D.C. by-law have been proposed, including a minor update to the definition of a "farming business" and the delay of the by-law's effective date to July 1, 2027.

2.7 Impacts on the Calculated D.C.

Based on the changes identified above, the D.C.B.S. and D.C. calculations have been revised. The amended schedule of D.C.s is presented in Table 1.

Table 2 and Table 3 below provide a comparison of the County's current development charges, charges presented in the July 10, 2026, D.C.B.S., and the updated charges resulting from the changes identified in this addendum report for residential and non-residential development, respectively.

As a result, the total calculated D.C. for a single-detached dwelling has decreased by $333 in the rural area and decreased by $882 in the urban area, relative to the calculated rates presented in the July 10, 2026, D.C.B.S.

For non-residential development, the total calculated D.C. has decreased by $1.67 per square metre of gross floor area in the rural area and decreased by $4.89 per square metre of gross floor area in the urban area, relative to the calculated rates presented in the July 10, 2026, D.C.B.S.

Table 1
Amended Schedule of D.C.s

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per m^2 of Gross Floor Area)
County-wide Services/Class of Service:						
Services Related to a Highway	$ 9,744	$ 6,632	$ 6,594	$ 5,161	$ 4,150	$ 48.71
Fire Protection Services	$ 3,274	$ 2,228	$ 2,216	$ 1,734	$ 1,394	$ 14.99
Parks and Recreation Services	$ 14,892	$ 10,136	$ 10,078	$ 7,887	$ 6,342	$ -
Library Services	$ 2,285	$ 1,555	$ 1,546	$ 1,210	$ 973	$ -
Ambulance Services	$ 503	$ 342	$ 340	$ 266	$ 214	$ 2.30
Growth-Related Studies	$ 333	$ 227	$ 225	$ 176	$ 142	$ 1.53
Total County-wide Services/Class of Services	**$ 31,031**	**$ 21,120**	**$ 20,999**	**$ 16,434**	**$ 13,215**	**$ 67.53**
Urban Services						
Water Services	$ 7,599	$ 5,172	$ 5,142	$ 4,025	$ 3,236	$ 44.50
Wastewater Services	$ 9,875	$ 6,721	$ 6,683	$ 5,230	$ 4,205	$ 57.83
Total Urban Services	**$ 17,474**	**$ 11,893**	**$ 11,825**	**$ 9,255**	**$ 7,441**	**$ 102.33**
GRAND TOTAL RURAL AREA	**$ 31,031**	**$ 21,120**	**$ 20,999**	**$ 16,434**	**$ 13,215**	**$ 67.53**
GRAND TOTAL URBAN AREA	**$ 48,505**	**$ 33,013**	**$ 32,824**	**$ 25,689**	**$ 20,656**	**$ 169.86**

Table 2
Comparison of Current and Calculated Residential (Single Detached) D.C.s

Service/Class of Service	Current	Calculated (DCBS dated July 10, 2026)	Calculated (Addendum)	Difference (Calculated)
County Wide Services/Classes:				
Services Related to a Highway	$ 2,745	$ 10,077	$ 9,744	$ (333)
Fire Protection Services	$ 988	$ 3,274	$ 3,274	$ -
Parks and Recreation Services	$ 2,565	$ 14,893	$ 14,892	$ (1)
Parking	$ 217	$ -	$ -	$ -
Library Services	$ 1,373	$ 2,285	$ 2,285	$ -
Ambulance Services	$ 194	$ 503	$ 503	$ -
Growth-Related Studies	$ 133	$ 332	$ 333	$ 1
Total Municipal Wide Services/Classes	**$ 8,215**	**$ 31,364**	**$ 31,031**	**$ (333)**
Urban Services:				
Water Services	$ 10,971	$ 7,336	$ 7,599	$ 263
Wastewater Services	$ 6,523	$ 10,687	$ 9,875	$ (812)
Total Urban Area Services	**$ 17,494**	**$ 18,023**	**$ 17,474**	**$ (549)**
Grand Total - Rural Area	**$ 8,215**	**$ 31,364**	**$ 31,031**	**$ (333)**
Grand Total - Urban Area	**$ 25,709**	**$ 49,387**	**$ 48,505**	**$ (882)**

Table 3
Comparison of Current and Calculated Non-Residential D.C.s (per m² of G.F.A.)

Service/Class of Service	Current	Calculated (DCBS dated July 10, 2026)	Calculated (Addendum)	Difference (Calculated)
County Wide Services/Classes:				
Services Related to a Highway	$ 26.15	$ 50.38	$ 48.71	$ (1.67)
Fire Protection Services	$ 9.63	$ 14.99	$ 14.99	$ -
Parks and Recreation Services	$ -	$ -	$ -	$ -
Parking	$ 2.03	$ -	$ -	$ -
Library Services	$ -	$ -	$ -	$ -
Ambulance Services	$ 1.84	$ 2.30	$ 2.30	$ -
Growth-Related Studies	$ 1.28	$ 1.53	$ 1.53	$ -
Total Municipal Wide Services/Classes	**$ 40.93**	**$ 69.20**	**$ 67.53**	**$ (1.67)**
Urban Services:				
Water Services	$ 80.99	$ 42.96	$ 44.50	$ 1.54
Wastewater Services	$ 48.27	$ 62.59	$ 57.83	$ (4.76)
Total Urban Area Services	**$ 129.26**	**$ 105.55**	**$ 102.33**	**$ (3.22)**
Grand Total - Rural Area	**$ 40.93**	**$ 69.20**	**$ 67.53**	**$ (1.67)**
Grand Total - Urban Area	**$ 170.19**	**$ 174.75**	**$ 169.86**	**$ (4.89)**

3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the July 10, 2026 D.C.B.S. Accordingly, the amended pages are appended to this report.

Page Reference	Description of Revisions
1-3	Updated Figure 1-1 to include the release of this addendum.
Chapter 5	Re-issued chapter to account for the D.C. calculation changes as a result of this addendum.
Chapter 6	Re-issued chapter to account for the D.C. calculation changes as a result of this addendum.
7-8	Updated text to reflect the issuance of this addendum.
B-22	Updated Table B-13 to reflect changes made to the historical service levels for roads.
C-3	Revised to reflect the operating and capital expenditure impact changes as a result of this addendum.
D-4 to D-5	Revised to reflect changes to the Asset Management Plan as a result of this addendum.
Appendix E	Re-issued the draft by-law as a result of this addendum.

4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and proposed D.C. by-law, then the following steps must be taken to enact the new D.C. by-law:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.

Appendices

Appendix A
Amended Pages

Figure 1-1
Schedule of Key D.C. Process Dates

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

1.3 Changes to the Development Charges Act, 1997

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

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

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

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

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

5.1 Introduction

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

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and
- The infrastructure cost calculation, which determines the potential D.C. recoverable cost.

