

2025 Development Charges Background Study – Consolidated Report

Municipality of South Huron

Office Consolidation of the December 31, 2025 Background Study, the February 19, 2026 Addendum Report, and the June 17, 2026 Addendum 2 Report

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December 31, 2025

Consolidated Report

This report consolidates the 2025 Development Charges (D.C.) Background Study dated December 31, 2025, the Addendum Report dated February 19, 2026 (Addendum 1), and the Addendum Report dated June 17, 2026 (Addendum 2).

The purpose of Addendum 1 is to revise and update the December 31, 2025 D.C. Background Study as follows:

- Include an additional appendix outlining the methodology used to determine capital costs and benefit to existing (B.T.E.) calculations;
- Incorporate grant funding secured by the Municipality of South Huron for some wastewater capital projects included in the D.C. study;
- Refine the allocation of growth-related studies to eligible services to reflect changes resulting from revisions to the wastewater capital program to be recovered through D.C.s.; and
- Amend the study timeline to reflect an extension to the public consultation process.

The purpose of Addendum 2 is to provide for changes to the December 31, 2025 D.C. Background Study as follows:

- Update the wastewater D.C. reserve fund balance to reflect outstanding interim financing related to the Grand Bend Phase 1 project, completed in 2023.
- Revise the wastewater capital program to remove a cancelled project and update the timing and cost estimates for another project; and
- Remove land acquisition costs from the service-specific capital programs for water and wastewater services and include them as a separate class of service, in accordance with the requirements under the *Development Charges Act, 1997*.

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
B.T.E.	Benefit to Existing
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development Charges
D.C.A.	*Development Charges Act, 1997*, as amended
FF&E	Furniture Fixtures and Equipment
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
km	Kilometre(s)
MTO	Ministry of Transportation
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.O.A.	*Provincial Offences Act*
P.P.U.	Persons per unit
S.D.U.	Single detached unit
sq.ft.	square foot
sq.m	square meter



Executive Summary

Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Municipality of South Huron (Municipality) required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

    - Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
    - Chapter 2 – Review of the Municipality's present D.C. policies;
    - Chapter 3 – Summary of the anticipated residential and non-residential development for the Municipality;
    - Chapter 4 – Approach to calculating the D.C.;
    - Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
    - Chapter 6 – Calculation of the D.C.s;
    - Chapter 7 – D.C. policy recommendations and rules; and
    - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to impose these charges. The methodology required to determine the charges is detailed in Chapter 4; a simplified summary is provided below.

    1) Identify amount, type, and location of the anticipated development;
    2) Identify the increase in need for service to accommodate growth;
    3) Identify capital costs to provide services to meet the needs;
    4) Deduct:
        - Grants, subsidies, and other contributions;
        - Benefit to existing development;
        - Amounts in excess of 15-year historical service calculation; and
        - D.C. reserve funds (where applicable);
    5) Net capital costs are then allocated between residential and non-residential development types; and

6) Net costs divided by the anticipated development to provide the D.C.

3. Several changes to the D.C.A. have occurred since the passage of the Municipality's 2020 D.C. By-law 17-2020, as amended. These changes include additional mandatory exemptions, discounts, and limitations on imposing D.C.s, changes to the timing of D.C. collections, and additional requirements for reporting. Further discussion is provided in Chapter 1. These changes have been incorporated throughout the report and in the draft by-law, as necessary. The legislative amendment to the D.C.A. include the following:

    - Bill 197: *COVID-19 Economic Recovery Act, 2020*
    - Bill 213: *Better for People, Smarter for Business Act, 2020*
    - Bill 109: *More Homes for Everyone Act, 2022*
    - Bill 23: *More Homes Built Faster Act, 2022*
    - Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
    - Bill 134: *Affordable Homes and Good Jobs Act, 2023*
    - Bill 185*: Cutting Red Tape to Build More Homes Act, 2024*
    - Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025*
    - Bill 60*: Fighting Delays, Building Faster Act, 2025*

4. The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment, and associated gross floor area (G.F.A.) for the 10-year, and urban serviced areas buildout.

Table ES-1
Municipality of South Huron
Summary of Anticipated Municipal-wide D.C. Residential and Non-Residential Development

Measure	Municipality-Wide 10 Year 2025 to 2034	Urban Area Mid-2025 to Urban Buildout
(Net) Population Increase	2,063	12,258
(Gross) Population Increase in New Households*	2,171	12,621
Residential Unit Increase	1,001	5,592
Non-Residential Employment Increase	552	2,917
Non-Residential Gross Floor Area Increase (sq.ft.)	494,000	2,513,700

* Growth includes population in both permanent and institutional households.

5. The capital needs arising from the anticipated development, including the gross capital costs, applicable deductions, and D.C.-recoverable costs are discussed in detail in Chapter 5.

6. The D.C.A. requires that the background study identify the total capital costs for each service to be incurred over the term of the proposed by-law (i.e., 10 years) as well as the allocation of these costs to existing and future development. Table ES-2 provides a summary the capital costs and allocation to existing and future development aggregated for all services over the term of the by-law. A summary of the costs and allocation, by service, is provided in Table 6-7 of this D.C. Background Study.

   In total, gross capital costs of approximately $55.32 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with the Municipality, as well as through master plans, and capital budgets/forecasts. A portion of these 10-year capital costs, approximately $2.11 million, relate to the needs of growth beyond the forecast period (i.e., are related to growth in the post forecast periods). These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions

in the determination of the D.C. recoverable costs include approximately $15.27 million related to the portion of capital projects that will benefit the existing development, $7,000 related to costs associated services not eligible for D.C. funding, and $14.89 million related capital costs anticipated to be funded through grants, subsidies, and other contributions.

The resultant net D.C. recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately $23.04 million, of which $19.08 million is attributed to the forecast residential development and $3.96 million allocated to the forecast non-residential development.

Table ES-2
Municipality of South Huron
Summary of Capital Costs Anticipated During the Term of the By-law

Description	Value (2025$)
Total gross expenditures planned over the next 10 years	$55,317,715
Less: benefit to existing development	$15,272,382
Less: post planning period benefit	$2,113,700
Less: costs associated with D.C.-ineligible services	$7,000
Less: Grants, subsidies, and other contributions	$14,887,643
Net costs to be recovered from D.C.s. over the term of the by-law	**$23,036,990**

7. At present, the Municipality imposes D.C.s on residential and non-residential development in accordance with By-Law 17-2020, as amended. The Municipality is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for February 11, 2026, with adoption of the D.C. by-law anticipated for March 16, 2026.

The following services and class of services are included in the calculated charges for the anticipated municipal-wide development over the 10-year forecast period:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Growth-Related Studies (class of services).

The charges for the following services are calculated based on the anticipated development within the Municipality's urban serviced areas over an urban build-out forecast period:

- Water Services; and
- Wastewater Services.

Table ES-3 provides the calculated D.C.s for residential and non-residential developments by service/class of service.

Table ES-3
Municipality of South Huron
Calculated Schedule of Development Charges

Service/Class of Services	RESIDENTIAL					Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units		Agricultural Use	Other Non-Residential
Municipal Wide Services/Class of Service:								
Services Related to a Highway	1,405	861	849	576	542	1,405	0.06	0.69
Fire Protection Services	1,066	653	644	437	411	1,066	0.04	0.52
Parks and Recreation Services	4,291	2,630	2,594	1,759	1,656	-	0.03	0.42
Growth-Related Studies	338	207	204	139	130	338	0.02	0.19
Total Municipal Wide Services/Class of Services	**$7,100**	**$4,351**	**$4,291**	**$2,911**	**$2,739**	**$2,809**	**$0.15**	**$1.82**
Urban Services								
Wastewater Services	8,788	5,387	5,313	3,602	3,392	-	-	3.63
Water Services	2,423	1,485	1,465	993	935	-	-	1.00
Land Acquisition	49	30	30	20	19	-	-	0.02
Total Urban Services	**$11,260**	**$6,902**	**$6,808**	**$4,615**	**$4,346**	**$0**	**$0.00**	**$4.65**
GRAND TOTAL RURAL AREA	**$7,100**	**$4,351**	**$4,291**	**$2,911**	**$2,739**	**$2,809**	**$0.15**	**$1.82**
GRAND TOTAL - PARTIALLY SERVICED (WATER ONLY)	**$9,541**	**$5,847**	**$5,767**	**$3,911**	**$3,681**	**$2,809**	**$0.15**	**$2.83**
GRAND TOTAL URBAN AREA	**$18,360**	**$11,253**	**$11,099**	**$7,526**	**$7,085**	**$2,809**	**$0.15**	**$6.47**

8. Tables ES-5 to ES-7 provide a comparison of the D.C.s currently imposed in the Municipality and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit. Comparisons are also provided for non-residential (agriculture and non-industrial) development within the urban serviced area, on a per square foot (sq.ft.) of gross floor area (G.F.A.).

   The calculated charges for new development within the urban serviced area of the Municipality are $18,360 for a single detached residential dwelling unit. The differences in the magnitude of the increase are reflective of changes in capital needs identified in the current study versus the previous D.C. study, including an additional fire facility, a multi-purpose recreation facility (which was reduced from an estimated cost of approximately $34 million in the prior D.C. study to $4 million in this D.C. Study), and significant water and wastewater capital needs.

   The calculated non-residential D.C.s for new agriculture development are $0.15 per sq.ft. of G.F.A. The proposed charge for non-agriculture (i.e., commercial, industrial, and institutional), in the urban serviced areas are $6.47 per sq.ft. of G.F.A. Wind Turbines are $2,809 per turbine, based on a single detached home equivalent for the services related to a highway, fire protection services, and growth-related studies components of the D.C.s. It is noted that the calculated rates for the non-residential agriculture and non-agriculture rates have been calculated utilizing a different methodology from what was utilized in the past D.C., for more information on this, refer to Chapter 6.

Table ES-5
Municipality of South Huron
Single Detached Residential Dwelling Unit D.C. Comparison (2025$)

Service/Class of Services	Existing	Calculated
Municipal Wide Services/Class of Services:		
Services Related to a Highway	895	1,405
Fire Protection Services	294	1,066
Parks and Recreation Services	2,642	4,291
Growth-Related Studies	149	338
Total Municipal Wide Services/Class of Services	**$3,980**	**$7,100**
Urban Services:		
Wastewater Services	925	8,788
Water Services	1,301	2,423
Land Acquisition*		49
Total Urban Services	**$2,226**	**$11,260**
Grand Total - Urban Area	**$6,206**	**$18,360**

* Previously recovered through wastewater and water services

Table ES-6
Municipality of South Huron
Agriculture Non-Residential D.C. Comparison per sq.ft. of Gross Floor Area (2025$)

Service/Class of Services	Current	Calculated
Municipal Wide Services/Class of Services:		
Services Related to a Highway	0.17	0.06
Fire Protection Services	0.05	0.04
Parks and Recreation Services	0.09	0.03
Growth-Related Studies	0.02	0.02
Total Municipal Wide Services/Class of Services	**$0.33**	**$0.15**
Urban Services:		
Wastewater Services	0.17	-
Water Services	0.13	-
Land Acquisition*		-
Total Urban Services	**$0.30**	**$0.00**
Grand Total - Urban Area	**$0.63**	**$0.15**

* Previously recovered through wastewater and water services

Table ES-7
Municipality of South Huron
Other Non-Residential D.C. Comparison per sq.ft. of Gross Floor Area

Service/Class of Services	Existing	Calculated
Municipal Wide Services/Class of Services:		
Services Related to a Highway	0.39	0.69
Fire Protection Services	0.13	0.52
Parks and Recreation Services	0.19	0.42
Growth-Related Studies	0.07	0.19
Total Municipal Wide Services/Class of Services	**$0.78**	**$1.82**
Urban Services:		
Wastewater Services	0.38	3.63
Water Services	0.32	1.00
Land Acquisition*		0.02
Total Urban Services	**$0.70**	**$4.65**
Grand Total - Urban Area	**$1.48**	**$6.47**

* Previously recovered through wastewater and water services

9. Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law, which is appended in Appendix G. These decisions may include:

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

    The D.C.A. does not allow for D.C. revenue foregone as a result of an exemption or reduction in the charge to be made up through higher D.C.s on other development. As such, any decision to provide further exemptions or reductions should consider alternative funding sources to address the foregone revenue.



Report

Chapter 1
Introduction

1. Introduction

1.1 Purpose of this Document

The Municipality of South Huron (Municipality) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) background study and by-law process in 2025. This background study has been prepared for public comment. This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended (D.C.A.) and recommends new charges and by-law policies for the Municipality. Watson worked with the Municipality's senior staff in preparing the D.C. analysis and policy recommendations specific to this background study.

This D.C. background study will be distributed to members of the public to provide them with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. Watson will continue to work with Municipal staff to further refine the background study (if required) based on public feedback, before releasing the final D.C. by-law, prior to Council's adoption.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Municipality's D.C. background study, as summarized in Chapter 4. Chapter 6 contains the calculated D.C.s based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" outlining the implementation of the charge as contained in Chapter 7. Appendix G provides the proposed by-law to be made available to the public as part of the approval process.

The report also includes a summary of the Municipality's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-by-law adoption implementation requirements (Chapter 8), which are critical to the successful application of the new by-law.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charges.

1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for February 11, 2026. Its purpose is to present the study to the public and to solicit public input. The public meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on December 31, 2025.

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

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

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

Figure 1-1
Municipality of South Huron
Schedule of Key D.C. Process Dates

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations, and policy work	Throughout 2025
Public release of final D.C. Background study and proposed by-law	December 31, 2025
Public meeting advertisement placed in newspaper(s)	20 clear days prior to the Public Meeting
Public meeting of Council	February 11, 2026
Stakeholder Meeting	March 9, 2026
Public release of first Addendum to the D.C. Background Study and proposed by-law	March 10, 2026
Council Meeting to present and consider public comments	April 13, 2026
Public release of second Addendum to the D.C. Background Study	June 17, 2026

Process Steps	Dates
Council considers adoption of background study and passage of by-law	July 13, 2026
Notice given of by-law passage	20 days after passage
Last day for by-law appeal	40 days after passage
Municipality makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the *Development Charges Act, 1997*

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

- Bill 197: *COVID-19 Economic Recovery Act,* 2020;
- Bill 213: *Better for People, Smarter for Business Act,* 2020;
- Bill 109: *More Homes for Everyone Act*, 2022;
- Bill 23: *More Homes Built Faster Act,* 2022;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act,* 2023;
- Bill 134: *Affordable Homes and Good Jobs Act,* 2023;
- Bill 185: *Cutting Red Tape to Build More Homes Act,* 2024;
- Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025;* and
- Bill 60: *Fighting Delays, Building Faster Act, 2025.*

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

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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, *COVID-19 Economic Recovery Act, 2020,* which provided amendments to a number of statues, including the D.C.A. and *Planning Act*. The *COVID-19 Economic Recovery Act* further revised some of the proposed changes identified in the *More Homes, More Choice Act, 2019* and *Plan to Build Ontario Together Act, 2019*. The *COVID-19 Economic Recovery Act, 2020* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

1.3.1.1 List of D.C.-Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C.-eligible services:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

1.3.1.2 Class of D.C. Services

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class as set out in the by-law.

- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

1.3.1.3 Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note: further changes related to additional residential units have been made under the *More Homes Built Faster Act, 2022*, summarized below.

1.3.2 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* received Royal Assent. One of the changes made through this Act amended the *Ministry of Training, Colleges and Universities Act* to exempt the developments of land intended for use by a university that receives operating funds from the government from the payment of D.C.s. As a result, this mandatory exemption is included in the Municipality's draft D.C. by-law.

1.3.3 Bill 109: More Homes for Everyone Act, 2022

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

- The following additional information must be provided for each D.C. service being collected for during the year:

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

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

1.3.4 Bill 23: More Homes Built Faster Act, 2022

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

1.3.4.1 Additional Residential Unit Exemption

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

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

detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

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

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

1.3.4.3 New Statutory Exemption for Non-Profit Housing

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

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

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

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

Note: As discussed in Section 1.3.6, the definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134.

- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at "arm's length" from the seller.

Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: the above Affordable Owned and Rental Unit exemptions came into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

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

1.3.4.5 Historical Level of Service extended to 15-year period instead of the historical 10-year period

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

1.3.4.6 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted.

Note: the definition of capital costs was revised to reverse the change related to studies through Bill 185 (see Section 1.3.7.1).

1.3.4.7 Mandatory Phase-in of a D.C.

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

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

Note: this change was reversed by Bill 185 (discussed in section 1.3.7.2).

1.3.4.8 D.C. By-law Expiry

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

1.3.4.9 Instalment Payments

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

1.3.4.10 Rental Housing Discount

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

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

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

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

1.3.4.12 Requirement to Allocate Funds Received

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

1.3.5 Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023

The *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97) received Royal Assent on June 8, 2023. This legislation extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

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

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

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

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

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

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

The following table provides further details related to the definitions of affordable and average market rent and purchase price based on Bill 134 (underlining added for emphasis).

Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than the lesser of, i. the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, (a) determine the income of a household that, in the Minister's opinion, is at the 60th percentile of gross annual incomes for renter households in the applicable local municipality; and (b) identify the rent that, in the Minister's opinion, is equal to 30 per cent of the income of the household referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than the lesser of, i. the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, (a) determine the income of a household that, in the Minister's opinion, is at the 60th percentile of gross annual incomes for households in the applicable local municipality; and (b) identify the purchase price that, in the Minister's opinion, would result in annual accommodation costs equal to 30 per cent of the income of the household referred to in clause (a)

As noted, the bulletin, which was released on May 1, 2024, provides the information the Municipality needs to determine if the exemption from D.C.s (as well as C.B.C. and Parkland requirements) applies (it is noted that the Bulletin will be updated annually). The bulletin, as revised for August 1, 2025, provides the following information specific to the Municipality:

- For Affordable Ownership Units: the average household income in the Municipality provides the amount to be measured against, as the 90% of average purchase price is greater for all unit types, as provided in Table 1-2 (note, applicable thresholds are presented in bold font).

Table 1-2
Affordable Ownership Units

Units	90% of Average Purchase Price	Cost of House Based on Average Household Income in the Municipality
Detached House	$594,000	**$337,400**
Semi-detached House	$432,000	**$337,400**
Row/Townhouse	$513,000	**$337,400**
Condominium Apartment	$504,000	**$337,400**

- For Affordable Rental Units: The average monthly market rents for bachelor, 1-bedroom, 2-bedroom units and units with 3 or more bedrooms are lower than the monthly rent based on average household income in the Municipality. Therefore, the average monthly market rents provide the amount to be measured against as provided in Table 1-3 (note, applicable thresholds are presented in bold font).

Table 1-3
Affordable Rental Units

Units	Average Monthly Market Rent in the Municipality	Average Monthly Rent Based on Household Income in the Municipality
Bachelor unit	**$1,021**	$1,710
1-Bedroom unit	**$997**	$1,710
2-Bedroom unit	**$1,372**	$1,710
3 or more Bedrooms	**$1,648**	$1,710

1.3.7 Bill 185: Cutting Red Tape to Build More Homes Act, 2024

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act*. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes.

1.3.7.1 Revised Definition of Capital Costs

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

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

1.3.7.2 Removal of the Mandatory Phase-in

As noted in Section 1.3.4.7 above, Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in. This change is effective for any D.C. by-laws passed after Bill 185 came into effect.

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

1.3.7.3 Process for Minor Amendments to the D.C. By-laws

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

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

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

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

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

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

1.3.7.4 Reduction of D.C. Rate Freeze Timeframe

Bill 108, the *More Homes, More Choice Act, 2019* provided for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. Note this rule was in placed at the time the Town's current D.C. by-law was passed. The D.C. rate for these developments is "frozen" at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months.

1.3.7.5 Modernizing Public Notice Requirements

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

1.3.8 Bill 17: Protecting Ontario by Building Faster and Smarter Act, 2025

On May 12, 2025, the Province released Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025. The Bill received Royal Assent on June 5, 2025. This Bill introduces some additional exemptions, changes to the timing of payment for residential D.C.s and provides regulatory authority to make future changes. The following subsections provide a summary of the changes:

1.3.8.1 Deferral of Residential D.C. Payments to Occupancy

Changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities shall not impose interest on the deferral of D.C. payment to occupancy.

1.3.8.2 Removal of Interest for Legislated Instalments

Changes to section 26.1 of the Act remove the ability to charge interest on instalments for rental housing and institutional development. This also applies to future instalments for existing deferrals.

1.3.8.3 Early Payment for Residential/Institutional

Changes provide that a person required to pay a D.C. for residential or institutional development (i.e. instalments or at occupancy), can pay earlier without the requirement to enter into an early payment agreement.

1.3.8.4 Exemption for Long-term Care Homes

Before this change, long-term care homes were subject to the instalment payment provisions of the D.C.A. As of June 5, 2025, Long-term care homes are exempt from D.C.s, as well as all future instalment payments, where applicable.

1.3.8.5 Revised Definition of Capital Costs

Section 5(3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: “Subject to the regulations”. As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.

1.3.8.6 Expanded Simplified D.C. By-law Amendment Process

In addition to the reason for the simplified process set out in Section 1.3.7.3, a D.C. by-law may now also be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

1.3.8.7 Lower Charge – Current vs. Rate Freeze

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.

1.3.8.8 Grouping of Services for the Purposes of Using Credits

This change provides the Province with the ability to make changes through the regulations to group D.C. services together for the purposes of applying D.C. credits.

1.3.9 Bill 60: *Fighting Delays, Building Faster Act, 2025*

The Provincial government introduced Bill 60, *Fighting Delays, Building Faster Act, 2025* and Regulatory Proposals MMAH2018 and 25MMAH030 on October 23, 2025. The Bill received Royal Assent on November 27, 2025. The following subsections provide a summary of the changes:

1.3.9.1 Addition of Class of Service for Land Acquisition

The legislative change provides for land acquisition as a separate class of service[1]. Anticipated land acquisition capital needs are to be grouped together for the purposes of the D.C. calculations. Land acquisition capital needs are also to be excluded from the historical Level of Service calculations.

The anticipated capital costs for land are restricted to 10 years for all services except the following:

- Water;
- Wastewater;
- Stormwater;
- Service related to a Highway;
- Electrical;
- Transit;
- Police; and
- Fire.

As land acquisition is considered a class of service, municipalities are required to establish a separate reserve fund for these capital costs. As such, funds are to be segregated for this purpose only and used solely for land costs. Similar to other reserve funds, monies in this reserve fund can be borrowed and repaid, with interest. With

[1] Section 7 of the D.C.A. states that a class of service may be established for the purposes of a D.C. by-law that is a combination of D.C. eligible services or a subset of a D.C. eligible service

respect to credits, municipalities need to ensure appropriate accounting of credits for land separately from credits for other applicable services.

Section 35 of the D.C.A. is amended to add an exception to the use of monies in established reserve funds. This section states that monies in a reserve fund can be used for land acquisition, however, they cannot be used for land acquisition if those costs are to be paid for with the reserve fund established for land acquisition.

1.3.9.2 Required Timelines for the Annual Treasurer's Statement

Section 43(1) of the Act has been amended to require the Treasurer's statements to be completed by June 30 of each year (previously based on a date determined by Council). Further, Section 43(3) of the Act is amended to require a copy of the Treasurer's statement to be submitted to the Minister by July 15 of each year.

1.3.9.3 Addition of Requirements for Local Service Policies

Subsections 59(2.2) through 59(2.11) of the Act generally set out the following:

- A Local Service Policy is required for all D.C. eligible services to which a D.C. by-law imposes a charge and where some part of the service will be provided as a local service;
- A Local Service Policy is required to impose a condition of local services on development and only to the extent it has been identified in the Local Service Policy. That is, a municipality could not require a work or classes of work to be provided as a local service if it is not identified as such in the Local Service Policy;
    - This does not apply where a municipality does not impose a D.C. for that service;
    - This applies the day a municipality establishes the Local Services Policy or 18 months after Bill 60 received Royal Assent;
- Required content for a Local Service Policy:
    - Works or classes of works related to development that are intended to be required as a Local Service
- Optional content for a Local Service Policy:
    - Works or classes of works that are not intended to be required as a Local Service;
    - Works or classes of works that are partially required as a Local Service;

- The municipality shall give a copy of the Local Service Policy to the Minister of Municipal Affairs and Housing upon request, by the date requested; and
- The Local Service Policy must be reviewed, requiring a resolution of Council declaring if a revision is needed. The Resolution shall be passed at the time of passing any D.C. by-law or when a revision to the policy is required.

