REPORT FOR PUBLIC CONSULTATION

PREPARED BY HEMSON FOR MUNICIPALITY OF MEAFORD

DEVELOPMENT CHARGES BACKGROUND STUDY

July 17, 2024

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CONTENTS

List of Appendices

EXECUTIVE SUMMARY

The following summarizes the findings of the Municipality of Meaford's 2024 Development Charges (DC) Background Study.

A. PURPOSE OF THE 2024 DEVELOPMENT CHARGES BACKGROUND STUDY

i. Legislative Context

The Municipality of Meaford 2024 Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the Development Charges Act, 1997 (DCA). The study is prepared in accordance with the DCA and associated regulation, including the amendments that came into force on January 1, 2016, June 6, 2019, January 1, 2023, September 17, 2023, and June 6, 2024.

It is noted that the Government's *Cutting Red Tape to Build More Homes Act, 2024*, received Royal Assent on June 6, 2024.

ii. Key Steps in Determining Future Development-Related Projects

In accordance with the DCA and associated regulation, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, and attribution to development types (i.e. residential and non-residential).

iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that "growth pays for growth". However, the DCA and associated regulation includes several statutory adjustments that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs, including operating and maintenance costs; ineligible services; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (i.e. industrial expansions).

iv. The Development-Related Capital Program is Subject to Change

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2024 DC Background Study. However, it is recognized that the DC Background Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the Municipality's normal annual budget process. The following summarizes the findings of the Municipality of Meaford's 2024 Development Charges Background Study.

B. DEVELOPMENT FORECAST

The table below provides a summary of the anticipated residential and non-residential growth over the 2024-2033 planning period. The Municipal-wide development forecast is further discussed in Appendix A.

Municipal-wide Development Forecast	**2023 Estimate**	**Planning Period 2024 - 2033**	
		Growth	**Total at 2033**
Residential			
Total Occupied Dwellings	5,156	635	5,790
Total Population			
Census	11,691	1,099	12,790
Population In New Dwellings		*1,454*	
Non-Residential			
Total Employment Growth	2,701	946	3,647
Non-Residential Building Space (m^2)		64,619	
Population-Related		*30,050*	
Employment Land		*18,943*	
Other Rural-Based		*15,626*	

C. CALCULATED DEVELOPMENT CHARGES

The table below provides the calculated Municipal-wide charges for residential, other non-residential, and industrial development based on the aforementioned forecasts.

Service	Charge Per Capita	Charge By Unit Type (1)			Share of Total
		Single & Semi-Detached	Rows & Other Multiples	Nursing Home (per Bed)	
Public Library	$451	$1,186	$676	$451	3%
Fire Protection Services	$339	$891	$508	$339	2%
Parks & Recreation	$1,653	$4,347	$2,479	$1,653	10%
Services Related To A Highway: Public Works	$48	$126	$72	$48	0%
Development Related Studies	$124	$327	$186	$124	1%
Services Related To A Highway: Roads & Related	$2,348	$6,177	$3,522	$2,348	14%
Stormwater	$1,091	$2,869	$1,636	$1,091	6%
Total Municipal-Wide Charge Per Unit	**$6,053**	**$15,923**	**$9,079**	**$6,054**	**35%**
System-Wide Water	$3,529	$9,283	$5,293	$3,529	21%
System-Wide Sewer	$7,560	$19,888	$11,340	$7,560	44%
TOTAL MUNICIPAL-WIDE SERVICED CHARGE BY UNIT TYPE	**$17,141**	**$45,094**	**$25,712**	**$17,143**	**100%**
(1) Based on Persons Per Unit Of:		2.63	1.50	1.00	

Service	Other Non-Residential Charge ($/sq.m)	Industrial Charge ($/sq.m)	Share of Total
Public Library	$0.00	$0.00	0%
Fire Protection Services	$5.61	$3.39	2%
Parks & Recreation	$0.00	$0.00	0%
Services Related To A Highway: Public Works	$0.80	$0.48	0%
Development Related Studies	$2.06	$1.24	1%
Services Related To A Highway: Roads & Related	$38.93	$23.48	14%
Stormwater	$18.08	$10.91	6%
Total Municipal-Wide Charge Per Sq.M	**$65.48**	**$39.50**	**23%**
System-Wide Water	$70.57	$35.29	25%
System-Wide Sewer	$151.19	$75.60	53%
TOTAL MUNICIPAL-WIDE SERVICED CHARGE PER SQ.M	**$287.24**	**$150.39**	**100%**

The rates calculated as part of this study are the maximum permissible rates under the current legislation. Council may implement rates lower than those calculated rates and the revenue shortfall will need to be made up from other sources namely property taxes and user fees.

