



TOWNSHIP OF NORTH HURON DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY (2021)



TOWNSHIP OF NORTH HURON

DEVELOPMENT CHARGES BACKGROUND STUDY

DRAFT

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TOWNSHIP OF NORTH HURON 2021 DEVELOPMENT CHARGES BACKGROUND STUDY

1.0 Introduction

The Township of North Huron is considering establishing, by by-law, revised development charges to pay for capital costs required due to increased needs for services arising from development. The by-law may establish development charges against residential and non-residential development activities in the Township during the period of 2021-2026. This by-law would be passed under the statutory authority of the *Development Charges Act, 1997* (DCA) as amended and its accompanying Regulations. It will replace the existing Development Charges by-law (By-law 83 of 2016), passed on October 17, 2016.

Section 10 of the Act requires that a development charge background study be completed and specifies the contents of the study. *Ontario Regulation 82/98*, Section 8, as amended (O.Reg. 82/98) further defines the content of the study. This Development Charges Background Study (Background Study) has been prepared in order to provide Council with sufficient information to make a decision on the value of any development charge to adopt. This report includes the following major components:

- An outline of the framework for conducting the study;
- An overview of the local growth forecasts for residential and non-residential activities;
- A summary of growth-related projects and services;
- A synopsis of the methodology applied to establish a development charge;
- The calculations associated with establishing development charges for each applicable service category;
- Asset management information for assets funded by the development charges;
- Presentation of the proposed development charge schedule; and
- Details on the process to implement a Development Charges By-law.

2.0 Background

The Township currently administers a wide variety of public services and maintains an extensive inventory of facilities, infrastructure, equipment and land. Several major infrastructure projects have been initiated in recent years or are being planned for implementation in the foreseeable future. Given the capital investment associated with the provision of these projects and other municipal activities, Council has expressed an interest in considering a new Development Charge By-law to recover applicable costs from new development activities.

B. M. Ross and Associates Limited (BMROSS) was engaged to conduct a Development Charges Background Study to consider the adoption of development charges applicable to new construction activities within the Township. Section 10 of the DCA specifies that the Background Study must include the following components:

- Forecasts for the anticipated amount, type and location of development for which development charges can be applied;
- An estimate of the increased level of service required to accommodate growth (for each service incorporated into the development charge);
- Forecasts of the average service levels for certain services over the 10-year period immediately preceding the preparation of the Background Study. The assessment of previous service levels must consider both the quality and quantity of service provided;
- Assessment of long-term capital and operating costs for infrastructure required for each applicable service;
- Consideration of the use of more than one development charge bylaw to reflect different service areas; and
- An evaluation of life cycle costs and financial sustainability over the lifetime of the asset.

3.0 Current Practice

In 2016, the Township enacted By-law 83 of 2016, to collect development charges on residential development within the municipality. At that time, the Council made the decision not to collect non-residential development charges. Currently, as set out in By-law 83 of 2016, there are three development charge services areas: Wingham, Blyth, and East Wawanosh.

The current by-law was imposed after consideration of a Development Charges Background Report dated September 14, 2016. This report analyzed potential growth and development across the entire Township and evaluated capital works necessary to service this growth. By-law 83 of 2016 was passed on October 17, 2016, imposing charges for service categories as identified in the 2016 Background Report. The charges established under that by-law are as follows:

Table 3.1 Current Residential Development Charges from Bylaw 83 of 2016, Wingham

Service Category	Single Detached & Semi-Detached	Multiples and Townhouses	Apartments (2 bedrooms +)	Apartments (Bachelor, 1 bedroom)
Sanitary Sewage	\$3,453.13	\$2900.36	\$2,071.88	\$1,519.38
Water Services	0	0	0	0
Transportation	\$754.29	\$633.60	\$452.57	\$331.89
Firefighting	\$52.89	\$44.43	\$31.73	\$23.27
Parks and Recreation	\$270.00	\$226.80	\$162.00	\$118.80
Administration	\$574.09	\$482.23	\$344.45	\$252.60
Total (per unit)	\$5,104.38	\$4,287.68	\$3,062.63	\$2,245.93

Table 3.2 Current Residential Development Charges from Bylaw 83 of 2016, Blyth

Service Category	Single Detached & Semi-Detached	Multiples and Townhouses	Apartments (2 bedrooms +)	Apartments (Bachelor, 1 bedroom)
Sanitary Sewage	0	0	0	0
Water Services	\$912.30	\$766.34	\$547.38	\$401.41
Transportation	\$754.29	\$633.60	\$452.57	\$331.89
Firefighting	\$52.89	\$44.43	\$31.73	\$23.27
Parks and Recreation	\$270.00	\$226.80	\$162.00	\$118.80
Administration	\$574.09	\$482.23	\$344.45	\$252.60
Total (per unit)	\$2,563.56	\$2,153.39	\$1,538.14	\$1,127.97

Table 3.3 Current Residential Development Charges from Bylaw 83 of 2016, East Wawanosh

Service Category	Single Detached & Semi-Detached	Multiples and Townhouses	Apartments (2 bedrooms +)	Apartments (Bachelor, 1 bedroom)
Sanitary Sewage	0	0	0	0
Water Services	0	0	0	0
Transportation	\$754.29	\$633.60	\$452.57	\$331.89
Firefighting	\$52.89	\$44.43	\$31.73	\$23.27
Parks and Recreation	\$270.00	\$226.80	\$162.00	\$118.80
Administration	\$574.09	\$482.23	\$344.45	\$252.60
Total (per unit)	\$1,651.26	\$1,687.06	\$990.76	\$726.55

It should be noted that the development charges collected for Wingham through By-law 83 of 2016 are less than the charges that were calculated as part of the Background Study. At the time of passing the by-law, Council made the decision to reduce the Wingham development charges by collecting 50% of the calculated sewage charge. For a single detached home, this reduced the charge from \$8,557 to \$5,104.

The 2020 balance of the development charge reserve funds is summarized in Table 3.4. In 2020, \$51,571.07 was deposited into the applicable development charge reserve accounts. There were no withdrawals made. The balance of the reserve accounts at the end of 2020 is \$152,702.19. It is anticipated that as development charges are collected, they will either remain in reserve until payments for development charge projects are made or will be applied to debt repayment for projects that have been implemented.

Table 3.4 Summary of Development Charges Collected, Withdrawn and Current Balances

	2020 Opening Balance	Deposits	Withdrawals	2020 Closing Balance
Sanitary Sewage Northwest Trunk	\$20,773.37	0	-\$0	\$20,773.37
Public Works Facility	\$43,368.13	\$16,025.70	-\$0	\$59,393.83
Firefighter Outfitting	\$3,150.03	\$1,123.94	-\$0	\$4,273.97
Parkland Development	\$16,114.74	\$5,736.66	-\$0	\$21,851.40
Capital Growth Studies	\$(4,067.79)	\$12,197.54	-\$0	\$8,129.75
Blyth Water	\$21,792.64	\$16,487.23	-\$0	\$38,279.87
Total	\$101,131	\$51,571.07	-\$0	\$152,702.19

4.0 Approach

This report is an update of the 2016 Background Study completed by BMROSS. The purpose of this study is to conform to the requirements of the DCA and to support an amount that can be collected as a development charge. It is also an opportunity to review how the assumptions and forecasts used in the previous report performed. Additionally, the process of implementing and collecting the development charges is reviewed to determine whether changes or improvements need to be made. The approach to conducting the review is as follows:

- Review with municipal staff and Council the existing process, what projects were implemented during the life of the existing by-law and to discuss new projects;
- Review historical and future growth in the Township. Township staff provided information on buildings/development activity since the previous report was prepared;

- Township staff and consulting engineers provided updated capital works forecasts and potential projects;
- BMROSS analyzed and evaluated the services collected for in the existing by-law, and the proposed works to service new development, with respect to:
 - Applicability under the Act;
 - Benefit to existing development;
 - Allocation between different types of development;
 - Level of service in the community;
 - Potential impact of long-term capital and operating costs for the proposed works; and
 - Service areas of the proposed works.

The following represent the final components of the development charges process:

- Provide Council with an interim presentation to identify proposed services that could be collected for in a development charge;
- Council determines a development charge amount they intend to collect by by-law;
- Establish, by Council resolution, a development charge schedule which the Township intends to collect;
- Prepare a draft Development Charges By-law prescribing the proposed development charges schedule;
- Arrange a public meeting to present details on the study process and the proposed development charges schedule. The meeting is a requirement of the DCA. A minimum 20-day notice period must be provided prior to the meeting;
- Acknowledge and attempt to address concerns raised during the statutory public meeting, and document input received through consultation;
- Finalize the implementing By-law following consideration of comments received via consultation;
- Obtain, by Council resolution, approval of the proposed Development Charges By-law; and
- Circulate the Notice of Passage for the Development Charges By-law. The By-law will immediately come into effect. The By-law may be appealed to the Local Planning Appeal Tribunal (LPAT) in the 40-day period following the passage of the By-law.

5.0 Population and Growth Forecast

5.1 General

Forecasts have been prepared to project population and household growth for the Township of North Huron over a 25-year planning period. The growth forecasts were established following an assessment of general growth and development trends in North Huron as identified from statistical data, building permit data and background research. The forecasts extrapolated from these analyses are considered reasonable

projections of growth and development within the Township. The background research and analyses of population and growth is included in Appendix A.

5.2 Current Population and Household Trends

The most recent population count for the Township of North Huron is the 2016 Census. In 2016, the population of North Huron was 4,932 residents, an increase of 48 persons from the 2011 count and -83 persons from the 2006 Census (Table 5.1). The increase in population between 2011 and 2016 equates to an annual average growth rate of 0.2%. Over the last 10 years of census data, the annual average growth rate was -0.17%. The recent population increase is a reversal in the population decline observed in North Huron since 2006.

In Wingham, the most recent population count is 2,934 persons. This is an increase of 59 people over the 2011 Census count. Blyth saw a decrease in population over the same period, with the population declining by 16 to 989 persons. In East Wawanosh, the 2016 population was 1009 persons, 5 more than in 2011.

Table 5.1 Census Population Counts, 1996-2016

Year	Wingham	Blyth	East Wawanosh	North Huron
1996	2,941	991	1,167	5,099
2001	2,885	987	1,112	4,984
2006	2,923	990	1,102	5,015
2011	2,875	1,005	1,004	4,884
2016	2,934	989	1,009	4,932
5-year change	59	-16	5	48
10-year change	11	-1	-93	-83
20-year change	-7	-2	-158	-167
5-year change (%)	2.05	-1.59	0.5	0.98
10-year change (%)	0.38	-0.1	-8.44	-1.66
20-year change (%)	-0.24	-0.2	-13.54	-3.28
5-year average annual growth rate (%)	0.41	-0.32	0.1	0.2
10-year average annual growth rate (%)	0.04	-0.01	-0.88	-0.17
20-year average annual growth rate (%)	-0.01	-0.01	-0.72	-0.17

The population trends in the Census data for North Huron are similar to those observed in other rural municipalities in recent years. These trends include relative low population growth in the urban centres and declines in the rural areas. Declines in the rural population is most likely the result of the decline in the size of families, aging of the population and increase in farm size. In North Huron, it is expected that the next census

data will show an increase in the population to reflect recent residential developments in Wingham and Blyth.