1.3.9.4 Requirement to Provide Documents to the Minister

Changes to Section 10 and Section 13 of the D.C.A. require municipalities to provide copies of documents to the Minister upon request, by the date requested.

In addition, section 59(2.8) of the Act requires a copy of the Local Service Policy to be provided to the Minister upon request, by the date requested.

1.3.9.5 Regulatory Changes

Bill 60 also provided for regulatory changes to *Ontario Regulation 82/98*. These changes are with respect to the following matters:

Merging of Credits

This change merges water supply services and wastewater services for the purposes of credits. As provided in subsection 2 (4) of the D.C.A., the D.C. eligible services of water supply and wastewater include distribution and treatment, and sewers and treatment, respectively.

Transparency of Benefit to Existing (B.T.E.) Calculations

Regulatory changes require municipalities to provide greater details with respect to how capital costs are determined and how the growth-related and non-growth-related shares of the costs are determined. This appears to be required for each service, rather than on a project-by-project basis. Appendix H provides details on these calculations for each service.

Details of Land Acquisition

Section 8 of Ontario Regulation 82/98 has been amended to require land acquisition costs to be included in the D.C. background presentation of:

- The total of the estimated capital costs relating to the service;

- The allocation of the total of the estimated costs between costs that would benefit new development and costs that would benefit existing development;
- The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law;
- The allocation of the costs incurred during the term of the proposed by-law between costs that would benefit new development and costs that would benefit existing development; and
- The estimated and actual value of credits that are being carried forward relating to the service.

Information Accessibility

The changes increase reporting requirements for the Annual Treasurer's Statements to include:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and
- Identify where in the D.C. background study the project's capital costs were estimated.

This does not apply in circumstances where a municipality uses a unique identifier in both background studies and treasurer's statements to identify each project.

Chapter 2
Municipality of South Huron's Current Development Charge Policy

2. Municipality of South Huron's Current Development Charge Policy

2.1 Schedule of Charges

On March 16, 2020, the Municipality passed By-law 17-2020, as amended by By-law 68-2020, under the D.C.A. to impose D.C.s for residential and non-residential uses. The D.C. by-law, originally set to expire on March 17, 2025, five years after its enactment, was amended by By-law 14-2025 to extend the term, as permissible under Bill 185.

2.2 Services Covered

The following services are included under By-law 17-2020, as amended:

- Transportation Services;
- Fire Protection Services;
- Water Services;
- Wastewater Services;
- Parks and Recreation Services; and
- Administration Services (Growth-Related Studies)

The by-law imposes D.C.s for all services on a Municipal-wide basis, except for water and wastewater services which are imposed in the urban serviced areas only.

2.3 Timing of Development Charge Determination and Payment

Development charges are determined and payable at the time the first building permit is issued in relation to a building or structure on land to which a D.C.s applies, unless the D.C.A. provides otherwise.

For rental housing and institutional developments, D.C.s are payable in six equal instalments commencing with the first instalment payable on the date of occupancy, including interest, where applicable, and each year thereafter for 5 years, on the anniversary date of occupancy.

For developments proceeding through site plan or zoning amendment processes, the D.C.s are determined based on the rate in effect on the date of the application and are frozen for either two years or eighteen months after the approval of the application (depending on the date of the approval), as long as the building permit is issued. Interest is appliable to the frozen rates.

The by-law allows Council to enter into an agreement for payment of the D.C.s before or after the date of building permit issuance.

2.4 Approvals for Development

The D.C.s shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:

- The passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*;
- The approval of a minor variance under section 45 of the *Planning Act*;
- A conveyance of land to which a by-law passed under Subsection 50 (7) of the *Planning Act*;
- The approval of a plan of subdivision under section 51 of the *Planning Act*;
- A consent under section 53 of the *Planning Act*;
- The approval of a description under section 9 the *Condominium Act, 1998*; or
- The issuance of a building permit under the *Building Code Act, 1992* in relation to a building or structure.

2.5 Indexing

The Municipality's D.C.s are indexed on January 1st of each year, based on the most recent third quarter year over year change in in the Statistics Canada Quarterly, "Construction Price Statistics", Toronto series.

2.6 Redevelopment Allowance

The by-law provides reductions or credits for land redevelopment provided that the residential, non-residential, or mixed-use building or structure was occupied within five years before the issuance of a building permit for redevelopment. In cases where a

residential, non-residential, or mixed-use building or structure is demolished, credits are provided if the demolition permit was issued within five years before the issuance of a building permit for redevelopment.

The D.C.s payable with respect to such redevelopment are reduced by the following amounts:

a) 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 D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
b) 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 D.C. by the gross floor area that has been or will be demolished or converted to another principal use.

Credits or reductions cannot exceed the total D.C.s that would otherwise be payable. Additionally, no reduction is available if the existing land use is exempt from D.C.s under the by-law.

2.7 Exemptions

The following non-statutory exemptions are provided under By-law 17-2020, as amended:

- Any residential development creating or adding an accessory use, building or structure including a garage, storage building or swimming pool; and
- An agricultural building or structure; and
- Places of Worship.

It is noted that statutory exemptions resulting from D.C.A. amendments, as noted in Chapter 1, must also be witnessed by the Municipality even though they may not be currently reflected in the existing by-law.

2.8 Current Development Charges

The Municipality's current schedule of D.C.s for residential and non-residential development are provided in Table 2-1.

Table 2-1
Municipality of South Huron
Current Schedule of Development Charges
As of January 1, 2025

Services/Class of Services	Residential				Wind Turbines	Non-Residential (per sq.ft. of Gross Floor Area)	
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms		Agricultural Use	Other Non-Residential
Municipal Wide Services							
Roads and Related	895	572	618	335	894	0.17	0.39
Fire Protection Services	294	188	204	112	294	0.05	0.13
Parks and Recreation Services	2,642	1,691	1,826	992	-	0.09	0.19
Administration (Growth-Related Studies)	149	96	103	56	149	0.02	0.07
Total Municipal Wide Services	**$3,980**	**$2,547**	**$2,751**	**$1,495**	**$1,337**	**$0.33**	**$0.78**
Urban Services							
Wastewater Services	925	593	638	346	-	0.17	0.38
Water Services	1,301	834	899	489	-	0.13	0.32
Total Urban Services	**$2,226**	**$1,427**	**$1,537**	**$835**	**$0**	**$0.30**	**$0.70**
Grand Total - Rural Area	**$3,980**	**$2,547**	**$2,751**	**$1,495**	**$1,337**	**$0.33**	**$0.78**
Grand Total - Partially Serviced (Water Only)	**$5,281**	**$3,381**	**$3,650**	**$1,984**	**$1,337**	**$0.46**	**$1.10**
Grand Total - Urban Area	**$6,206**	**$3,974**	**$4,288**	**$2,330**	**$1,337**	**$0.63**	**$1.48**

Chapter 3
Anticipated Development in the Municipality of South Huron

3. Anticipated Development in the Municipality of South Huron

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality will be required to provide services over a 10-year (early-2025 to early-2035), and an urban buildout (early-2025 to urban buildout) time horizon.[1]

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

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

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

- South Huron Water and Wastewater Master Plan Update, 2025;
- Huron County Population and Housing Projections Study, Final Report, March 2024, by Watson & Associates Economists Ltd.;
- South Huron Official Plan, June 3, 2003, Consolidation: June 25, 2025;
- Municipality of South Huron 2020 Development Charges Study, January 14, 2020, by Watson & Associates Economists Ltd;
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2014 to 2024 period;

[1] Urban Buildout refers to the buildout of the urban area based on servicing capacity identified through the Municipality of South Huron Water and Wastewater Master Plan Update (2025).

- Residential and non-residential supply opportunities as identified by Municipal staff;
- Water and wastewater servicing capacity as identified by Municipal staff; and
- Discussions with Municipal staff regarding anticipated residential and non-residential development in the Municipality of South Huron.

3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Municipality of South Huron (excluding census undercount) is anticipated to reach approximately 12,660 by early-2035 and 23,060 by urban buildout, resulting in an increase of approximately 2,060 and 12,460 persons, respectively.[1]

[1] The population figures used in the calculation of the 2025 D.C. exclude the net Census undercount, which is estimated at approximately 4.4%. Population figures presented herein have been rounded

Figure 3-1
Population and Household Forecast Model

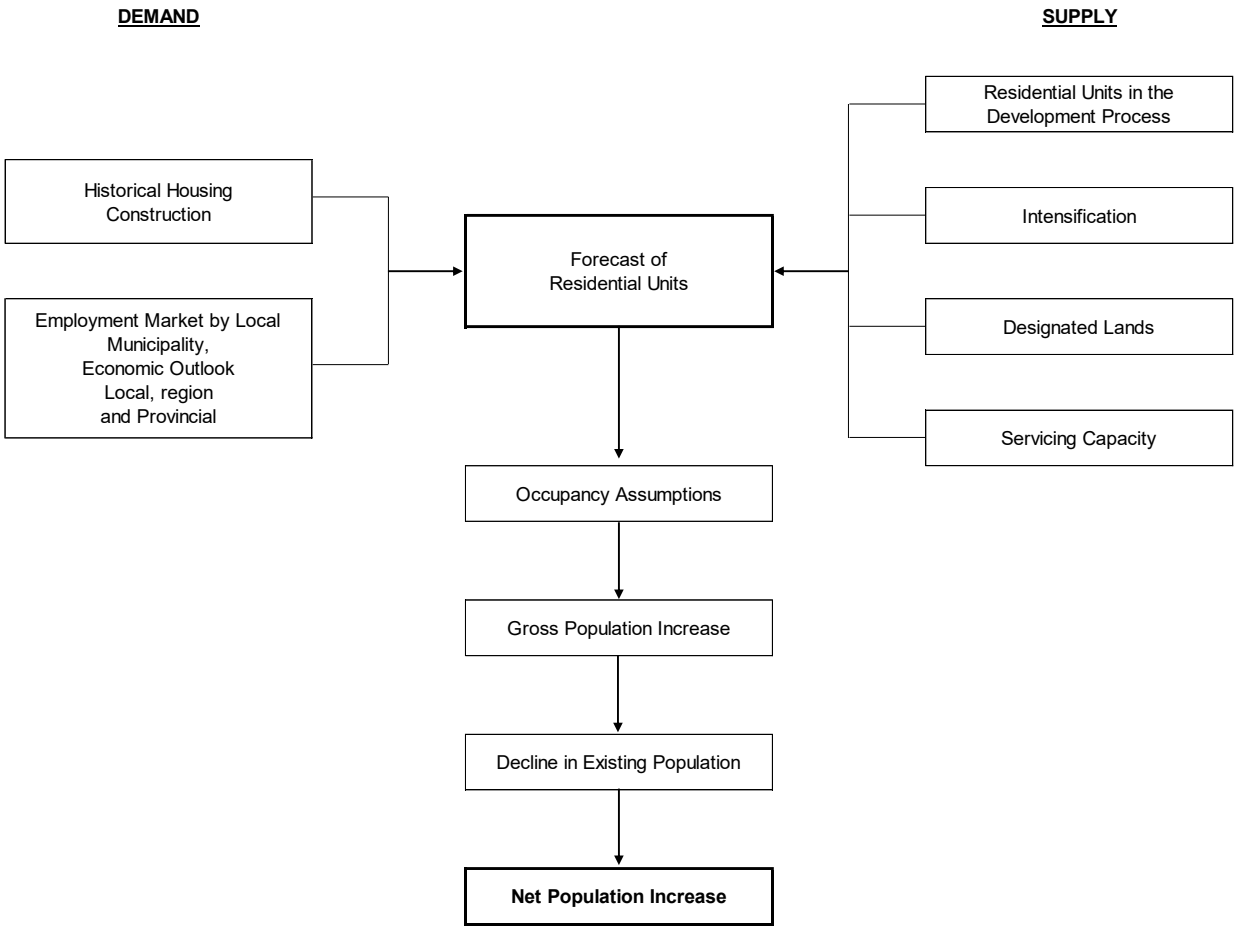


Table 3-1
Municipality of South Huron
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) [1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings [2]	Apartments [3]	Other	Total Households	Equivalent Institutional Households	
Historical	*Mid 2011*	10,380	9,945	240	9,705	3,483	256	350	83	4,172	218	2.384
	Mid 2016	10,540	10,096	396	9,700	3,530	270	370	75	4,245	360	2.378
	Mid 2021	10,500	10,063	213	9,850	3,515	350	425	60	4,350	194	2.313
Forecast	*Early 2025*	11,060	10,593	224	10,369	3,650	374	479	60	4,563	204	2.321
	Early 2035	13,210	12,656	434	12,222	4,166	548	599	60	5,373	395	2.355
	Urban Buildout [4]	24,070	23,057	494	22,563	6,697	1,613	1,650	60	10,020	449	2.301
Incremental	**Mid 2011 - Mid 2016**	**160**	**151**	**156**	**-5**	**47**	**14**	**20**	**-8**	**73**	**142**	
	Mid 2016 - Mid 2021	**-40**	**-33**	**-183**	**150**	**-15**	**80**	**55**	**-15**	**105**	**-166**	
	Mid 2021 - Early 2025	**560**	**530**	**11**	**519**	**135**	**24**	**54**	**0**	**213**	**10**	
	Early 2025 - Early 2035	**2,150**	**2,063**	**210**	**1,853**	**516**	**174**	**120**	**0**	**810**	**191**	
	Early 2025 - Urban Buildout[4]	**13,010**	**12,464**	**270**	**12,194**	**3,047**	**1,239**	**1,171**	**0**	**5,457**	**245**	

[1] Population includes the Census undercount estimated at approximately 4.4% and has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
[4] Urban Buildout refers to the buildout of the urban area based on servicing capacity identified through the Municipality of South Huron Water and Wastewater Master Plan Update (2025).
Note: Numbers may not add due to rounding.
Source: Derived from the Municipality of South Huron Water and Wastewater Master Plan Update (2025) and Huron County Population and Housing Projections Study, Final Report, March 2024, by Watson & Associates Economists Ltd.

Provided below is a summary of the key assumptions and findings regarding the Municipality of South Huron growth forecast:

- Unit Mix (Appendix A - Schedules 1 and 6):
    - The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Municipal staff regarding anticipated development trends for the Municipality.
    - Based on the above indicators, the early-2025 to early-2035 household growth forecast for the Municipality is comprised of a unit mix of 64% low density units (single detached and semi-detached), 21% medium density (multiples except apartments), 15% high density (bachelor, 1 bedroom and 2-bedroom apartments).
- Geographic Location of Residential Development (Appendix A – Schedule 2):
    - Schedule 2 summarizes the anticipated amount, type, and location of development by urban and rural area for the Municipality of South Huron.
    - In accordance with forecast demand, the amount and percentage of forecast housing growth between early-2025 and early-2035 by development location is summarized below.

Table 3-2
Municipality of South Huron
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2025 to 2035	Percentage of Housing Growth, 2025 to 2035
Urban	794	98%
Rural	16	2%
Municipality of South Huron	**810**	**100%**

- Planning Period:
    - Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services and certain services with respect to land to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

- Population in New Housing Units (Appendix A - Schedules 3, 4 and 5):
    - The number of housing units to be constructed by urban buildout in the Municipality of South Huron over the forecast period is presented in Table 3-1. The Municipality is anticipated to average approximately 81 housing units per year over the 2025 to 2035 forecast period.
    - Institutional population[1] is anticipated to increase by approximately 210 people between early-2025 to early-2035.
    - Population in new units is derived from Schedules 3, 4 and 5 which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
    - Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Municipality. Due to data limitations medium and high density P.P.U. data was derived from broader regional area of Huron County, Bruce County, Grey County and Perth County which includes the Municipality of South Huron and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecast 25-year average P.P.U.s by dwelling type are as follows:
        - Low density: 2.850
        - Medium density: 1.747
        - High density: 1.551
- Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5):
    - Existing households for early-2025 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
    - The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.[2] The forecast population change in

[1] A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in these types of collective households which accommodate the institutional population.
[2] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

existing households over the early-2025 to early-2035 forecast period is forecast to decline by approximately 110.

- Employment (Appendix A – Schedules 9a, 9b and 9c):
    - Schedule 9a summarizes the Municipality of South Huron employment forecast in terms of employment activity rate, which is defined as the number of jobs in the Municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
    - Mid-2016 employment data[1], [2] (place of work) for the Municipality is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
        - 225 primary (5%);
        - 545 work at home employment (13%);
        - 1,485 industrial (34%);
        - 1,500 commercial/population-related (34%); and
        - 615 institutional (14%).
    - The mid-2016 employment by usual place of work, including work at home, is 4,370. An additional 720 employees have been identified for the Municipality in mid-2016 that have no fixed place of work (N.F.P.O.W.).[3]
    - Total employment, including work at home and N.F.P.O.W. for the Municipality is anticipated to reach approximately 6,800 by early-2035 and 10,970 by urban buildout. This represents an employment increase of approximately 1,000 for the 10-year forecast period and 5,170 for the urban buildout forecast period.
    - Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which

[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
[2] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.
[3] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area (G.F.A.) generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

  - Total employment for the Municipality (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 4,770 by early-2035 and 7,240 by urban buildout. This represents an employment increase of 650 for the 10-year forecast period and 3,120 for the urban buildout forecast period.[1]

- Non-Residential Sq.ft. Estimates (G.F.A.), (Appendix A - Schedule 9b):
  - Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
    - 3,000 sq.ft. per employee for primary;
    - 1,500 sq.ft. per employee for industrial;
    - 500 sq.ft. per employee for commercial/population-related; and
    - 670 sq.ft. per employee for institutional employment.
  - The Municipal-wide G.F.A. is anticipated to increase by approximately 494,000 sq.ft. over the 10-year forecast period and 2.65 million sq.ft. over the urban buildout forecast period.
  - In terms of percentage growth, the early-2025 to early-2035 incremental G.F.A. forecast by sector is broken down as follows:
    - Primary - 6%
    - Industrial - 55%;
    - Commercial/population-related - 30%; and

[1] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 4,670 by early-2035 and 7,120 by urban buildout.

        - Institutional - 9%.
- Geographic Location of Non-Residential Development (Appendix A, Schedule 9c):
    - Schedule 9c summarizes the anticipated amount, type, and location of non-residential development by urban and rural area.
    - The amount and percentage of forecast total non-residential growth between early-2035 and early-2035 by development location is summarized in Table 3-4.

Table 3-4
Municipality of South Huron
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2035	Percentage of Non-Residential G.F.A., 2025 to 2035
Urban	455,000	92%
Rural	39,000	8%
Municipality of South Huron	**494,000**	**100%**

Chapter 4
The Approach to the Calculation of the Charge

4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within municipalities and indicates the D.C.-eligible service components included in the D.C. background study for the Municipality.

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

4.3 Increase in the Need for Service

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

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

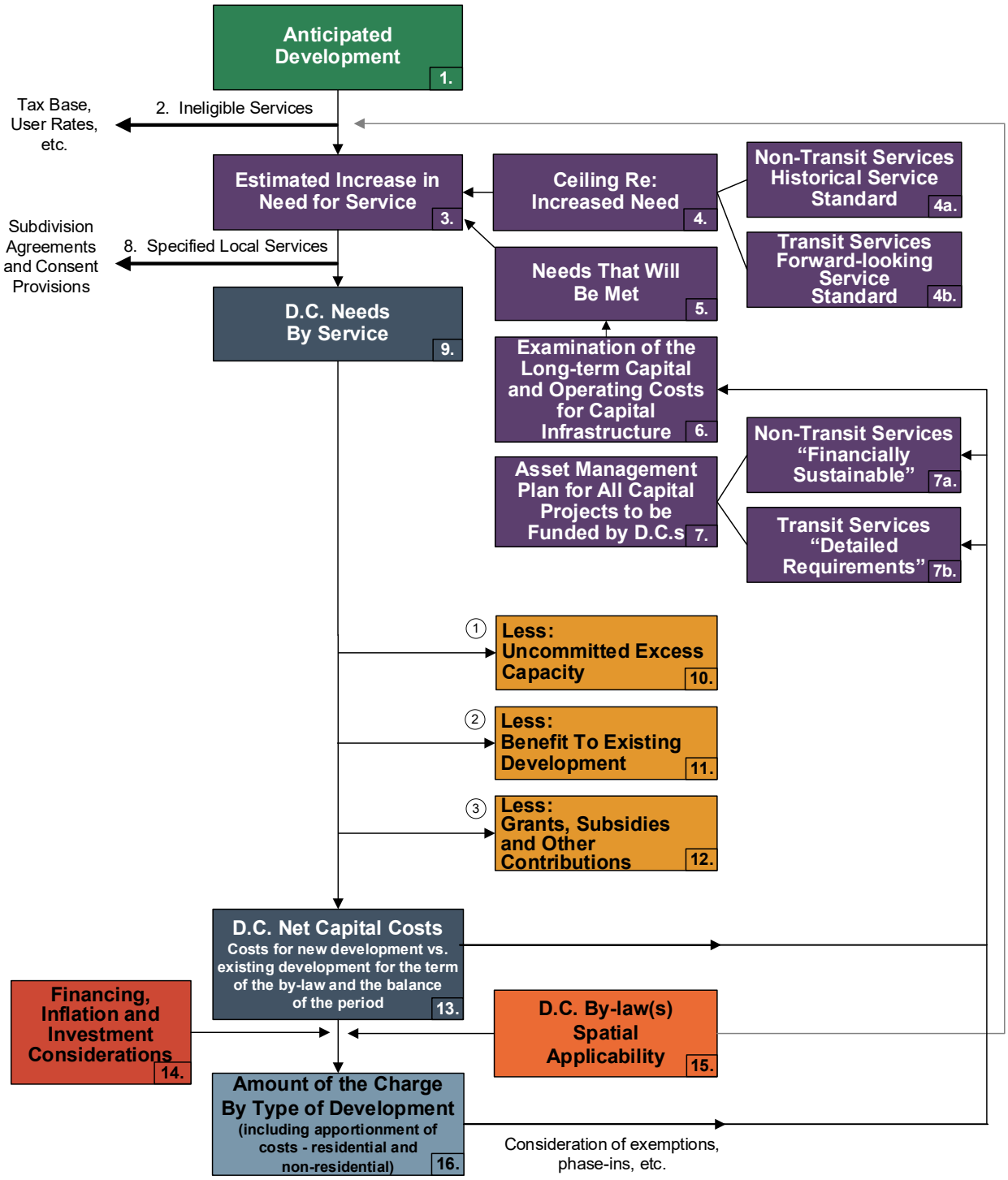


Table 4-1A
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes	1.1 Treatment plants, Water Supply, and Storage Facilities
	Yes	1.2 Distribution systems
	n/a	1.3 Local systems
	No	1.4 Vehicles and equipment[1]
2. Wastewater services, including sewers and treatment services	Yes	2.1 Treatment plants
	Yes	2.2 Sewage trunks
	n/a	2.3 Local systems
	No	2.4 Vehicles and equipment[1]
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks
	n/a	3.2 Channel connections
	No	3.3 Retention/detention ponds
	No	3.4 Storm Sewers
4. Services Related to a Highway	Yes	4.1 Arterial and Collector roads
	Yes	4.2 Bridges and Culverts
	No	4.3 Local municipal roads
	Yes	4.4 Traffic signals
	Yes	4.5 Sidewalks and Streetlights
	Yes	4.6 Active Transportation
	Yes	4.7 Works Yard
	Yes	4.8 Rolling stock[1]

[1] with a 7+ year useful life

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock[1]
6. Transit Services	n/a n/a	6.1 Transit vehicles[1] & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment[1]
8. Policing Services	n/a n/a n/a	8.1 Police detachments 8.2 Police rolling stock[1] 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles[1] 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles[1]
11. Services provided by a board within the meaning of the *Public Libraries Act*	n/a n/a n/a	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles[1] 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles[1]
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock[1] and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment[1]
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles[1]

[1] with a 7+ year useful life

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the *Child Care and Early Years Act, 2014* and any related services.	n/a n/a	15.1 Child care space 15.2 Vehicles[1]
16. Services related to proceedings under the *Provincial Offences Act, including by-law enforcement services and municipally administered court services*	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles[1]
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	Yes Yes	20.1 Interest on money borrowed to pay for growth-related capital 20.2 Studies in connection with eligible services, including the D.C. background study cost.