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

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

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

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

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

Note	Methodology
17	B.T.E. for debt repayments based on the underlying project's B.T.E.
18	100% B.T.E. identified for non-growth-related projects that have been included in the capital listing for traceability
19	B.T.E based on existing treatment capacity relative to planned treatment capacity
20	B.T.E based on existing biosolid treatment capacity relative to planned biosolid treatment capacity
21	B.T.E. based on existing flows relative to anticipated increase in flows
22	B.T.E. of 5% utilized to account for the remaining service life of mains being upgraded before reaching the end of their asset management lifecycle
23	B.T.E based on existing main's flow rate relative to upgraded main's flow rate
24	B.T.E based on existing main's cross-sectional area relative to upgraded main's cross-sectional area

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

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

5.2.1 Fire Protection Services

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

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

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

5.2.2 Parks and Recreation Services

The County has a variety of rural and urban parks, along with park trail systems, recreation facilities, amenities, and vehicles and equipment. In total, the County has 701.34 acres of parkland space. Further, the County has 176 parkland amenities, including dog parks, splash pads, and various sports fields, along with 61.3 km of parkland trails. The County also has 467,308 sq.ft. of recreational space and owns 62 vehicles and equipment items that support parks and recreation services. In total, the inventory of parks and recreation assets provides a historical average level of service of $6,041 per capita. The historical level of investment in parks and recreation services provides for a D.C. eligible amount over the forecast period of approximately $40.33 million.

The capital forecast for parks and recreation services is presented in Table 5-3. Based on the anticipated growth over the forecast period, the County has identified several capital costs such as additional or expanded indoor recreation facilities, parkland amenities, fleet and equipment, and a parks and recreation master plan. In total, the gross estimated capital cost of these works is approximately $120.71 million. A benefit to the existing community of approximately $73.27 million has been deducted from the calculations, along with grants and other contributions attributable to new development of approximately $868,000. Additionally, approximately $1.88 million has been deducted related to post-period benefits. To reflect the existing reserve balance, an adjustment of approximately $4.36 million has been made. The resulting net growth-related capital cost included in the D.C. calculations is $40.33 million.

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

5.2.3 Library Services

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

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

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

5.2.4 Ambulance Services

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

Table 5-5 provides the capital program for ambulance services. Based on the anticipated growth over the forecast period, the County has identified the need for additional facility space, as well as additional fleet and equipment. In total, the estimated gross capital cost of these works is approximately $27.27 million. A benefit to existing deduction of $6.05 million has been made in the calculations. Additionally, approximately $19.16 million has been deducted related to post-period benefits. To reflect the existing reserve fund balance, an adjustment of $345,725 has been made. The resulting net growth-related capital cost included in the D.C. calculations is approximately $1.72 million.

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

5.2.5 Growth-Related Studies (Class of Service)

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

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

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

- Services Related to a Highway – 21%
- Fire Protection Services – 9%
- Parks and Recreation Services – 29%
- Library Services – 4%
- Ambulance Services – 1%

- Wastewater Services – 20%
- Water Services – 16%

The list of growth-related studies, as provided in Table 5-6, has an estimated gross capital cost of approximately $1.51 million, including $350,336 related to previously unfunded studies. Deductions of $340,000 recognizing the benefit to existing development and 31,000 recognizing the benefit to non-D.C. services have been made. As a result, approximately $1.14 million in growth-related study costs has been included in the D.C. calculation.

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

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

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

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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2035	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less:		Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Post Period Benefit	Other Deductions	Total	Residential Share 100%	Non-Residential Share 0%
	Recreation Facilities											
1	New Recreational Centre (2 Ice Pads and 1 Pool) & Convert Annaleise Carr Pool	11	2030	117,496,000	72,962,500		44,533,500	1,876,361		42,657,139	42,657,139	-
2	Multi Use Sports Pad - Port Rowan Community Centre	1	2027	200,000	-		200,000	-		200,000	200,000	-
3	Parking Area Expansion - Port Dover Arena	1	2028	200,000	-		200,000	-		200,000	200,000	-
	Parkland Amenities											
4	Dog Park - Port Rowan	1	2029	45,000	-	18,000	27,000	-		27,000	27,000	-
5	Accessible Play Park - Waterford Cedarwood Park	1	2027	440,000	-		440,000	-		440,000	440,000	-
6	Simcoe Soccer Park - Back Area Development	1	2027-2028	550,000	-	150,000	400,000	-		400,000	400,000	-
7	East Field Lighting - McLaughlin Soccer Park	2	2026-2027	120,000	109,800		10,200	-		10,200	10,200	-
8	Simcoe Kinsmen Splash Pad Sun Shade	2	2026	25,000	22,900		2,100	-		2,100	2,100	-
9	Irrigation System - Simcoe Memorial Ball Park	2	2027	42,000	38,400		3,600	-		3,600	3,600	-
10	Kent St. Trail Upgrade - Greater Wellington Park	2	2027	56,000	51,200		4,800	-		4,800	4,800	-
11	Disc Golf Course	1	2027	32,000	-		32,000	-		32,000	32,000	-
12	Disc Golf Course	1	2029	35,000	-		35,000	-		35,000	35,000	-
13	Security Lighting - Delcrest Park	2	2027	30,000	27,400		2,600	-		2,600	2,600	-
14	Port Dover Splash Pad	1	2027	720,000	-	700,000	20,000	-		20,000	20,000	-
	Fleet and Equipment				-		-	-		-	-	-
15	Parks Garbage Truck	1	2027-2030	225,000	-		225,000	-		225,000	225,000	-
16	Area Mowers (2)	1	2031-2035	80,000	-		80,000	-		80,000	80,000	-
17	50 HP Tractor with Loader	1	2031-2035	70,000	-		70,000	-		70,000	70,000	-
18	Trail Groomer/Mower	1	2031-2035	90,000	-		90,000	-		90,000	90,000	-
	Studies											
19	Parks and Recreation Master Plan	15	2030	250,000	62,500		187,500	-		187,500	187,500	-
	Reserve Fund Adjustment									(4,359,359)	(4,359,359)	-
	Total			**120,706,000**	**73,274,700**	**868,000**	**46,563,300**	**1,876,361**	**-**	**40,327,580**	**40,327,580**	**-**

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

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

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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2035	BTE Note	Linked to Inflated 10-yr Capital Forecast	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 79%	Potential D.C. Recoverable Cost: Non-Residential Share 21%
	Facilities												
1	Waterford Station Expansion	3		2028	2,294,000	2,018,300		275,700	-		275,700	217,803	57,897
2	New Paramedic Services Headquarters	3	TRUE	2030-2031	19,800,000	3,975,000		15,825,000	15,825,000		-	-	-
3	New Station - Courtland	1		2031-2032	2,259,000	-		2,259,000	2,259,000		-	-	-
4	New Station - St. Williams	1		2027-2028	1,600,000	-		1,600,000	1,071,265		528,735	417,701	111,034
	Fleet and Equipment												
5	New Mechanical CPR Devices (13)	1	TRUE	2026	520,000	-		520,000	-		520,000	410,800	109,200
6	New Fully Equipped Ambulance (Fleet Expansion)	1	TRUE	2027	440,000	-		440,000	-		440,000	347,600	92,400
7	Special Event Patient Transport Carts (2)	1	TRUE	2028	300,000	-		300,000	-		300,000	237,000	63,000
8	Ambulance Security Safes	2	TRUE	2027-2035	60,000	54,900		5,100	-		5,100	4,029	1,071
	Reserve Fund Adjustment										(345,725)	(273,123)	(72,602)
	Total				**27,273,000**	**6,048,200**	**-**	**21,224,800**	**19,155,265**	**-**	**1,723,810**	**1,361,810**	**362,000**