D. ASSET MANAGEMENT PLAN

A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the DC by-law are financially sustainable over their full life cycle.

By 2034, for General and Engineered Services, the Municipality will need to fund an additional $2.24 million per annum for Municipal-wide services to properly fund the full life cycle costs of the new assets supported under the 2024 Development Charges By-law.

E. LONG-TERM CAPITAL AND OPERATING COSTS

An overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required as one of the provisions of the *DCA*. Additional details on the long-term capital and operating impact analysis are in Appendix E.

F. MODIFICATIONS TO THE MUNICIPALITY'S DEVELOPMENT CHARGES BACKGROUND STUDY

The Municipality is proposing to modify the current development charges by-law as part of the study process. The by-law will be made available under a separate cover.

1. MUNICIPAL-WIDE APPROACH

Several key steps are required in calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. Therefore, this study has been tailored for the Municipality's unique circumstances. The approach to the proposed development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them.

A. MUNICIPAL-WIDE DEVELOPMENT CHARGES ARE CALCULATED

The Municipality provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides municipalities with flexibility to define services that will be included in development charge by-laws, provided that the other provisions of the Act and its associated regulations are met. The *DCA* also requires that the by-law designates the areas within which the by-law shall be imposed. The development charges may apply to all lands in the Municipality or to other designated development areas as specified in the by-law.

i. Services Based on a Municipal-wide Approach

For the services that the Municipality provides, a range of capital facilities, land, equipment and infrastructure is available throughout the Municipality; fire stations, park facilities, arterial roads and so on. As new development occurs, new facilities will need to be added so that service levels in newly developing areas are provided at levels in existing communities. A widely accepted method for sharing the development-related capital costs for such Municipal services is to apportion them over all new development anticipated in the Municipality. As part of the Municipality's 2024 DC update, no area-specific development charges are calculated.

The following services are included in the Municipal-wide development charge calculation:

General Services:

- Public Library;
- Fire Protection Services;
- Parks & Recreation;
- Services Related to a Highway: Public Works; and
- Development Related Studies.

Engineered Services:

- Services Related to a Highway: Roads & Related;
- System-wide Water;
- System-wide Sewer; and
- Stormwater

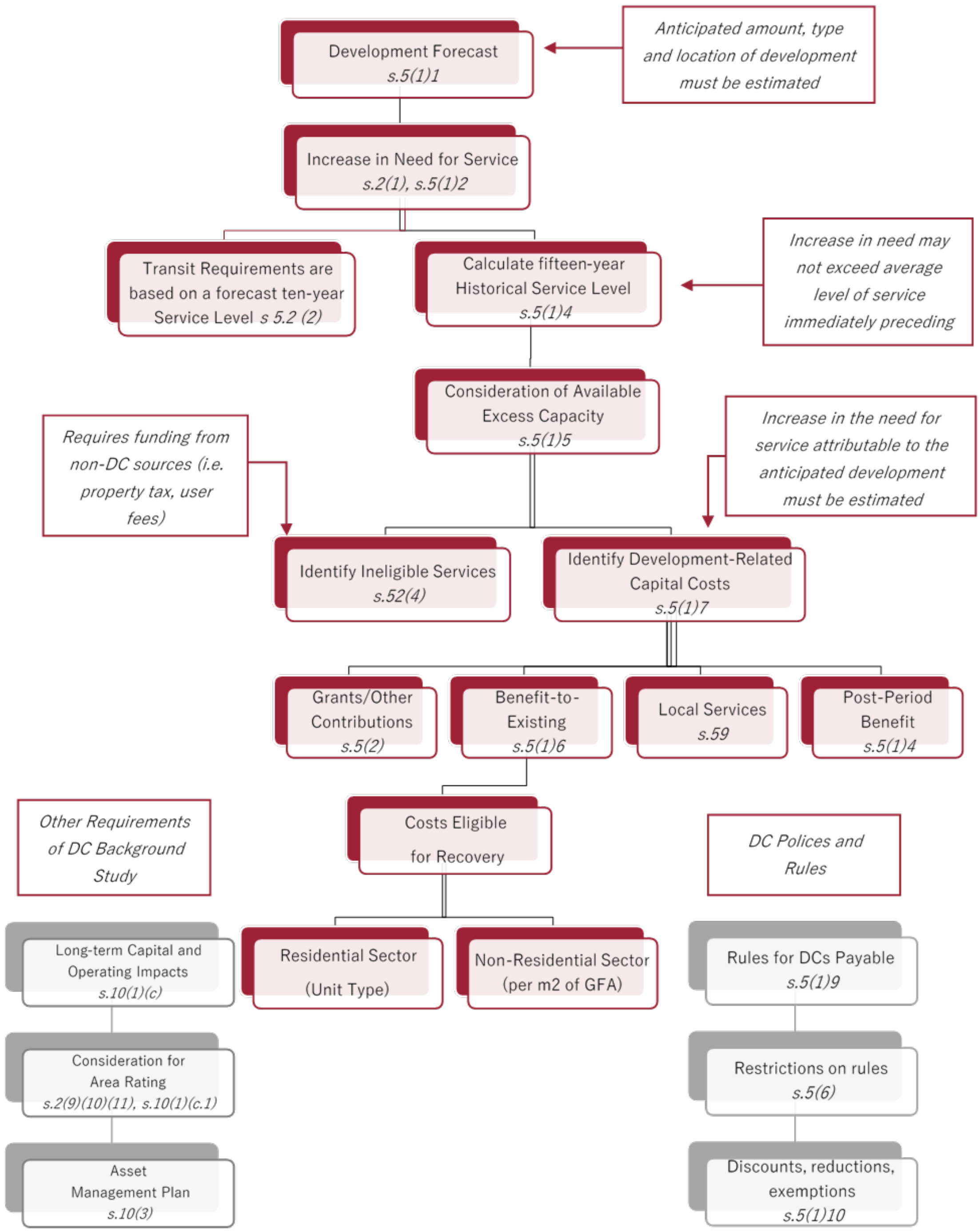
These services form a reasonable basis on which to plan and administer the development charges. The analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, the Parks & Recreation Service includes various buildings and associated land, vehicles and equipment.