4.4 Local Service Policy

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

[1] With a 7+ year useful life

4.5 Capital Forecast

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

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

The capital costs include:

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

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

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." Subsection 17, paragraph 4, of the same regulation indicates that, "…the

value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

Currently, there are no outstanding credits to be included in the D.C. calculations.

4.7 Class of Services

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein have identified Growth-Related Studies as a class of services.

4.8 Existing Reserve Funds

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

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

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

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

The alternative would involve the Municipality spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Municipality will use these reserve funds for the Municipality's cost share of

applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Municipality's D.C. reserve fund balance by service as of December 31, 2024, is provided in Table 4-2. The balances have been adjusted to recognize outstanding commitments against the D.C. reserve funds for water services and services related to a highway, related to growth-related capital costs and annual debt payments, that the Municipality has cash flowed from other sources. These balances have been considered in the D.C. calculations:

Table 4-2
Municipality of South Huron
Projected Development Charge Reserve Fund Balances
As of December 31, 2024

Services	Balance Dec. 31, 2024	Commitments	Adjusted Balance Dec. 31/2024
Services Related to a Highway	444,668	-	444,668
Fire Protection Services	109,069	-	109,069
Parks and Recreation Services	658,855	-	658,855
Growth-Related Studies	37,174	-	37,174
Wastewater Services	238,929	1,420,099	(1,181,170)
Water Services	87,467	1,671,495	(1,584,028)
Total	**$1,576,161**	**$3,091,594**	**($1,515,433)**

4.9 Deductions

The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the historical level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Require by Historical Level of Service Ceiling

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

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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

4.9.3 Reduction for Benefit to Existing Development

Section 5 (1) 6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need

would benefit existing development." The general guidelines used to consider benefit to existing development included:

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

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a limited benefit to existing development. Furthermore, where an increase in demand is not met for a number of years, a negative service impact on existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-wide vs. Area-Specific

This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to "consider" area-rating of services (providing charges for specific areas and services); however, it is not *mandatory to implement area rating.* Further discussion is provided in section 7.3.7.

All services/class of services are calculated on a Municipal-wide basis, except for water and wastewater which are calculated on an urban serviced area specific basis.

4.11 Allocation by Type of Development

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

4.12 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of

any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix F.

Chapter 5
D.C. Eligible Cost Analysis by Service

5. Development Charge Eligible Cost Analysis by Service and Class of 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 for the defined service areas. 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 reflect Council's current intention. Over time, however, Municipal projects and Council priorities may change; accordingly, Council's intentions may be altered, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for Municipal - wide Development Charge Services and Class of Services Calculation

This section evaluates the development-related capital requirements for Municipal services under a 10-year planning period.

5.2.1 Fire Protection Services

The Municipality currently operates its services from two fire stations that are shared with Bluewater. Historically, the Municipality also operated out of the Huron Park facility, however, it was closed in 2022. The Municipality's share of the two current facilities consists of 9,418 sq.ft. of facility space. Additionally, the Municipality shares in the cost of fire vehicles, as well as other equipment and gear. Historically, the Municipality also

provided 33.3% of the costs associated with fire vehicles through an agreement with Lambton Shores, however, as of 2024, there is no longer a shared partnership agreement. Therefore, Currently the Municipality's share equates to 8.92 fire vehicles and 281.75 small equipment and gear items, based on the current agreement with Bluewater.

The total inventory of assets over the past 15 years results in an invested level of service of $1,702 per capita. In aggregate, the maximum D.C. eligible amount that could be included in the calculation of the charge for Fire Protection Services, after accounting for the increase in population within existing residential units, is approximately $3.51 million.

The anticipated capital needs related to Fire Protection Services for the forecast period have been determined through discussions with Municipal staff. The capital program includes an expansion to the Exeter Fire Station, as well as a new expanded station to replace the Dashwood station, and a provision for outfitting additional firefighters. It is also noted that there is a training facility anticipated in the post 2034 forecast period, therefore, no costs have been included in the D.C. calculations at this time.

Table 5-1 provides for a capital program over the forecast period totaling approximately $5.78 million. Approximately $2.11 million has been deducted to account for the portion of capital costs related to growth outside the 10-year planning horizon, and approximately $2.52 million has been deducted related to the portion of costs that benefit the existing community. Additionally, the 2024 year-end D.C. reserve fund balance of $109,069 has been deducted. Therefore, the growth-related capital identified for the forecast period of approximately $1.03 million, has been included in the D.C. calculations.

These costs have been allocated to residential and non-residential development based on forecast incremental population and employment growth over the 10-year period. With the adjustment for the anticipated increase in population in existing residential units, approximately $811,800 (79%) of the total D.C. recoverable costs have been allocated to residential development, and approximately $215,800 (21%) to non-residential development.

5.2.2 Services Related to a Highway

The Municipality's inventory of roadways is measured in kilometres (km) and includes rural, semi-urban and urban roads with varying surface types. In total, the Municipality there are currently 320.33 kilometres of D.C.-eligible roads (i.e., excluding local roads that would be the responsibility of the developing landowners to construct as a local service requirement). There are also 26 bridges and 56 culverts in the road network, as well as three traffic signals and over 675 streetlights, most of which are standard fixtures and some of which are decorative, along with 54 poles. Additionally, the Municipality is responsible for sidewalks on County roads and Ministry of Transportation (MTO) highways are various locations, with the majority (i.e., 4.26 km) being concrete and the balance (i.e., 0.23 km) being asphalt. Further, the Municipality operates its Public Works out of 32,500 sq.ft. of building area, along with approximately 32 vehicles and equipment items to service the road network. The total inventory of assets over the past 15 years results in an invested level of service of $42,736 per capita. In aggregate, the maximum D.C. eligible amount that could be included in the calculation of the charge for Services Related to a Highway, after accounting for the increase in population within existing residential units, is approximately $88.16 million.

Table 5-2 provides the capital program for services related to a highway. The Municipality has identified active transportation projects, additional vehicles, and a number of studies required to service growth over the forecast period. The total gross capital cost of the program is approximately $1.85 million. Of these costs, $24,000 has been deducted reflecting anticipated grant funding towards these needs. Deductions for the benefit to existing development and the portion of costs associated with the anticipated increase in population within existing residential units have been made totaling approximately $31,000. After deducting the 2024 existing reserve fund balance of $444,668, approximately $1.35 million in net growth-related capital costs have been included in the calculation of the D.C.

These costs have been allocated 79% ($1.07 million) to residential development and 21% ($0.28 million) to non-residential development based on forecast incremental population and employment growth over the 10-year period.

5.2.3 Parks and Recreation Services

The Municipality currently maintains approximately 70 acres of developed parkland, which includes 66 park amenities, such as ball diamonds, soccer pitches, a skateboard

park, splash bads, pavilions, etc. Additionally, the Municipality shares 50% of the responsibility for the provision of the Kirkton Pool though a joint service agreement with Perth South. Recreational trails totally 530 linear metres are also provided at McNaughton Park and the Crediton Ball Diamond. A number of indoor recreation facilities are provided fully by the Municipality, while others are shared 50% with Bluewater and Perth South through joint services agreements. In total, the Municipality is responsible for 99,405 sq.ft. of indoor recreation facility space. Finally, the Parks and Recreation Services are maintained with 21 vehicles and equipment assets. The total inventory of assets related to Parks and Recreation Services over the past 15 years results in an average invested level of service of $6,162 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately $12.71 million is applicable.

Based on the needs identified for growth, the Municipality has identified approximately $4.1 million in growth-related capital needs. The majority of this cost relates to a provision to add multi-purpose recreation facility space and/or additional park amenities (excluding land costs). An additional vehicle to assist in servicing the expanded parks and recreation services has also been identified at a cost of $100,000.

Table 5-3 provides the associated 10-year capital program anticipated for Parks and Recreation Services. A Deduction related to the existing reserve fund surplus of approximately $0.66 million has been made, resulting in approximately $3.44 million in net growth-related capital costs have been included in the calculation of the D.C.

As the predominant users of parks and recreation services tend to be residents of the Municipality, the D.C. recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. Therefore, approximately $3.27 million, and $0.17 million have been allocated to residential and non-residential developments, respectively.

5.2.4 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, section 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. This class comprises the following municipal-wide services:

- Parks and Recreation Services.
- Services Related to a Highway;
- Fire Protection Services;
- Stormwater Services;
- Water Services; and
- Wastewater Services.

The following provides a list of the studies that have been identified for the 10-year forecast period:

- Development Charge Studies;
- Official Plan;
- Zoning By-law;
- Fire Master Plan;
- Parks and Recreation Master Plan; and
- Stormwater Master Plan.

The list of growth-related studies, as provided in Table 5-4, has an estimated gross capital cost of approximately $539,100. Deductions have been made for benefit to existing development of $160,900, and the balance in the existing D.C. reserve fund of $37,174.

For planning related studies, a deduction of 10% (i.e., $7,000) of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. Planning related studies and future D.C. background studies have been allocated to the services in the following manner based on the service's proportionate share of growth-related costs:

- Services Related to a Highway – 2.01%
- Fire Protection Services – 1.53%
- Parks and Recreation Services – 5.11%
- Wastewater Services – 71.56%
- Water Services – 19.80%

As a result, the net D.C. recoverable cost of $334,057 has been included for calculation purposes.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-5 below (i.e., 77% residential and 23% non-residential).

Table 5-1
Municipality of South Huron
Infrastructure Costs Included in the Development Charge Calculation
for Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Gross Capital Cost Estimate (2025$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non-Residential Share 21%
1	Training Facility	2035	475,000	77,400	-	397,600	397,600	-	-	-	-
2	Exeter Fire Station Addition	2028-2029	1,000,000	-	-	1,000,000	829,100	-	170,900	135,011	35,889
3	New Expanded Dashwood Fire Station	2026-2027	4,300,000	2,036,300	-	2,263,700	1,297,900	-	965,800	762,982	202,818
	Adjustments:										
4	Reserve Fund Adjustment		-	-	-	-	109,069	-	(109,069)	(86,164)	(22,904)
	Total		**$5,775,000**	**$2,113,700**	**$0**	**$3,661,300**	**$2,633,669**	**$0**	**$1,027,631**	**$811,829**	**$215,803**

Table 5-2
Municipality of South Huron
Infrastructure Costs Included in the Development Charge Calculation
for Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Gross Capital Cost Estimate (2025$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non-Residential Share 21%
1	Sidewalk Machine	2029	200,000	-	-	200,000	-	-	200,000	158,000	42,000
2	Fitted Tandem	2029	487,000	-	-	487,000	-	-	487,000	384,730	102,270
3	Transportation Master Plan - Growth Impact Component	2026-2031	50,000	-	-	50,000	12,500	-	37,500	29,625	7,875
4	Active Transporation Study	2025	46,100	-	-	46,100	18,500	24,000	3,600	2,844	756
5	Main Street and Riverside (PXO)	2025	71,000	-	-	71,000	-	-	71,000	56,090	14,910
	Active Transportation Master Plan Projects:										
6	Kirkton Road (Hwy 4 to Airport Line)	2026-2034	1,000,000	-	-	1,000,000	-	-	1,000,000	790,000	210,000
	Adjustments:										
7	Reserve Fund Adjustment		-	-	-	-	444,668	-	(444,668)	(351,288)	(93,380)
	Total		**$1,854,100**	**$0**	**$0**	**$1,854,100**	**$475,668**	**$24,000**	**$1,354,432**	**$1,070,001**	**$284,431**

Table 5-3
Municipality of South Huron
Infrastructure Costs Included in the Development Charge Calculation
for Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Gross Capital Cost Estimate (2025$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Provision for Additional Multi-Purpose Facility Space and/or Additional Park Amenities	2025-2034	4,000,000	-	-	4,000,000	-	-	4,000,000	3,800,000	200,000
2	Additional 3/4 Tonne Pickup Truck	2025-2034	100,000	-	-	100,000	-	-	100,000	95,000	5,000
	Adjustments:										
3	Reserve Fund Adjustment		-	-	-	-	658,855	-	(658,855)	(625,912)	(32,943)
	Total		**$4,100,000**	**$0**	**$0**	**$4,100,000**	**$658,855**	**$0**	**$3,441,145**	**$3,269,088**	**$172,057**

Table 5-4
Municipality of South Huron
Infrastructure Costs Included in the Development Charge Calculation
for Growth-Related Studies Class of Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2025$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
1	Development Charges Study (balance to be funded)	2025	All Services	25,131	-	-	25,131	-	-	25,131	19,854	5,277
2	Development Charges Study	2034	All Services	37,000	-	-	37,000	-	-	37,000	29,231	7,769
3	Official Plan	2024-2025	All Services	35,000	-	3,500	31,500	15,700	-	15,800	12,483	3,317
4	Zoning By-law	2025-2026	All Services	35,000	-	3,500	31,500	15,700	-	15,800	12,483	3,317
5	Fire Master Plan	2031	Fire Protection Services	148,000	-	-	148,000	37,000	-	111,000	87,690	23,310
6	Parks and Recreation Master Plan	2027	Parks and Recreation Services	111,000	-	-	111,000	55,500	-	55,500	52,725	2,775
7	Stormwater Master Plan	2026	Stormwater Services	148,000	-	-	148,000	37,000	-	111,000	72,150	38,850
8	Reserve Fund Adjustment		All Services		-	-	-	37,174	-	(37,174)	(28,701)	(8,473)
	Total			**$539,131**	**$0**	**$7,000**	**$532,131**	**$198,074**	**$0**	**$334,057**	**$257,915**	**$76,142**

Table 5-5
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Services	Total	Residential Share	Non-Residential Share
Water Services	16,717	13,241	3,477
Wastewater Services	60,237	47,708	12,529
Stormwater Services	99,885	63,568	36,316
Services Related to a Highway	1,723	1,365	358
Fire Protection Services	101,242	80,185	21,057
Parks and Recreation Services	54,253	51,849	2,404
Total	**$334,057**	**$257,915**	**$76,142**
Overall Growth Studies Class of Services Residential/Non-Residential %		**77%**	**23%**

5.3 Urban Services D.C. Calculation

This section evaluates the development-related capital requirements for services within the Municipality's urban serviced areas. The forecast period for the anticipated development is to build out of the urban (i.e., water and wastewater) serviced areas. These services are not subject to the historical level of service ceiling, and as a result, only the capital needs listing has been provided. The capital needs are based on the most recent Council approved Water and Wastewater Master plan, which extends beyond a 10-year forecast period, as well as other works identified by Municipal staff, outstanding growth-related debt, and future growth studies.

5.3.1 Water Services

The anticipated capital needs that have been identified for Water Services are summarized in Table 5-6. The projects within the D.C. capital program, including the outstanding growth-related principal and interest costs of the Exeter-Hensall Pipeline, which will expire in 2034, provide an estimated gross cost of approximately $34.72 million. Additionally, the outstanding commitments against the D.C. reserve fund, for past projects undertaken, resulting in a negative year-end 2024 reserve fund balance of approximately $1.58 million have been included. The list of projects contained within Table 5-6 include Watermain extensions, looping, and upsizing of existing mains, a new elevated tank, as well as future master plans.

Deductions for the benefit to existing development have been made totaling approximately $6.36 million. Additionally, deductions for the portion of costs that are considered the direct developer responsibility as a local service requirement of their development have been made in the amount of approximately $16.70 million. Therefore, approximately $13.25 million in net growth-related capital costs have been included in the calculation of the D.C.

These costs have been allocated to residential and non-residential development based on forecast incremental population and employment growth anticipated over the buildout forecast period for the current urban boundary. In total, approximately $10.73 million (81%) of the total D.C. recoverable costs are allocated to residential development, with approximately $2.52 million (19%) allocated to non-residential development.

5.3.2 Wastewater Services

The anticipated capital needs that have been identified for Wastewater Services are summarized in Table 5-7. The capital program is provided to meet the anticipated needs of development for the urban serviced areas, and includes new wastewater trunks, wastewater treatment upgrades, pumping stations, forcemain upgrades, and future growth-related study costs.

The total gross capital costs for the capital program are approximately $72.51 million. Additionally, outstanding commitments against the D.C. reserve fund for past projects undertaken have been included, resulting in a negative year-end 2024 reserve fund balance of approximately $1.18 million. Deductions for the benefit to existing development have been made, totalling approximately $24.20 million, and grant funding of approximately $1.44 million. Therefore, approximately $48.04 million in net capital costs has been included in the calculation of the D.C.

These costs have been allocated to residential and non-residential development based on forecast incremental population and employment growth over the urban buildout period. In total, approximately $38.92 million (81%) of the total D.C. recoverable costs are allocated to residential development, with approximately $9.13 million (19%) allocated to non-residential development.

5.3.3 Land Acquisition Class of Services

Land costs are considered a class of services under the D.C.A. and comprises land acquisition costs related to D.C. eligible services.

The land costs in this subsection are related to water and wastewater services which are not restricted to a 10-year forecast period.

The gross capital cost estimate for land acquisition totals $410,800. A deduction of $70,600 has been made related to the portion of the project that will benefit the existing development. Additionally, $63,000 has been deducted for the portion of costs that are considered the direct developer responsibility as a local service requirement of their development, as well as $7,700 in grant funding. As a result, the total D.C.-recoverable cost to be included in the calculations is $269,400.

These costs have been allocated to residential and non-residential development based on forecast incremental population and employment growth over the urban buildout period. In total, approximately $218,200 (81%) of the total D.C. recoverable costs are allocated to residential development, with approximately $51,200 (19%) allocated to non-residential development.

Table 5-6
Municipality of South Huron
Infrastructure Costs Included in the Development Charge Calculation
For Water Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to Urban Build Out - Water	Master Plan Project #	Timing (year)	Gross Capital Cost Estimate (2025$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	Rosemount Dr & Kalisch Ave: South of Thames Rd to Hazelton Ave	n/a	2034	862,000	-	-	862,000	-	862,000	-	-	-
2	Eastern Ave: Sanders St to Huron	n/a	2025	394,000	-	-	394,000	-	394,000	-	-	-
	Exeter											
3	Thames Road East Watermain (McConnell Street to new North Exeter ET)	E-W-M-42	2034-2039	2,090,400	-	-	2,090,400	1,149,700	-	940,700	761,967	178,733
4	Morrison Line Watermain (Thames Road East to Huron Street)	E-W-M-43	2034-2039	3,885,100	-	-	3,885,100	194,300	-	3,690,800	2,989,548	701,252
5	CVD Subdivision Watermain Looping (Walper Street to Pickard Road)	E-W-M-44	2025-2029	1,243,180	-	-	1,243,180	-	1,243,180	-	-	-
7	Rasenberg Watermain Looping (Rosemount Avenue to Hazelton Lane)	E-W-M-45	2029-2034	490,690	-	-	490,690	-	490,690	-	-	-
6	Stoney Ridge Watermain Looping (Taylor Blvd and Eastern Avenue)	E-W-M-46	2025-2029	587,590	-	-	587,590	-	587,590	-	-	-
8	Pooley Watermain Looping (Simcoe Street to Abbey Lane)	E-W-M-47	2029-2034	785,480	-	-	785,480	-	785,480	-	-	-
9	Ondrejicka Lower Watermain Looping (Sanders Street to Ondrejicka Looping - Upper)	E-W-M-48	2029-2034	1,424,500	-	-	1,424,500	-	1,424,500	-	-	-
10	Ondrejicka Upper Watermain Looping (Wellington Street, Victoria Street and Ondrejicka Lower Watermain Looping)	E-W-M-49	2029-2034	1,048,200	-	-	1,048,200	-	1,048,200	-	-	-
11	HDC Lands Watermain Looping (Church Street to Nelson Street)	E-W-M-50	2029-2034	1,043,280	-	-	1,043,280	-	1,043,280	-	-	-
12	North Exeter Elevated Tank	E-W-ET-03	2034-2039	8,934,900	-	-	8,934,900	3,829,200	-	5,105,700	4,135,617	970,083
	Stephen											
13	Huron Park Industrial Watermain Looping (North leg of Canada Avenue to Airport Line)	S-W-M-34	2029-2034	1,337,200	-	-	1,337,200	-	1,337,200	-	-	-
14	Victoria Drive Watermain (Melbourne Street to Exi-Plast Custom Moulding / former Dashwood Industries)	S-W-M-36	2029-2034	1,716,200	-	-	1,716,200	933,200	-	783,000	634,230	148,770
15	Highway 21 to Grand Bend Line Watermain Looping	S-W-M-39	2034-2039	4,016,100	-	-	4,016,100	-	4,016,100	-	-	-
16	Grand Bend Line Watermain (B-Line to POG)	S-W-M-40	2025-2029	574,900	-	-	574,900	230,000	-	344,900	279,369	65,531
17	Grand Bend Line Watermain (B-Line to Mollard Line)	S-W-M-41	2029-2034	1,651,700	-	-	1,651,700	-	1,651,700	-	-	-
18	Victoria Avenue East to Parr Line Watermain Loop	S-W-M-42	2029-2034	1,293,700	-	-	1,293,700	-	1,293,700	-	-	-
19	Mollard Line Watermain (Grand Bend Line to Development)	S-W-M-48	2025-2029	521,300	-	-	521,300	-	521,300	-	-	-
	Oustanding Debt:									-	-	-
20	Exeter-Hensall Pipeline Debt (Growth-Related Principal)	n/a	2025-2034	631,404	-	-	631,404	-		631,404	511,438	119,967
21	Exeter-Hensall Pipeline Debt (Growth-Related Interest - Discounted)	n/a	2025-2034	106,764	-	-	106,764	-		106,764	86,479	20,285
	Studies:											
22	Water Master Plan	n/a	2025	11,308	-	-	11,308	2,800	-	8,508	6,891	1,617
23	Water Master Plan	n/a	2030	67,500	-	-	67,500	16,900	-	50,600	40,986	9,614
	Adjustments:											
24	Reserve Fund Adjustment	n/a		1,584,028	-	-	1,584,028	-	-	1,584,028	1,283,063	300,965
	Total			**$36,301,425**	**$0**	**$0**	**$36,301,425**	**$6,356,100**	**$16,698,920**	**$13,246,405**	**$10,729,588**	**$2,516,817**