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

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

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

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

5.3.1 Services Related to a Highway

The County owns and maintains approximately 1,192 lane kilometres of rural, urban, and semi-urban collector and arterial roads, as well as 258 bridges and culverts. Furthermore, the County also operates 146,659 sq.ft. of public work facility space along with 123 vehicles and equipment. The County also has 88 km of sidewalks on arterial and collector roads, along with 38 traffic signals and pedestrian crossings. In total, the inventory of assets provides a historical average level of service of $15,314 per capita. The historical level of investment in services related to a highway provides for a D.C. eligible amount over the forecast period of approximately $384.96 million.

Table 5-7 provides the capital program for services related to a highway. Based on the anticipated growth in the buildout forecast period, capital projects such as new roads, upgrades to existing roads, and urbanization of roads have been identified. Additional works related to intersection upgrades and new sidewalks, walkways, and crossings, along with a provision for additional fleet and equipment and studies, have been included. In total, the estimated gross capital cost of these works totals approximately $146.34 million. A deduction of approximately $17.72 million has been made reflecting the benefit to the existing community, and approximately $1.62 million has been deducted for anticipated grant funding attributable to new development. A deduction of approximately $4.85 million related to post-period benefits has been made. Additionally, approximately $2.11 million has been deducted to reflect the existing reserve fund balance. The resulting net growth-related capital cost included in the D.C. calculations is $120.05 million.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 79% (approximately $94.84 million) of costs have been allocated to residential development and 21% (approximately $25.21 million) of costs have been allocated to non-residential development.

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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Buildout	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less:		Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Post Period Benefit	Other Deductions	Total	Residential Share 79%	Non-Residential Share 21%
	New Roads											
1	Maria Lane (Argyle Ave) extension - Argyle Ave to Fertilizer Road, Delhi	1	2028	1,251,000	-		1,251,000	-		1,251,000	988,290	262,710
2	Main St (First Ave to Crosier) and Crosier St (Main Str to Cronton Rd) extensions, Delhi	1	2028	3,238,000	-	1,619,000	1,619,000	-		1,619,000	1,279,010	339,990
3	Class EA - New Lakeshore Rd, Port Dover (Extension and Area Improvements)	1	2035	500,000	-		500,000	-		500,000	395,000	105,000
4	New Lakeshore Road connection (New Lakeshore Road to Highway 6)	1	2040	2,167,600	-		2,167,600	-		2,167,600	1,712,404	455,196
5	Class EA - Dalton Road, Delhi	1		500,000	-		500,000	-		500,000	395,000	105,000
6	Dalton Rd - Croton Ave to Rhineland Rd (Extension)	1	2052	8,213,700	-		8,213,700	4,106,900		4,106,800	3,244,372	862,428
	Road Upgrades											
7	Ireland Rd - Queensway E to Decou Rd, Simcoe (Urbanization and Expansion to 3	4	2032	10,342,165	8,273,700		2,068,465	-		2,068,465	1,634,087	434,378
8	Queensway East/West - Ireland Rd to Hunt St, Simcoe (Centre turn-lane)	6	2026	9,054,695	1,358,200		7,696,495	-		7,696,495	6,080,231	1,616,264
9	Queensway West - Hunt St to Park Rd, (incl.intersection at Park Rd/Cedar	5	2035-2045	5,616,905	280,800		5,336,105	-		5,336,105	4,215,523	1,120,582
10	Hillcrest Rd - Highway No. 3 to St. Johns Rd, Simcoe	7	2035-2045	8,548,157	854,800		7,693,357	-		7,693,357	6,077,752	1,615,605
11	Thompson Rd - West of St. Bernard's School to Main St (Expansion to 3 lane X-	5	2035-2045	2,394,130	119,700		2,274,430	-		2,274,430	1,796,800	477,630
12	Radical Rd - Blueline Rd to Nelson St., Port Dover (Platform Expansion and Road	7	2049	1,579,000	157,900		1,421,100	-		1,421,100	1,122,669	298,431
13	Fertilizer Rd - Windham Rd 12 to Highway No. 3, Rd, Delhi (Platform Improvements)	7	2045	5,821,750	582,200		5,239,550	-		5,239,550	4,139,245	1,100,306
14	Concession 7 Townsend - Old Highway 24 to Highway 24, Waterford (Platform	7	2051	6,088,600	608,900		5,479,700	-		5,479,700	4,328,963	1,150,737
15	Wilson St - 98 Wilson Street to Fertilizer Road, Delhi (Plateform Expansion)	7	2048	1,481,900	148,200		1,333,700	-		1,333,700	1,053,623	280,077
16	West St - Holden Ave to Hillcrest Rd, Simcoe	7	2048	1,973,300	197,300		1,776,000	-		1,776,000	1,403,040	372,960
17	Fourteenth St West - 350m W of Norfolk St North to Park Rd, Simcoe	7	2038	2,381,650	238,200		2,143,450	-		2,143,450	1,693,326	450,125
	Road Urbanization											
18	New Lakeshore Rd, (Cecil to Woodhouse) Port Dover (Watermain Upgrade/2nd Feed to	4	2027	1,827,000	365,400		1,461,600	-		1,461,600	1,154,664	306,936
19	Old Highway 24 - Thompson Rd to Blueline Rd (Urbanization)	5	2050	2,766,963	138,300		2,628,663	-		2,628,663	2,076,644	552,019
20	Alice St - James St to Washington St (Urbanization)	4	2033	634,297	126,900		507,397	-		507,397	400,844	106,553