The numbers of occupied private dwellings in North Huron, Wingham, Blyth and East Wawanosh as counted through previous censuses, are summarized in Table 5.2. The number of private dwellings in the Township has increased over the last 20 years, with approximately 135 new dwellings. Counts of occupied dwellings for Wingham, Blyth and East Wawanosh are not available for 1996.

Over the last census period, there has been an increase in the number of occupied dwellings in North Huron. In Wingham, there have been an additional 32 dwellings between 2011 and 2016, 6 in Blyth and 4 in East Wawanosh.

Table 5.2 Census Households Counts, 1996-2016

Year	Wingham	Blyth	East Wawanosh	North Huron
1996	-	-	-	1,950
2001	1,230	395	370	1,995
2006	1,276	425	363	2,064
2011	1,269	419	355	2,043
2016	1,301	425	359	2,085
5-year change	32	6	4	48
10-year change	25	0	-4	21
20-year change	-	-	-	135
5-year change (%)	2.52	1.43	1.13	2.06
10-year change (%)	1.96	0	-1.1	1.02
20-year change (%)	-	-	-	6.92
5-year average annual growth rate (%)	0.5	0.28	0.22	0.41
10-year average annual growth rate (%)	0.19	0	-0.11	0.1
20-year average annual growth rate (%)	-	-	-	0.34

To gain a better understanding of residential development occurring in North Huron building permit data for new residential dwellings was assessed. Table 5.3 summarizes the number of new building units throughout the Township between 2000 and 2020.

Table 5.3 Building Permits Issued for New Residential Development, 2000-2020

Year	New Units – Wingham	New Units – Blyth	New Units – East Wawanosh	New Units – North Huron Total
2000	11	1	1	13
2001	3	3	2	8
2002	5	5	3	13
2003	5	0	3	8
2004	3	3	3	9
2005	5	1	0	6
2006	7	0	2	9
2007	8	4	2	14
2008	3	2	1	6
2009	6	4	0	10
2010	-	-	-	-
2011	5	2	2	9
2012	1	0	5	6
2013	1	2	1	4
2014	1	1	0	2
2015	2	2	3	7
2016	1	6	0	7
2017	2	2	5	9
2018	0	0	5	5
2019	1	15	3	19
2020	0	20	2	22
5-year total	4	43	15	62
10-year total	14	50	26	90
20-year total	59	72	42	173
5-year average	0.8	8.6	3	12.4
10-year average	1.4	5	2.6	9
20-year average	2.95	3.6	2.1	8.65

Note: Building permit data for 2010 was not available.

Over the past 20 years, there were permits issued for 173 new residential units in North Huron. This includes 42 units in multi-unit type housing. An examination of the average number of permits over the last 15, 10, and 5 years shows an increase in the average number of new units per year. The annual average has increased from 8.65 units per year over the last 20 years, to 12.4 units per year over the last 5 years. This increase reflects the recent increase in new homes built throughout the Township. This includes 19 multi-dwelling units constructed in Blyth in the last two years.

Over the last twenty years, the average number of new multi-dwellings units constructed in North Huron has increased. The majority of these new multi-units have been constructed as part of a single development in Blyth. Overall, 80% of private dwellings in the Township are single or semi-detached units, 13.6% are apartment units and 6.4%

are multi-type units. In the future, it is expected that the majority of new units will be single detached homes, based on current development proposals; however, it is expected that in the future the proportion of multi-dwellings will increase.

5.3 Population and Households Forecast

5.3.1 Forecast Methodology

For the purposes of this study, a population forecast for North Huron was developed. These forecasts are based on input from staff, forecasted developments, and building permit data.

The forecast incorporated the following methodological components:

- The 2016 population and household counts, as determined by the 2016 Census, were used as the starting points for the projections.
- The number of households was projected from 2016 to 2021 based on the reported number of building permits for new residential units;
- The 2020 population was estimated based on the number of new building permits issued since 2016 and the forecasted density (persons per unit).
- The increase in number of units on a yearly basis for Blyth and East Wawanosh is based on the 10-year annual average number of building permits for new residential units (5 units and 2.8 units respectively). The forecasted number of new units in Wingham is 5 per year, which is based on the potential for future development.
- Population densities in Wingham, Blyth and East Wawanosh are expected to continue to decrease over the next 25 years. It is expected that the population density will decrease from 2.26 person per unit in 2016 to 2.23 in 2046 in Wingham; decrease from 2.33 to 2.27 in Blyth and 2.81 to 2.79 in East Wawanosh.
- The expected number of households and population density was then used to forecast the population increase.
- It is expected that the majority of development will occur as single detached units and medium density units (row houses and/or townhouses).

Several major assumptions were also made to substantiate the use of the aforementioned methodology as the basis for a population forecast. They are as follows:

- Population growth will generally be accommodated through the development of existing lots and registered lots through Plans of Subdivisions and Site Plans.

5.3.2 Residential and Population Forecast

A residential and population growth forecast was developed for North Huron based upon the previously discussed methodology. Table 5.4 shows the population forecasts for Wingham, Blyth, East Wawanosh and North Huron. Table 5.5 contains the forecasted number of additional dwelling units over the same period.

Table 5.4: Residential Population Forecast 2021-2046

	Wingham Population	Blyth Population	East Wawanosh Population	North Huron Population
2016	2,934	989	1,009	4,932
2021	2,949	1,086	1,051	5,086
2026	2,993	1,139	1,089	5,221
2031	3,049	1,191	1,131	5,371
2036	3,091	1,243	1,169	5,503
2041	3,147	1,295	1,211	5,653
2046	3,189	1,346	1,253	5,788
5-year change	44	53	38	135
10-year change	100	105	80	285
20-year change	198	209	160	567
25-year change	240	260	202	702

Table 5.5: Residential Dwelling Forecast 2021-2046

	Wingham Dwelling Units	Blyth Dwelling Units	East Wawanosh Dwelling Units	North Huron Dwelling Units
2016	1,301	425	359	2,085
2021	1,305	468	374	2,147
2026	1,330	493	389	2,212
2031	1,355	518	404	2,277
2036	1,380	543	419	2,342
2041	1,405	568	434	2,407
2046	1,430	593	449	2,472
5-year change	25	25	15	65
10-year change	50	50	30	130
20-year change	100	100	60	260
25-year change	125	125	75	325

5.4 Non-Residential Development Forecast

The forecast for non-residential development is based on the average amount of new non-residential growth in North Huron over the last five years. The average annual amount of non-residential growth in the Township is 562 m² per year. It is predicted that non-residential growth will continue at current rates. Given this, the forecasted amount of non-residential growth over the next 5, 10 and 20 years is shown in Table 5.6.

Table 5.6 Forecasted Non-Residential Growth (m²)

Year	Non-Residential Growth (m²)
2021-2026	2,810
2021-2031	5,620
2021-2041	11,240

6.0 Review of Growth-Related Capital Costs

6.1 General Considerations

Projects and services that are anticipated to be required as a result of growth throughout North Huron were reviewed and evaluated. The following factors and evaluation steps were considered during this process:

- Identification of municipal services required to permit occupancy for new development (e.g., water, wastewater, parks and recreation, public work facilities, roads, etc.).
- A review of projects/services contained in the 2016 Background Report.
- A review of new projects/services that were proposed to be collected for in a development charge because they will be required as a result of growth.
- Assessment of the applicability of services and projects under the DCA, taking the following factors into consideration:
 - Eligible Services: Development charges can only be applied to each of the following services to recover the growth-related capital costs for facility construction and improvement, land acquisition and improvement, equipment and furnishings:
 - Water and wastewater services.
 - Stormwater infrastructure.
 - Services related to a highway (as defined in subsection 1(1) of the *Municipal Act, 2001*).
 - Electrical power services.
 - Policing services.
 - Ambulance services.
 - Waste diversion services.
 - Fire Protection services.
 - Library services.
 - Long term care services.
 - Parks and recreation services.
 - Childcare and early year programs and services.
 - Housing services.
 - Services related to by-law enforcement and municipally administered courts.
 - Emergency preparedness services.

- Transit services; and
- Development charge background studies; and
- Studies related to the above matters;
- Identification of completed projects and services which benefit future development and included allocations specifically for growth (i.e., additional capacity).
- Identification of proposed projects and services which will provide benefit to further development within the next ten years; and
- Assessment of the probable capital costs which will be incurred for those projects or services determined to be DCA-eligible.

6.2 Review of Projects/Services from the 2016 Background Report

The evaluation process included a review of growth-related projects that were included in the 2016 Development Charges. The projects were reviewed in terms of their status, cost and grant estimates, and continued applicability. The review is summarized in Table 6.1.

Table 6.1 Summary of Review of 2016 Development Charge Projects

Service Category	Project	Summary of Review
Sanitary Sewage	Northwest Trunk Sewer Replacement – Wingham	<ul style="list-style-type: none"> • Project identified in 2020 Water and Wastewater Master Plan as priority necessary to support future growth and development. • Update costs with current cost estimates from Master Plan. • Continue to collect.
Water	Blyth Well	<ul style="list-style-type: none"> • Portion of project eligible for development charges was \$33,653.90. This amount has been collected and capacity has been allocated. • Remove from development charges.
Transportation	Public Works Facility	<ul style="list-style-type: none"> • Collecting for a new public works facility that will have 1 additional bay space. • Collecting based on current level of service. • Update level of service calculation and continue to collect.
Fire	Firefighter Outfitting	<ul style="list-style-type: none"> • Collecting for costs to outfit additional firefighters needed as growth occurs. • Have sufficient funds in reserve to outfit an additional firefighter. • Remove from development charges.

Service Category	Project	Summary of Review
Parks and Recreation	Parkland Development	<ul style="list-style-type: none"> • The Township acquires parkland either as land or cash in lieu. Development charges are collected to equip or develop parklands. • Charge is based on existing level of service. • Update level of service calculations. • Increase cost to develop parkland from \$40,000 to \$50,000/acre. • Continue to collect.
Administration	Growth Related Studies	<ul style="list-style-type: none"> • Collected for studies that are growth-related and consider growth related projects or effects. • Review list of studies, update costs. • Continue to collect.