Table 5-7
Municipality of South Huron
Infrastructure Costs Included in the Development Charge Calculation
For Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to Urban Build Out - Wastewater	Master Plan Project #	Timing (year)	Gross Capital Cost Estimate (2025$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	Sewer Master Plan	n/a	2025	11,308	-	-	11,308	2,800	-	8,508	6,891	1,617
2	Sewer Master Plan	n/a	2030	67,500	-	-	67,500	16,900	-	50,600	40,986	9,614
	Exeter											
3	Alexander Street West Sewer (McConnell Street to Francis Street)	E-WW-SS-06	2025-2029	335,200	-	-	335,200	184,400	-	150,800	122,148	28,652
4	McConnell Street Sewer (Alexander Street to south end)	E-WW-SS-07	2025-2029	347,000	-	-	347,000	190,900	-	156,100	126,441	29,659
5	Church Street Sewer (Main Street to William Street)	E-WW-SS-17	2029-2034	264,100	-	-	264,100	26,400	-	237,700	192,537	45,163
6	Ausable River Crossing Twinned Sewer	E-WW-SS-43	2025-2029	2,939,500	-	-	2,939,500	1,175,800	-	1,763,700	1,428,597	335,103
7	Francis Street Sewer (Thames Road to Alexander Street)	E-WW-SS-44	2025-2029	491,300	-	-	491,300	417,600	-	73,700	59,697	14,003
8	South Exeter SPS Forcemain - New Forcemain from South Exeter SPS to Exeter WWTP	E-WW-FM-01	2034-2039	3,642,400	-	-	3,642,400	-	-	3,642,400	2,950,344	692,056
9	William Street SPS Forcemain Twinning (from GEXR to Lagoons)	E-WW-FM-02	2029-2034	1,118,800	-	-	1,118,800	-	816,724	302,076	244,682	57,394
10	South Exeter SPS	E-WW-PS-01	2034-2039	16,184,400	-	-	16,184,400	7,167,400	-	9,017,000	7,303,770	1,713,230
11	William Street SPS Pump & Mechanical Upgrades	E-WW-PS-02	2039	3,029,200	-	-	3,029,200	-	-	3,029,200	2,453,652	575,548
12	Exeter WWTP Short Term Upgrades: UV	E-WW-TP-04	2029-2034	854,700	-	-	854,700	115,400	623,931	115,369	93,449	21,920
13	Exeter WWTP Intermediate Upgrades: Mechanical Filter	E-WW-TP-05	2034-2039	4,635,000	-	-	4,635,000	2,317,500	-	2,317,500	1,877,175	440,325
14	Exeter WWTP Long-Term Upgrades: Mechanical Plant	E-WW-TP-06	2039	20,600,000	-	-	20,600,000	10,300,000	-	10,300,000	8,343,000	1,957,000
	Stephen					-			-			
15	"Possible" twinning of Huron Park Forcemain	S-WW-FM-01	2034-2039	5,317,700	-	-	5,317,700	-	-	5,317,700	4,307,337	1,010,363
16	Separate forcemain for Crediton SPS or coordinated control system with Huron Park SPS	S-WW-FM-02	2034-2039	97,700	-	-	97,700	-	-	97,700	79,137	18,563
17	"Potential" transfer of ownership of Darkhorse Winery private SPS to the Municipality and Associated Municipal Standard Upgrades	S-WW-PS-01	2029-2034	515,000	-	-	515,000	-	-	515,000	417,150	97,850
18	Huron Park SPS Emergency Storage	S-WW-PS-02	2025-2029	-	-	-	-	-	-	-	-	-
19	Crediton SPS Upgrades	S-WW-PS-05	2039	1,622,300	-	-	1,622,300	-	-	1,622,300	1,314,063	308,237
20	Huron Park SPS Upgrades	S-WW-PS-06	2029-2034	3,808,700	-	-	3,808,700	2,288,400	-	1,520,300	1,231,443	288,857
	Financing for Huron Park SPS Upgrades (Growth Share Only)			445,919	-	-	445,919	-	-	445,919	361,195	84,725
21	Grand Bend PS2 Upgrades	S-WW-PS-07	2034-2039	3,090,000	-	-	3,090,000	-	-	3,090,000	2,502,900	587,100
22	Grand Bend WWTP Capacity Upgrades	S-WW-TP-01	2039	3,090,000	-	-	3,090,000	-	-	3,090,000	2,502,900	587,100
	Adjustments:											
23	Reserve Fund Adjustment	n/a		1,181,170	-	-	1,181,170		-	1,181,170	956,748	224,422
	Total			**$73,688,898**	**$0**	**$0**	**$73,688,898**	**$24,203,500**	**$1,440,655**	**$48,044,743**	**$38,916,242**	**$9,128,501**

Table 5-8
Municipality of South Huron
Infrastructure Costs Included in the Development Charge Calculation
For Land Acquisition Class of Service

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to Urban Build Out - Water and Wastewater	Master Plan Project #	Timing (year)	Gross Capital Cost Estimate (2025$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
	Exeter - Water											
1	Thames Road East Watermain (McConnell Street to new North Exeter ET)	E-W-M-42	2034-2039	15,600	-	-	15,600	8,600	-	7,000	5,670	1,330
2	Morrison Line Watermain (Thames Road East to Huron Street)	E-W-M-43	2034-2039	28,900	-	-	28,900	1,400	-	27,500	22,275	5,225
3	CVD Subdivision Watermain Looping (Walper Street to Pickard Road)	E-W-M-44	2025-2029	820	-	-	820	-	820	-	-	-
5	Rasenberg Watermain Looping (Rosemount Avenue to Hazelton Lane)	E-W-M-45	2029-2034	310	-	-	310	-	310	-	-	-
4	Stoney Ridge Watermain Looping (Taylor Blvd and Eastern Avenue)	E-W-M-46	2025-2029	410	-	-	410	-	410	-	-	-
6	Pooley Watermain Looping (Simcoe Street to Abbey Lane)	E-W-M-47	2029-2034	520	-	-	520	-	520	-	-	-
7	Ondrejicka Lower Watermain Looping (Sanders Street to Ondrejicka Looping - Upper)	E-W-M-48	2029-2034	2,500	-	-	2,500	-	2,500	-	-	-
8	Ondrejicka Upper Watermain Looping (Wellington Street, Victoria Street and Ondrejicka Lower Watermain Looping)	E-W-M-49	2029-2034	3,800	-	-	3,800	-	3,800	-	-	-
9	HDC Lands Watermain Looping (Church Street to Nelson Street)	E-W-M-50	2029-2034	720	-	-	720	-	720	-	-	-
10	North Exeter Elevated Tank	E-W-ET-03	2034-2039	96,100	-	-	96,100	41,200	-	54,900	44,469	10,431
	Stephen - Water			-	-	-	-	-	-	-	-	-
11	Huron Park Industrial Watermain Looping (North leg of Canada Avenue to Airport Line)	S-W-M-34	2029-2034	7,800	-	-	7,800	-	7,800	-	-	-
12	Victoria Drive Watermain (Melbourne Street to Exi-Plast Custom Moulding / former Dashwood Industries)	S-W-M-36	2029-2034	12,800	-	-	12,800	7,000	-	5,800	4,698	1,102
13	Highway 21 to Grand Bend Line Watermain Looping	S-W-M-39	2034-2039	22,900	-	-	22,900	-	22,900	-	-	-
14	Grand Bend Line Watermain (B-Line to POG)	S-W-M-40	2025-2029	2,100	-	-	2,100	800	-	1,300	1,053	247
15	Grand Bend Line Watermain (B-Line to Mollard Line)	S-W-M-41	2029-2034	12,300	-	-	12,300	-	12,300	-	-	-
16	Victoria Avenue East to Parr Line Watermain Loop	S-W-M-42	2029-2034	7,300	-	-	7,300	-	7,300	-	-	-
17	Mollard Line Watermain (Grand Bend Line to Development)	S-W-M-48	2025-2029	3,700	-	-	3,700	-	3,700	-	-	-
	Exeter - Wastewater											
18	Alexander Street West Sewer (McConnell Street to Francis Street)	E-WW-SS-06	2025-2029	1,400	-	-	1,400	800	-	600	486	114
19	McConnell Street Sewer (Alexander Street to south end)	E-WW-SS-07	2025-2029	3,200	-	-	3,200	1,800	-	1,400	1,134	266
20	Church Street Sewer (Main Street to William Street)	E-WW-SS-17	2029-2034	2,800	-	-	2,800	300	-	2,500	2,025	475
21	Ausable River Crossing Twinned Sewer	E-WW-SS-43	2025-2029	21,800	-	-	21,800	8,700	-	13,100	10,611	2,489
22	South Exeter SPS Forcemain - New Forcemain from South Exeter SPS to Exeter WWTP	E-WW-FM-01	2034-2039	38,800	-	-	38,800	-	-	38,800	31,428	7,372
23	William Street SPS Forcemain Twinning (from GEXR to Lagoons)	E-WW-FM-02	2029-2034	10,600	-	-	10,600	-	7,738	2,862	2,318	544
	Stephen - Wastewater			-								
24	"Possible" twinning of Huron Park Forcemain	S-WW-FM-01	2034-2039	56,800	-	-	56,800	-	-	56,800	46,008	10,792
25	Separate forcemain for Crediton SPS or coordinated control system with Huron Park SPS	S-WW-FM-02	2034-2039	56,800	-	-	56,800	-	-	56,800	46,008	10,792
	Total			**410,780**	**-**	**-**	**410,780**	**70,600**	**70,818**	**269,362**	**218,183**	**51,179**

Chapter 6
Development Charge Calculation

6. Development Charge Calculation

Table 6-1 calculates the proposed D.C.s to be imposed for water and wastewater services, as well as the land acquisition class of service in the municipally serviced area over the urban buildout forecast period. Table 6-2 calculates the proposed D.C.s for all remaining services and class of services to be imposed on anticipated development in the Municipality over the 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, special care/special dwelling units and all other multiples). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for agriculture and non-agriculture (i.e. industrial, commercial, and institutional) types of development. A wind turbine is deemed to be equivalent to a residential single detached unit as it relates to Services Related to a Highway, Fire Protection Services and Growth-Related Studies only.

With respect to non-residential development, the total costs in the differentiated charge (i.e. industrial/commercial/institutional and agricultural) are based on allocating the non-residential costs by the incremental employment growth anticipated in the agricultural vs. non-agricultural sectors and then dividing the differentiated charges by the anticipated development by type over the planning period to calculate a cost per sq.ft of G.F.A.

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Municipal services based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C.-recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charges in Tables 6-1 and 6-2.

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

Table 6-4 provides a comparison of the D.C.s currently imposed in the Municipality and the charges proposed herein (Table 6-3) for a residential single detached dwelling unit. The calculated charges for a single detached residential dwelling unit are $18,360, in the urban serviced areas and $7,100 in the non-serviced (i.e., rural) areas.

Table 6-5 provides comparisons for non-residential (industrial, commercial, institutional (I.C.I.)) development, on a per sq.ft. of G.F.A within the Municipality's urban serviced area. The calculated non-residential D.C.s for new I.C.I. development within the urban serviced area is $6.47 per sq.ft. of G.F.A. and $1.82 per sq.ft. in the non-serviced areas. For non-residential agricultural developments, the D.C. is $0.15 per square foot. Water and Wastewater Services are not anticipated to be provided to non-residential agricultural developments; however, the municipal-wide services are imposed at a rate of $0.15 per sq.ft. of G.F.A. Table 6-6 provides comparisons for non-residential agriculture developments, on a per sq.ft. of G.F.A. basis with the charges currently in place.

The 2025 D.C. study has been undertaken in 2025 and therefore, the valuation of the capital costs and resulting calculated D.C.s are also in 2025 values. As the Municipality adjusts its D.C.s on January 1st each year for inflation, and the public process for the study is taking place in 2026, the calculated rates that will be considered by Council will also need to be inflated to 2026 values. As such, the calculated rates have been inflated by 4.2%, and the revised rates are provided as part of the comparison of rates in Tables 6-4, 6-5, and 6-6 as well as in Schedule B to the draft by-law contained in Appendix G.

Table 6-7 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law.

Table 6-1
Municipality of South Huron
Calculation of Development Charges
within the Urban Serviced Area
2025-Urban Buildout (Based on Urban Boundary)

Service	2025$ D.C.-Eligible Cost		2025$ D.C.-Eligible Cost		2025$ D.C.-Eligible Cost		2025$ D.C.-Eligible Cost	
	Residential	Non-Residential	Residential Single Detached Unit	Non-Residential per sq.ft.	Agricultural	Industrial, Commercial, Institutional	Agricultrual per sq.ft.	Industrial, Commercial, Institutional per sq.ft.
	$	$	$	$	$	$	$	$
1. Wastewater Services								
Treatment plants & Sewers	38,916,242	9,128,501	8,788	3.63	-	9,128,501	-	3.63
2. Water Services								
Treatment, storage and distribution systems	10,729,588	2,516,817	2,423	1.00	-	2,516,817	-	1.00
3. Land Acquisition	218,183	51,179	49	0.02	-	51,179	-	0.02
TOTAL	**49,864,013**	**$11,696,497**	**$11,260**	**$4.65**	**$0.00**	**$11,696,497**	**$0.00**	**$4.65**
D.C.-Eligible Capital Cost	49,864,013	$11,696,497			$0.00	$11,696,497		
Buildout Gross Population/GFA Growth (sq.ft.)	12,621	2,513,700			-	2,513,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	**$3,950.88**	**$4.65**			**$0.00**	**$4.65**		
By Residential Unit Type **P.P.U.**								
Single and Semi-Detached Dwelling 2.850	$11,260							
Other Multiples 1.747	$6,902							
Apartments - 2 Bedrooms + 1.723	$6,807							
Apartments - Bachelor and 1 Bedroom 1.168	$4,615							
Special Care/Special Dwelling Units 1.100	$4,346							

Table 6-2
Municipality of South Huron
Calculation of Development Charges
for Municipal-Wide Services
2025-2034

SERVICE/CLASS OF SERVICES	2025$ D.C.-Eligible Cost		2025$ D.C.-Eligible Cost		2025$ D.C.-Eligible Cost		2025$ D.C.-Eligible Cost	
	Residential	Non-Residential	Residential Single Detached Unit	Non-Residential per sq.ft.	Agricultural	Industrial, Commercial, Institutional	Agricultrual per sq.ft.	Industrial, Commercial, Institutional per sq.ft.
	$	$	$	$	$	$	$	$
4. Services Related to a Highway Roads and Related including Public Woks Facilities, Fleet & Equipment	1,070,001	284,431	1,405	0.58	5,153	279,278	0.06	0.69
5. Fire Protection Services Fire facilities, vehicles & equipment	811,829	215,803	1,066	0.44	3,909	211,893	0.04	0.52
6. Parks and Recreation Services Park development, amenities, trails, recreation facilities, vehicles, and equipment	3,269,088	172,057	4,291	0.35	3,117	168,940	0.03	0.42
7. Growth-Related Studies	257,915	76,142	338	0.15	1,379	74,762	0.02	0.19
TOTAL	**$5,408,833**	**$748,432**	**$7,100**	**$1.52**	**$13,559**	**$734,874**	**$0.15**	**$1.82**
D.C.-Eligible Capital Cost	$5,408,833	$748,432			$13,559	$734,874		
10-Year Gross Population/GFA Growth (sq.ft.)	2,171	494,000			90,000	404,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	**$2,491.40**	**$1.52**			**$0.15**	**$1.82**		
By Residential Unit Type **P.P.U.**								
Single and Semi-Detached Dwelling 2.850	$7,100							
Other Multiples 1.747	$4,352							
Apartments - 2 Bedrooms + 1.723	$4,293							
Apartments - Bachelor and 1 Bedroom 1.168	$2,910							
Special Care/Special Dwelling Units 1.100	$2,741							

Table 6-3
Municipality of South Huron
Calculated Schedule of Development Charges
for Services and Class of Services (2025$)

Service/Class of Services	RESIDENTIAL					Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units		Agricultural Use	Other Non-Residential
Municipal Wide Services/Class of Service:								
Services Related to a Highway	1,405	861	849	576	542	1,405	0.06	0.69
Fire Protection Services	1,066	653	644	437	411	1,066	0.04	0.52
Parks and Recreation Services	4,291	2,630	2,594	1,759	1,656	-	0.03	0.42
Growth-Related Studies	338	207	204	139	130	338	0.02	0.19
Total Municipal Wide Services/Class of Services	**$7,100**	**$4,351**	**$4,291**	**$2,911**	**$2,739**	**$2,809**	**$0.15**	**$1.82**
Urban Services								
Wastewater Services	8,788	5,387	5,313	3,602	3,392	-	-	3.63
Water Services	2,423	1,485	1,465	993	935	-	-	1.00
Land Acquisition	49	30	30	20	19	-	-	0.02
Total Urban Services	**$11,260**	**$6,902**	**$6,808**	**$4,615**	**$4,346**	**$0**	**$0.00**	**$4.65**
GRAND TOTAL RURAL AREA	**$7,100**	**$4,351**	**$4,291**	**$2,911**	**$2,739**	**$2,809**	**$0.15**	**$1.82**
GRAND TOTAL - PARTIALLY SERVICED (WATER ONLY)	**$9,541**	**$5,847**	**$5,767**	**$3,911**	**$3,681**	**$2,809**	**$0.15**	**$2.83**
GRAND TOTAL URBAN AREA	**$18,360**	**$11,253**	**$11,099**	**$7,526**	**$7,085**	**$2,809**	**$0.15**	**$6.47**

Table 6-4
Municipality of South Huron
Single Detached Residential Dwelling Unit D.C. Comparison

Service/Class of Services	2025 $		Indexed 2026 $	
	Existing	Calculated	Existing	Calculated
Municipal Wide Services/Class of Services:				
Services Related to a Highway	895	1,405	933	1,464
Fire Protection Services	294	1,066	306	1,111
Parks and Recreation Services	2,642	4,291	2,753	4,471
Growth-Related Studies	149	338	155	352
Total Municipal Wide Services/Class of Services	**$3,980**	**$7,100**	**$4,147**	**$7,398**
Urban Services:				
Wastewater Services	925	8,788	964	9,157
Water Services	1,301	2,423	1,356	2,525
Land Acquisition*		49		51
Total Urban Services	**$2,226**	**$11,260**	**$2,320**	**$11,733**
Grand Total - Urban Area	**$6,206**	**$18,360**	**$6,467**	**$19,131**

* Previously recovered through wastewater and water services

2026 Indexed Rates based on 4.2% Inflation

Table 6-5
Municipality of South Huron
Non-Residential (Industrial, Commercial, Institutional)
D.C. Comparison per sq.ft. of Gross Floor Area

Service/Class of Services	2025 $		Indexed 2026 $	
	Existing	Calculated	Existing	Calculated
Municipal Wide Services/Class of Services:				
Services Related to a Highway	0.39	0.69	0.41	0.72
Fire Protection Services	0.13	0.52	0.14	0.54
Parks and Recreation Services	0.19	0.42	0.20	0.44
Growth-Related Studies	0.07	0.19	0.07	0.20
Total Municipal Wide Services/Class of Services	**$0.78**	**$1.82**	**$0.82**	**$1.90**
Urban Services:				
Wastewater Services	0.38	3.63	0.40	3.78
Water Services	0.32	1.00	0.33	1.04
Land Acquisition*		0.02		0.02
Total Urban Services	**$0.70**	**$4.65**	**$0.73**	**$4.84**
Grand Total - Urban Area	**$1.48**	**$6.47**	**$1.55**	**$6.74**

* Previously recovered through wastewater and water services

2026 Indexed Rates based on 4.2% Inflation

Table 6-6
Municipality of South Huron
Non-Residential (Agriculture)
D.C. Comparison per sq.ft. of Gross Floor Area

	2025 $		Indexed 2026 $	
Service/Class of Services	Current	Calculated	Current	Calculated
Municipal Wide Services/Class of Services:				
Services Related to a Highway	0.17	0.06	0.18	0.06
Fire Protection Services	0.05	0.04	0.05	0.04
Parks and Recreation Services	0.09	0.03	0.09	0.03
Growth-Related Studies	0.02	0.02	0.02	0.02
Total Municipal Wide Services/Class of Services	**$0.33**	**$0.15**	**$0.34**	**$0.15**
Urban Services:				
Wastewater Services	0.17	-	0.18	-
Water Services	0.13	-	0.14	-
Land Acquisition*		-		
Total Urban Services	**$0.30**	**$0.00**	**$0.32**	**$0.00**
Grand Total - Urban Area	**$0.63**	**$0.15**	**$0.66**	**$0.15**

* Previously recovered through wastewater and water services

2026 Indexed Rates based on 4.2% Inflation

Table 6-7
Municipality of South Huron
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-law for all Services and Class of Services (2025$)

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services Treatment plants & Sewers	16,247,641	0	5,999,417	1,440,655	0	7,134,131	1,673,438
2. Water Services Treatment, storage and distribution systems	26,391,063	0	5,236,100	13,352,170	0	6,320,262	1,482,531
3. Land Acquisition	410,780	0	70,600	70,818	0	218,183	51,179
4. Services Related to a Highway Roads and Related including Public Woks Facilities, Fleet & Equipment	1,854,100	0	475,668	24,000	0	1,070,001	284,431
5. Fire Protection Services Fire facilities, vehicles & equipment	5,775,000	0	2,633,669	0	2,113,700	811,829	215,803
6. Parks and Recreation Services Park development, amenities, trails, recreation facilities, vehicles, and equipment	4,100,000	0	658,855	0	0	3,269,088	172,057
7. Growth Studies	539,131	7,000	198,074	0	0	257,915	76,142
Total Expenditures & Revenues	**$55,317,715**	**$7,000**	**$15,272,382**	**$14,887,643**	**$2,113,700**	**$19,081,410**	**$3,955,580**

Chapter 7
Development Charge Policy Recommendations and By-law Rules

7. Development Charge Policy Recommendations and By-law Rules

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

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

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

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

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

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

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in Chapter 1. These policies, however, are provided for Council's consideration and may be refined prior to adoption of the by-law.

7.2 Development Charge By-law Structure

It is recommended that:

- The Municipality uses a uniform Municipality-wide D.C. calculation for all municipal services, except Water and Wastewater services;
- The Municipality uses urban specific D.C. calculations for Water and Wastewater Services in the municipally serviced areas of the Municipality;
- The Municipality uses a uniform Municipality-wide D.C. calculation for the growth-related studies class of services; and
- One municipal D.C. by-law be used for all services and class of services.

7.3 Development Charge By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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

7.3.2 Determination of the Amount of the Charge

The following conventions were utilized in the calculation of the charge:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional). Wind turbines will be charged on a per unit basis, equivalent to a single detached unit, for the Services Related to a Highway, Fire protection Services, and Growth-Related Studies components of the D.C.

2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:

    - For Services Related to a Highway and Fire Protection Services, a 79% residential/21% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period;
    - Parks and Recreation Services attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of parks and recreation services tend to be residents of the Municipality;
    - For water and wastewater services, an 81%/19% residential/non-residential attribution has been made. These are based on a population vs. employment growth ratio over the urban service areas forecast.
    - For the Growth-Related Studies Class of Services, the costs related to Parks and Recreation Services, have been allocated 95% to residential development and 5% to non-residential development, similar to the capital costs for this service. The costs associated with all other services have been allocated based on the incremental population and employment uses projected over the forecast periods similar to the specific services (e.g., 79% to residential and 21% to non-residential for Fire and Services Related to a Highways, and 81%/19% for water and wastewater services). These allocations result in an overall share between residential and non-

residential development for growth-related studies of 77%/23%, respectfully.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the gross floor area of the building demolished/converted multiplied by the current industrial/non-industrial D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 5 years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C. that would otherwise be payable.

7.3.4 Exemptions

Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C.s (subsection 4 (3) of the D.C.A.).
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education.
- Full exemption for the creation of the greater of one residential unit or one percent of the existing residential units in an existing rental residential building, which contains four or more residential units (based on prescribed limits out in section 2 (3.1) of the D.C.A.)
- Full exemption for additional residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or

that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 (3.2) of the D.C.A.).

- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 (3.3) of the D.C.A.).
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario.
- Full exemption for affordable units (see bulletin rates identified in section 1.3.8).
- Full exemption for attainable units (note that further definition is required through regulations prior to being in full effect).
- Full exemption for affordable inclusionary zoning units.
- Full exemption for non-profit housing developments.
- Full exemption for long-term care homes.
- Partial exemption through a discount for rental housing units based on the number of bedrooms contained in each unit, as prescribed (note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-law which informs implementation):
    - Residential units intended for use as a rented residential premises with three (3) or more bedrooms - 25% discount.
    - Residential units intended for use as a rented residential premises with two (2) bedrooms - 20% discount.
    - Residential units intended for use as a rented residential premises not referred to 1 or 2 above - 15% discount.