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

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

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

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

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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Buildout	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 79%	Non-Residential Share 21%
61	Thompson Dr to Blue Lake Ave, Port Dover (Pedestrian Facility Improvements)	10	2027-2050	80,500	-		80,500	-		80,500	63,595	16,905
62	Front Rd - College Ave to Dock St, Port Rowan (Pedestrian Facility Upgrades)	10	2027-2050	525,000	-		525,000	-		525,000	414,750	110,250
63	Front Rd - Hunter Dr North to #60 Front Rd, Port Rowan (Pedestrian Facility Upgrades)	10	2027-2050	63,800	-		63,800	-		63,800	50,402	13,398
64	Main St of Courtland (Highway No. 3) - Talbot St to King Cres, Courtland	10	2027-2050	207,200	-		207,200	-		207,200	163,688	43,512
65	Talbot St - Main St of Courtland to Highway No. 59, Courtland (Pedestrian Facility	10	2027-2050	753,600	-		753,600	-		753,600	595,344	158,256
66	Main St of Courtland (Highway No. 3) - Talbot St to Courtland Lions Community	10	2027-2050	785,200	-		785,200	-		785,200	620,308	164,892
	Fleet and Equipment											
67	Provision for New Fleet and Equipment	1	2027-2050	8,476,000	-		8,476,000	-		8,476,000	6,696,040	1,779,960
	Studies											
68	ISMP Update (Road's share)	15	2027	600,000	150,000		450,000	-		450,000	355,500	94,500
69	ISMP Update (Road's share)	15	2036	600,000	150,000		450,000	-		450,000	355,500	94,500
70	ISMP Update (Road's share)	15	2046	600,000	150,000		450,000	-		450,000	355,500	94,500
	Reserve Fund Adjustment									(2,107,869)	(1,665,217)	(442,652)
	Total			**146,343,490**	**17,717,300**	**1,619,000**	**127,007,190**	**4,853,500**	**-**	**120,045,821**	**94,836,199**	**25,209,622**

5.4 Urban Buildout Capital Costs for D.C. Calculation

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

5.4.1 Water Service

The County has identified the need for various capital investments related to water services, as presented in Table 5-8 of which many projects relate to the Inter Urban Water Supply (I.U.W.S.) Program. These projects will effectively increase water servicing capacity for new development, and in some cases, benefit the existing population as well. Additional capital works such as new and upgraded facilities, new watermains, upgrades to existing watermains, fleet and equipment, and water-related studies have been identified. Ongoing debt repayment costs and previously unfunded amounts have also been included in the calculations. In total, the estimated gross capital cost of these works is approximately $527.86 million, including $371,040 representing previously unfunded amounts. A deduction reflecting benefits to the existing community of approximately $236.75 million has been included. Anticipated grants, subsidies, and other contributions attributable to new development of approximately $171.54 million have been deducted. It is noted that a significant share of the anticipated grant funding is related to the I.U.W.S. Program, which has been assumed to receive a combination of provincial and federal grant funding totalling two-thirds of the gross capital costs. Further, a deduction related to the post-period benefit of approximately $31.04 million has been made to benefit future growth. As a result, the net growth-related capital cost included in the D.C. calculations is approximately $88.52 million.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 80% (approximately $70.82 million) of costs have been allocated to residential development and 20% (approximately $17.70 million) of costs have been allocated to non-residential development.

5.4.2 Wastewater Services

The County has identified the need for capital works related to wastewater services presented in Table 5-9. The capital projects include new and upgraded facilities, new wastewater mains, upgrades to existing wastewater mains, fleet and equipment, and studies related to wastewater services. Ongoing debt repayment costs and previously unfunded amounts have also been included in the calculations. In total, the gross estimated capital cost of these works is approximately $238.58 million, including approximately $1.13 million representing previously unfunded amounts. A benefit to the existing community of approximately $117.78 million has been deducted from the calculation, along with grants, subsidies, and other contributions attributable to new development of approximately $4.62 million. Furthermore, a post-period deduction of approximately $1.16 million has been made, accounting for the benefit to future development. As a result, the net growth-related capital cost included in the D.C. calculations is approximately $115.02 million.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 80% (approximately $92.02 million) of costs have been allocated to residential development and 20% (approximately $23.00 million) of costs have been allocated to non-residential development.

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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Urban Buildout	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 80%	Potential D.C. Recoverable Cost: Non-Residential Share 20%
	Inter Urban Water Supply Program											
1	IUWS Phase 1: Simcoe Transmission Watermain	12	2028	58,000,000	27,177,400	20,548,400	10,274,200	3,504,200		6,770,000	5,416,000	1,354,000
2	IUWS Phase 1: Nanticoke WTP Upgrade #1 (10MLD)	12	2027	51,232,000	24,006,000	18,150,600	9,075,400	3,095,400		5,980,000	4,784,000	1,196,000
3	IUWS Phase 1: Simcoe to Booster Pumping Station	12	2027	11,300,000	5,294,900	4,003,400	2,001,700	682,700		1,319,000	1,055,200	263,800
4	IUWS Phase 1: Elevated Tank - Simcoe	12	2027	18,800,000	8,809,200	6,660,500	3,330,300	1,135,900		2,194,400	1,755,520	438,880
5	IUWS Phase 2 : Vertical Capital - Port Dover	12	2027-2029	20,506,000	9,608,600	7,264,900	3,632,500	1,238,900		2,393,600	1,914,880	478,720
6	IUWS Phase 2: Feeder Mains to ET and Simcoe	12	2027-2029	18,547,000	8,690,700	6,570,900	3,285,400	1,120,600		2,164,800	1,731,840	432,960
7	IUWS Townsend Watermain Upsizing (NCP to SQ Rd)	12	2027-2028	670,000	313,900	237,400	118,700	40,500		78,200	62,560	15,640
8	IUWS Phase 3A Waterford: Vertical Capital	12	2029-2031	13,402,000	6,279,800	4,748,100	2,374,100	809,700		1,564,400	1,251,520	312,880
9	IUWS Phase 3B Delhi: Vertical Capital	12	2029-2031	28,845,000	13,516,000	10,219,300	5,109,700	1,742,800		3,366,900	2,693,520	673,380
10	IUWS Townsend Watermain Upsizing - Main to ET	12	2029-2030	2,050,000	960,600	726,300	363,100	123,800		239,300	191,440	47,860
11	IUWS Phase 3A Waterford: Feeder Mains to ET	12	2032	10,952,000	5,131,800	3,880,100	1,940,100	661,700		1,278,400	1,022,720	255,680
12	IUWS Phase 3B Delhi: Feeder Mains to ET	12	2029-2031	20,339,000	9,530,300	7,205,800	3,602,900	1,228,900		2,374,000	1,899,200	474,800
13	Phase 4 - Port Dover to Port Rowan	12	2043	52,072,000	24,399,600	18,448,200	9,224,200	3,146,100		6,078,100	4,862,480	1,215,620
14	Phase 2 Nanticoke WTP Upgrades	12	2041	63,641,000	29,820,600	22,546,900	11,273,500	3,845,100		7,428,400	5,942,720	1,485,680
15	Phase 3 Nanticoke WTP Upgrades	12	2049	63,641,000	29,820,600	22,546,900	11,273,500	3,845,100		7,428,400	5,942,720	1,485,680
16	Phase 5 - Port Rowan to Courtland	12	2048	41,774,000	19,574,300	14,799,800	7,399,900	2,523,900		4,876,000	3,900,800	975,200
17	IUWS Program Engineering	12	2027	3,632,000	1,701,900	1,286,800	643,300	219,400		423,900	339,120	84,780
	Facilities											
18	Waterford Water Storage Improvements/Expansion	1	2027	200,000	-		200,000	-		200,000	160,000	40,000
19	Delhi Water Storage Improvements/Expansion	1	2030	200,000	-		200,000	-		200,000	160,000	40,000
20	Simcoe Water Storage Improvements/Expansion	1	2030	200,000	-		200,000	-		200,000	160,000	40,000
21	Port Rowan WTP and Intake Upgrades	19	2027	18,939,000	10,173,500	1,697,000	7,068,500	-		7,068,500	5,654,800	1,413,700
	New Watermains											
22	Argyle Ave Extension - Huggins Ave to Fertilizer Rd, Delhi (New waterline)	1	2028	459,000	-		459,000	-		459,000	367,200	91,800
23	Hwy 6 - Blueline Rd, Radical Rd, Port Dover	1		3,868,000	-		3,868,000	1,934,000		1,934,000	1,547,200	386,800