The resulting development charge for these services would be imposed against all development in the Municipality.

B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES

Several key steps are required in calculating development charges for future development-related projects. These are summarized below and illustrated in Figure 1.

Figure 1: Statutory Requirements of Development Charge Calculation and Study Process



i. Development Forecast

The first step in the methodology requires a development forecast for the ten-year study period, 2024–2033, for general and engineered services. The forecasts of population and households are guided by discussions with Municipal Staff as well the Forecasts of households, population and employment outlined in *Population, Housing and Employment Projections to 2046 - Update* prepared by Hemson Consulting in 2021.

For the residential portion of the forecast, the net (or Census) population growth and population growth in new units is estimated. Net population growth equals the population in new housing units reduced by the decline in the population in the existing base anticipated over the period (due to reducing household sizes as the community ages). Net population is used in the calculation of the development charges funding envelopes. In calculating the per capita development charge however, population growth in new units is used.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of building space to be developed over the ten-year period, 2024–2033. The forecast of GFA is based on the employment forecast for the Municipality. A factor for floor space per worker by category is used to convert the employment forecast into gross floor area for the purposes of the DC Background Study.

ii. Service Categories and Historical Service Levels

The *DCA* provides that the increase in the need for service attributable to anticipated development:

> … must not include an increase that would result in the level of service exceeding the average level of that service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study…(s. 5. (1) 4.)

Historical fifteen-year average service levels thus form the basis for development charges. A review of Municipality’s capital service levels for buildings, land, vehicles and so on, has therefore been prepared as a reference for the calculation, so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2009 – 2023.

iii. Development-Related Capital Program and Analysis of Net Capital Costs Included in the Development Charges

A development-related capital program has been prepared by Municipal Staff as part of the present study. The program identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the Act (*DCA*, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The *DCA* requires that the increase in the need for service attributable to the anticipated development may include an increase:

> … only if the council of the Municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical fifteen-year average service levels or the service levels embodied in future plans of the Municipality. The development-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *Ontario Regulation 82/98*, s. 3 states that:

> For the purposes of paragraph 3 of subsection 5 (1) of the *Act*, the council of a Municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an Official Plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital forecast, a portion of the project may confer benefits to existing (a "BTE") residents. As required by the *DCA*, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Municipality from non-development charges sources. The amount of Municipality funding for such non-development shares of projects is also identified as part of the preparation of the development-related capital forecast.

There is also a requirement in the *DCA* to reduce the applicable development charge by the amount of any "uncommitted excess capacity" that is available for a service. Such capacity is available to partially meet future servicing requirements. Adjustments are made in the analysis to meet this requirement of the *Act*.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. This is done by using different apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector (e.g. based on shares of population and employment growth).

Finally, the residential component of the Municipal-wide charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres to different non-residential building types (other non-residential and industrial) based off the growth forecast.

v. Note on Rounding

Due to rounding in some tables, numbers may not add up precisely to the totals indicated and percentages may not precisely reflect the absolute figures for the same reason.

2. Development Forecast

This section provides the basis for the development forecasts used in calculating the DCs, as well as a summary of the forecast results. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A.