Non-statutory (discretionary exemptions) include the following:

- Farm Building and Bona Fide Farm Building;
- The portion of a Place of worship that is for worship, as defined under the Assessment Act, 1990; and
- Any residential development creating or adding an accessory use, building, or structure, including a garage, storage building, or swimming pool.

7.3.5 Timing of Collection

The D.C.s for all services and class of services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment

agreements entered into with the Municipality and an owner under s. 27 of the D.C.A., or as subsequently noted.

D.C.s payable for residential development (other than rental housing, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied.

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

The D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted on or after January 1, 2020 and approved prior to June 5, 2024), shall be determined based on the lower of the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application), including interest, and the D.C. at current rates at the time the D.C. is calculated.

The D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted on or after January 1, 2020 and approved on or after June 5, 2024), shall be determined based on the lower of the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application), including interest, and the D.C. at current rates at the time the D.C. is calculated.

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

7.3.6 The Applicable Areas

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

- All Municipal-wide services and class of services – the full residential and non-residential charge will be imposed on all lands within the Municipality;
- Water and Wastewater services – the full residential and non-residential charges will be imposed on lands in the water and wastewater serviced areas of the Municipality.

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on January 1st of each year, based on the third quarter year over year change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, London series, as prescribed under the D.C.A.

Note: the capital costs and D.C. calculations outlined herein are presented in 2025 dollars; however, given the anticipated timing of by-law approval/implementation, the rates to be included with the staff-recommended by-law will be indexed to 2026 dollars in accordance with the indexing provision in the D.C. legislation.

7.3.8 Development Charge Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Subsections 2 (7) and 2 (8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. Subsection 10 (2) (c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

The rationale for maintaining a Municipal-wide D.C. approach is based, in part, on the following:

1. All Municipal services, except for water, wastewater, and stormwater services, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Municipality, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue

recoverable for the Municipality hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Municipal-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.

3. Many services provided (roads, parks, and recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Municipality will be used by residents from all areas depending on the programing of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

Based on the foregoing and discussions with Municipal staff, there is no apparent justification for the establishment of area-specific D.C.s at this time for services or class of services, other than for Water and Wastewater Services. Therefore, the recommendation is to continue to apply Municipal-wide D.C.s for all services other than Water and Wastewater Services. For Water and Wastewater Services, it is recommended that the Municipality maintain its approach of imposing uniform charges across the urban serviced area.

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services and Class of Services for Reserve Fund and Credit Purposes

The Municipality's D.C. collections should be contributed into 6 separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Water Services;
- Wastewater Services; and
- Growth-Related Studies (Class of Services).

7.4.2 By-law In-force Date

The by-law will come into force on January 1, 2027, unless Council determines an alternative date for enactment.

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

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

7.5 Other Recommendations

It is recommended that Council:

> "Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;"
>
> "Adopt the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies, and other contributions;"
>
> "Adopt the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services and classes of service, except Water Services, and Wastewater Services;"
>
> "Adopt the D.C. approach to calculate the charges on an area specific basis for Water Services and Wastewater Services to be imposed in the urban serviced areas of the Municipality;"
>
> "Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated December 31, 2025, subject to further annual review during the capital budget process;"

“Approve the D.C. Background Study dated December 31, 2025, as amended;"

“Approve the Local Service Policy set out in Appendix E;"

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

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

Chapter 8
By-law Implementation

8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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

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

2. The second public grouping embraces the public at large and includes taxpayer/rate-payers coalition groups and others interested in public policy. Taxpayers/ratepayers in particular may have an interest, as any growth-related cost that is incurred that cannot be recovered from development charges (or other legislatively allowed cost recovery mechanisms) requires a separate funding source, which may often be the property tax base and/or through water and wastewater rates.

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

8.1.4 Anticipated Impact of the Charge on Development

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

On the other hand, D.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed.

The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.

8.2 Implementation Requirements

8.2.1 Introduction

Once the Municipality has calculated the charge, prepared the complete background study, carried out the public process, and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

8.2.2 Notice of Passage

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

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

- notice may be given in one of the following ways:
    - by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice;
    - if in the clerk's opinion, a newspaper of sufficient circulation does not exist, by posting on the Municipality's website; or
    - by personal service, fax, or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.2.3 By-law Pamphlet

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

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

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

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

8.2.4 Appeals

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

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

8.2.5 Complaints

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

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

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

8.2.6 Credits

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

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

8.2.7 Front-Ending Agreements

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

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipal funds being available.

8.2.8 Severance and Subdivision Agreement Conditions

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

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

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

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

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

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

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



Appendices

Appendix A
Background Information on Residential and Non-Residential Growth Forecast

Schedule 1
Municipality of South Huron
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) [1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings [2]	Apartments [3]	Other	Total Households	Equivalent Institutional Households	
Historical	*Mid 2011*	10,380	9,945	240	9,705	3,483	256	350	83	4,172	218	2.384
	Mid 2016	10,540	10,096	396	9,700	3,530	270	370	75	4,245	360	2.378
	Mid 2021	10,500	10,063	213	9,850	3,515	350	425	60	4,350	194	2.313
Forecast	*Early 2025*	11,060	10,593	224	10,369	3,650	374	479	60	4,563	204	2.321
	Early 2035	13,210	12,656	434	12,222	4,166	548	599	60	5,373	395	2.355
	Urban Buildout [4]	24,070	23,057	494	22,563	6,697	1,613	1,650	60	10,020	449	2.301
Incremental	**Mid 2011 - Mid 2016**	**160**	**151**	**156**	**-5**	**47**	**14**	**20**	**-8**	**73**	**142**	
	Mid 2016 - Mid 2021	**-40**	**-33**	**-183**	**150**	**-15**	**80**	**55**	**-15**	**105**	**-166**	
	Mid 2021 - Early 2025	**560**	**530**	**11**	**519**	**135**	**24**	**54**	**0**	**213**	**10**	
	Early 2025 - Early 2035	**2,150**	**2,063**	**210**	**1,853**	**516**	**174**	**120**	**0**	**810**	**191**	
	Early 2025 - Urban Buildout[4]	**13,010**	**12,464**	**270**	**12,194**	**3,047**	**1,239**	**1,171**	**0**	**5,457**	**245**	

[1] Population includes the Census undercount estimated at approximately 4.4% and has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
[4] Urban Buildout refers to the buildout of the urban area based on servicing capacity identified through the Municipality of South Huron Water and Wastewater Master Plan Update.
Note: Numbers may not add due to rounding.
Source: Derived from the Municipality of South Huron Water and Wastewater Master Plan Update (2025) and Huron County Population and Housing Projections Study, Final Report, March 2024, by Watson & Associates Economists Ltd.

Schedule 2
Municipality of South Huron
Estimate of the Anticipated Amount, Type and Location of
Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples[1]	Apartments[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2025 - 2035	500	174	120	794	1,915	(83)	1,832	210	2,042
	2025 - Urban Buildout[3]	2,937	1,239	1,171	5,347	12,351	(363)	11,988	270	12,258
Rural	2025 - 2035	16	0	0	16	46	(25)	21	0	21
	2025 - Urban Buildout[3]	110	0	0	110	314	(108)	206	0	206
Municipality of South Huron	**2025 - 2035**	**516**	**174**	**120**	**810**	**1,961**	**(108)**	**1,853**	**210**	**2,063**
	2025 - Urban Buildout[3]	**3,047**	**1,239**	**1,171**	**5,457**	**12,665**	**(471)**	**12,194**	**270**	**12,464**

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
[3] Urban Buildout refers to the buildout of the urban area based on servicing capacity identified through the Municipality of South Huron Water and Wastewater Master Plan Update (2025).
Source: Watson & Associates Economists Ltd.

Schedule 3
Municipality of South Huron
Current Year Growth Forecast
Mid-2021 to Early-2025

			Population
Mid 2021 Population			10,063
Occupants of New Housing Units, Mid 2021 to Early 2025	*Units (2)*	213	
	multiplied by P.P.U. (3)	2.451	
	gross population increase	522	522
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2025	*Units*	10	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	11	11
Decline in Housing Unit Occupancy, Mid 2021 to Early 2025	*Units (4)*	4,350	
	multiplied by P.P.U. decline rate (5)	-0.00069	
	total decline in population	-3	-3
Population Estimate to Early 2025			10,593
Net Population Increase, Mid 2021 to Early 2025			*530*

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.882	63%	1.827
Multiples (6)	1.791	11%	0.202
Apartments (7)	1.664	25%	0.422
Total		100%	2.451

[1] Based on 2021 Census custom database.

[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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

Schedule 4
Municipality of South Huron
Ten Year Growth Forecast
2025 to 2035

			Population
Early 2025 Population			10,593
Occupants of New Housing Units, Early 2025 to Early 2035	*Units (2)*	810	
	multiplied by P.P.U. (3)	2.421	
	gross population increase	1,961	1,961
Occupants of New Equivalent Institutional Units, Early 2025 to Early 2035	*Units*	191	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	210	210
Decline in Housing Unit Occupancy, Early 2025 to Early 2035	*Units (4)*	4,563	
	multiplied by P.P.U. decline rate (5)	-0.02367	
	total decline in population	-108	-108
Population Estimate to Early 2035			12,656
Net Population Increase, Early 2025 to Early 2035			*2,063*

(1) Early 2025 Population based on:

2021 Population (10,063) + Mid 2021 to Early 2025 estimated housing units to beginning of forecast period (213 x 2.451 = 522) + (10 x 1.1 = 11) + (4,350 x -0.001 = -3) = 10,593

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

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

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.850	64%	1.816
Multiples (6)	1.747	21%	0.375
Apartments (7)	1.551	15%	0.230
one bedroom or less	1.168		
two bedrooms or more	1.723		
Total		100%	2.421

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

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

(4) Early 2025 households based upon 2021 Census (4,350 units) + Mid 2021 to Early 2025 unit estimate (213 units) = 4,563 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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

Schedule 5
Municipality of South Huron
Longer-Term Growth Forecast
2025 to Urban Buildout

			Population
Early 2025 Population			10,593
Occupants of New Housing Units, Early 2025 to Urban Buildout	*Units (2)*	5,457	
	multiplied by P.P.U. (3)	2.321	
	gross population increase	12,665	12,665
Occupants of New Equivalent Institutional Units, Early 2025 to Urban Buildout	*Units*	245	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	270	270
Decline in Housing Unit Occupancy, Early 2025 to Urban Buildout	*Units (4)*	5,457	
	multiplied by P.P.U. decline rate (5)	-0.08631	
	total decline in population	-471	-471
Population Estimate to Urban Buildout			23,057
Net Population Increase, Early 2025 to Urban Buildout			*12,464*

(1) Early 2025 Population based on:

2021 Population (10,063) + Mid 2021 to Early 2025 estimated housing units to beginning of forecast period (213 x 2.451 = 522) + (10 x 1.1 = 11) + (4,350 x -0.001 = -3) = 10,593

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

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

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.850	56%	1.591
Multiples (6)	1.747	23%	0.397
Apartments (7)	1.551	21%	0.333
one bedroom or less	1.168		
two bedrooms or more	1.723		
Total		100%	2.321

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

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

(4) Early 2025 households based upon 2021 Census (4,350 units) + Mid 2021 to Early 2025 unit estimate (213 units) = 4,563 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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

Schedule 6
Municipality of South Huron
Historical Residential Building Permits Issued for Residential Units
Years 2015 to 2024

Year	Residential Building Permits (Units)			
	Singles & Semi Detached	Multiples [1]	Apartments [2]	Total
2015	22	0	0	22
2016	12	0	0	12
2017	24	5	0	29
2018	44	0	0	44
2019	14	0	2	16
Sub-total	116	5	2	123
Average (2015 - 2019)	***23***	***1***	***0***	***25***
% Breakdown	94.3%	4.1%	1.6%	100.0%
2020	30	6	65	101
2021	29	15	2	46
2022	74	6	1	81
2023	19	0	39	58
2024	26	6	24	56
Sub-total	178	33	131	342
Average (2020 - 2024)	***36***	***7***	***26***	***68***
% Breakdown	52.0%	9.6%	38.3%	100.0%
2015 - 2024				
Total	294	38	133	465
Average	***29***	***4***	***13***	***47***
% Breakdown	63.2%	8.2%	28.6%	100.0%

[1] Includes townhouse units and apartment units in duplexes.
[2] Includes bachelor, 1- bedroom, and 2-bedroom+ apartment units.
Source: Historical housing activity derived from Municipality of South Huron building permit data, by Watson & Associates Economists Ltd.

Schedule 7a
Municipality of South Huron
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.000	-	**2.882**		
6-10	-	-	-	-	-	**3.538**		
11-15	-	-	-	2.538	-	**2.481**		
16-20	-	-	-	-	-	**2.706**		
20-25	-	-	-	2.364	-	**2.621**	2.846	2.850
25-35	-	-	-	2.650	-	**2.571**		
35+	-	-	1.753	2.600	3.424	**2.374**		
Total	**0.455**	**-**	**1.755**	**2.622**	**3.750**	**2.438**		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.643	2.733	-	**2.267**
6-10	-	-	1.545	-	-	**2.565**
11-15	-	-	1.882	2.200	-	**2.087**
16-20	-	-	-	2.636	-	**2.280**
20-25	-	-	1.385	2.364	-	**2.200**
25-35	-	-	-	2.650	-	**2.472**
35+	-	1.239	1.721	2.570	3.545	**2.259**
Total	**-**	**1.250**	**1.705**	**2.566**	**3.827**	**2.265**

[1] Adjusted based on historical trends.
Note: Does not include Statistics Canada data classified as “Other.”
P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.

Schedule 7b
Huron County, Bruce County, Grey County, and Perth County
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

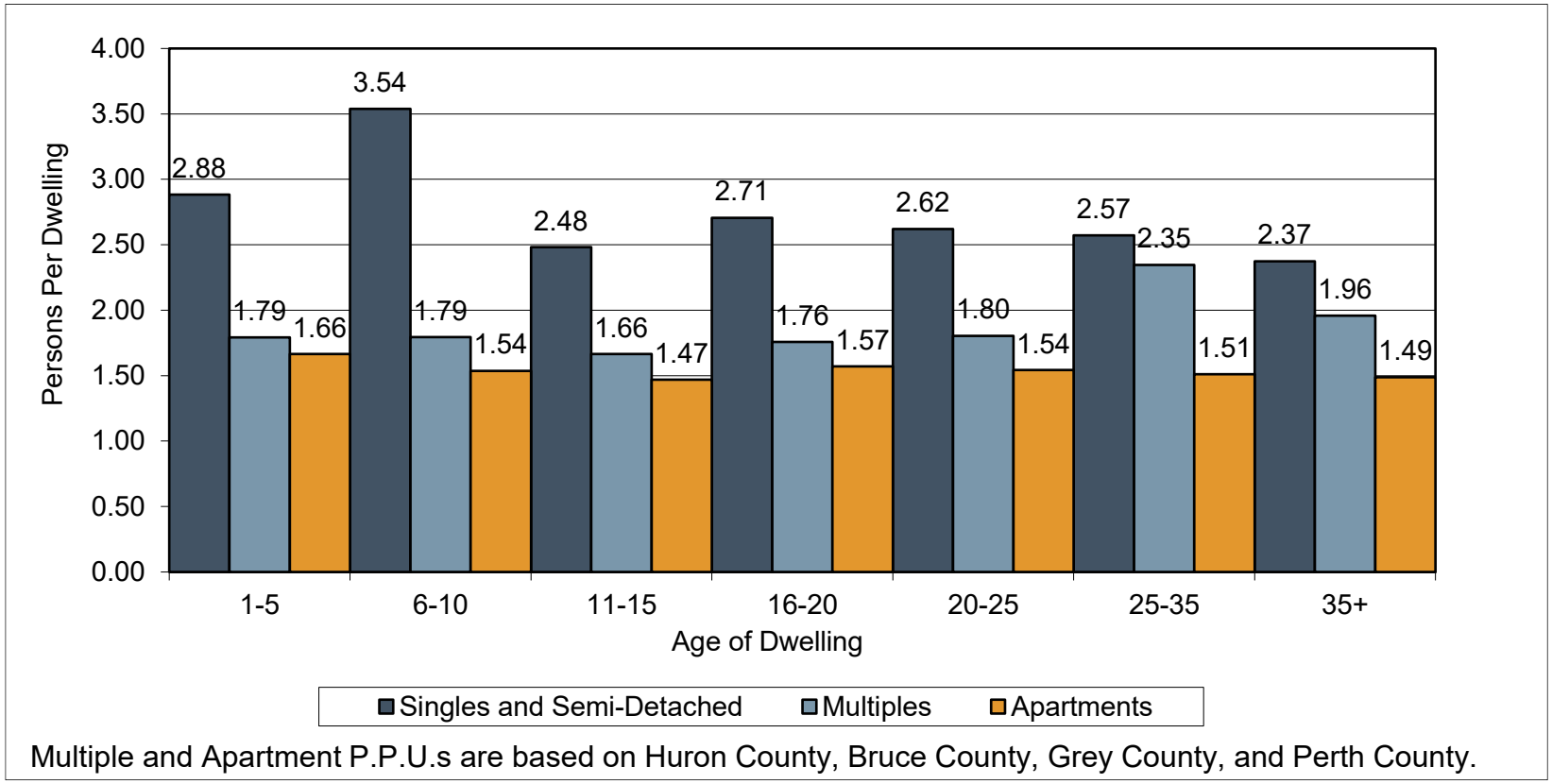
Age of Dwelling	Multiples [1]						25 Year Average	25 Year Average Adjusted[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.467	1.661	2.408	-	**1.791**		
6-10	-	-	1.443	2.510	-	**1.793**		
11-15	-	1.550	1.466	2.278	-	**1.664**		
16-20	-	-	1.698	2.440	-	**1.758**		
20-25	-	1.182	1.614	2.720	-	**1.805**	1.762	1.747
25-35	-	-	1.767	3.178	-	**2.347**		
35+	0.882	1.242	1.745	2.629	-	**1.957**		
Total	**0.594**	**1.293**	**1.656**	**2.615**	**-**	**1.900**		

Age of Dwelling	Apartments [2]						25 Year Average	25 Year Average Adjusted[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.194	1.644	2.462	-	**1.664**		
6-10	-	1.286	1.528	-	-	**1.537**		
11-15	-	1.167	1.490	-	-	**1.469**		
16-20	-	1.423	1.615	-	-	**1.571**		
20-25	-	1.229	1.653	-	-	**1.543**	1.557	1.551
25-35	-	1.082	1.549	3.000	-	**1.510**		
35+	0.963	1.145	1.646	2.560	-	**1.487**		
Total	**0.897**	**1.156**	**1.630**	**2.628**	**-**	**1.508**		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.325	1.796	2.777	3.987	**2.481**
6-10	-	1.277	1.636	2.776	4.189	**2.588**
11-15	-	1.278	1.626	2.714	3.693	**2.492**
16-20	-	1.451	1.730	2.581	4.008	**2.518**
20-25	-	1.250	1.726	2.550	3.840	**2.397**
25-35	-	1.254	1.751	2.617	3.752	**2.483**
35+	1.172	1.229	1.728	2.542	3.760	**2.320**
Total	**1.308**	**1.244**	**1.726**	**2.579**	**3.819**	**2.369**

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartments.
[3] Adjusted based on historical trends.
Note: Does not include Statistics Canada data classified as "Other."
P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.

Schedule 8
Municipality of South Huron
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Multiple and Apartment P.P.U.s are based on Huron County, Bruce County, Grey County, and Perth County.

Schedule 9a
Municipality of South Huron
Employment Forecast, 2025 to Urban Buildout

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	9,945	0.030	0.037	0.140	0.131	0.063	0.400	0.063	0.463	295	365	1,388	1,308	625	3,980	623	4,603	3,615
Mid 2016	10,096	0.022	0.054	0.147	0.149	0.061	0.433	0.071	0.504	225	545	1,485	1,500	615	4,370	721	5,091	3,825
Early 2025	10,593	0.021	0.057	0.156	0.150	0.062	0.446	0.102	0.548	222	608	1,651	1,591	653	4,725	1,079	5,804	4,117
Early 2035	12,656	0.018	0.060	0.145	0.149	0.064	0.437	0.100	0.537	232	764	1,833	1,886	816	5,531	1,270	6,801	4,767
Urban Buildout	23,057	0.011	0.062	0.115	0.136	0.052	0.376	0.099	0.476	252	1,439	2,655	3,136	1,198	8,680	2,291	10,971	7,241
Incremental Change																		
Mid 2011 - Mid 2016	151	-0.007	0.017	0.008	0.017	-0.002	0.033	0.009	0.041	-70	180	98	193	-10	390	98	488	210
Mid 2016 - Early 2025	497	-0.001	0.003	0.009	0.002	0.001	0.013	0.030	0.044	-3	63	166	91	38	355	358	713	292
Early 2025 - Early 2035	2,063	-0.003	0.003	-0.011	-0.001	0.003	-0.009	-0.002	-0.011	10	156	182	295	163	806	191	997	650
Early 2025 - Urban Buildout	12,464	-0.010	0.005	-0.041	-0.014	-0.010	-0.070	-0.003	-0.072	30	831	1,004	1,545	545	3,955	1,212	5,167	3,124
Annual Average																		
Mid 2011 - Mid 2016	30	-0.001	0.003	0.002	0.003	0.000	0.007	0.002	0.008	-14	36	20	39	-2	78	20	98	42
Mid 2016 - Early 2025	58	0.000	0.000	0.001	0.000	0.000	0.002	0.004	0.005	0	7	20	11	4	42	42	84	34
Early 2025 - Early 2035	206	0.000	0.000	-0.001	0.000	0.000	-0.001	0.000	-0.001	1	16	18	30	16	81	19	100	65

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

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

Source: Watson & Associates Economists Ltd.

Schedule 9b
Municipality of South Huron
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated)[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional [3]	Total	Primary [2]	Industrial	Commercial/ Population Related	Institutional [3]	Total
Mid 2011	9,945	295	1,388	1,308	625	3,615					
Mid 2016	10,096	225	1,485	1,500	615	3,825					
Early 2025	10,593	222	1,651	1,591	653	4,117					
Early 2035	12,656	232	1,833	1,886	718	4,669					
Urban Buildout	23,057	252	2,655	3,136	1,072	7,115					
Incremental Change											
Mid 2011 - Mid 2016	151	-70	98	193	-10	210					
Mid 2016 - Early 2025	497	-3	166	91	38	292					
Early 2025 - Early 2035	2,063	10	182	295	65	552	30,000	273,000	147,500	43,500	494,000
Early 2025 - Urban Buildout	12,464	30	1,004	1,545	419	2,998	90,000	1,506,000	772,500	280,700	2,649,200
Annual Average											
Mid 2011 - Mid 2016	30	-14	20	39	-2	42					
Mid 2016 - Early 2025	58	0	20	11	4	34					
Early 2025 - Early 2035	206	1	18	30	7	55	3,000	27,300	14,750	4,350	49,400

[1] Square foot per employee assumptions:

Primary	3,000
Industrial	1,500
Commercial/Population-related	500
Institutional	670

[2] Primary industry includes agriculture and resource related employment.
[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.
* Reflects early-2025 to urban buildout forecast period.
Note: Numbers may not add up precisely due to rounding.
Source: Watson & Associates Economists Ltd.

Schedule 9c
Municipality of South Huron
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F.[1],[2]	Industrial G.F.A. S.F.[1]	Commercial G.F.A. S.F.[1]	Institutional G.F.A. S.F.[1],[3]	Total Non-Residential G.F.A. S.F.	Employment Increase[4]
Urban	2025 - 2035	-	267,000	144,500	43,500	455,000	532
	Early 2025 - Urban Buildout	-	1,476,000	757,000	280,700	2,513,700	2,917
Rural	2025 - 2035	30,000	6,000	3,000	-	39,000	20
	Early 2025 - Urban Buildout	90,000	30,000	15,500	-	135,500	81
Municipality of South Huron	2025 - 2035	30,000	273,000	147,500	43,500	494,000	552
	Early 2025 - Urban Buildout	90,000	1,506,000	772,500	280,700	2,649,200	2,998

[1] Square foot per employee assumptions:

Primary	3,000
Industrial	1,500
Commercial/Population-related	500
Institutional	675

[2] Primary industry includes agriculture and resource related employment.
[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.
[4] Employment increase does not include no fixed place of work.
* Reflects early-2025 to urban buildout forecast period.
Note: Numbers may not add up precisely due to rounding.
Source: Watson & Associates Economists Ltd.