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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Urban Buildout	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 80%	Non-Residential Share 20%
24	Norfolk St South - Parker Dr to 591 Norfolk St South to Decou Rd, Simcoe (Watermain Extension)	1		1,499,600	-		1,499,600	-		1,499,600	1,199,680	299,920
25	Woodway Trl - 682 Ireland Rd to Trillium Way, Simcoe (Watermain Extension)	1		1,114,800	-		1,114,800	-		1,114,800	891,840	222,960
26	Old Hwy 24 North of Waterford - Woodley Rd to Concession 7 (Watermain Extension to allow for internal looping on E and W side of Old Hwy 24)	1		525,074	-		525,074	-		525,074	420,059	105,015
27	Ireland Rd - Syl Apps to Decou Rd (Watermain Extension)	1		580,988	-		580,988	-		580,988	464,790	116,198
28	Old Highway 24 - Lam Blvd to Blueline Rd	1		287,000	-		287,000	143,500		143,500	114,800	28,700
29	Dalton Rd -James St to Croton Rd 200mm (Watermain Extension to loop to Crosier St Extension)	1		540,260	-		540,260	-		540,260	432,208	108,052
30	Croton Ave - Dalton Rd to Crosier Rd. (Watermain Extension, 200mm)	1		352,176	-		352,176	-		352,176	281,741	70,435
31	Dover Mills Rd - Prospect Dr to Cockshutt Rd (Watermain Extension)	1		547,531	-		547,531	-		547,531	438,025	109,506
32	Norfolk St South -Parker Dr to FOB to Willow Crt to Decou Rd (Watermain Extension)	1		993,367	-		993,367	-		993,367	794,694	198,673
33	Decou Rd - Willow Crt to Ireland Rd (Watermain Extension)	1	2029	1,035,474	-		1,035,474	-		1,035,474	828,379	207,095
34	Blueline Rd - Radical Rd to Highway 6 (West Dover Trunk Watermain)	1	2045	2,638,000	-		2,638,000	-		2,638,000	2,110,400	527,600
	Watermain Upgrades											
35	New Lakeshore Rd - Cecil Ave to Lakeview Ave (Upsizing)	24	2027	1,135,384	454,200		681,184	-		681,184	544,947	136,237
36	Colborne St N - Windham St to Queensway, Simcoe	24	2029	211,000	126,600		84,400	-		84,400	67,520	16,880
37	Washington St - Green St to Thompson Rd, Waterford	24	2031	586,000	410,200		175,800	-		175,800	140,640	35,160
38	South Dr - Oak St to Head St, Simcoe	24	2031	534,000	320,400		213,600	-		213,600	170,880	42,720
39	Thompson Rd - St. Bernard's School to Main St (Expansion)	24		356,387	249,500		106,887	-		106,887	85,510	21,377
	Studies											
40	ISMP Update (Water share)	15	2027	375,000	93,800		281,200	-		281,200	224,960	56,240
41	ISMP Update (Water share)	15	2036	375,000	93,800		281,200	-		281,200	224,960	56,240
42	ISMP Update (Water share)	15	2046	375,000	93,800		281,200	-		281,200	224,960	56,240

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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Urban Buildout	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 80%	Potential D.C. Recoverable Cost: Non-Residential Share 20%
43	Water Model Update and Recalibration (All Systems)	15	2026	100,000	25,000		75,000	-		75,000	60,000	15,000
44	Water Model Update and Recalibration (All Systems)	15	2034	100,000	25,000		75,000	-		75,000	60,000	15,000
45	Water Model Update and Recalibration (All Systems)	15	2042	100,000	25,000		75,000	-		75,000	60,000	15,000
46	Water Model Update and Recalibration (All Systems)	15	2050	100,000	25,000		75,000	-		75,000	60,000	15,000
	Fleet and Equipment											
47	Emergency Response Trailer	1	2026	25,000	-		25,000	-		25,000	20,000	5,000
48	Valve Trailer & Hydraulics	1	2026	40,000	-		40,000	-		40,000	32,000	8,000
49	Service Trench Box	1	2026	15,000	-		15,000	-		15,000	12,000	3,000
	Debt Repayments				-		-	-		-	-	-
50	Simcoe Well Field Treatment Facility (growth portion only)	17		66,120	-		66,120	-		66,120	52,896	13,224
51	OIPC Debt Payments (Debt#161) (growth portion only)	17		3,611	-		3,611	-		3,611	2,889	722
52	Port Dover WTP Upgrades (growth portion only)	17		9,604,218	-		9,604,218	-		9,604,218	7,683,374	1,920,844
	Previously Unfunded Amount			371,040	-		371,040	-		371,040	296,832	74,208
	Total			**527,856,031**	**236,752,000**	**171,541,300**	**119,562,731**	**31,042,200**	**-**	**88,520,531**	**70,816,425**	**17,704,106**