6.3 Review of Additional Services

Additional services that are anticipated to be required as a result of growth in the Township were reviewed and evaluated as part of the study. Table 6.2 provides a summary of new service categories/projects that are proposed to be included in the development charge calculation. Additional information on the projects included in Table 6.2 is also included in Appendix B.

Table 6.2 New Projects for Inclusion in Development Charges

Service Category & Area	Project	Description
Sanitary Sewage, Hutton Heights	Hutton Heights Sanitary Sewage Servicing	<ul style="list-style-type: none"> • Extension of sanitary sewage services to Hutton Heights. Costs include provision of sewage pumping station, forcemain and servicing external to any potential developments.
Sanitary Sewage, Wingham	Josephine Street Sewage Pumping Station	<ul style="list-style-type: none"> • Enlargement of pumps at the Josephine Street Sewage Pumping Station are required to support future growth. • Project identified in 2020 Water and Wastewater Master Plan. • Need for larger pumps driven exclusively by growth. Minor benefit to existing population.
Sanitary Sewage, Blyth	Main Street Sewage Pumping Station	<ul style="list-style-type: none"> • Enlargement of pumps at Main Street Sewage Pumping Station are required to support future growth. Pumps currently operating near capacity. • Project identified in 2020 Water and Wastewater Master Plan. • Need for larger pumps driven by growth, minor benefit to existing population.

Service Category & Area	Project	Description
Water, Blyth	Blyth Well	<ul style="list-style-type: none"> 2020 Water and Wastewater Master Plan identified the need for an additional well in Blyth to provide sufficient firm capacity for additional growth. Additional capacity needed to support the next 20 years of growth.
Water, Hutton Heights	Water Servicing Hutton Heights	<ul style="list-style-type: none"> Extension of water servicing to Hutton Heights. Includes costs associated with extending services to the area. Costs are for infrastructure external to any lots.
Water, Wingham and Hutton Heights	Replacement of Wingham Standpipe	<ul style="list-style-type: none"> Existing Wingham standpipe has reached the end of its useful life and requires replacement. Water and Wastewater Master Plan identified need for additional storage in Wingham to support future growth. Replacing the standpipe will provide sufficient storage for the population over the next 50-years.
Stormwater, Hutton Heights	Stormwater services for Hutton Heights	<ul style="list-style-type: none"> Extension of stormwater services to the Hutton Heights area. Includes the cost of storm sewers and a stormceptor unit. Costs are for external services.
Roads, Hutton Heights	Roads for Hutton Heights	<ul style="list-style-type: none"> Reconstruction of Lloyd Street and Crawford Street (north of Lloyd). This work is necessary to support future development within the Hutton Heights area.
Public Works, All Areas	Additional Snowplow	<ul style="list-style-type: none"> An additional snowplow will be required to maintain the existing level of service in response to new growth
Public Works, All Areas	Trail Development	<ul style="list-style-type: none"> The Township currently maintains 4 km of trails. It is expected that additional trails will be provided as growth occurs. Collect based on the existing level of service within the community.
Public Works, All Areas	Multi-Use Court	<ul style="list-style-type: none"> The Township expects to develop a multi-use court. The court will benefit both existing and future growth.
Day Care, All Areas	Day Care Space	<ul style="list-style-type: none"> The Township expects that growth will result in additional demand for daycare spaces. The Township currently provides 67 daycare spaces. Collect for the costs associated with the provision of daycare space based on the current level of service.

6.4 Service Areas

In previous iterations of the Development Charges By-law, the Township had three service areas: Wingham, Blyth and East Wawanosh. These service areas were justified on the basis that there were projects with specific benefitting areas e.g. the Blyth well project benefitted only Blyth and therefore was only collected in the Blyth development charges. Through this Background Study, it has been identified that there are four service areas for the purposes of collecting development charges:

- Wingham
- Blyth
- East Wawanosh
- Hutton Heights

The following table summarizes the projects collected for in each of the service areas.

Table 6.3 Development Charge Projects and Applicable Service Areas

Service Area	Projects Collected for
Wingham	<ul style="list-style-type: none">• Northwest Trunk Sewer• Josephine Street Sewage Pumping Station• Wingham Standpipe• Public Works Facility• Snowplow• Parkland Development• Trails Development• Multi-Use Court• Day Care• Administration Studies
Blyth	<ul style="list-style-type: none">• Main Street Sewage Pumping Station• Blyth Well• Public Works Facility• Snowplow• Parkland Development• Trails Development• Multi-Use Court• Day Care• Administration Studies
East Wawanosh	<ul style="list-style-type: none">• Public Works Facility• Snowplow• Parkland Development• Trails Development• Multi-Use Court• Day Care• Administration Studies

Service Area	Projects Collected for
Hutton Heights	<ul style="list-style-type: none"> • Hutton Heights Sanitary Sewage Servicing • Hutton Heights Water Servicing • Wingham Standpipe • Hutton Heights Stormwater Servicing • Hutton Heights Road Servicing • Public Works Facility • Snowplow • Parkland Development • Trails Development • Multi-Use Court • Day Care • Administration Studies

A figure showing the Hutton Heights service area is included as Figure 6.1.

6.5 Asset Management

Amendments to the Development Charges Act in 2015 and Ontario Regulation 82/98 require that development charge background studies include an asset management plan. This plan must include all assets with capital costs funded by development charges and demonstrate that assets are financially sustainable over their full life cycle.

The Township of North Huron last updated their asset management plan in 2016. The intent of the AMP is to serve as a strategic, tactical and financial document to allow the Township to follow sound asset management practices while optimizing available resources and achieving a desired level of service. The AMP included consideration of the following asset categories: road network, bridges and culverts, water network, sanitary sewer network, storm sewer network, buildings and facilities, machinery and equipment and vehicles.

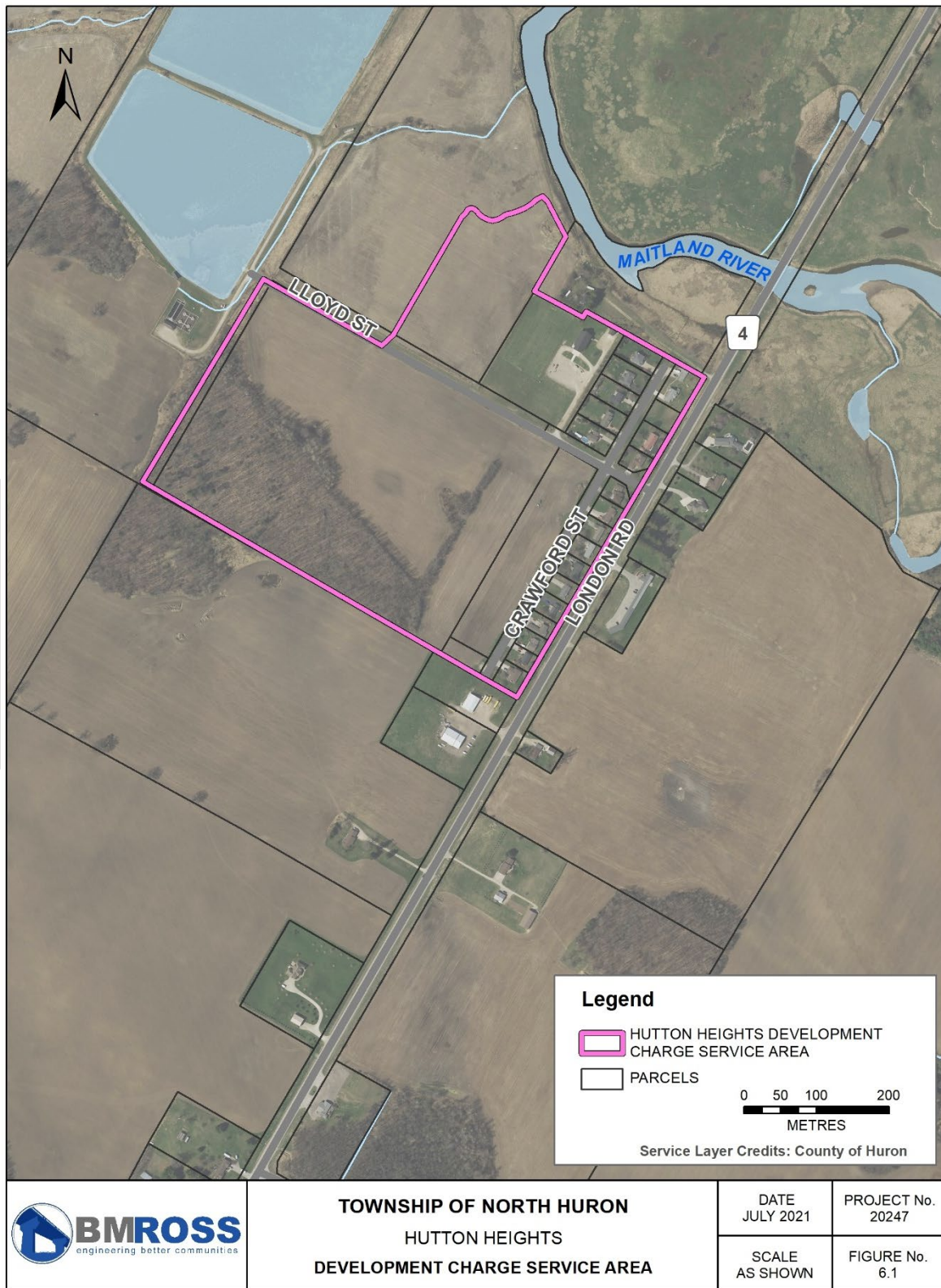
A number of the projects funded through development charges have been either built or are expansions to existing infrastructure. These projects were evaluated as part of the 2016 AMP and include:

- Josephine Street Pumping Station
- Northwest Trunk Sewer
- Main Street Pumping Station
- Daycare Space

Additionally, studies included under the Administration development charge are not considered assets.

The remaining projects have yet to be constructed and represent new assets. It is expected that as these projects are built or bought, they will be incorporated into future updates of the AMP. Given the estimated life cycle of the assets (based on the lifetime

Figure 6.1 Hutton Heights Service Area



estimates used in the 2017 AMP), the replacement costs were estimated assuming 3.4% annual inflation. The assets not included in the 2017 AMP have a life-cycle cost totaling: \$42 million dollars. The assumed life expectancy of the assets ranges from 25 to 75 years. Assuming 3.5% annual interest, the Township will require an additional \$153,897 per year to fund the lifecycle costs of these additional projects. This amount does not factor in potential grants or other contributions.

The number of additional residences in North Huron is expected to continue to increase over the next 10 years. The forecasted addition of 285 units will contribute to the existing assessment base and offset the costs associated with these additional assets. Given this, and the Township's continued efforts towards establishing long-term funding strategies, the projects included in the development charges are considered financially sustainable over their life cycles.