Schedule 10
Municipality of South Huron
Employment Categories by Major Employment Sector

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

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

Appendix B
Level of Service

Schedule B-1
Municipality of South Huron
Summary of the Level of Service Ceiling by Services Considered

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	$33,101.20	0.0316	Linear km of roadways	1,047,506	per km	68,287,776
	Services Related to a Highway - Bridges, Culverts & Structures	$7,567.93	0.0081	Number of Bridges, Culverts & Structures	934,312	per item	15,612,640
	Services Related to a Highway - Sidewalks and Active Transportation	$105.47	0.0004	km of sidewalks	263,675	per km	217,585
	Services Related to a Highway - Traffic Signals & Streetlights	$127.53	0.0763	No. of Traffic Signals and Streetlights	1,671	per signal	263,094
	Services Related to a Highway - Public Works - Facilities	$1,023.18	3.2229	sq.ft. of building area	317	per sq.ft.	2,110,820
	Services Related to a Highway - Public Works - Vehicles & Equipment	$810.86	0.0036	No. of vehicles and equipment	225,239	per vehicle	1,672,804
Sub-Total - Services Relatd to a Highway							**$88,164,719**
Fire Protection Services	Fire Protection Services - Facilities	$695.71	1.4286	sq.ft. of building area	487	per sq.ft.	1,435,250
	Fire Protection Services - Vehicles & Equipment	$786.82	0.0010	No. of vehicles	786,820	per vehicle	1,623,210
	Fire Protection Services - Small Equipment and Gear	$219.59	0.0275	No. of equipment and gear	7,985	per item	453,014
Sub-Total - Fire Protection Services							**$3,511,474**
Parks & Recreation Services	Parkland Development	$0.00	0.0070	Acres of Parkland	-	per acre	-
	Parkland Amenities	$1,941.31	0.0064	No. of parkland amenities	303,330	per amenity	4,004,923
	Parkland Trails	$4.02	0.0402	Linear Metres of Paths and Trails	100	per linear m	8,293
	Recreation Facilities	$4,127.94	9.9462	sq.ft. of building area	415	per sq.ft.	8,515,940
	Parks & Recreation Vehicles and Equipment	$88.73	0.0019	No. of vehicles and equipment	46,700	per vehicle	183,050
Sub-Total - Parks and Recreation Services							**$12,712,206**
Grand Total							**$104,388,398**

Schedule B-2
Municipality of South Huron
Services Related to a Highway – Roads and Related

Unit Measure: Linear km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/km)
Gravel Surface																
Rural	175.37	175.37	175.37	175.37	175.37	175.37	175.37	175.37	175.37	175.37	175.37	175.37	175.37	175.37	175.37	$876,000
HCB Surface - 1 lift																
Rural	27.05	27.05	27.05	27.66	27.66	27.66	27.70	27.67	27.62	28.54	28.54	28.54	28.54	28.54	28.54	$1,098,000
HCB Surface - 2 lift																
Rural	69.93	69.93	69.93	71.51	71.51	71.51	71.61	71.54	71.40	73.77	73.77	73.77	73.77	73.77	73.77	$1,321,000
Semi-Urban	4.45	4.45	4.45	4.55	4.55	4.55	4.56	4.55	4.54	4.70	4.70	4.70	4.70	4.70	4.70	$1,011,000
Urban	13.49	13.49	13.49	13.79	13.79	13.79	13.81	13.80	13.77	14.23	14.23	14.23	14.23	14.23	14.23	$1,688,000
LCB Surface																
Rural	26.94	26.94	26.94	25.86	25.86	25.86	25.86	25.86	25.86	23.74	23.74	23.74	23.74	23.74	23.74	$1,039,000
Total	**317.22**	**317.22**	**317.22**	**318.74**	**318.74**	**318.74**	**318.91**	**318.80**	**318.56**	**320.33**	**320.33**	**320.33**	**320.33**	**320.33**	**320.33**	

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	0.0315	0.0319	0.0319	0.0320	0.0319	0.0317	0.0316	0.0318	0.0318	0.0320	0.0321	0.0318	0.0315	0.0308	0.0304

15 Year Average	2010 to 2024
Quantity Standard	0.0316
Quality Standard	$1,047,506
Service Standard	$33,101

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$33,101
Eligible Amount	$68,287,776

Schedule B-3
Municipality of South Huron
Services Related to a Highway – Bridges and Culverts

Unit Measure: Number of Bridges, Culverts & Structures

Sturcture Name	Road Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/item)
Bridges:																	
1004	Airport Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$830,000
1007	Ausable Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,045,000
1028	Blackbush Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$540,000
1057	Mollard Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$858,000
1061	Mollard Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$989,000
1079	Kirkton Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$2,576,000
1081	Kirkton Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$997,000
1083	Huron Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$835,000
1084	Huron Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,070,000
1085	Huron Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$3,090,000
3003	Morrison Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$2,124,000
3013	Line 17	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$540,000
3022	Dump Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,103,000
3032	Elimville Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,529,000
3034	Elimville Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$809,000
3037	McTaggert Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,559,000
3038	McTaggert Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$2,472,000
3039	McTaggert Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,765,000
3041	Creditron Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,122,000
3052	MacDonald Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,571,000
3056	Hurondale Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$2,152,000
3058	Park Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,258,000
3059	Park Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$809,000
3062	Whalen Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,579,000
3063	Rogerville Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$758,000
4003	Highway 4 - London Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$4,004,000
Culverts:																	
1006	Airport Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$598,000
1012	Ausable Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$583,000
1015	Ausable Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$727,000
1020	Babylon Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$700,000
1022	Babylon Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$552,000
1023	Goshen Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$913,000
1024	Blackbush Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$616,000
1030	Blackbush Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$491,000
1035	Shipka Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$915,000
1037	Shipka Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$709,000
1038	Shipka Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$473,000
1040	Shipka Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$519,000
1041	Shipka Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$803,000
1046	Corbett Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$585,000

Schedule B-3 (Continued)
Municipality of South Huron
Services Related to a Highway – Bridges and Culverts

Unit Measure: Number of Bridges, Culverts & Structures

Sturcture Name	Road Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/item)
1048	Corbett Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$796,000
1050	Corbett Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$651,000
1052	Corbett Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$558,000
1053	Corbett Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$894,000
1056	Mollard Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$564,000
1065	South Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$712,000
1066	South Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$938,000
1070	South Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$503,000
1071	Kirkton Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$518,000
1075	Kirkton Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$759,000
1086	Huron Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$610,000
1090	Huron Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$977,000
1094	B-Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$936,000
1096	B-Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$488,000
1097	B-Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$842,000
1098	B-Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$433,000
1100	Mollard Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$758,000
1101	Shipka Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$430,000
1148	Mollard Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$524,000
3002	Morrison Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$779,000
3006	Morrison Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$590,000
3009	Rodgerville Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$513,000
3010	Rodgerville Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$521,000
3011	Rodgerville Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$556,000
3014	Line 17	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$896,000
3019	Plugtown Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,029,000
3027	Elimville Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$771,000
3028	Elimville Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$888,000
3029	Elimville Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,092,000
3030	Elimville Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$627,000
3031	Elimville Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$858,000
3033	Elimville Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$798,000
3036	McTaggert Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$649,000
3042	Creditron Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$798,000
3044	Huron Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$676,000
3045	Huron Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$731,000
3047	Huron Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$937,000
3049	Old Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$615,000
3053	MacDonald Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$461,000
3060	Park Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$300,000

Schedule B-3 (Continued)
Municipality of South Huron
Services Related to a Highway – Bridges and Culverts

Unit Measure: Number of Bridges, Culverts & Structures

Sturcture Name	Road Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/item)
3061	Whalen Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$441,000
4002	Marlborough Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$731,000
Total		**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	0.0081	0.0082	0.0082	0.0082	0.0082	0.0082	0.0081	0.0082	0.0082	0.0082	0.0082	0.0081	0.0081	0.0079	0.0078

15 Year Average	2010 to 2024
Quantity Standard	0.0081
Quality Standard	$934,312
Service Standard	$7,568

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$7,568
Eligible Amount	$15,612,640

Schedule B-4
Municipality of South Huron
Services Related to a Highway – Municipal Responsibility for Sidewalks Highways and on County Roads

Unit Measure: km of sidewalks

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/km)
Sidewalks on County Roads and MTO - Connecting Link Roads - Concrete	4.26	4.26	4.26	4.26	4.26	4.26	4.26	4.26	4.26	4.26	4.26	4.26	4.26	4.26	4.26	$240,000
Sidewalks on County Roads - Asphalt	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	$176,000
Total	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	**4.49**	

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	0.0004	0.0005	0.0005	0.0005	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0004	0.0004	0.0004	0.0004

15 Year Average	2010 to 2024
Quantity Standard	0.0004
Quality Standard	$263,675
Service Standard	$105

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$105
Eligible Amount	$217,585

Schedule B-5
Municipality of South Huron
Services Related to a Highway – Traffic Signals and Streetlights

Unit Measure: No. of Traffic Signals and Streetlights

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/item)
Traffic Signals																
Main St S and Huron St	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$148,000
Main St S and Sanders St	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$565,000
Main St S and Victoria St (PXO)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$71,000
Streetlights																
Decroative Streetlights	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	$15,000
Streetlight - Poles	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	$1,800
Streetlight - Fixtures	676	676	676	676	676	676	676	676	676	676	676	676	676	676	676	$600
Total	**770**	**770**	**770**	**770**	**770**	**770**	**770**	**770**	**770**	**770**	**770**	**770**	**770**	**770**	**770**	

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	0.0765	0.0774	0.0773	0.0773	0.0770	0.0766	0.0763	0.0767	0.0769	0.0768	0.0772	0.0765	0.0756	0.0740	0.0731

15 Year Average	2010 to 2024
Quantity Standard	0.0763
Quality Standard	$1,671
Service Standard	$128

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$128
Eligible Amount	$263,094

Schedule B-6
Municipality of South Huron
Services Related to a Highway – Public Works Facilities

Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
Stephen Salt Shed	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	$122	$135
Stephen Operations Center	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	$400	$441
Usborne Salt Shed	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	4,960	$122	$135
Usborne Operations Center	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	$400	$441
Weber Pit Pole Shed	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	$122	$135
Total	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**	**32,500**		

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	3.2284	3.2680	3.2647	3.2627	3.2484	3.2316	3.2191	3.2390	3.2471	3.2425	3.2601	3.2297	3.1928	3.1229	3.0867

15 Year Average	2010 to 2024
Quantity Standard	3.2229
Quality Standard	$317
Service Standard	$1,023

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$1,023
Eligible Amount	$2,110,820

Schedule B-7
Municipality of South Huron
Services Related to a Highway – Public Works Vehicles & Equipment

Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/Vehicle)
Mowers																
Bush Hog Mower	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$15,900
Trackless Boom Flail Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$31,700
LELY 6' Roadside Mower HD205	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$15,900
LELY 205Hd Mower (With #033)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$17,600
2007 Scag 61" 27HP Turf Tiger Scag Mower"	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$25,200
2014 Vermeer Mower	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-	$15,900
Pickup Trucks																
GMC 1 Ton Truck	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$92,100
GMC 3/4 Ton 4 X 4 Pick Up Truck	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$67,000
Dodge Ram 1500 Re 4 X 4	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$53,400
GMC Sierra Sl 2W 1 Ton	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$78,400
Chev Silverado	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$46,800
GMC 4 Wheel Drive Truck	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	$54,000
1997 Ford 2WD 1/2 Ton Pick Up Truck	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	$54,000
2015 Ram 3500 Pick Up Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$92,100
2015 Ram 2500 Pick Up Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$54,600
2016 Dodge RAM 1500 ST/SXT Crew Cab	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$54,600
2020 Chev Silverado Duramax	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$91,400
Backhoes																
Caterpillar Backhoe Loader	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$157,100
Case Tractor Backhoe Extendahoe	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$137,000
1992 CASE BACKHOE	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	$157,100
2020 Caterpillar Backhoe Loader 420F2IT	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$202,800
Graders																
John Deere 770Bh Grader	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$676,700
Champion 730A Grader	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$676,700
Volvo G740B Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$659,800
John Deere 772G Motor Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$659,800
88 JOHN DEERE 770BH GRADER	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$676,700
2017 John Deere 772G Grader	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$676,700
Plows																
Ford Single Axle Dump Snow Plow	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$336,600
Western Star Tandem Sander/Plow	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	$389,600
Mack Tandem Truck W' Sander/Plow (Usborne)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$409,900
Mack Tandem Truck W' Sander/Plow (Stephen)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$402,300
International Single Axle Truck W' Sander/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$353,500
International Single Axle Truck W' Sander/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$353,500
International Workstar	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$392,400
Mack Tandem Axle Truck	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$380,200
GMC Top Kick Double Bucket	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,800
2016 Dodge RAM 5500 Single Axle Plow	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$95,200
2018 International Tandem Axle Plow	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$468,000
2015 Ram 3500 Pick Up Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$84,200
2020 Western Star 4700SF	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$418,300
2020 Western Star 4700SF	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$424,300
2023 International Plow	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$321,300

Schedule B-7 (Continued)
Municipality of South Huron
Services Related to a Highway – Public Works Vehicles & Equipment

Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/Vehicle)
Tractors																
Massey Ferguson 285 Tractor	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$71,200
New Holland 4 X 4 Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	$99,800
Series Mt5 Offroad Trackless	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$222,800
John Deere 444J Hilift Wheel Loader	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	$333,400
John Deere Tractor Loader/Snowblower/Blade	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	$117,100
Trackless - Mt6	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	$220,000
2000 TRACKLESS	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	$191,800
2018 John Deere 5115R Tractor	-	-	-	-	-	-	-	-	1	1	1	1	-	-	-	$212,900
2018 Lucknow D85 Snowblower	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$16,500
2018 Horst 4200 HLA	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$16,200
2018 John Deere Disk Mower - R240	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$30,300
2019 Series MT7 Off-Road Trackless	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$186,200
Hyundai HL940 Wheel Loader including sweeper	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$330,800
2022 John Deere Tractor	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$120,000
2023 MT7 Trackless Sidewalk Unit #177	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	$157,600
Other																
ODB Leaf Vacuum	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$56,500
Homemade Construction 14' H.D. Trailer	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$11,500
Elgin Pelican Street Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	$145,400
Vermeer Wood Chipper	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$74,900
VeePro 6000 Snow Ex Spreader	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	$19,900
1994 VERMEER WOOD CHIPPER	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$384,000
74 SWEEPER	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$65,900
2015 VERMEER WOOD CHIPPER	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$68,500
2021 78-1/2 x 40 Aluminum Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$10,900
Total	**40**	**40**	**41**	**40**	**39**	**39**	**36**	**33**	**36**	**35**	**33**	**34**	**33**	**32**	**32**	

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529	
Per Capita Standard	0.0040	0.0040	0.0041	0.0040	0.0039	0.0039	0.0036	0.0033	0.0036	0.0035	0.0033	0.0034	0.0032	0.0031	0.0030	

15 Year Average	2010 to 2024
Quantity Standard	0.0036
Quality Standard	$225,239
Service Standard	$811

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$811
Eligible Amount	$1,672,804

Schedule B-8
Municipality of South Huron
Fire Protection Services - Facilities

Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
Dashwood Fire Station	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	$422	$487
Exeter Fire Station	6,718	6,718	6,718	6,718	6,718	6,718	6,718	6,718	6,718	6,718	6,718	6,718	6,718	6,718	6,718	$422	$487
Huron Park Fire Station	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	6,192	-	-	-	$422	$487
Total	**15,610**	**15,610**	**15,610**	**15,610**	**15,610**	**15,610**	**15,610**	**15,610**	**15,610**	**15,610**	**15,610**	**15,610**	**9,418**	**9,418**	**9,418**		

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	1.5506	1.5696	1.5681	1.5671	1.5602	1.5522	1.5462	1.5557	1.5596	1.5574	1.5659	1.5512	0.9252	0.9050	0.8945

15 Year Average	2010 to 2024
Quantity Standard	1.4286
Quality Standard	$487
Service Standard	$696

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$696
Eligible Amount	$1,435,250

Schedule B-9
Municipality of South Huron
Fire Protection Services – Vehicles & Equipment

Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/Vehicle)
Dashwood																
GMC Tanker	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.78	-	$850,000
2024 Freightliner Pumper/Tanker	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.78	$850,000
Freightliner Rescue Van	0.63	0.63	0.63	0.63	0.63	-	-	-	-	-	-	-	-	-	-	$376,000
2015 Freightliner Rescue Van	-	-	-	-	-	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.78	0.78	$500,000
2002 Freightliner Pumper/Tanker	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.78	0.78	$850,000
2023 Freightliner Pumper/Tanker	-	-	-	-	-	-	-	-	-	-	-	-	-	0.78	0.78	$850,000
Exeter																
Pumper	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	-	-	-	-	$850,000
2021 Freightliner Pumper	-	-	-	-	-	-	-	-	-	-	-	0.97	0.97	0.97	0.97	$850,000
2002 Freightliner Pumper/Tanker	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	$850,000
2006 Freightliner Pumper Tanker	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	$850,000
2000 Pierce Dash HD Aerial Ladder Fire Truck	-	-	-	-	-	-	-	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	$2,400,000
2019 Freightliner M2-106 - Rescue Van	-	-	-	-	-	-	-	-	-	0.97	0.97	0.97	0.97	0.97	0.97	$500,000
GMC 4 Wheel Drive Truck	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	-	-	-	$95,000
2018 Dodge Ram 1500 Quad Cab 4x4	-	-	-	-	-	-	-	-	-	-	-	-	0.97	0.97	0.97	$95,000
Huron Park																
Freightliner Rescue Van	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	$500,000
Freightliner Pumper/Tanker	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	$850,000
Freightliner Pumper/Tanker	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	$850,000
Grand Bend																
Pumper	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	$850,000
Tanker	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	$850,000
Rescue	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	$500,000
Total	**9.77**	**9.77**	**9.77**	**9.77**	**9.77**	**9.77**	**9.77**	**10.74**	**10.74**	**11.71**	**11.71**	**11.71**	**8.71**	**9.92**	**8.92**	

Note: Percentages are based on Municipal Service Agreements with Blue Water and Lambton Shores

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011	0.0011	0.0012	0.0012	0.0012	0.0009	0.0010	0.0008

15 Year Average	2010 to 2024
Quantity Standard	0.0010
Quality Standard	$786,820
Service Standard	$787

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$787
Eligible Amount	$1,623,210

Schedule B-10
Municipality of South Huron
Fire Protection Services – Small Equipment and Gear

Unit Measure: No. of equipment and gear

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/item)
Communication Equipment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$500,000
Porta Count Fit Tester	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	$30,900
Personal Protection Equipment	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	$5,000
SCBA Equipment	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	$9,000
SCBA Cylinders	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	$1,000
Thermal Imaging Camera	1.00	1.00	1.00	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	$20,200
Pagers	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	$1,000
Air Bag Lift System	-	-	-	-	-	-	1.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	$10,000
Repeater Equipment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	$17,900
Vehicle Repeaters	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	$12,600
Air Fill Station	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$50,000
Auto Extrication Equipment Dashwood	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	$76,400
Fire Hoses & Appliances (Pooled)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$200,000
Ground Ladders (Pooled)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$150,000
Misc. Tools (Pooled)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$150,000
Gear Extractor	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	$12,000
Gear Dryer	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	$10,500
Generator - Dashwood Fire Station	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.78	0.78	$66,100
Generator - Exeter Fire Station	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	$66,100
Generator - Huron Park Fire Station	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	$66,100
Auto Extrication Equipment Exeter	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	$110,000
Total	**273.60**	**273.60**	**273.60**	**274.60**	**275.60**	**275.60**	**276.60**	**277.60**	**277.60**	**277.60**	**278.60**	**280.60**	**280.60**	**281.75**	**281.75**	

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	0.0272	0.0275	0.0275	0.0276	0.0275	0.0274	0.0274	0.0277	0.0277	0.0277	0.0279	0.0279	0.0276	0.0271	0.0268

15 Year Average	2010 to 2024
Quantity Standard	0.0275
Quality Standard	$7,985
Service Standard	$220

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$220
Eligible Amount	$453,014

Schedule B-11
Municipality of South Huron
Parks and Recreation Services – Parkland Amenities

Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/item)
Ball Park, Crediton	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$1,000,000
Bleachers, Victoria St E	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	$15,000
Exeter Pool	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$2,140,000
Exeter Pool House	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$723,000
Gazebo, 406 Main St (Parkette)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$19,600
Hardball Diamond Lighting, Alvin Willert	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$562,000
Irrigation System, Victoria St E	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$30,400
Kirkton Pool (50% Ownership) - Perth South	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	$2,863,000
Large Stand (coral-rodeo ring)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	$140,700
Lions Park Gazebo, MacNaughton Dr	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$50,000
McNaughton Park Pavilion	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$144,000
Pavilion - Splashpad	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$100,000
Pavilion, Centralia	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$144,700
Pavilion, Crediton	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$435,900
Pavilion, Dashwood Ball Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$150,000
Pavilion, Dashwood Community Centre	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$596,900
Pavilion, Kirkton	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$480,000
Playground Equipment, Centralia	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$150,000
Playground Equipment, Credition	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$150,000
Playground Equipment, Dashwood CC	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$150,000
Playground Equipment, Exeter	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$150,000
Playground Equipment, Splash Pad	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$150,000
Washroom, Port Blake	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$250,000
Skateboard Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$131,000
Soccer Pitch Lighting, Victoria St E	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$250,000
South Huron Ball Diamond #1 Lighting	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$250,000
South Huron Ball Diamond #2 Lighting	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$250,000
Splash Pad	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$600,000
Splash Pad Washroom Structure	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$250,000
Stage	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$10,000
Crediton Road Dog Park	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$25,000
Centralia Dog Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	$25,000
Victoria Park Pavilion	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$25,000
Victoria Park Washrooms	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$250,000
Wellington Street West Unlit Baseball Diamond	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$1,000,000
Wellington Street West Unlit Soccer Pitches Full Sized (2 Bleachers & Benches per field)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	$1,250,000
Wellington Street West Unlit Soccer Pitches Youth Fields	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	$1,250,000
Total	**59.5**	**59.5**	**60.5**	**60.5**	**63.5**	**64.5**	**64.5**	**64.5**	**66.5**	**66.5**	**66.5**	**66.5**	**66.5**	**66.5**	**66.5**	

Schedule B-11 (Continued)
Municipality of South Huron
Parks and Recreation Services – Parkland Amenities

Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/item)
Wellington Street West Unlit Soccer Pitches Full Sized (2 Bleachers & Benches per field)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	$1,250,000
Wellington Street West Unlit Soccer Pitches Youth Fields	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	$1,250,000
Total	**59.5**	**59.5**	**60.5**	**60.5**	**63.5**	**64.5**	**64.5**	**64.5**	**66.5**	**66.5**	**66.5**	**66.5**	**66.5**	**66.5**	**66.5**	

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	0.0059	0.0060	0.0061	0.0061	0.0063	0.0064	0.0064	0.0064	0.0066	0.0066	0.0067	0.0066	0.0065	0.0064	0.0063

15 Year Average	2010 to 2024
Quantity Standard	0.0064
Quality Standard	$303,330
Service Standard	$1,941

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$1,941
Eligible Amount	$4,004,923

Schedule B-12
Municipality of South Huron
Parks and Recreation Services – Parkland Trails

Unit Measure: Linear Metres of Paths and Trails

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/ Linear Metre)
McNaughton Park	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	$100
Crediton Ball Diamond Trail	-	-	-	-	-	370	370	370	370	370	370	370	370	370	370	$100
Total	**160**	**160**	**160**	**160**	**160**	**530**	**530**	**530**	**530**	**530**	**530**	**530**	**530**	**530**	**530**	
Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529	
Per Capita Standard	0.0159	0.0161	0.0161	0.0161	0.0160	0.0527	0.0525	0.0528	0.0530	0.0529	0.0532	0.0527	0.0521	0.0509	0.0503	