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

					Less:			Less:		Potential D.C. Recoverable Cost		
Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Urban Buildout	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Net Capital Cost	Post Period Benefit	Other Deductions	Total	Residential Share 80%	Non-Residential Share 20%
	Facilities											
	Port Dover WWTP Upgrades											
1	Phase 1	19	2027	40,355,000	29,055,600	4,621,000	6,678,400	-		6,678,400	5,342,720	1,335,680
2	Phase 2	19	2028-2030	36,790,000	26,488,800		10,301,200	-		10,301,200	8,240,960	2,060,240
	Simcoe WWTP Upgrades											
3	Phase 1 (Biosolid Train Upgrades)	20	2027	58,262,000	22,708,700		35,553,300	-		35,553,300	28,442,640	7,110,660
4	Phase 2 (Liquid Train Upgrades)	18	2027	34,114,000	34,114,000		-	-		-	-	-
5	Waterford WWTP Capacity Expansion	1	2033-2034	34,500,000	-		34,500,000	-		34,500,000	27,600,000	6,900,000
6	SPS Optimization and Upgrades	21	2026-2030	9,550,000	4,775,000		4,775,000	-		4,775,000	3,820,000	955,000
7	Blueline SPS Upgrades	1	2030	450,000	-		450,000	-		450,000	360,000	90,000
8	Main St SPS Upgrades, Delhi	1	2030	1,500,000	-		1,500,000	-		1,500,000	1,200,000	300,000
	New Wastewater Mains											
9	Mechanic St - Main St to 215m west of Main St	1	2030	707,084	-		707,084	-		707,084	565,667	141,417
10	Argyle Ave - Bluegrass Ph 4 to Fertilizer Rd	1	2028	275,000	-		275,000	-		275,000	220,000	55,000
11	Woodway Trail - 682 Ireland Rd to Trillium Way	1	2028	1,126,900	-		1,126,900	-		1,126,900	901,520	225,380
12	Old Hwy 24 - Woodley Rd to Concession 7	1		528,670	-		528,670	-		528,670	422,936	105,734
13	Dalton Rd - James St to Gardens, Delhi	1		315,534	-		315,534	-		315,534	252,427	63,107
14	Dover Mills Rd - Prospect St to Cockshutt Rd	1		780,884	-		780,884	-		780,884	624,707	156,177
15	Cockshutt Rd/Ryerse Trunk Expansion	1		2,428,207	-		2,428,207	-		2,428,207	1,942,566	485,641
16	Ireland Rd - Victoria St to Decou Rd	1		2,042,017	-		2,042,017	1,021,000		1,021,017	816,814	204,203
17	Old Highway 24 - Lam Blvd to Blueline Rd	1		282,860	-		282,860	141,400		141,460	113,168	28,292
18	Port Dover Trunk Sanitary Extension (New Lakeshore, Lakeview, Highway 6) - Dover	1		2,188,345	-		2,188,345	-		2,188,345	1,750,676	437,669
	Wastewater Main Upgrades											
19	New Lakeshore Rd - Cecil Ave to Port Dover WWTP (Trunk Sewer Upsizing)	22	2027	787,831	39,400		748,431	-		748,431	598,745	149,686
20	Colborne St N - Windham St to Queensway W	23	2029	126,000	56,700		69,300	-		69,300	55,440	13,860
21	Cockshutt Rd (Wamsley/Barfoot - including former Eggink Lands SPS upgrades)	22	2035	3,197,100	159,900		3,037,200	-		3,037,200	2,429,760	607,440
	Studies											
22	ISMP Update (wastewater share)	15	2027	375,000	93,800		281,200	-		281,200	224,960	56,240
23	ISMP Update (wastewater share)	15	2036	375,000	93,800		281,200	-		281,200	224,960	56,240

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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Urban Buildout	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 80%	Non-Residential Share 20%
24	ISMP Update (wastewater share)	15	2046	375,000	93,800		281,200	-		281,200	224,960	56,240
25	Sanitary Model Update and Recalibraton (All systems)	15	2026	100,000	25,000		75,000	-		75,000	60,000	15,000
26	Sanitary Model Update and Recalibraton (All systems)	15	2034	100,000	25,000		75,000	-		75,000	60,000	15,000
27	Sanitary Model Update and Recalibraton (All systems)	15	2042	100,000	25,000		75,000	-		75,000	60,000	15,000
28	Sanitary Model Update and Recalibraton (All systems)	15	2050	100,000	25,000		75,000	-		75,000	60,000	15,000
	Fleet and Equipment											
29	SPS Flow Meters - Phase 2 (All Sites)	1	2026	85,000	-		85,000	-		85,000	68,000	17,000
	Debt Repayment											
30	Simcoe WPCP Expansion Debt (growth portion only)	17		401,256	-		401,256	-		401,256	321,005	80,251
31	Wastewater Treatment Facility Engineering Services & Expansion (growth portion only)	17		2,049,614	-		2,049,614	-		2,049,614	1,639,691	409,923
32	WPCP Expansion Port Rowan Debt (growth portion only)	17		1,297,209	-		1,297,209	-		1,297,209	1,037,767	259,442
33	Delhi WW Treatment Plant Upgrade Debt	17		1,787,344	-		1,787,344	-		1,787,344	1,429,875	357,469
	Previously Unfunded Amount			1,131,049	-		1,131,049	-		1,131,049	904,839	226,210
	Total			**238,583,904**	**117,779,500**	**4,621,000**	**116,183,404**	**1,162,400**	**-**	**115,021,004**	**92,016,803**	**23,004,201**

Chapter 6
D.C. Calculation

6. D.C. Calculation and Comparison

6.1 D.C. Calculation

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

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

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

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

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

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

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

In total, the proposed charge for a single detached dwelling unit would increase by 278% ($22,816) in the rural area and would increase by 89% ($22,796) in the urban area.

For non-residential development, the proposed D.C. in the rural area would increase by 65% ($26.60 per sq.m. of G.F.A.) relative to the current charge. In the urban area, the proposed D.C. would decrease slightly ($0.33 per sq.m. of G.F.A.) relative to the current charge.

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

SERVICE/CLASS		2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.m
1. Fire Protection Services		$ 8,867,349	$ 2,357,143	$ 3,274	$ 14.99
2. Parks and Recreation Services		$ 40,327,580	$ -	$ 14,892	$ -
3. Library Services		$ 6,188,946	$ -	$ 2,285	$ -
4. Ambulance Services		$ 1,361,810	$ 362,000	$ 503	$ 2.30
5. Growth-Related Studies					
5.1 Fire Protection Services		$ 81,187	$ 21,581	$ 30	$ 0.14
5.2 Ambulance Services		$ 9,021	$ 2,398	$ 3	$ 0.02
5.3 Library Services		$ 36,083	$ 9,592	$ 13	$ 0.06
5.4 Parks and Recreation Services		$ 261,602	$ 69,540	$ 97	$ 0.44
5.5 Services Related to a Highway		$ 189,436	$ 50,356	$ 70	$ 0.32
5.6 Water Services		$ 144,332	$ 38,367	$ 53	$ 0.24
5.7 Wastewater Services		$ 180,415	$ 47,958	$ 67	$ 0.31
TOTAL		**$ 57,647,759**	**$ 2,958,935**	**$ 21,287**	**$ 18.82**
D.C.-Eligible Capital Cost		$ 57,647,759	$ 2,958,935		
10-Year Gross Population/GFA Growth (sq.m)		6,995	157,200		
Cost Per Capita/Non-Residential GFA (sq.m)		**$ 8,241**	**$ 18.82**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.583	$ 21,287			
Other Multiples	1.758	$ 14,488			
Apartments - 2 Bedrooms +	1.748	$ 14,406			
Apartments - Bachelor and 1 Bedroom	1.368	$ 11,274			
Special Care/Special Dwelling Units	1.100	$ 9,065			

Table 6-2
Norfolk County
Development Charge Calculation
Buildout

SERVICE/CLASS		2026$ D.C.-Eligible Cost Residential	2026$ D.C.-Eligible Cost Non-Residential	2026$ D.C.-Eligible Cost S.D.U.	2026$ D.C.-Eligible Cost per sq.m
6. Services Related to a Highway		$ 94,836,199	$ 25,209,622	$ 9,744	$ 48.71
TOTAL		**$ 94,836,199**	**$ 25,209,622**	**$ 9,744**	**$ 48.71**
D.C.-Eligible Capital Cost		$ 94,836,199	$ 25,209,622		
Buildout Gross Population/GFA Growth (sq.m)		25,140	517,500		
Cost Per Capita/Non-Residential GFA (sq.m)		**$ 3,772**	**$ 48.71**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.583	$ 9,744			
Other Multiples	1.758	$ 6,632			
Apartments - 2 Bedrooms +	1.748	$ 6,594			
Apartments - Bachelor and 1 Bedroom	1.368	$ 5,161			
Special Care/Special Dwelling Units	1.10	$ 4,150			