7.0 Calculation of the Development Charge

7.1 Methodology

The DCA and O. Reg. 82/98 prescribe the methodology which must be applied to calculate the growth-related capital costs for those projects and services being considered for inclusion into the development charge (i.e., DCA-recoverable capital costs). The following outlines the methodology used to calculate possible development charges for each service category:

Preliminary Capital Cost Assessment

- Establish the total estimated capital costs for those projects or services with growth related components which will be implemented within ten years (i.e., gross growth-related capital costs). Exclude costs for local services installed or paid for by land developers as a condition of approval under Section 51 of the Planning Act (subdivision of land);
- Define the benefiting area for the proposed works and estimate the total capacity of the growth-related project or service. Exclude the proportion of the service that can be met by the excess capacity of existing facilities, unless Council has indicated, at the time the excess capacity was created, that it would be paid for by new development;
- Reduce the net growth-related capital costs of the project or service by the value of any anticipated grants or subsidies.

Service Level and Benefit Adjustments

- Review the service description to determine if the proposed works exceed the average level of service (service standard) in the Township over the previous 10-year period. The determination of average service level must take into account the quantity of service (i.e., number or size) and the quality of service (i.e., value or cost). Reduce the net cost of the works by any anticipated increase in the service standard.

- Reduce the net capital cost by the amount the increase in service would benefit existing development.
- Allocate the net capital costs for project or service between residential and non-residential development (i.e., industrial, institutional, commercial activities), based upon anticipated benefit.

Development Charge Calculation and Cash Flow Adjustments

- Calculate the development charge for each service based upon the estimated amount of future growth it will facilitate during the applicable planning period;
- Determine the residential development charge for various types of dwellings based upon the expected occupancy characteristics. Establish area-specific charges for localized projects and services, as required.
- Establish the non-residential development charge based upon a building standard (i.e., cost per square metre of development). Establish area-specific charges for localized projects and services, as required.

7.2 Assumptions Used in the Development Charge Calculation

7.2.1 Spatial Applicability of Capital Costs

The projects included in the following service categories that benefit development on a municipal-wide basis: Public Works, Parks and Recreation, Day Care, and Administration. The projects in the Sanitary Sewer, Water, Stormwater, and Road services categories have specific benefiting areas as summarized in Table 6.3. The service areas are:

- Wingham
- Blyth
- East Wawanosh
- Hutton Heights

7.2.2 Allocation of Costs Between Growth and Existing Development

Where a proposed service provides a benefit to existing development, the capital costs must be reduced by the amount of the benefit. Where applicable, for purposes of allocating project costs between future growth and existing development, design capacities have been converted to single person equivalents. This permits a cost per person value to be calculated, which applies equally to both existing development and predicted growth.

7.2.3 Allocation of Costs Between Residential and Non-Residential Development

For the purposes of this study, a series of ratios were established to calculate the relative benefit of projects and services to residential and non-residential activities. The ratios were established based upon the current assessment data. Table 7.1 shows the percentage of residential and non-residential development in North Huron.

Table 7.1 Ratio of Residential and Non-Residential Development in North Huron

Category	Wingham	Blyth	East Wawanosh	North Huron
Residential	85.9%	90.3%	95%	88.8%
Non-Residential	14.1%	9.7%	5%	11.2%

7.2.4 Occupancy Considerations

The average occupancy rate in North Huron, based on the population and number of dwellings as reported in the Census is 2.34 persons per dwelling unit. Different types of residential development contain different numbers of occupants. On a per unit basis, the smaller the average occupancy, the less demand is generally placed on services. For purposes of this report, the occupancies defined in Table 7.2 are assumed for various housing types. These are based on average occupancies per the last Census.

Table 7.2 Residential Occupancies for Various Dwelling Types

Residential Unit Type	Persons Per Unit	Percentage of Single-Family Unit Charge
Single Family Residential, including semi-detached	2.56	100%
Multiples	1.6	62.5%
Apartments	1.5	58.8%

7.3 Calculated Development Charge

Appendix B provides information on each service category and service component, as well as the key considerations for the calculation of development charges. Based upon the calculations presented in Appendix B, development charge schedules have been prepared for residential and non-residential activities. Table 7.3 provides a summary of the development charge calculations per capita, based on the calculations outlined in Appendix B for the service areas. The calculated development charges for the different unit types for the services areas are summarized in Tables 7.4 to 7.7. The calculated non-residential charges are summarized in Table 7.8.

It is recommended that development charges schedules, selected by Council using this Report as a guide, be collected by by-law in the Township for the period 2021-26.

Table 7.3 Summary of Calculated Residential Development Charges (per capita)

Service Category	Wingham	Blyth	East Wawanosh	Hutton Heights
Sanitary Sewage	\$1,517.37	\$420.50	0	\$2,786.37
Water	\$258.96	\$1,301.56	0	\$2,084.54
Stormwater	0	0	0	\$779.32
Roads	0	0	0	\$907.04
Public Works	\$755.91	\$755.91	\$755.91	\$755.91
Parks and Recreation	\$769.21	\$769.21	\$769.21	\$769.21
Daycare	\$271.64	\$271.64	\$271.64	\$271.64
Administration	\$211.95	\$211.95	\$211.95	\$211.95
Total (per capita)	\$3,785.05	\$3,730.77	\$2,008.71	\$8,565.98

Table 7.4 Summary of Calculated Development Charges per Unit, by Unit Type, Wingham

	Single & Semi Detached Unit (2.56 PPU)	Multi-Units & Townhouses (1.6 PPU)	Apartment (1.5 PPU)
Sanitary Sewage	\$3,884.00	\$2,428.00	\$2,276.00
Water	\$663.00	\$414.00	\$388.00
Stormwater	-	-	-
Roads	-	-	-
Public Works	\$1,935.00	\$1,209.00	\$1,134.00
Parks and Recreation	\$1,969.00	\$1,231.00	\$1,154.00
Daycare	\$695.00	\$435.00	\$407.00
Administration	\$543.00	\$339.00	\$318.00
Wingham Total (per unit)	\$9,689.00	\$6,056.00	\$5,677.00

Table 7.5 Summary of Calculated Development Charges per Unit, by Unit Type, Blyth

	Single & Semi Detached Unit (2.56 PPU)	Multi-Units & Townhouses (1.6 PPU)	Apartment (1.5 PPU)
Sanitary Sewage	\$1,076.00	\$673.00	\$631.00
Water	\$3,332.00	\$2,082.00	\$1,952.00
Stormwater	-	-	-
Roads	-	-	-
Public Works	\$1,935.00	\$1,209.00	\$1,134.00
Parks and Recreation	\$1,969.00	\$1,231.00	\$1,154.00
Daycare	\$695.00	\$435.00	\$407.00
Administration	\$543.00	\$339.00	\$318.00
Blyth Total (per unit)	\$9,550.00	\$5,969.00	\$5,596.00

Table 7.6 Summary of Calculated Development Charges per Unit, by Unit Type, East Wawanosh

	Single & Semi Detached Unit (2.56 PPU)	Multi-Units & Townhouses (1.6 PPU)	Apartment (1.5 PPU)
Sanitary Sewage	-	-	-
Water	-	-	-
Stormwater	-	-	-
Roads	-	-	-
Public Works	\$1,935.00	\$1,209.00	\$1,134.00
Parks and Recreation	\$1,969.00	\$1,231.00	\$1,154.00
Daycare	\$695.00	\$435.00	\$407.00
Administration	\$543.00	\$339.00	\$318.00
East Wawanosh Total (per unit)	\$5,142.00	\$3,214.00	\$3,013.00

Table 7.7 Summary of Calculated Development Charges per Unit, by Unit Type, Hutton Heights

	Single & Semi Detached Unit (2.56 PPU)	Multi-Units & Townhouses (1.6 PPU)	Apartment (1.5 PPU)
Sanitary Sewage	\$7,133.00	\$4,458.00	\$4,180.00
Water	\$5,336.00	\$3,335.00	\$3,127.00
Stormwater	\$1,995.00	\$1,247.00	\$1,169.00
Roads	\$2,322.00	\$1,451.00	\$1,361.00
Public Works	\$1,935.00	\$1,209.00	\$1,134.00
Parks and Recreation	\$1,969.00	\$1,231.00	\$1,154.00
Daycare	\$695.00	\$435.00	\$407.00
Administration	\$543.00	\$339.00	\$318.00
Hutton Heights Total (per unit)	\$21,928.00	\$13,705.00	\$12,850.00

Table 7.8 Calculated Non-Residential Development Charges (per sq.m)

Service Category	Wingham (per sq.m)	Blyth (per sq.m)	East Wawanosh (per sq.m)	Hutton Heights (per sq.m)
Sanitary Sewage	\$4.39	\$0.59	-	-
Water	\$0.75	\$1.82	-	\$0.75
Stormwater	-	-	-	-
Roads	-	-	-	-
Public Works	\$5.16	\$5.16	\$5.16	\$5.16
Parks and Recreation	-	-	-	-
Daycare	-	-	-	-
Administration	\$1.33	\$1.33	\$1.33	\$1.33
Total (per sq. m)	\$11.62	\$8.90	\$6.49	\$7.24

8.0 Implementation

8.1 General Considerations

As discussed, a Development Charges By-law must be adopted to implement a development charges schedule and the associated collection policies. Section 5(1)(9) of the DCA prescribes that the Township must establish rules within the implementing by-law to set out how development charges will be applied at the local level.

This section of the report outlines certain components of the DCA which will need to be considered during the preparation of the Development Charges By-law.

8.2 Applicable Development

Section 2(2) of the DCA prescribes that development charges can be collected against development activities requiring one or more of the following:

- Issuance of a building permit;
- Condominium Act approval;
- Certain Planning Act approvals (i.e., minor variances, re-zonings, consents, severances, plans of subdivision).

Development charges cannot be applied to development activities which:

- Enlarge an existing dwelling unit;
- Create a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings;
- Create additional dwelling units as prescribed (subject to prescribed restrictions); and
- Increase the gross floor area of an industrial development by less than 50%.

Section 3 of the DCA further prescribes that lands owned, and used by, municipal governments and school boards are not subject to the provisions of the by-law. However, Council is also permitted to include provisions in the by-law which exempt

specific types of development from development charges. In this respect, local municipalities commonly exempt places of worship, public hospitals and farm buildings from the development charges specified in the by-law.

8.3 Charge Ceilings

Development charges to be collected against new development must not exceed the values defined in Tables 7.3 to 7.8 of this study. Council can establish Development Charges Schedules in the by-law which prescribe charges which are less than those calculated in the aforementioned tables for the entire Township, specific areas of the Township, or specific categories of development.