15 Year Average	2010 to 2024
Quantity Standard	0.0402
Quality Standard	$100
Service Standard	$4

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$4
Eligible Amount	$8,293

Schedule B-13
Municipality of South Huron
Parks and Recreation Services – Recreation Facilities

Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
Crediton Community Centre	2,500	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	$400	$441
Dashwood Community Centre (50% Ownership)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	$400	$441
Kirkton Woodham Community Centre (50% Ownership)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	$400	$441
South Huron Recreation Centre	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	43,880	$400	$441
Stephen Arena	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	32,200	$400	$441
Centralia Community Centre	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	-	-	-	-	-	$400	$441
Lawn Bowling Clubhouse and 2 Sheds	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	$375	$413
Agricultural Building	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	11,625	$200	$221
Total	**100,105**	**100,805**	**100,805**	**100,805**	**100,805**	**100,805**	**100,805**	**100,805**	**100,805**	**100,805**	**99,405**	**99,405**	**99,405**	**99,405**	**99,405**		

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529	
Per Capita Standard	9.9439	10.1362	10.1261	10.1200	10.0755	10.0234	9.9846	10.0463	10.0714	10.0574	9.9714	9.8783	9.7657	9.5517	9.4411	

15 Year Average	2010 to 2024
Quantity Standard	9.9462
Quality Standard	$415
Service Standard	$4,128

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$4,128
Eligible Amount	$8,515,940

Schedule B-14
Municipality of South Huron
Parks and Recreation Services – Vehicles and Equipment

Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value ($/Vehicle)
Massey Tractor	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$72,500
John Deere Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$86,400
Ice Resurfacer - Olympia	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$185,000
Ice Resurfacer - Zamboni	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$185,000
Scag 61" "Cut Riding Mower"	2	2	2	2	2	2	2	-	-	-	-	-	-	-	-	$25,400
John Deere 925 0 Turn Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$20,000
GMC Sierra 4wd Ext Cab Pick Up Truck	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	$70,000
Dump Trailer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$8,300
Chevrolet Silverado #125	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$70,000
Crane National Snack Centre	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$12,800
Floor Cleaner Karcher SHRC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$10,200
Floor Cleaner Karcher Stephen	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$10,200
Olympia Battery Edger	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$7,200
Skate Sharpening Machine	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	$19,200
2001 Chev 4 X 4 1/2 Ton Pick Up Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$70,000
Hustler Excel Super 104 Zero Turn Mower	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$25,000
2018 Dodge Ram 1500 Quad Cab 4x4	-	-	-	-	-	-	-	1	1	1	1	1	-	-	-	$60,000
2001 John Deere Gator	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$20,000
Clipper Mower	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	$20,000
2021 Millroad Aluminum Trailer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$9,000
2019 Dodge Ram #154	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	$60,000
Total	**17**	**17**	**18**	**20**	**20**	**20**	**19**	**21**	**21**	**20**	**20**	**20**	**20**	**20**	**21**	

Population	10,067	9,945	9,955	9,961	10,005	10,057	10,096	10,034	10,009	10,023	9,969	10,063	10,179	10,407	10,529
Per Capita Standard	0.0017	0.0017	0.0018	0.0020	0.0020	0.0020	0.0019	0.0021	0.0021	0.0020	0.0020	0.0020	0.0020	0.0019	0.0020

15 Year Average	2010 to 2024
Quantity Standard	0.0019
Quality Standard	$46,700
Service Standard	$89

D.C. Amount (before deductions)	10 Year
Forecast Population	2,063
$ per Capita	$89
Eligible Amount	$183,050

Appendix C
Long-Term Capital and Operating Cost Examination

Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. background study. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's approved 2024 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50 to 60
Services Related to a Highway	20
Water and Wastewater Services	100
Parkland Amenities	15
Vehicles	8 to 20
Small Equipment & Gear	10 to 12

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

Table C-2
Operating and Capital Annual Lifecycle Expenditure Impacts for Future Capital Expenditures

SERVICES/CLASS OF SERVICES	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
Treatment plants & Sewers	49,485,398	960,272	933,995	1,894,267
2. Water Services				
Treatment, storage and distribution systems	29,945,325	351,651	2,846,017	3,197,668
3. Land Acquisition	340,180	-	-	-
4. Services Related to a Highway				
Roads and Related including Public Woks Facilities, Fleet & Equipment	1,378,432	106,017	634,382	740,399
5. Fire Protection Services				
Fire facilities, vehicles & equipment	3,141,331	59,098	257,059	316,157
6. Parks and Recreation Services				
Park development, amenities, trails, recreation facilities, vehicles, and equipment	3,441,145	279,167	472,230	751,397
7. Growth Studies	341,057	-	-	-
Total	**$88,072,868**	**$1,756,204**	**$5,143,683**	**$6,899,887**

Appendix D
Development Charge Reserve Fund Policy

Appendix D: Development Charge Reserve Fund Policy

D.1 Legislative Requirements

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

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the "capital costs" determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

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

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

- opening balance;
- closing balance;

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

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

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

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

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

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

All D.C.-eligible services are prescribed for the purposes of this section. Therefore, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

1. Include a schedule as part of the annual Treasurer's statement; or

2. Incorporate the information into the annual budgeting process.

Recent regulatory changes to Ontario Regulation 82/98 also require the following with respect to the Treasurer's Statement:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and
- Identify where in the D.C. background study the project's capital costs were estimated.

This would not apply in circumstances where a municipality uses a unique identifier in both the background study and treasurer's statement to identify each project.

Based upon the above, Table D-1 through D-4, set out the one potential format for which annual reporting to Council may be provided. Table D-5 provides for the schedule for allocating reserve fund balances to projects, should a municipality choose not to utilize their budget process and document to present the allocation of each reserve fund. Note Table D-5 provides a sample for three of the services, however, all services and class of services are required to be report on in a similar manner. Table D-6

provides a description of the D.C. services and class of services that the D.C. by-law is recovering and the type of capital projects that are being recovered for.

D.2 Development Charge Reserve Fund Application

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

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

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

Table D-1
Annual Treasurer's Statement of Development Charge Reserve Funds

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

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

[2] See Attachment 1 for details

[3] See Attachment 2 for details

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

Table D-2
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period						
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	-	-	-	-	-	-	-	-	-	-	-
Fire Protection Services											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	-	-	-	-	-	-	-	-	-	-	-
Parks and Recreation Services											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	-	-	-	-	-	-	-	-	-	-	-
Growth-Related Studies											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	-	-	-	-	-	-	-	-	-	-	-
Water Services											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Water	-	-	-	-	-	-	-	-	-	-	-
Wastewater Services											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Wastewater	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Table D-3
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
Services Related to a Highway									
Cost A									
Cost B									
Cost C									
Sub-Total - Services Related to a Highway	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	
Fire Protection Services									
Cost A									
Cost B									
Cost C									
Sub-Total - Services Related to a Highway	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	
Parks and Recreation Services									
Cost A									
Cost B									
Cost C									
Sub-Total - Services Related to a Highway	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	
Growth-Related Studies									
Cost A									
Cost B									
Cost C									
Sub-Total - Services Related to a Highway	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	
Water Services									
Cost A									
Cost B									
Cost C									
Sub-Total - Water	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	
Wastewater Services									
Cost A									
Cost B									
Cost C									
Sub-Total - Wastewater	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	

Table D-4
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

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

Table D-5
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

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

Projects to Which Funds Will be Allocated

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

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

Projects to Which Funds Will be Allocated

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

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

Projects to Which Funds Will be Allocated

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

Note: all services and class of services are required to spend or allocate a minimum of 60% of the opening reserve balance each year, therefore, a similar schedule for other D.C. services and class of services is required for 2026.

Table D-6
Annual Treasurer's Statement of Development Charge Reserve Funds
Description of the Service (or Class of Service) for which each Development Charge Reserve Fund was Established

Service/Class of Services	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, active transportation, streetlights, sidewalks, facilities, vehicles and equipment, and roads and related studies
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Parks and Recreation Services	The fund is used for growth-related projects related to parkland amenities, recreational trails, indoor recreation facilities, and parks & recreation vehicles and equipment
Growth-Related Studies	The fund is used for growth-related studies
Wastewater Services	The fund is used for growth-related projects for wastewater treatment, storage, pumping, collection, and other wastewater related infrastructure and studies
Water Services	The fund is used for growth-related projects for water treatment, supply, storage, pumping, distribution, and other water related infrastructure and studies

Appendix E
Local Service Policy

Appendix E: Local Service Policy

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

The following policy guidelines are general principles by which staff will be guided in considering development applications. Each application will be considered, in the context of these policy guidelines and subsection 59(2) of the Development Charges Act, 1997, as amended (D.C.A.), on its own merits. Other factors, such as the nature, type, and location of the development, any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area, will be taken into account.

A. Services Related to a Highway

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

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

systems; boulevard and median surfaces (e.g. sod and topsoil, paving, etc.); street trees and landscaping; parking lanes and lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

1. **Local Roads**

    1.1 Local roads – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

2. **Collector and Arterial Roads**

    2.1 Collector and Arterial roads internal or abutting development up to 10m width plus two sidewalks and two lifts of asphalt – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

    2.2 Roads (collector and arterial) external to development and oversizing of collector roads internal to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

    2.3 Rural Roads external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

    2.4 Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Municipality or rail corridors – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

3. **Boundary Roads**

    3.1 Road improvements due to growth on Boundary Roads - Include the Municipality's proportionate share, based on the growth triggering the upgrade required, Direct developer responsibility under s.59 of the D.C.A. (as a local service).

4. **County Roads**

4.1 Improvements required due to a development in the Municipality, on County Roads, such as road improvements, intersection improvements, traffic signalization, etc. - direct developer responsibility under s.59 of the D.C.A., unless identified for inclusion in a County of Huron D.C. by-law.

5. **Provincial Highways**

5.1 Improvements required due to a development in the Municipality, on Provincial Roads, such as road improvements, intersection improvements, traffic signalization, etc. – to be funded as per a condition of the development agreement or a separate agreement with the Province.

6. **Traffic Signals**

6.1 Traffic signalization within or external to development on Municipal roads – Include in D.C calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

6.2 Traffic signalization on Municipal roads that intersect with County Roads - included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

6.3 Traffic signalization on Municipal roads that intersect with Provincial Highways - included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

6.4 Traffic signalization on Municipal roads that intersect with Provincial Highways - Connecting Link:

i. Where abutting the development - Direct developer responsibility under s.59 of the D.C.A. (as a local service);

ii. Where not abutting the development - Included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

7. **Intersection Improvements**

7.1 New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing noted in item 2, to limits of ROW.

7.2 Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of D.C.A. (as a local service)

7.3 Intersection improvements on other roads due to development growth increasing traffic – Include in D.C. calculation.

7.4 Traffic signalization on Municipal roads that intersect with County Roads - included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

7.5 Traffic signalization on Municipal roads that intersect with Provincial Highways - included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

8. Streetlights

8.1 Streetlights on external roads – Include in Municipal D.C. (linked to road funding source in items 1 through 3 above).

8.2 Streetlights within specific developments – Direct developer responsibility under s.59 of D.C.A. (as a local service).

9. Sidewalks/Paved Shoulders

9.1 Sidewalks and/or paved shoulders on Municipal roads - Linked to road funding source in items 1 through 3 above.

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

9.3 Sidewalks on County Roads – Include in Municipal D.C.

9.4 Sidewalks on Provincial Highways - Include in Municipal D.C.

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

10.1 Bike routes and bike lanes, within road allowance, external to development – Include in D.C. road costs, consistent with the service standard provisions of the D.C.A., s.5(1).

10.2 Bike paths/multi-use trails/naturalized walkways external to development – Include in Municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).

10.3 Bike lanes, within Municipal road allowance, internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

11. Noise Abatement Measures

11.1 Internal to Development - Direct developer responsibility though local service provisions (s.59 of D.C.A.).

12. Traffic Control Systems

12.1 Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

13. Land Acquisition for Road Allowances

13.1 Land Acquisition for arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in Municipal D.C. (to the extent eligible).

13.2 Land Acquisition for collector roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in Municipal D.C. (to the extent eligible).

13.3 Land Acquisition for grade separations (beyond normal dedication requirements) – Include in the Municipal D.C. to the extent eligible.

14. Land Acquisition for Easements

14.1 Easement costs external to subdivisions shall be included in D.C. calculation.

B. Stormwater Management and Drainage Services

1. Quality and Quantity Works, direct developer responsibility through local service provisions, including downstream or adjacent erosion works (s. 59 of D.C.A.).

2. Upgrades and expansions to existing Quality and Quantity Works – direct developer responsibility through local service provisions (s. 59 of the D.C.A.), including downstream or adjacent erosion works, or potentially include in an area specific D.C. for benefiting lands, where cost sharing agreements between multiple developments are not possible.

3. Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by Municipality.

4. Site Specific Monitoring program(s) - direct developer responsibility through local service provisions (s. 59 of the D.C.A).

5. Storm sewers, culverts, and/or other drainage require in the road system, linked the road funding responsibility as identified in sections 1 through 5.

C. Water Services

1. Water storage facilities and associated infrastructure **-** Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

2. Pumping stations and works associated with Zone boundaries to be included within the D.C. calculation to the extent permitted under s.5(1) of the D.C.A., if benefit areas outside plan of subdivision.

3. Watermains external to subdivisions included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

4. Marginal costs of waterworks within the subdivision included in D.C., up to one size larger than the development requires to be direct developer responsibility under s.59 of the D.C.A. (as a local service).

5. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility under s.59 of the D.C.A. (as a local service).

D. Wastewater Services

1. Wastewater treatment and storage - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

2. Pumping stations shall be included in the D.C. if benefit areas outside plan of subdivision, otherwise, is a direct developer responsibility under s.59 of the D.C.A. (as a local service).

3. Sanitary sewers internal to subdivisions, up to one size larger than the development requires - direct developer responsibility through local service provisions (s. 59 of the D.C.A).

4. Marginal costs of sanitary sewers internal to subdivisions, over one size larger than the development requires, included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

5. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

E. Natural Heritage Systems (N.H.S.)

The Natural Heritage System includes natural heritage features including woodlands, wetlands, and environmental features, and their adjacent lands within the Municipality. It also includes areas surrounding waterbodies that are environmentally sensitive and have a direct impact on water quality (e.g. 30 metre buffer surrounding lakes and wetlands). Where a plan of subdivision or condominium has been approved that may include or are adjacent to natural heritage features/waterbodies, the Municipality through conditions of approval or by way of an agreement will require recommendations of Environmental Impact Studies/Assessments or other associated studies to be implemented. Works required to implement the recommendations of an Environmental Impact Study

(E.I.S). or Environmental Impact Assessment (E.I.A.), or any similar study, shall be considered a local service paid for directly by the developer.

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

Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) to protect and enhance the natural heritage system and water quality.

Implementation of recommendations included in an Environmental Impact Study/Assessment, or similar study, through conditions of development approvals by the Municipality, County, or Conservation Authority, is a direct developer responsibility as a local service.

F. Parkland Development

1. Parkland Development for Neighbourhood Parks: direct developer responsibility to provide at base condition under s.59 of the D.C.A. (as a local service) as follows:

    1.1 Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.

    1.2 Topsoil Stripping, screening, and stockpiling.

    1.3 Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Municipality.

    1.4 Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).

    1.5 Seeding of site with Municipality-approved seed mix.

    1.6 Maintenance of seed until acceptance by Municipality.

1.7 Parks shall be free of any contaminated soil or subsoil.

1.8 Parks shall not be mined for fill.

1.9 Parks shall be conveyed free and clear of all encumbrances.

1.10 When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.

1.11 The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.

2. Program facilities, amenities, and furniture, within parkland - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

3. Parking and fencing - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

4. Recreational Trails and Multi-Use Trails:

4.1 Recreation Trails and Multi-Use Trails internal to the development – direct developer responsibility under s.59 of the D.C.A. (as a local service).

4.2 Recreation Trail external to the development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

G. Fire Protection Services

1. The cost of the following items shall be paid through D.C.s or as a direct developer responsibility (as a local service):

1.1 Fire Facilities, including, but not limited to, stations, storage, and communications, shall be included in the D.C.

1.2 Fire Vehicles and Equipment shall be included in the D.C.

1.3 Fire Equipment and Gear shall be included in the D.C.

1.4 Fire Hydrants required within the road systems are considered part of the complete street and will follow the rules as set out in sections 3a, 3b, and 3c to determine where the costing will be funded through D.C.'s or as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

1.5 Fire Holding Tanks required for fire suppression to be a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

H. Growth-Related Studies

1. Development specific studies including but not limited to traffic impact studies, environmental assessments, noise studies, servicing assessments, planning justification reports, etc. are a direct developer responsibility through local service provisions under s.59 of the D.C.A. (as a local service).

2. Other growth-related studies including but not limited to, master plans, space-need studies, facility-fit studies, and business plans, secondary plans, official plans, and D.C. background studies will be included in the D.C. to the extent permitted under s.5(1) if the D.C.A.

Appendix F
Asset Management Plan

Appendix F: Asset Management Plan

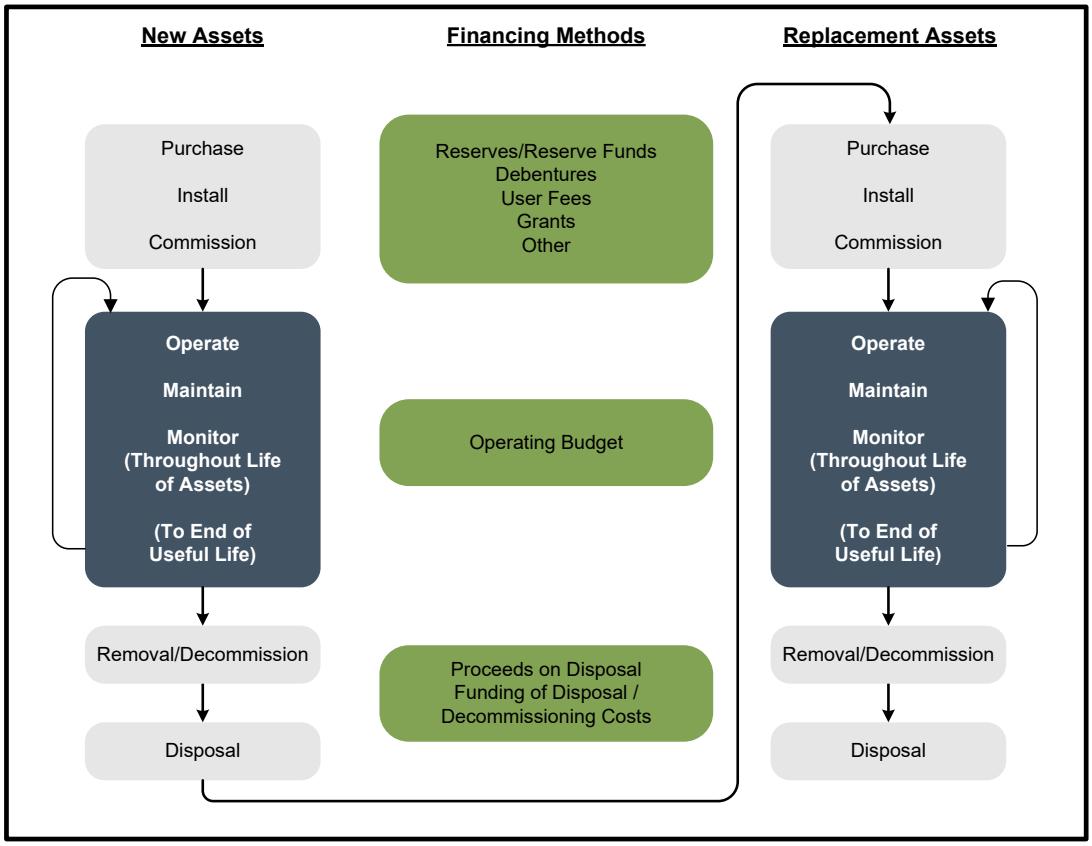
The *Development Charges Act, 1997*, as amended (D.C.A.) (subsection 10 (2) (c.2)) requires that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Subsection 10 (3) of the D.C.A. provides:

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

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

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

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

- **State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation, and replacement cost valuation.
- **Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).
- **Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.
- **Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

The Municipality of South Huron have undertaken A.M.P's, however, the plans do not address all assets proposed to be funded by the D.C. by-law and do not address all growth-related assets. As a result, the asset management requirement for this D.C. background study must be undertaken in the absence of this information. Due to the detailed requirements for transit in the regulations, the A.M.P. requirements for this D.C. background study have been addressed separately for non-transit municipal services and transit services.

In recognition of the schematic above, the following table (presented in 2025$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Municipality's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

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

2. Lifecycle costs for the 2025 D.C. capital works have been presented based on a straight-line basis. The assets have been considered over their estimated useful lives.

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

4. The resultant total annualized expenditures are approximately $9.49 million.

5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are $23.26 million. This additional revenue would increase the existing revenues from $31.86 million to $55.12 million.

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

Table F-1
Municipality of South Huron
Asset Management – Future Expenditures and Associated Revenues
2024$

	2044 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital[1]	$2,431,494
Annual Debt Payment on Post Period Capital[2]	$155,530
Annual Lifecycle	$1,756,204
Incremental Operating Costs (for D.C. Services)	$5,143,683
Total Expenditures	**$9,486,911**
Revenue (Annualized)	
Total Existing Revenue[3]	$31,862,327
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	$23,259,383
Total Revenues	**$55,121,710**

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

Appendix G
Proposed Development Charge By-law

THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

BY-LAW NO. 2026-XX

2025 DEVELOPMENT CHARGES BY-LAW

BEING A BY-LAW OF THE MUNICIPALITY OF SOUTH HURON WITH RESPECT TO DEVELOPMENT CHARGES

WHEREAS the Municipality of South Huron will experience growth through development and redevelopment; and

WHEREAS Section 2(1) of the Development Charges Act, 1997, (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law; and

WHEREAS the Council of the Corporation of the Municipality of South Huron has undertaken and adopted the recommendations of a Study entitled "Municipality of South Huron Development Charges Background Study", dated December 31, 2025; and

WHEREAS the Council of the Corporation of Municipality of South Huron has given notice of and held a public meeting on February 11, 2026, for the purpose of providing both information and opportunity to the Public to understand the Development Charge proposal; and

WHEREAS the Council of the Corporation of the Municipality of South Huron has indicated its intentions to pass a By-law under the Development Charges Act, 1997, as amended, and to impose development charges on land subject to development or redevelopment within the geographical limits of the Municipality of South Huron, as hereinafter provided;

NOW THEREFORE the Council of the Corporation of the Municipality of South Huron exacts as follows:

1. Interpretation:

In this By-law, the definitions and interpretations given in this Section shall have the corresponding meanings:

"Accessory" means when used to describe a use, building, or structure, that the use, building, or structure in naturally or normally incidental, subordinate and exclusively devoted to a main use, building, or structure located on the same lot therewith;

"Act," "the Act," or the "Development Charges Act, 1997", shall have the same meaning and shall mean the Development Charges Act, 1997, S.O. 1997, c.27, and all regulations made hereunder;

"Affordable Residential Unit" means a Residential Unit that meets the criteria set out in the Act;

"Agricultural Building or Structure" means a building or structure that is used for the purposes of or in conjunction with animal husbandry, the growing of crops including grains and fruit, market gardening, horticulture or any other use that is customarily associated with a bona fide farming operation of a bona fide farmer;

"Agricultural Use" means general farming and without limiting the generality of the foregoing shall include such uses as: the general cultivation of land and the associated production, conditioning, processing and storage of field crops, vegetables, fruit, horticultural crops, biomass and nursery stock and the selling of such produced on the premises, the breeding and care of livestock, fowl, fur-bearing animals and bees, aquaculture, and the selling of such stock or the product of such stock raised on the premises and the management of forest, and the sale of forest products provided that they are cultivated and produced on-site, including fuel wood, pulp wood, timber, Christmas trees, and maple products, and includes a farm dwelling and accessory buildings and uses, excluding:

(a) Residential uses;

(b) On-farm diversified uses;

(c) Cannabis Production Facilities;

(d) Retail Greenhouse.