Table 6-3
Norfolk County
Development Charge Calculation
Urban Buildout

SERVICE/CLASS		2026$ D.C.-Eligible Cost Residential	2026$ D.C.-Eligible Cost Non-Residential	2026$ D.C.-Eligible Cost S.D.U.	2026$ D.C.-Eligible Cost per sq.m
7. Water Services		$ 70,816,425	$ 17,704,106	$ 7,599	$ 44.50
8. Wastewater Services		$ 92,016,803	$ 23,004,201	$ 9,875	$ 57.83
TOTAL		**$ 162,833,228**	**$ 40,708,307**	**$ 17,474**	**$ 102.33**
D.C.-Eligible Capital Cost		$ 162,833,228	$ 40,708,307		
Urban Buildout Gross Population/GFA Growth (sq.m)		24,070	397,800		
Cost Per Capita/Non-Residential GFA (sq.m)		**$ 6,765**	**$ 102.33**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.583	$ 17,474			
Other Multiples	1.758	$ 11,893			
Apartments - 2 Bedrooms +	1.748	$ 11,825			
Apartments - Bachelor and 1 Bedroom	1.368	$ 9,255			
Special Care/Special Dwelling Units	1.100	$ 7,441			

Table 6-4
Norfolk County
Calculated Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per m^2 of Gross Floor Area)
County-wide Services/Class of Service:						
Services Related to a Highway	$ 9,744	$ 6,632	$ 6,594	$ 5,161	$ 4,150	$ 48.71
Fire Protection Services	$ 3,274	$ 2,228	$ 2,216	$ 1,734	$ 1,394	$ 14.99
Parks and Recreation Services	$ 14,892	$ 10,136	$ 10,078	$ 7,887	$ 6,342	$ -
Library Services	$ 2,285	$ 1,555	$ 1,546	$ 1,210	$ 973	$ -
Ambulance Services	$ 503	$ 342	$ 340	$ 266	$ 214	$ 2.30
Growth-Related Studies	$ 333	$ 227	$ 225	$ 176	$ 142	$ 1.53
Total County-wide Services/Class of Services	**$ 31,031**	**$ 21,120**	**$ 20,999**	**$ 16,434**	**$ 13,215**	**$ 67.53**
Urban Services						
Water Services	$ 7,599	$ 5,172	$ 5,142	$ 4,025	$ 3,236	$ 44.50
Wastewater Services	$ 9,875	$ 6,721	$ 6,683	$ 5,230	$ 4,205	$ 57.83
Total Urban Services	**$ 17,474**	**$ 11,893**	**$ 11,825**	**$ 9,255**	**$ 7,441**	**$ 102.33**
GRAND TOTAL RURAL AREA	**$ 31,031**	**$ 21,120**	**$ 20,999**	**$ 16,434**	**$ 13,215**	**$ 67.53**
GRAND TOTAL URBAN AREA	**$ 48,505**	**$ 33,013**	**$ 32,824**	**$ 25,689**	**$ 20,656**	**$ 169.86**

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

Service/Class of Service	Current	Calculated	Difference (Calculated - Current)
County Wide Services/Classes:			
Services Related to a Highway	$ 2,745	$ 9,744	$ 6,999
Fire Protection Services	$ 988	$ 3,274	$ 2,286
Parks and Recreation Services	$ 2,565	$ 14,892	$ 12,327
Parking	$ 217	$ -	$ (217)
Library Services	$ 1,373	$ 2,285	$ 912
Ambulance Services	$ 194	$ 503	$ 309
Growth-Related Studies	$ 133	$ 333	$ 200
Total Municipal Wide Services/Classes	**$ 8,215**	**$ 31,031**	**$ 22,816**
Urban Services:			
Water Services	$ 10,971	$ 7,599	$ (3,372)
Wastewater Services	$ 6,523	$ 9,875	$ 3,352
Total Urban Area Services	**$ 17,494**	**$ 17,474**	**$ (20)**
Grand Total - Rural Area	**$ 8,215**	**$ 31,031**	**$ 22,816**
Grand Total - Urban Area	**$ 25,709**	**$ 48,505**	**$ 22,796**

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

Service/Class of Service	Current	Calculated	Difference (Calculated - Current)
County Wide Services/Classes:			
Services Related to a Highway	$ 26.15	$ 48.71	$ 22.56
Fire Protection Services	$ 9.63	$ 14.99	$ 5.36
Parks and Recreation Services	$ -	$ -	$ -
Parking	$ 2.03	$ -	$ (2.03)
Library Services	$ -	$ -	$ -
Ambulance Services	$ 1.84	$ 2.30	$ 0.46
Growth-Related Studies	$ 1.28	$ 1.53	$ 0.25
Total Municipal Wide Services/Classes	**$ 40.93**	**$ 67.53**	**$ 26.60**
Urban Services:			
Water Services	$ 80.99	$ 44.50	$ (36.49)
Wastewater Services	$ 48.27	$ 57.83	$ 9.56
Total Urban Area Services	**$ 129.26**	**$ 102.33**	**$ (26.93)**
Grand Total - Rural Area	**$ 40.93**	**$ 67.53**	**$ 26.60**
Grand Total - Urban Area	**$ 170.19**	**$ 169.86**	**$ (0.33)**

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

Adopt the D.C. approach to calculate the charges on a uniform municipal-wide basis for all services, except for water and wastewater services which will be imposed in the urban serviced area;”

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

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

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

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

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

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

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

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

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

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

SERVICE	INCREMENTAL OPERATING EXPENDITURES	INCREMENTAL LIFECYCLE EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Services Related to a Highway	$ 4,972,577	$ 7,802,892	$ 12,775,469
Fire Protection Services	$ 980,938	$ 396,995	$ 1,377,933
Parks and Recreation Services	$ 927,244	$ 1,001,420	$ 1,928,665
Library Services	$ 285,881	$ 154,883	$ 440,764
Ambulance Services	$ 7,562,648	$ 72,119	$ 7,634,767
Water Services	$ 1,932,744	$ 4,174,691	$ 6,107,435
Wastewater Services	$ 1,760,837	$ 2,163,550	$ 3,924,387
Total	**$ 18,422,868**	**$ 15,766,551**	**$ 34,189,420**

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

Commensurate with the above, the County prepared an A.M.P. in 2025 for its existing assets; with a high level consideration of future growth-related assets for services included in the D.C. calculations. To ensure legislative compliance and complement the existing A.M.P. review, the asset management requirement for the D.C. is separately provided below.