8.4 Phasing-in

Council is permitted to phase-in development charges over the five-year lifespan of the by-law. Phasing-in of development charges is occasionally implemented by local municipalities concerned with the financial burden placed upon new development, particularly in areas where these fees have not previously been applied. Any phasing in of development charges will be outlined in the Development Charge By-law.

8.5 Inflation Adjustments

The DCA permits development charges to be adjusted to inflation, on an annual basis, using an index specified in the by-law. This measure is commonly employed by local municipalities to ensure that the fees collected reflect the real cost of the projects and services.

8.6 Front-Ending Agreements

The Development Charges By-law may contain policies which permit the Township to enter into front-ending agreements with land developers for infrastructure activities specified in the by-law (e.g., watermain installation, road extensions). Front-ending agreements allow developers to finance all, or a portion of the capital costs of a project in order to permit the work to proceed in advance of a municipal capital works schedule. The agreement is required to stipulate, at a minimum, the nature and cost of the work, a cost-sharing program, a collection system and the specific benefiting area.

Under front-ending agreements, the Township typically assumes the following general responsibilities:

- Collecting development charges from subsequent development activities in the defined service area;
- Reimbursing the other parties in the agreement for a share of the development charge (corresponding to the work completed).

Front-ending agreements are subject to public review. Affected property owners may appeal the terms of an agreement to the Local Planning Appeal Tribunal.

8.7 Credits

The Development Charges By-law may contain provisions which allow the Township to permit works specified in the by-law to be carried out by an individual in exchange for credit towards the applicable development charge. The amount of the credit established must reflect the reasonable cost for the doing the work, as agreed upon by the involved parties. The credit provided by the Township can only be applied to the service category, or categories, which are directly related to the work undertaken.

9.0 SUMMARY

This report presents the results of a Development Charges Background Study for the Township of North Huron. Council is considering a new Development Charges By-law for the Township and the study is required under the *Development Charges Act, 1997*.

The study incorporated the primary key activities:

- Review of historic growth in North Huron and extrapolation of growth and development forecasts for that study area;
- Review and evaluation of capital works projects that would be required to service the predicted growth;
- Calculation of a recommended Development Charge Amount for the proposed projects and services in accordance with the DCA.

It is our opinion that the Development Charge Amounts set out in Tables 7.3-7.8 of the report are in compliance with the provisions of the DCA and O. Reg. 82/98. However, the charge that is used in the implementing by-law will be set by Council after due consideration.

10.0 FUTURE ACTION

The following represent the final activities required to adopt a Development Charges program:

- Council reviews the Background Study. Following due consideration and any required revisions, Council accepts this draft report and by resolution, agrees that the intent of the Township is to implement the growth-related capital works itemized in Appendix B;
- Council considers a Development Charge Amount to establish, and specific implementation policies to be incorporated into the implementing by-law;
- A draft by-law is prepared in accordance with the recommendations of Council;
- The statutory public meeting is held with a minimum 20-day notice period. The Background Study and the draft By-law will be made available for public review during the notice period;
- Council must pass the implementing by-law within one year of the completion of Background Study. A 40-day review period must be provided after the passage of the By-law. Any individual or organization may appeal the provisions of the

Development Charges By-law to the Local Planning Appeal Tribunal during the review period.

All of which is respectfully submitted.

B. M. ROSS AND ASSOCIATES LIMITED

Per _____

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Senior Planner

Per _____

Matt Pearson, RPP, MCIP
Senior Planner

APPENDIX A GROWTH AND DEVELOPMENT FORECAST

1.0 INTRODUCTION

1.1 General

Section 5(1) of the Development Charges Act, S.O. 1997 (DCA) stipulates that for the purposes of calculating a development charge, “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”. The following discussion summarizes the process undertaken to develop a growth and development forecast for the Township of North Huron.

Development forecasts have been prepared in conjunction with the Development Charges Background Study to project a population for North Huron over 10-year (2021-2031), 20-year (2021-2036), and 25-year (2021-2041) planning periods. The growth projections were established following an assessment of general growth and development trends evident in the Township as identified from statistical data, recent population projections and other background research. The forecasts extrapolated from this analysis are considered to be realistic predictions of population and household growth in North Huron. An estimate of non-residential development has been prepared through an analysis of available building permit information.

The growth projections established in this study provide a basis for determining the level of service required to accommodate future development activities. In this regard, the growth forecasts provide a framework to estimate (1) the capital expenditures needed to finance additional service and (2) an appropriate development charge to recover growth related capital costs.

1.2 Background

A series of reports were reviewed to gather background information on population growth and general development trends in the study area. The following are among the key sources of information consulted during this review:

- Statistics Canada Census of Canada data for the period 1981-2016 (data is collected in 5-year intervals).
- Building permit records compiled by the Township of North Huron for the period 2000-2020. The records detail the type (e.g., residential, commercial, industrial) and value of development.
- Population Projections for Huron County.
- 2016 Development Charges Background Study for the Township of North Huron by B.M. Ross and Associates Limited.
- North Huron staff and
- An assessment of current development projects and proposals.

2.0 BACKGROUND POPULATION & DEVELOPMENT INFORMATION

2.1 Residential Growth Trends

2.1.1 Population

The most recent population count for the Township of North Huron is the 2016 Census. In 2016, the population of North Huron was 4,932 residents, an increase of 48 persons from the 2011 count and -83 persons from the 2006 Census. The increase in population between 2011 and 2016 equates to an annual average growth rate of 0.2%. Over the last 10 years of census data, the annual average growth rate was -0.17%. The recent population increase is a reversal in the population decline observed in North Huron since 2006.

In Wingham, the most recent population count is 2,934 persons. This is an increase of 59 people over the 2011 Census count. Blyth saw a decrease in population over the same period, with the population declining by 16 to 989 persons. In East Wawanosh, the 2016 population was 1009 persons, 5 more than in 2011.

Table 2.1 Census Population Counts, 1996-2016

Year	Wingham	Blyth	East Wawanosh	North Huron
1996	2,941	991	1,167	5,099
2001	2,885	987	1,112	4,984
2006	2,923	990	1,102	5,015
2011	2,875	1,005	1,004	4,884
2016	2,934	989	1,009	4,932
5-year change	59	-16	5	48
10-year change	11	-1	-93	-83
20-year change	-7	-2	-158	-167
5-year change (%)	2.05	-1.59	0.5	0.98
10-year change (%)	0.38	-0.1	-8.44	-1.66
20-year change (%)	-0.24	-0.2	-13.54	-3.28
5-year average annual growth rate (%)	0.41	-0.32	0.1	0.2
10-year average annual growth rate (%)	0.04	-0.01	-0.88	-0.17
20-year average annual growth rate (%)	-0.01	-0.01	-0.72	-0.17

The population trends in the Census data for North Huron are similar to those observed in other rural municipalities in recent years. These trends include relative low population growth in the urban centres and declines in the rural areas. Declines in the rural population is most likely the result of the decline in the size of families, aging of the population and increase in farm size. In North Huron, it is expected that the next census

data will show an increase in the population to reflect recent residential developments in Wingham and Blyth.

The most recent Census data was consulted to identify recent levels of movement within and to the Township. In North Huron, 30.9% of the population moved between 2016 and 2011. Approximately 18.8% of the population moved to the Township from outside of North Huron, with only 0.8% or 35 persons coming from outside of Canada.

The average age in North Huron, as of the last census, is 42.1 years old. This is only slightly older than the Ontario average of 41.0 years. Those aged 65 and over account for 20.2% of the population of North Huron. Children, or those aged 14 or less make up approximately 18% of the population.

2.1.2 Residential Development

The numbers of occupied private dwellings in North Huron, Wingham, Blyth and East Wawanosh as counted through previous censuses, are summarized in Table 2.2. The number of private dwellings in the Township has increased over the last 20 years, with approximately 135 new dwellings. Counts of occupied dwellings for Wingham, Blyth and East Wawanosh are not available for 1996.

Over the last census period, there has been an increase in the number of occupied dwellings in North Huron. In Wingham, there have been an additional 32 dwellings between 2011 and 2016, 6 in Blyth and 4 in East Wawanosh.

Table 2.2 Census Households Counts, 1996-2016

Year	Wingham	Blyth	East Wawanosh	North Huron
1996	-	-	-	1,950
2001	1,230	395	370	1,995
2006	1,276	425	363	2,064
2011	1,269	419	355	2,043
2016	1,301	425	359	2,085
5-year change	32	6	4	48
10-year change	25	0	-4	21
20-year change	-	-	-	135
5-year change (%)	2.52	1.43	1.13	2.06
10-year change (%)	1.96	0	-1.1	1.02
20-year change (%)	-	-	-	6.92
5-year average annual growth rate (%)	0.5	0.28	0.22	0.41
10-year average annual growth rate (%)	0.19	0	-0.11	0.1
20-year average annual growth rate (%)	-	-	-	0.34

To gain a better understanding of residential development occurring in North Huron building permit data for new residential dwellings was assessed. Table 2.3 summarizes the number of new building units throughout the Township between 2000 and 2020.

Table 2.3 Building Permits Issued for New Residential Development, 2000-2020

Year	New Units – Wingham	New Units – Blyth	New Units – East Wawanosh	New Units – North Huron Total
2000	11	1	1	13
2001	3	3	2	8
2002	5	5	3	13
2003	5	0	3	8
2004	3	3	3	9
2005	5	1	0	6
2006	7	0	2	9
2007	8	4	2	14
2008	3	2	1	6
2009	6	4	0	10
2010	-	-	-	-
2011	5	2	2	9
2012	1	0	5	6
2013	1	2	1	4
2014	1	1	0	2
2015	2	2	3	7
2016	1	6	0	7
2017	2	2	5	9
2018	0	0	5	5
2019	1	15	3	19
2020	0	20	2	22
5-year total	4	43	15	62
10-year total	14	50	26	90
20-year total	59	72	42	173
5-year average	0.8	8.6	3	12.4
10-year average	1.4	5	2.6	9
20-year average	2.95	3.6	2.1	8.65

Note: Building permit data for 2010 was not available.

Over the past 20 years, there were permits issued for 173 new residential units in North Huron. This includes 42 units in multi-unit type housing. An examination of the average number of permits over the last 15, 10, and 5 years shows an increase in the average number of new units per year. The annual average has increased from 8.65 units per year over the last 20 years, to 12.4 units per year over the last 5 years. This increase reflects the recent increase in new homes built throughout the Township. This includes 19 multi-dwelling units constructed in Blyth in the last two years.

Over the last twenty years, the average number of new multi-dwellings units constructed in North Huron has increased. The majority of these new multi-units have been constructed as part of a single development in Blyth. Overall, 80% of private dwellings in the Township are single or semi-detached units, 13.6% are apartment units and 6.4% are multi-type units. In the future, it is expected that the majority of new units will be single detached homes, based on current development proposals; however, it is expected that in the future the proportion of multi-dwellings will increase.