“Ancillary Residential Use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in the Act;

“Apartment Unit” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

"Bedroom" means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room, or kitchen;

"Board of Education" has the same meaning as set out in the Education Act, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

"Bona Fide Farm Uses" means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

"Building" means a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods and without limiting the foregoing, includes buildings as defined in the Building Code Act;

"Building Code Act" shall mean the Building Code Act, S.O. 1992, as amended, or any successor thereof;

"Cannabis" means:

(i) A Cannabis plant;

(b) 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;

(c) any substance or mixture of substances that contains or has on it any part of such a plant; and

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

"Cannabis Plant" means a plant that belongs to the genus "Cannabis";

"Cannabis Production Facilities" means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing 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 but does not include a Building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

(a) to acquire land or an interest in land, including a leasehold interest,

(b) to improve land,

(c) to acquire, lease, construct or improve buildings and structures,

(d) to acquire, construct or improve facilities including,

(i) furniture and equipment other than computer equipment, and

(ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and

(iii) rolling stock with an estimated useful life of seven years or more, and

(e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services

designated in this By- law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related.

"Commercial" means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include industrial, institutional, or agricultural uses, but does include hotels, motels, motor inns, and boarding, lodging, and rooming houses.

"Council" means the Council of the Corporation of the Municipality of South Huron.

“County” means the County of Huron.

"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 increases the size of, usability thereof, or change of use thereof, and includes redevelopment.

"Development Charge" means a charge imposed with respect to this By-law.

“Development Charge By-law” means a by-law passed under Section 2 of the Development Charges Act, S.O. 1997.

"Dwelling Unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), bathroom and kitchen facilities are provided; but does not mean or include tent, trailer, or a room or a suite of rooms in a boarding house, hotel, motel, motor home or tourist home.

"Education Act” means the Education Act, R.S.O. 1990, c. E.2, as amended or any successor thereto.

"Existing" means the number, use, and size that existed as of the date this by-law was passed.

"Farm Building" and “Bona Fide Farm Building” means a building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production,

storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, including greenhouses, but excludes:

(a) a residential use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and

(b) any building or portion thereof used or intended to be used for any other Non- Residential use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors' shops; services related to grooming, boarding, or breeding of household pets; and alcohol and Cannabis Production Facilities.

"Grade" means the average level of finished ground adjoining a building or structure at all exterior walls.

"Greenhouse" means the use of a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables, and other types of nursery stock for wholesale or retail purposes. Such use may also include the retail sale of greenhouse products customarily, incidental, subordinate, and exclusively, devoted to the principal use, located on the same lot therein. A retail space accessory to a greenhouse shall have a maximum retail floor area of 75 square metres.

"Gross Floor Area" means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

(b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between

the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

(i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;

(ii) loading facilities above or below grade; and

(iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use

"Hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

"Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities and the supplying of personal services or as otherwise defined in the zoning by-law;

“Institutional” means development of a building or structure intended for use:

(a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021;*

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

(c) by any institution of the following post-secondary institutions for the objects of the institution:

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

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

(iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;

(d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(e) as a hospice to provide end of life care.

“Live-work Unit” means a dwelling unit having an area of not more than 200 square metres that contains a commercial use such as a professional office, studio, or gallery of the dwelling unit;

"Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof;

"Local Services" means those services, facilities or things which are under the jurisdiction of the Municipality of South Huron and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Fixing Long-Term Care Act, 2021.

“Maximum Interest Rate” means on a particular date, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada,

adjusted on the first business day of every January, April, July, and October, plus one percentage point.

“Minimum Interest Rate” means the interest rate of the Bank of Canada on the day the by-law comes into force, updated on the first business day of every January, April, July, and October.

"Mixed Use Development" means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a Live-work Unit;

“Mobile home” means a pre-fabricated dwelling unit occupied or designed for occupancy by 1 or more persons on a permanent basis constructed to CSA standards for a Mobile Home but does not include a travel trailer, park model trailer, tent trailer, or a trailer otherwise designed;

"Municipality" means the Corporation of the Municipality of South Huron and the area within the geographic limits of the Municipality of South Huron;

"Non-profit Housing Development" means the development of a building or structure intended for use as residential premises and developed by:

- a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary objective is to provide housing,
- a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing, or
- a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, 2022.

"Non-Residential Use" means a building or structure of any kind whatsoever used, designed, or intended to be used for other than a residential use.

“Official Plan” means the Official Plan adopted by the Municipality, as amended and approved;

"On-Farm Diversified Use" means uses that are secondary to the principal agricultural use of the property and are limited in area. On farm diversified uses may include home occupations, home industries (as defined in the Zoning By-law), agri-tourism uses and uses that produce value-added agricultural products. On farm diversified uses may include accessory retail of goods produced on the property or, to a limited scale, produced on farms located within a 50km radius.

"Owner" means the owner of land or a person who has made application for an approval for development of land upon which a development charge is imposed.

“Place of Worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

"Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended or any successor thereto.

“Prescribed” means prescribed by Regulations made under the Development Charges Act, S.O. 1997.

"Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use of a building or structure from residential to non-residential or from non-residential to residential.

"Regulation" means any regulation made pursuant to the Act.

"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.

“Residential Building” shall mean a building used or intended to be used for human habitation containing one or more dwelling units in which all domestic functions may be carried on including:

(a) Accessory Dwelling" shall mean a single dwelling which is accessory to a permitted residential or non-residential use, located on the same lot therewith and is occupied either by the family of the owner such non-residential use or by a family of a person employed on the lot where such dwelling is located;

(b) "Apartment Unit" shall mean any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes Stacked Townhouse Dwellings) or more dwelling units. This use includes but is not limited to apartments and stacked townhouses;

(c) "Back-to-Back Townhouse Dwelling" shall mean a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;

(d) "Converted Dwelling" shall mean a dwelling erected prior to the passing of this By-law which because of size and design the interior has been or can be converted to provide up to four (4) dwelling units;

(e) "Duplex Dwelling" shall mean the whole of a dwelling that is divided horizontally into two (2) separate dwelling units each of which has an independent entrance either directly from the outside or through a common vestibule;

(f) "Mobile Home" a pre-fabricated dwelling unit occupied or designed for occupancy by one (1) or more persons on a permanent basis constructed to CSA standards for a Mobile Home but does not include a travel trailer, park model trailer, tent trailer, or a trailer otherwise designed;

(g) "Modular Home" a pre-fabricated single detached dwelling designed to be transported to a final location and constructed to CSA standards for a Modular Home;

(h) "Other Multiple Dwelling" shall mean all dwellings other than Single-Detached, Semi-detached, Apartment, and Special Care/Special Dwelling units, and includes, but is not limited to, a Mobile Dwelling House and a Park Model Dwelling House;

(i) "Park Model Trailer" shall mean a manufactured dwelling designed and constructed in conformity with CAN/CSA-Z241.

(j) "Rowhouse" shall mean a building that is completely divided vertically into three (3) or more dwelling units by a party wall, each dwelling unit having independent entrance directly from the outside;

(k) "Row Townhouse" shall have the same meaning as a Rowhouse;

(l) "Semi-Detached Dwelling" shall mean a building that is completely divided vertically into two (2) dwelling units by a common wall, each dwelling unit having an independent entrance directly from the outside;

(m)"Single Detached Dwelling" shall mean a completely detached permanent dwelling to which entrance is gained only by a private entrance outside the building and containing only one (1) main dwelling;

(n) Triplex Dwelling shall mean the whole of a building originally designed for and divided into three (3) separate dwelling units with at least one (1) of the units on a second floor and each unit having an independent entrance either directly from the outside or through a common vestibule;

(o) "Special Care/Special Dwelling" shall mean a Building, or part of a Building:

(i) containing two (2) or more Dwelling Units which units have a common entrance from street level;

(ii) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

(iii) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;

(iv) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care, and attendant services are provided at any one or more various levels;

(v) the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Fixing Long-Term Care Act, 2021; and

(vi) and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home.

(p) "Stacked Townhouse" shall mean a building containing three (3) or more dwelling units attached side-by-side, with each of these dwelling units

having at least one dwelling unit above or below them, and where each dwelling unit has an independent entrance from the exterior or a common vestibule.

“Residential Use” means the use of a building or structure or portion thereof for one (1) or more dwelling units; this also includes a dwelling unit on land that is used for an agricultural use;

“Retirement Home” means a residential building or the residential portion of a mixed-use building that is defined as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

"Service” and “Services" means a service or services designated in this by-law or an agreement made under the Development Charges Act S.0. 1997, as applicable;

“Servicing Area” means an area within the Municipality of South Huron and identified on Schedule C to this by-law where development shall proceed only on the basis of full municipal wastewater and water services;

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Silo” means a building or structure designed and used for the storage of grain, fodder, feed, or other food to be fermented and/or used as feed for livestock and shall include a cylindrical pit, tower, bunker or grain bin whether vertical or horizontal;

“Structure” means anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground;

“Wind Turbine” means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries; and

"Zoning By-Law" shall mean the Zoning By-Law of the Municipality of South Huron, or any successor thereof passed pursuant to section 34 of the Planning Act, S.O. 1998.

Designation of Services and Class of Services

2. The designated Municipal services and class of services for which Development Charges are imposed are those services identified in Schedule A to this By-law, and include:

   (a) Services Related to a Highway;

   (b) Fire Protection Services;

   (c) Parks and Recreation Services;

   (d) Growth-Related Studies (Class of Services);

   (e) Water Services; and

   (f) Wastewater Services.

Designated Uses

3. The Development Charges established by this By-law shall apply to all residential and non-residential development within the Municipality where the development of the land would increase the need for services and the development requires:

   (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
   (b) the approval of a minor variance under section 45 of the *Planning Act*;
   (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
   (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
   (e) a consent under section 53 of the *Planning Act*;
   (f) the approval of a description under section 50 of the *Condominium Act,* R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
   (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

3.1 Where two or more of the actions described in Subsection 3 (a) to (g) are required in order to develop land, only one development charge shall be calculated and collected in accordance with the provisions of this By-Law.

3.2 Notwithstanding Subsection 3.1, if two or more of the actions described in Subsection 4 (a) to (g) occur at different times, and if the subsequent action has the effect of increasing the need for all or some of the services designated in Schedule B, an additional development charge shall be calculated and collected in accordance with the provisions of this By-law.

4. This By-law shall not apply to lands, buildings or structures that are owned by and used for the purposes of:

   (a) The Corporation of the Municipality of South Huron or any board thereof; or
   (b) The County of Huron or any local area municipality thereof and any boards thereof; or
   (c) A board of education as defined in Section 1(1) of the Education Act.

5. For the purposes of the Residential charge, only Development or Redevelopment for the purpose of creating a new dwelling or dwellings shall be subject to the provision of this By-law.

6. For the purposes of the Non-Residential charge, only Development or Redevelopment for the purpose of creating new Gross Floor Area shall be subject to the provision of this By-law.

7. No Development Charge may be imposed with respect to:

   (a) Local Services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, P.13;
   (b) Local Services installed at the expense of the owner as a condition of approval under Section 50 of the *Planning Act*, 1990, R.S.O. 1990, P.13; or
   (c) Local connections to water mains, sanitary sewers and storm drainage facilities installed at the expense of the owner including amounts imposed under a By-law passed under Section 204 of The *Municipal Act*, 2001 S.O. 2001 c.25.

8. If an owner or a former owner has, before the coming into force of this By-law, paid all or any portion of a charge related to development pursuant to an agreement under Section 50, or 51 of the *Planning Act*, R.S.O. 1990, or a predecessor thereof with respect to land within the area to which this By-law applies, a credit for the amount of the charge already paid shall be granted within the calculation of the Development Charge applied under this By-law.

9. If an owner or former owner has, before the coming into force of this By-law, entered into an agreement subject to Section 50, or 51 of the *Planning Act*, R.S.O. 1990, or a predecessor therefore, which includes provisions for payment of the Development Charge related to development but said charge has not been paid, the provisions of the said agreement shall prevail to the extent of any conflict with this By-law.

10. Development Charges as set out in Part 3 of this by-law shall apply to residential and non-residential development but only as far as:

    (a) the growth-related net capital costs are attributable to that use; and
    (b) the growth-related net capital cost of each service is attributable to the service or standard of service being provided at the time the Development Charges are being calculated.

11. Amount of Charges

<u>Residential</u>

    (a) 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, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

<u>Non-residential</u>

    (b) The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the

mixed-use building or structure, and the non-residential portion for a Live-Work unit, and calculated with respect to each of the services according to the Gross Floor Area of the non-residential use.

Wind Turbines

(c) The development charges described in Schedule B to this By-law shall be imposed on wind turbines with respect to Services Related to a Highway, Fire Protection Services and Growth-Related Studies (class of services) on a per unit basis.

Exemptions

Discretionary Exemptions:

12. Notwithstanding Section 11 above, a Development Charge By-law shall not impose a Development Charge with respect to:

(a) The portion of a Place of Worship that is for worship;
(b) Farm Building and Bona Fide Farm Building; and
(c) Any residential development creating or adding an accessory use, building, or structure including a garage, storage building, or swimming pool.

Statutory Exemptions:

13. Exemption for Industrial Development

(a) Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the Gross Floor Area of an existing industrial building where the Gross Floor Area is enlarged by 50 percent or less, of the original Gross Floor Area.

(b) If the Gross Floor Area of an existing industrial building is enlarged by greater than 50 percent, the amount of the Development Charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

i. determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;

ii. divide the amount determined under subsection a) by the amount of the enlargement

For the purpose of section 13 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act

Residential Intensification Exemptions

14. The following shall be exempt from payment of the Development Charges:

(a) Affordable Residential Unit;

(b) Attainable Residential Unit;

(c) Affordable inclusionary zoning Residential Units

(d) Non-Profit Housing units;

(e) Long-term Care Homes;

(f) an enlargement to an existing dwelling unit;

(g) 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;

(h) 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;

(i) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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;

(j) 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;

(k) 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;

(l) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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; or

(m) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

Discounts

15. The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

    (a) Three or more bedrooms - 25% reduction;
    (b) Two bedrooms - 20% reduction; and
    (c) All other bedroom quantities - 15% reduction.

Reduction of Development Charges for Redevelopment/Conversion

16. 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 five (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:

(a) 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 11(a) by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(b) 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 11(b), 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.

Timing of Calculation of Payment

17. A Development Charge shall be calculated and payable in full in money or by provision of services as may be agreed upon by credit granted by 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.

18. Where a Development Charge applies to land in relation to which a completed building permit has been submitted, the building permit shall not be issued until the Development Charge has been paid in full, unless the Development Charges Act provides otherwise.

19. Notwithstanding sections 17 and 18, development charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, payable on the anniversary date each year thereafter, including interest, based on the Maximum Interest Rate, that accrued prior to June 5, 2025.

20. Notwithstanding sections 17 and 18. Development charges for non-rental residential developments are due and payable in full on the earlier of:

(a) The day a permit is issued under the Building Code Act, 1992 authorizing occupation of the building; and

(b) The day the building is first occupied.

21. Where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment 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 11 shall be calculated based on the lower of the Development Charges set out in Schedule B on the date of the planning application, including interest, based on the Maximum Interest Rate or the current rate in effect. Where both planning applications apply, Development Charges under section 11 shall be calculated on the Development Charges set out in Schedule B on the date of the later planning application, including interest, based on the Maximum Interest Rate.

22. Where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received on or after January 1, 2020, where the approval of the application occurred 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 11 shall be calculated based on the lower of the Development Charges set out in Schedule B on the date of the planning application, including interest, based on the Maximum Interest Rate or the current rate in effect. Where both planning applications apply, development charges under section 11 shall be calculated on the Development Charges set out in Schedule B, on the date of the latter planning application, including interest, based on the Maximum Interest Rate.

23. Notwithstanding sections 17 to 22, 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.

24. Interest for the purposes of sections 21 and 22 shall be determined as prescribed in the Development Charges Act, as amended from time to time.

Reserve Funds

25. Monies received from payment of Development Charges shall be maintained in separate reserve funds for each of the services and class of services and shall be used only to meet the growth-related net capital costs for which the Development Charges provided for under this By-law are levied.

26. Income received from investment of the Development Charge reserve funds shall be credited to the Development Charge reserve funds for the designated Municipal service or class of services (per Section 2 of this By-Law) in relation to which the investment income applies.

Unpaid Development Charges

27. Where any Development Charge, or part thereof, remains unpaid after the due date and following the application of the Municipality's Accounts Receivable Collection Policy, the amount unpaid shall be added to the tax roll and shall be collected as taxes.

28. Where any unpaid Development Charges are collected as taxes under Section 27, the monies so collected shall be credited to the Development Charge reserve funds referred to in Section 25.

Reporting

29. The Treasurer of the Corporation of the Municipality of South Huron shall prepare an annual financial statement for the development charges reserve funds as prescribed under Section 12 of Ontario Regulation 82/98 and shall submit the statement for Council's consideration on or before June 30th each year, and provide a copy of the financial statement to the Minister no later than July 15th each year in which the statement is provided to Council.

Overpayment

30. Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of the Council of the Corporation of the Municipality of South Huron, the Clerk of the Municipality of South Huron shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

31. Refunds that are required to be paid under Section 25 shall be paid with interest, at the Minimum Interest Rate, to be calculated as follows:

    (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
    (b) Interest shall be paid at the Bank of Canada rate in effect on the later of,
        (i) the date of enactment of this By-law, or
        (ii) the date of the last quarterly adjustment thereof, in accordance with the provisions of subsection (4) of the Act.

Indexing of Development Charges

32. Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the third quarter of the prescribed London series index in the Act.

Front-end Financing

33. The Municipality may enter into front-end agreements with owners in accordance with the provisions of the Act.

Schedules

34. The following schedules to this By-law form an integral part of this By-law:

    Schedule “A” Designated Municipal Services and Class of Services Under This By-Law

    Schedule “B” Schedule of Residential and Non-Residential Development Charges

Conflicts

35. Where the Municipality and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

36. Notwithstanding Section 34, where a development which is the subject of an agreement to which Section 34 applies, is subsequently the subject of one or more

of the actions described in subsection 3, an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

Severability

37. If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

Effective Date

38. This By-law shall come into force and effect January 1, 2027.

Date By-law Expires

39. This By-law shall continue in force and effect for a term not exceeding ten years unless it is repealed at an earlier date by a subsequent By-law.

Short Title

40. This By-law may be cited as the Development Charges By-law for the Municipality of South Huron.

Repeal of Previous By-laws

41. By-law No. 17-2020, as amended, is hereby repealed effective January 1, 2027.

READ a first and second time this 13th day of July, 2026.

READ a third time and passed this 13th day of July, 2026.

_____ _____

Mayor Clerk

Schedule "A" to By-Law No. XX-2026

Designated Services and Class of Services Under this By-Law

Municipal-wide Services

- Services Related to a Highway
- Fire Protection Services
- Parks and Recreation Services

Municipal-wide Class of Services

- Growth-Related Studies

Urban Serviced Area Services/Class of Services

- Water Services
- Wastewater Service
- Land Acquisition

SCHEDULE "B"
SCHEDULE OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
(2026$)

Service/Class of Services	RESIDENTIAL					Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units		Agricultural Use	Other Non-Residential
Municipal Wide Services/Class of Service:								
Services Related to a Highway	1,464	897	885	600	565	1,464	0.06	0.72
Fire Protection Services	1,111	680	671	455	428	1,111	0.04	0.54
Parks and Recreation Services	4,471	2,740	2,703	1,833	1,726	-	0.03	0.44
Growth-Related Studies	352	216	213	145	135	352	0.02	0.20
Total Municipal Wide Services/Class of Services	**$7,398**	**$4,533**	**$4,472**	**$3,033**	**$2,854**	**$2,927**	**$0.15**	**$1.90**
Urban Services								
Wastewater Services	9,157	5,613	5,536	3,753	3,534	-	-	3.78
Water Services	2,525	1,547	1,527	1,035	974	-	-	1.04
Land Acquisition	51	31	31	21	20	-	-	0.02
Total Urban Services	**$11,733**	**$7,191**	**$7,094**	**$4,809**	**$4,528**	**$0**	**$0.00**	**$4.84**
GRAND TOTAL RURAL AREA	**$7,398**	**$4,533**	**$4,472**	**$3,033**	**$2,854**	**$2,927**	**$0.15**	**$1.90**
GRAND TOTAL - PARTIALLY SERVICED (WATER ONLY)	**$9,942**	**$6,091**	**$6,010**	**$4,075**	**$3,835**	**$2,927**	**$0.15**	**$2.95**
GRAND TOTAL URBAN AREA	**$19,131**	**$11,724**	**$11,566**	**$7,842**	**$7,382**	**$2,927**	**$0.15**	**$6.74**

Appendix H
Capital Cost and Benefit to Existing Methodology

Appendix H: Capital Cost and Benefit to Existing Methodology

Based on the regulatory changes provided through Bill 60: *Fighting Delays, Building Faster Act, 2025*, there is a requirement to provide greater detail with respect to how the non-growth-related shares (i.e. benefit to existing deduction methodology) of the total estimated costs and the costs that will be incurred during the term of the by-law are determined for each service. The following provides this information on a service-by-service basis as well as a description of how the capital costs were estimated.

Table H-1
Methodology for Determining Capital Costs and Benefit to Existing Calculations

Service	Capital Cost Methodology	Benefit to Existing Calculation Methodology
Fire Protection Services	• **Equipment:** Cost estimates based on estimated replacement costs of existing equipment • **Vehicles:** Cost estimates based on estimated replacement costs of existing vehicles	• **Equipment:** New Fire Fighter equipment is allocated to new development which denomination shower facility needs were determined that they would proportionately benefit existing and future development • **Vehicles**: The new chief's vehicle is replacing partial access to a vehicle and has been included as 50% B.T.E..
Services Related to a Highway	• **Vehicles:** Cost estimates based on estimated replacement costs of existing vehicles	• **Vehicles:** All vehicles and equipment are new to provide services for new growth and are not replacing any existing items. As a result, a B.T.E. deduction has not been applied.
Parks and Recreation	• **Parkland Development:** Cost estimates based on budgeted costs for park development • **Vehicles:** Costs estimates based on estimated replacement costs of current fleet.	• **Parkland Development:** New park development has been allocated 100% to new development while other park improvement needs were determined that they would proportionately benefit existing and future development have been allocated 92% to B.T.E. .
Water Services	• All capital needs were determined based on the detailed costing provided in the Township's recently completed Master Plan.	• All projects are being undertaken solely to provide capacity for new development and as such do not have deductions applied for B.T.E.
Wastewater Services	• All capital needs were determined based on the detailed costing provided in the Township's recently completed Master Plan.	• **Pumping Stations:** B.T.E. for the pumping stations of sewer mains was determined based on the existing pumping capacity being replaced by the larger pumping stations. • All other projects are being undertaken solely for development to create additional capacity and as such do not have deductions applied for B.T.E.
Growth Studies (including studies within specific service areas)	• Cost estimates are determined based on a review of recent cost estimates for similar studies.	• Non-growth-related shares for studies have been determined on a project-by-project basis through a review of the scope of each study. Based on this review, an allocation to account for the benefit to existing development is made. For example, although transportation master plans are generally undertaken to identify the new capital projects that are required to accommodate new development, there is a benefit to the existing community wherein existing policies and practices are also reviewed through the study. As a result, a 25% allocation to account for the non-growth-related share of this project has been made.
By-Law Enforcement	• **Vehicles:** Costs estimates based on estimated replacement costs of current fleet.	• The vehicle is replacing partial access to a vehicle and has been included as 50% B.T.E..