In recognition of the schematic above, the following table (presented in 2026$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, the present infrastructure gap and associated funding plan have not been considered in the analysis below. Therefore, the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that may require financing from municipal financial resources (i.e., taxation, rates, fees, etc.) has been presented as an annual debt charge amount based on 20-year financing.

2. Lifecycle costs for the 2026 D.C. capital works have been considered over their estimated useful lives.

3. Incremental operating costs for the D.C. services (only) have been included.

4. The resultant total incremental annual expenditures are approximately $73.23 million. The share of these expenditures related to the growth component of the infrastructure is approximately $38.83 million.

5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are estimated at approximately $56.14 million. This amount, combined with the existing operating revenues of $295.05 million, will provide annual revenues of $351.19 by the end of the period.

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

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

Asset Management - Future Expenditures and Associated Revenues	Total
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital[1]	$ 34,395,458
Annual Debt Payment on Post Period Capital[2]	$ 4,641,604
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	$ 9,428,310
Annual Lifecycle - Urban Services	$ 6,338,241
Incremental Operating Costs (for D.C. Services)	$ 18,422,868
Total Expenditures	**$ 73,226,481**
Revenue (Annualized)	
Total Existing Revenue[3]	$ 295,052,707
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	$ 56,136,484
Total Revenues	**$ 351,189,191**

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

Appendix E
Draft Development Charges By-law

The Corporation of Norfolk County

By-Law 2026-XX

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

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

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

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

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

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

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

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

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

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

1. Definitions

In this By-law,

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

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

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

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

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

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

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

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

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

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

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

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

1.13. “Cannabis” means:

i. a cannabis plant;

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

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

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

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

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

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

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

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

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

1.20. "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment.

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

1.22. "Dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

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

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

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

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

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

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

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

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

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

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

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

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

iv. Office or administrative purposes, if they are:

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

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

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

vi. Industrial development does not include cannabis production facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1.41. “Non-profit housing” means the development of a building or structure intended for use as a residential premises and developed by a corporation to which the *Not-for-Profit Corporations*, 2010 applies that is in good standing under that Act and whose primary object is to provide housing or a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies that is in good standing under that Act and whose primary object is to provide housing or a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

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

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

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

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

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

1.47. "Rental Housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

1.48. "Residential" includes:

i. single detached dwellings;

ii. special care dwelling units;

iii. individual dwelling units in semi-detached dwellings;

iv. temporary farm workers accommodation;

v. individual mobile homes;

vi. individual dwelling units in multiple unit dwellings;

vii. individual apartment dwelling units;

viii. individual manufactured homes;

ix. temporary residential structures;

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

xi. residential facility; and,

xii. tiny homes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Scope of By-law

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

3. Development Charges

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

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

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

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

      a. The passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*;

      b. The approval of a minor variance under Section 45 of the *Planning Act*;

c. A conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;

d. The approval of a plan of subdivision under Section 51 of the *Planning Act*;

e. A consent under Section 53 of the *Planning Act*;

f. The approval of a description under Section 50 of the *Condominium Act*; R.S.O. 1990, Chapter 26; or

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

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

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

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

4. Calculation of Development Charges

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

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

ii. The development charges described in Schedule “B” shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use. The urban services rates shall only apply to lands which are or will be serviced by water and wastewater services.

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

i. Mixed-Use Development

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

ii. Reduction of Development Charges for Redevelopment

a. Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

1. in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 4.1 (i) by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

2. in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 4.1 (ii), by the gross floor area that has been or will be demolished or converted to another principal use;

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

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

iii. Change of Use

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

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

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

iv. Tiny Homes

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

5. Exemptions from Development Charges

Residential Units in Existing Residential

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

i. An enlargement to an existing dwelling unit;

ii. A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;

iii. A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;

iv. One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or

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

Residential Units in New Residential

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

i. A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;

ii. A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or

iii. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Enlargement of Existing Industrial Development

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

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

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

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

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

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

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

   1. be attached to the existing industrial building;

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

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

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

Other Statutory Exemptions

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

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

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

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

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

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

a. Any development undertaken by:

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

2. Any local board of the County.

<u>Other Exemptions</u>

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

i. Temporary farm workers accommodations;

ii. Farming business development;

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

iv. Places of worship.

6. Discounts

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

i. Three or more bedrooms – 25% reduction;

ii. Two bedrooms – 20% reduction; and

iii. All other bedroom quantities – 15% reduction.

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

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

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

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

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

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

ii. The day the building is first occupied.

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

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

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

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

7.7. Notwithstanding subsections 7.1 to 7.5, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

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

7.9. Prepayment or Deferral Agreements

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

7.10. Services in Lieu Agreements

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

7.11. Front-Ending Agreements

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

8. Administration of By-Law

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

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

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

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

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

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

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

____

Mayor

____

Clerk

SCHEDULE “A”

TO BY-LAW NO. 2026-XXX

Services/Class of Services for Which Development Charges are levied

<u>County-wide Services/Class of Services:</u>

Services Related to a Highway

Fire Protection Services

Parks and Recreation Services

Library Services

Ambulance Services

Growth-Related Studies (Class of Service)

<u>Urban Services:</u>

Water

Wastewater

SCHEDULE “B”

TO BY-LAW NO. 2026-XXX

Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per m^2 of Gross Floor Area)
County-wide Services/Class of Service:						
Services Related to a Highway	$ 9,744	$ 6,632	$ 6,594	$ 5,161	$ 4,150	$ 48.71
Fire Protection Services	$ 3,274	$ 2,228	$ 2,216	$ 1,734	$ 1,394	$ 14.99
Parks and Recreation Services	$ 14,892	$ 10,136	$ 10,078	$ 7,887	$ 6,342	$ -
Library Services	$ 2,285	$ 1,555	$ 1,546	$ 1,210	$ 973	$ -
Ambulance Services	$ 503	$ 342	$ 340	$ 266	$ 214	$ 2.30
Growth-Related Studies	$ 333	$ 227	$ 225	$ 176	$ 142	$ 1.53
Total County-wide Services/Class of Services	**$ 31,031**	**$ 21,120**	**$ 20,999**	**$ 16,434**	**$ 13,215**	**$ 67.53**
Urban Services						
Water Services	$ 7,599	$ 5,172	$ 5,142	$ 4,025	$ 3,236	$ 44.50
Wastewater Services	$ 9,875	$ 6,721	$ 6,683	$ 5,230	$ 4,205	$ 57.83
Total Urban Services	**$ 17,474**	**$ 11,893**	**$ 11,825**	**$ 9,255**	**$ 7,441**	**$ 102.33**
GRAND TOTAL RURAL AREA	**$ 31,031**	**$ 21,120**	**$ 20,999**	**$ 16,434**	**$ 13,215**	**$ 67.53**
GRAND TOTAL URBAN AREA	**$ 48,505**	**$ 33,013**	**$ 32,824**	**$ 25,689**	**$ 20,656**	**$ 169.86**