2.1.3 Occupancy

For the Township of North Huron, the average household density, or occupancy, is calculated from the population and number of usually occupied dwellings. It is generally expressed as the average number of persons per household. The household density for the Township, Wingham, Blyth and East Wawanosh based on census data, is shown in Table 2.4.

Table 2.4 Household Densities (Persons Per Unit)

Year	Wingham	Blyth	East Wawanosh	North Huron
2006	2.29	2.33	3.04	2.43
2011	2.27	2.4	2.83	2.39
2016	2.26	2.33	2.81	2.37

Overall, the number of people per dwelling unit in the Township has declined over the last 10 years. This trend is common across rural Southwestern Ontario, as a result of shifting demographics, with more seniors, fewer children per household, and an increase in the number of single-person households. Generally, the density remains higher in the rural areas compared to the urban communities.

2.1.4 Residential Developments

The majority of residential development in North Huron occurs on existing lots or lots created by Plan of Subdivision. Township staff provided information on the following potential developments listed in Table 2.5. The majority of potential developments are in Wingham.

Table 2.5 Potential Residential Developments

Name	Total Units	Status	Location
Hutton Heights	110	No planning applications submitted	South of Wingham
Wingham Trailer Park Redevelopment	56	No planning applications submitted	Wingham
Other future development area	42	No planning applications submitted	Wingham

Name	Total Units	Status	Location
A2A	454	Draft Plan of Subdivision lapsed	Wingham

Based on the above information, there is potential for development in North Huron; however, at this time, there are no draft approved Plans of Subdivision.

2.2 Non-Residential Growth Trends

2.2.1 Labour Force

In North Huron, from information gathered as part of the 2016 Census, the number of persons employed 2,415 or 60.1% of the population aged 15 and over. The unemployment rate is 6.8% which is higher than the Huron County rate of 5.3%. Approximately 35.5% of the population reported not being in the labour force.

Approximately 35% of those over the age of 15 reported working full time and 31.5% worked part time. The majority of employed residents in North Huron work in sales and service occupations (25.1%), followed by trades, transportation or equipment operators (20.5%), and management occupations (12.2%), and business, finance and administration occupations (9.5%).

The majority of employees in North Huron (49.1%) commute to work within the Township. Another 23.5% commute to another municipality within Huron County, and 27.2% commute to another County within Ontario.

2.2.2 Non-Residential Development

The number of building permits issued for non-residential development, including additions and new construction, in the Township over the last 5 years is summarized in Table 2.6. In the last five years there have been 89 building permits issued for new non-residential buildings and additions or renovations to existing buildings. Table 2.7 summarizes the amount of new non-residential growth in square meters, based on information obtained from site plans for new builds. The majority of new non-residential growth in North Huron has been commercial growth in Wingham. Over the last five years, the average amount of new non-residential growth is 562 m².

Table 2.6 Summary of Non-Residential Building Permits, North Huron

Year	Number of Permits Issued	Value of Permits
2016	24	\$16,377,774.00
2017	4	\$519,975.00
2018	14	\$792,300.00
2019	25	\$4,491,450.00
2020	22	\$2,233,245.00
Total	89	\$24,414,744

Table 2.7 Non-Residential Building (m²) from 2016-2020

Year	Total Gross Floor Area from Permits (m²)
2016	-
2017	285
2018	-
2019	2,156.71
2020	372
Total	2,813.71
Average	562.7

2.3 Development Patterns in the Study Area

A number of factors could influence growth trends in North Huron. Of relevance to this study are the following:

- The number of households is expected to outstrip population growth in North Huron due to the overall aging of the population (resulting from lower death and birth rates). The aging of the population is expected to increase demands for services and housing designed to accommodate the needs of seniors.
- It is expected that development in North Huron, will primarily occur in the urban centres of Wingham and Blyth where full municipal services are available.
- In general, the Township does not contain the scale of manufacturing and service sector activities to draw a significant number of commuters to North Huron.
- Growth in the regional economy may drive increased growth in the Township. The potential Deep Geological Repository (DGR) in neighbouring South Bruce may drive future development in the next twenty years; however, the location of the DGR has not been decided. North Huron's proximity to other large economic drivers in the region (e.g., Bruce Power) may also influence and direct growth.
- It is expected the majority of residential growth will occur as single detached units.
- It is expected that residential growth in North Huron will continue at a low to moderate pace reflective of the availability of lots. It is expected that this will result in a moderate number of new units over the next 10 years.

2.4 Residential and Non-Residential Allocation

The allocation between residential and non-residential development for the purposes of calculating development charges is determined from the tax assessment data. The tax assessment data is used to determine the percentage of the tax base that is residential and non-residential. The non-residential percentage includes commercial and industrial development and excludes agricultural, managed forests, and pipeline assessment

data. The percentages of residential and non-residential development for the Township are summarized in Table 2.8.

Table 2.8: Residential and Non-Residential Allocations

Area	Residential Allocation (%)	Non-Residential Allocation (%)
Wingham	85.9	14.1
Blyth	90.3	9.7
East Wawanosh	95.0	5.0
North Huron	88.8	11.2

3.0 RESIDENTIAL GROWTH PROJECTIONS

3.1 Forecast Methodology

For the purposes of this study, a population forecast for North Huron was developed. These forecasts are based on input from staff, forecasted developments, and building permit data.

The forecast incorporated the following methodological components:

- The 2016 population and household counts, as determined by the 2016 Census, were used as the starting points for the projections.
- The number of households was projected from 2016 to 2021 based on the reported number of building permits for new residential units.
- The 2020 population was estimated based on the number of new building permits issued since 2016 and the forecasted density (persons per unit).
- The increase in number of units on a yearly basis for Blyth and East Wawanosh is based on the 10-year annual average number of building permits for new residential units (5 units and 2.8 units respectively). The forecasted number of new units in Wingham is 5 per year, which is based on the potential for future development.
- Population densities in Wingham, Blyth and East Wawanosh are expected to continue to decrease over the next 25 years. It is expected that the population density will decrease from 2.26 person per unit in 2016 to 2.23 in 2046 in Wingham; decrease from 2.33 to 2.27 in Blyth and 2.81 to 2.79 in East Wawanosh.
- The expected number of households and population density was then used to forecast the population increase.
- It is expected that the majority of development will occur as single detached units and medium density units (row houses and/or townhouses).

Several major assumptions were also made to substantiate the use of the aforementioned methodology as the basis for a population forecast. They are as follows:

- Population growth will generally be accommodated through the development of existing lots and registered lots through Plans of Subdivisions and Site Plans.

3.2 Residential and Population Forecasts

A residential and population growth forecast was developed for North Huron based upon the previously discussed methodology. Table 3.1 shows the population forecasts for Wingham, Blyth, East Wawanosh and North Huron. Table 3.2 contains the forecasted number of additional dwelling units over the same period.

Table 3.1: Residential Population Forecast 2021-2046

	Wingham Population	Blyth Population	East Wawanosh Population	North Huron Population
2016	2,934	989	1,009	4,932
2021	2,949	1,086	1,051	5,086
2026	2,993	1,139	1,089	5,221
2031	3,049	1,191	1,131	5,371
2036	3,091	1,243	1,169	5,503
2041	3,147	1,295	1,211	5,653
2046	3,189	1,346	1,253	5,788
5-year change	44	53	38	135
10-year change	100	105	80	285
20-year change	198	209	160	567
25-year change	240	260	202	702

Table 3.2: Residential Dwelling Forecast 2021-2046

	Wingham Dwelling Units	Blyth Dwelling Units	East Wawanosh Dwelling Units	North Huron Dwelling Units
2016	1,301	425	359	2,085
2021	1,305	468	374	2,147
2026	1,330	493	389	2,212
2031	1,355	518	404	2,277
2036	1,380	543	419	2,342
2041	1,405	568	434	2,407
2046	1,430	593	449	2,472
5-year change	25	25	15	65

10-year change	50	50	30	130
20-year change	100	100	60	260
25-year change	125	125	75	325

3.3 Forecast Assessment

The following represents the key findings of the population and residential development forecasts for the Township of North Huron:

- The number of residential units in North Huron is expected to continue to increase over the next 20 years. The majority of the development is expected to occur in Wingham and Blyth and in the form of single detached units.
- It is forecasted that there will be an additional 567 persons in the Township in 20 years.
- It is expected that the current approved and draft approved developments will support the continued growth within the Township.

3.4 Conclusions

The forecasts presented in Section 3.2 appear to be reasonable and appropriate forecasts for the Township of North Huron, given historic growth rates and the factors previously discussed. In this regard, the forecast defined in Tables 3.1 and 3.2 should be adopted as the basis for calculating the residential development charges for the Township.

4.0 NON-RESIDENTIAL GROWTH FORECAST

4.1 Forecast

The forecast for non-residential development is based on the average amount of new non-residential growth in North Huron over the last five years. The average annual amount of non-residential growth in the Township is 562 m² per year. It is predicted that non-residential growth will continue at current rates. Given this, the forecasted amount of non-residential growth over the next 5, 10 and 20 years is shown in Table 4.1.

Table 4.1 Forecasted Non-Residential Growth (m²)

Year	Non-Residential Growth (m²)
2021-2026	2,810
2021-2031	5,620
2021-2041	11,240

APPENDIX B
ANALYSIS OF GROWTH-RELATED
PROJECTS

Project Description: The Northwest Trunk Sewer conveys sewage flows from a large portion of the Wingham catchment area to the Josephine Street sewage pumping station. Studies completed in the last 10 years, including most recently the Water and Wastewater Master Plan, have identified that several sections of the northwest trunk sewer are considered at or under capacity under current conditions. It was also established that additional capacity within the sewer is required to accommodate sewage flows from the Maitland Woods area and the industrial area to the northwest of Wingham. The cost for replacing the sewer has been updated from the amount estimated in 2016 (\$1,600,000).

It is assumed that completion of the replacement will provide flow capacity to accommodate 479 units at 2.34 persons/unit, or 1,121 persons.

Analysis of Long-Term Capital and Operating Costs: It is assumed the project will be implemented in phases. The majority of the capital cost is allocated to future development; however, this is some benefit to existing serviced population. The benefit to existing was calculated as \$495,000. The benefit to properties outside of North Huron was 35% of the costs allocated to future development.

Project Benefiting Area(s): Wingham

Costs:

Total Costs	\$ 2,750,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 2,750,000

Allocation of Costs

Benefit to Existing Development (18%)	\$ 495,000
Benefit to Future Development (82%)	\$ 2,255,000
Benefit to Future Development outside of North Huron (35% of future)	\$ 789,250
Amount available in development charge reserve account	\$ 20,773
Amount recoverable through development charges (65% of future – available reserve)	\$1,444,977

Development Charge Calculations

Residential Allocation (per capita)

\$ 1,444,977 x 85.9% (based on residential assessment)	\$ 1,241,235
Divided by 20-year growth (479 units x 2.34 persons/unit)	1,121 persons
Residential development charges (per capita)	\$ 1,107.26

Non-Residential Allocation (per square meter)

The non-residential component of this project is based on the projected 20-year rate of non-residential growth to residential growth, or 56.7m²/person. Given the design capacity of 1,121 includes an allowance for non-residential growth, the non-residential growth design capacity is: 56.7 m²/person x 1,121 persons = 63,561 m²

\$1,444,977 x 14.1% (based on non-residential assessment)	\$ 203,741.76
Divided by non-residential growth (m ²)	63,561

Non-residential development charges (per m²)	\$ 3.20
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Project Description: This project includes the extension of sanitary sewage services to the Hutton Heights area, south of Wingham. The project cost includes the provision of a new sewage pumping station and the associated trunk sewers. The costs attributed to servicing the existing development in the area are noted below.

Analysis of Long-Term Capital and Operating Costs: It is assumed the project will be implemented in phases. Costs are expected to be recouped through development of the Hutton Heights area. The additional customers for the sewage system will pay for the operating costs associated with this servicing extension.

Project Benefiting Area(s): Hutton Heights

Costs:

Total Costs	\$ 1,383,120
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 1,383,120

Allocation of Costs

Benefit to Existing Development	\$ 196,128
Benefit to Future Development	\$ 1,186,992
Amount available in development charge reserve account	\$ 0
Amount recoverable through development charges	\$ 1,186,992

Development Charge Calculations

Residential Allocation (per capita)

Residential Allocation (100%)	\$ 1,186,992
Divided by growth (182 units x 2.34 persons/unit)	426 persons
Residential development charges (per capita)	\$ 2,786.37

Non-Residential Allocation (per square meter)

This service is not allocated to non-residential development.

Project Description: The 2020 Water and Wastewater Master Plan identified the need for larger pumps at the Josephine Street Sewage Pumping Station to accommodate future growth and development. The need to replace the pumps is primarily driven by development; however, there will be some benefit to the existing development in the service area.

Analysis of Long-Term Capital and Operating Costs: This project will replace an existing asset. The costs of the project attributed to existing development will be paid for through monies collected through operating costs. The additional development serviced by this project will offset the long term capital and operating costs.

Project Benefiting Area(s): Wingham

Costs:

Total Costs	\$ 105,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 105,000

Allocation of Costs

Benefit to Existing Development (10%)	\$ 10,500
Benefit to Future Development (90%)	\$ 94,500
Amount available in development charge reserve account	\$ 0
Amount recoverable through development charges	\$ 94,500

Development Charge Calculations

Residential Allocation (per capita)

\$ 94,500 x 85.9% (based on residential assessment)	\$ 81,175.50
Divided by 20-year growth (198 persons)	198 persons
Residential development charges (per capita)	\$ 409.98

Non-Residential Allocation (per square meter)

\$94,500 x 14.1% (based on non-residential assessment)	\$ 13,324.50
Divided by 20-year non-residential growth (m ²)	11,240
Non-residential development charges (per m²)	\$ 1.19

Project Description: The 2020 Water and Wastewater Master Plan identified the need for larger pumps at the Main Street Sewage Pumping Station to accommodate future growth and development. The need to replace the pumps is primarily driven by development; however, there will be some benefit to the existing development in the service area.

Analysis of Long-Term Capital and Operating Costs: This project will replace an existing asset. The costs of the project attributed to existing development will be paid for through monies collected through operating costs. The additional development serviced by this project will offset the long-term capital and operating costs.

Project Benefiting Area(s): Blyth

Costs:

Total Costs	\$ 105,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 105,000

Allocation of Costs

Benefit to Existing Development (10%)	\$ 10,500
Benefit to Future Development (90%)	\$ 94,500
Amount available in development charge reserve account	\$ 0
Amount recoverable through development charges	\$ 94,500

Development Charge Calculations

Residential Allocation (per capita)

\$ 94,500 x 93.0% (based on residential assessment)	\$ 87,885
Divided by 20-year growth (209 persons)	209 persons
Residential development charges (per capita)	\$ 420.50

Non-Residential Allocation (per square meter)

\$94,500 x 7% (based on non-residential assessment)	\$ 6,615
Divided by 20-year non-residential growth (m ²)	11,240
Non-residential development charges (per m²)	\$ 0.59

Project Description: An additional well in Blyth is required to provide sufficient firm capacity for future growth. It is expected an additional well will be constructed at the site of Well 5. It is anticipated the well will provide sufficient capacity to supply the next 20 years of growth.

Analysis of Long-Term Capital and Operating Costs: An additional well will result in additional operating and maintenance costs; however, it is anticipated that these costs will be recovered through the operating fees charged against new development. The additional well is necessary to meet Ministry of Environment, Conservation and Parks (MECP) design requirements.

Project Benefiting Area(s): Blyth

Costs:

Total Costs	\$ 325,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 325,000

Allocation of Costs

Benefit to Existing Development (10%)	\$ 32,500
Benefit to Future Development (90%)	\$ 292,500
Amount available in development charge reserve account	\$ 0
Amount recoverable through Development Charges	\$ 292,500

Development Charge Calculations

Residential Allocation (per capita)

\$ 292,500 x 93% (based on residential assessment)	\$ 272,025
Divided by future capacity (209 persons)	209 persons
Residential development charges (per capita)	\$ 1,301.56

Non-Residential Allocation (per square meter)

\$292,500 x 7% (based on non-residential assessment)	\$ 20,475
Divided by 20-year non-residential growth (m ²)	11,240
Non-residential development charges (per m²)	\$ 1.82

Project Description: This project includes the extension of water services to the Hutton Heights area, south of Wingham, from Country Road 86 to the Hutton Heights area. The costs attributed to benefiting the existing development in the area are noted below.

Analysis of Long-Term Capital and Operating Costs: It is assumed the project will be implemented in phases. Costs are expected to be recouped through development of the Hutton Heights area. The additional customers for the sewage system will pay for the operating costs associated with this servicing extension.

Project Benefiting Area(s): Hutton Heights

Costs:

Total Costs	\$ 907,200
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 907,200

Allocation of Costs

Benefit to Existing Development	\$ 129,504
Benefit to Future Development	\$ 777,696
Amount available in development charge reserve account	\$ 0
Amount recoverable through development charges	\$ 777,696

Development Charge Calculations

Residential Allocation (per capita)

Residential Allocation (100%)	\$ 777,696
Divided by growth (182 units x 2.34 persons/unit)	426 persons
Residential development charges (per capita)	\$ 1,825.58

Non-Residential Allocation (per square meter)

This service is not allocated to non-residential development.

Project Description: The existing standpipe in Wingham has reached the end of its useful life and needs to be replaced. A replacement standpipe will be constructed that will support growth over the next 50-years. The new standpipe is expected to have a 50-year design capacity of 2,600 m³ or 4,250 person equivalents. This includes 10% allocated for servicing outside of the Township. The design capacity also includes storage capacity for Hutton Heights. The Township received a grant for this project in the amount of \$2,091,400.93. The development charge is calculated based on the per capita cost of \$301.47. Development charges can be collected from the next 1,301 persons until capacity is allocated.

Analysis of Long-Term Capital and Operating Costs: This structure will replace the existing standpipe, which will be demolished. It is anticipated that the new facility will have slightly greater operating costs; however these will be offset by the lower maintenance costs of a new facility. Operating costs will also be offset by the increased revenue through new development.

Project Benefiting Area(s): Wingham and Hutton Heights

Costs:

Total Costs	\$ 3,515,000
Deduct any grants or subsidies	- \$ 2,091,400.93
Subtotal	\$ 1,423,599.07

Allocation of Costs

Benefit outside of North Huron	\$ 142,359.91
Benefit to Existing Development (2,949 persons x \$301.47)	\$ 889,029.25
Benefit to Future Development (1,301 persons x \$301.47)	\$ 392,212.47
Amount available in development charge reserve account	\$ 0
Amount recoverable through Development Charges	\$ 392,212.47

Development Charge Calculations

Residential Allocation (per capita)

\$ 301.47 x 85.9% (based on residential assessment)	\$ 258.96
Residential development charges (per capita)	\$ 258.96

Non-Residential Allocation (per square meter)

The non-residential component of this project is based on the projected 20-year rate of non-residential growth to residential growth, or 56.7m²/person. Given the capacity for future growth of 1,301 includes an allowance for non-residential growth, the non-residential growth design capacity is: 56.7 m²/person x 1,301 persons = 73,766.7 m²

\$392,212.47 x 14.1% (based on non-residential assessment)	\$ 55,301.96
Divided by non-residential growth (m ²)	73,766.7
Non-residential development charges (per m²)	\$ 0.75

Project Description: This project includes the reconstruction of Lloyd Street and Crawford Street (north of Lloyd Street) in conjunction with the extension of services to the Hutton Heights area. The project includes the necessary infrastructure upgrades to service the area. The costs for servicing the existing development in the area are noted below.

Analysis of Long-Term Capital and Operating Costs: It is assumed the project will be implemented in phases. Costs are expected to be recouped through development of the Hutton Heights area. The additional customers for the sewage system will pay for the operating costs associated with this servicing extension.

Project Benefiting Area(s): Hutton Heights

Costs:

Total Costs	\$ 481,200
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 481,200

Allocation of Costs

Benefit to Existing Development	\$ 149,208
Benefit to Future Development	\$ 331,992
Amount available in development charge reserve account	\$ 0
Amount recoverable through development charges	\$ 331,992

Development Charge Calculations

Residential Allocation (per capita)

Residential Allocation (100%)	\$ 331,992
Divided by growth (182 units x 2.34 persons/unit)	426 persons
Residential development charges (per capita)	\$ 779.32

Non-Residential Allocation (per square meter)

This service is not allocated to non-residential development.

Project Description: This project includes the provision of stormwater sewers to accommodate new growth within the Hutton Heights area. This project is being completed as a result of the extension of services to and within the Hutton Heights area, south of Wingham. The costs for servicing the existing development in the area are noted below.

Analysis of Long-Term Capital and Operating Costs: It is assumed the project will be implemented in phases. Costs are expected to be recouped through development of the Hutton Heights area. The additional development within the area will add to the municipal tax base and overall operating budget.

Project Benefiting Area(s): Hutton Heights

Costs:

Total Costs	\$ 564,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 564,000

Allocation of Costs

Benefit to Existing Development	\$ 177,600
Benefit to Future Development	\$ 386,400
Amount available in development charge reserve account	\$ 0
Amount recoverable through development charges	\$ 386,400

Development Charge Calculations

Residential Allocation (per capita)

Residential Allocation (100%)	\$ 386,400
Divided by growth (182 units x 2.34 persons/unit)	426 persons
Residential development charges (per capita)	\$ 907.04

Non-Residential Allocation (per square meter)

This service is not allocated to non-residential development.

Project Description: A new public works facility was constructed to address inadequate space for the operation of the department. The new facility has an equivalent of 7 bays and cost \$2,000,000. Under the Development Charges Act (DCA), the quantity and quality levels of service should not exceed the past 10-year average service level. The average service level is 6 bays servicing a 10-year average population of 4,944, which equates to 0.0012 bays/capita.

Analysis of Long-Term Capital and Operating Costs: The new facility will have some additional operating costs as it is larger; although new technology is expected to reduce some of the costs such as heating and maintenance. Operating costs are part of the overall tax rate.

Project Benefiting Area(s): This project benefits all of North Huron.

Costs:

Total Costs	\$ 2,000,000
Deduct any grants or subsidies	- \$ 0
Amount available in development charge reserve account	- \$ 59,393.83
Subtotal	\$ 1,940,606.17

Allocation of Costs

Costs for this project are based on providing an equivalent level of service as what currently exists within the Township.

Development Charge Calculations

Residential Allocation (per capita)

\$ 1,940,606.17 x 88% (based on residential assessment)	\$ 1,707,733.43
Divided by the number of bays	7 bays
Multiplied by the current level of service (bays/capita)	0.0012
Residential development charges (per capita)	\$ 292.75

Non-Residential Allocation (per square meter)

The non-residential allocation is calculated based on a design allowance of 0.007 persons/m².

\$ 1,940,606.17 x 12% (based on residential assessment)	\$ 232,872.74
Multiplied by the current level of service (bays/capita)	0.0012
Multiplied by the design allowance (persons/m ²)	0.007
Non-residential development charges (per m²)	\$ 1.96

Project Description: An additional snowplow will be required to maintain the current level of service with respect to snow clearing as development occurs.

Analysis of Long-Term Capital and Operating Costs: An additional snowplow will have additional operating and maintenance costs, however these costs will be recouped through increased tax revenue for the municipal operations budget associated with development

Project Benefiting Area(s): All of North Huron

Costs:

Total Costs	\$ 300,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 300,000

Allocation of Costs

Benefit to Existing Development (50%)	\$ 150,000
Benefit to Future Development (50%)	\$ 150,000
Amount available in development charge reserve account	\$ 0
Amount recoverable through Development Charges	\$ 150,000

Development Charge Calculations

Residential Allocation (per capita)

\$ 150,000 x 88% (based on residential assessment)	\$ 132,000
Divided by future capacity (285 persons)	285 persons
Residential development charges (per capita)	\$ 463.16

Non-Residential Allocation (per square meter)

\$150,000 x 12% (based on non-residential assessment)	\$ 18,000
Divided by 10-year non-residential growth (m ²)	5,620
Non-residential development charges (per m²)	\$ 3.20

Project Description: There are approximately 48 acres of parkland within North Huron. This equates to a standard of 0.0097 acres per person. The Township anticipates equipping new parkland that is obtained through the development process (either land or cash in lieu). The cost of developing new parkland is approximately \$50,000/acre based on experience in other municipalities. New parkland would be developed as it is obtained through the development process.

Over the next 10 years, it is expected that parkland will be developed at the current standard of 0.01 acres per person. Given this it is anticipated that this will result in an additional 2.76 acres of parkland (0.0097 acres per person x 285 additional residents), costing \$138,225 to develop.

Analysis of Long-Term Capital and Operating Costs: Operating costs for a new park will be paid out of the general tax base. The increase in the tax base from new development should offset any increase in operating costs.

Project Benefiting Area(s): All of North Huron

Costs:

Total Costs	\$ 138,225.00
Deduct any grants or subsidies	\$ 0
Deduct amount available in reserve	- \$ 21,851.40
Subtotal	\$ 116,373.60

Allocation of Costs

Costs for this project are based on providing an equivalent level of service as what currently exists within the Township.

Development Charge Calculations

Residential Allocation (per capita)

\$ 116,373.60 x 100% (based on residential assessment)	\$ 116,373.60
Divided by future capacity (285 persons)	285 persons
Residential development charges (per capita)	\$ 408.33

Non-Residential Allocation (per square meter)

This service is not allocated to non-residential development.

Project Description: There are approximately 4 km of trails maintained by North Huron. This equates to a standard of 0.00081 km of trail/person. The Township anticipates developing new trails in response to development. The cost of developing a new trail is approximately \$175,000/km based on experience in other municipalities.

Over the next 10 years, it is expected that trails will be developed at the current standard of 0.00081 km of trail per person. Given this, it is anticipated that this will result in an additional .23 kms of trails (0.00081 km of trails per person x 285 additional residents), costing \$40,351.94 to develop.

Analysis of Long-Term Capital and Operating Costs: Operating costs for new trails will be paid out of the general tax base. The increase in the tax base from new development should offset any increase in operating costs.

Project Benefiting Area(s): All of North Huron

Costs:

Total Costs	\$ 40,351.94
Deduct any grants or subsidies	\$ 0
Deduct amount available in reserve	- \$ 0
Subtotal	\$ 40,351.94

Allocation of Costs

Costs for this project are based on providing an equivalent level of service as what currently exists within the Township.

Development Charge Calculations

Residential Allocation (per capita)

\$ 40,351.94 x 100% (based on residential assessment)	\$ 40,351.94
Divided by future capacity (285 persons)	285 persons
Residential development charges (per capita)	\$ 141.58

Non-Residential Allocation (per square meter)

This service is not allocated to non-residential development.

Project Description: The Township expects to develop a multi-use court in response to new development. It is expected the multi-use court will include pickleball and tennis courts. The expected cost of the court is \$250,000.

Analysis of Long-Term Capital and Operating Costs: Operating costs for new multi-use court will be paid out of the general tax base. The increase in the tax base from new development should offset any increase in operating costs.

Project Benefiting Area(s): All of North Huron

Costs:

Total Costs	\$ 250,000
Deduct any grants or subsidies	\$ 0
Deduct amount available in reserve	- \$ 0
Subtotal	\$ 250,000

Allocation of Costs

Benefit to Existing Development (75%)	\$ 187,500
Benefit to Future Development (25%)	\$ 62,500
Amount available in development charge reserve account	\$ 0
Amount recoverable through Development Charges	\$ 62,500

Development Charge Calculations

Residential Allocation (per capita)

\$ 62,500 x 100% (based on residential assessment)	\$ 62,500
Divided by future capacity (285 persons)	285 persons
Residential development charges (per capita)	\$ 219.30

Non-Residential Allocation (per square meter)

This service is not allocated to non-residential development.

Project Description: The Township currently provides 67 daycare spaces. The cost associated with the facilities for these 67 spaces is \$1,300,000. It is anticipated that as development occurs, additional day care spaces will be required. The current level of service within the Township is 0.014 spaces per person. The facility costs per space is \$19,402.99.

Over the next 10 years, it is expected that additional daycare space will be provided at the current level of service.

Analysis of Long-Term Capital and Operating Costs: Operating costs for new daycare spaces will be paid through user fees.

Project Benefiting Area(s): All of North Huron

Costs:

Costs per space	\$ 19,402.99
Deduct any grants or subsidies	\$ 0
Deduct amount available in reserve	- \$ 0
Subtotal	\$ 19,402.99

Allocation of Costs

Costs for this project are based on providing an equivalent level of service as what currently exists within the Township.

Development Charge Calculations

Residential Allocation (per capita)

\$ 40,351.94 x 100% (based on residential assessment)	\$ 19,402.99
Multiplied by the current level of service (space/person)	0.014
Residential development charges (per capita)	\$ 271.64

Non-Residential Allocation (per square meter)

This service is not allocated to non-residential development.

Project Description: Through the Development Charges Act, the cost of development-related studies can be recouped through development charges. The projects, costs, and benefits to existing and future for each study are summarized in Table B-1.

Analysis of Long-Term Capital and Operating Costs: There are no long-term or operating costs associated with these development-related studies.

Project Benefiting Area(s): All of North Huron

Costs:

Total Costs	\$ 288,500
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 288,500

Allocation of Costs

Benefit to Existing Development (85%)	\$ 212,500
Benefit to Future Development (15%)	\$ 76,000
Deduct amount in reserve	- \$ 8,129
Amount recoverable through Development Charges	\$ 67,871

Development Charge Calculations

Residential Allocation (per capita)

\$67,871 x 89% (based on residential assessment)	\$ 60,405.19
Divided by future growth (285 persons)	285 persons
Residential development charges (per capita)	\$ 211.95

Non-Residential Allocation (per square meter)

\$67,871 x 11% (based on residential assessment)	\$ 7,465.81
Divided by future growth (m ²)	5,620 m ²
Non-residential development charges (per m²)	\$ 1.33

Table B-1
Township of North Huron Development Charges Background Study – Administration

Project	Net Cost (minus grants/subsidies)	Attributable to Existing	Attributable to Future	DC Reserves Available	Amount recoverable through DCs
Development Charge Study	18,500.00	\$ 0 (0%)	\$18,500 (100%)	\$4,064.50	\$14,435.50
Development Charge Study	20,000.00	\$ 0 (0%)	\$20,000 (100%)	\$4,064.50	\$15,935.50
Sewer and Water Rates	10,000.00	\$8,500 (85%)	\$1,500 (15%)	\$0	\$1,500
Road Needs	15,000.00	\$12,750 (85%)	\$2,250 (15%)	\$0	\$2,250
Strategic Plan	50,000.00	\$42,500 (85%)	\$7,500 (15%)	\$0	\$7,500
Trails Master Plan	25,000.00	\$21,250 (85%)	\$3,750 (15%)	\$0	\$3,750
Waste Management Master Plan	50,000.00	\$42,500 (85%)	\$7,500 (15%)	\$0	\$7,500
Day Care Plan	15,000.00	\$12,750 (85%)	\$2,250 (15%)	\$0	\$2,250
Parks and Recreation Master Plan	50,000.00	\$42,500 (85%)	\$7,500 (15%)	\$0	\$7,500
Emergency Plan	15,000.00	\$12,750 (85%)	\$2,250 (15%)	\$0	\$2,250
Special Area Policy Plan	20,000.00	\$17,000 (85%)	\$3,000 (15%)	\$0	\$3,000
Total	\$288,500	\$212,500	\$76,000	\$8,129	\$67,871