A. RESIDENTIAL FORECAST

DCs are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*[1] as well as the *population in new units* is required.

- The *population growth* determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the DC, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which DCs will be collected.

Table 1 provides a summary of the residential forecast over the ten-year planning period, from 2024 to 2033. As noted in Section 2, for DC calculation purposes, the ten-year planning period is applicable to both general and engineered services, and has been utilized in the calculation of the DCs.

The Municipality's Census population is expected to increase by approximately 1,099 people over the next ten years, reaching 12,790 by 2033. About 635 additional occupied dwelling units are forecast to be built between 2024 and 2033 and the population residing in these units is expected to increase by 1,454.

B. NON-RESIDENTIAL FORECAST

DCs are levied on non-residential development as a charge per square metre of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of *employment* growth as well as a projection of the *employment growth associated with new floorspace* in the Municipality.

[1] Commonly referred to as "net population growth" in the context of development charges. Penitentiary population is excluded from the historical and forecast period.

The non-residential forecast projects an increase of 946 employees to 2033. The Municipality is anticipated to accommodate in 64,619 square metres of new non-residential building space. For the purposes of the non-residential DC calculations, it is assumed employment land space is “industrial” while population-based and other rural based space are “other non-residential”. Furthermore, it is assumed that other rural based non-residential space will not be serviced by water and wastewater. Further discussion of these items is in Appendices A and C. Table 1 also provides a summary of the non-residential development forecasts used in this analysis.

TABLE 1

MUNICIPALITY OF MEAFORD
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
MUNICIPAL-WIDE DEVELOPMENT FORECAST

Municipal-wide Development Forecast	2023 Estimate	Planning Period 2024 - 2033	
		Growth	Total at 2033
Residential			
Total Occupied Dwellings	5,156	635	5,790
Total Population			
Census	11,691	1,099	12,790
Population In New Dwellings		*1,454*	
Non-Residential			
Total Employment Growth	2,701	946	3,647
Non-Residential Building Space (m^2)		64,619	
Population-Related		*30,050*	
Employment Land		*18,943*	
Other Rural-Based		*15,626*	

3. Summary of Historical Capital Service Levels

The *DCA* and *Ontario Regulation 82/98* require that DCs be set at a level no higher than the average level of service provided in the Municipality over the fifteen-year period immediately preceding the preparation of the Background Study, on a service by service basis.

For the services of Public Library Services, Fire Protection, Parks & Recreation, and Services Related to a Highway: Public Works and Roads & Related, the legislative requirement is met by documenting historical service levels for the preceding fifteen years, in this case, for the period from 2009 to 2023. Typically, service levels for these services are measured as a ratio of inputs per capita, or per population plus employment.

O. Reg. 82/98 requires that when determining historical service levels, both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the Municipality. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by Municipal Staff, based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure as of 2023.

The service levels are expressed as a dollar value per capita ($/capita) or a dollar value per capita plus employment ($/capita & employment) of infrastructure value. This service level expression is a construction to meet the requirement of subsection 5(1) of the *DCA* and does not directly reflect the utilization of infrastructure or the way municipalities plan for services.

Table 2 summarizes service levels for all applicable services included in the DC calculation. Appendices B and C.1 provide the detailed historical inventory data upon which the calculation of service levels is based.

TABLE 2

MUNICIPALITY OF MEAFORD
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2009 - 2023

Service	2009 - 2023 Service Level Indicator	
1.0 PUBLIC LIBRARY	**$596.47**	**per capita**
Buildings	$387.12	per capita
Land	$3.18	per capita
Materials	$166.92	per capita
Furniture And Equipment	$39.25	per capita
2.0 FIRE PROTECTION SERVICES	**$995.87**	**per pop & empl**
Buildings	$540.65	per pop & empl
Land	$70.44	per pop & empl
Furniture & Equipment	$47.72	per pop & empl
Vehicles	$337.06	per pop & empl
3.0 PARKS & RECREATION	**$12,333.63**	**per capita**
Indoor Recreation	$8,143.11	per capita
Parkland Development	$1,524.30	per capita
Park Facilities	$1,203.11	per capita
Park Buildings & Equipment	$1,463.11	per capita
4.0 SERVICES RELATED TO A HIGHWAY		
4.1 PUBLIC WORKS	*$1,187.79*	*per pop & empl*
Buildings	*$203.88*	*per pop & empl*
Furniture And Equipment	*$31.68*	*per pop & empl*
Fleet & Related Equipment	*$952.23*	*per pop & empl*
4.2 ROADS AND RELATED	*$22,545.85*	*per pop & empl*
Roads	*$12,925.18*	*per pop & empl*
Bridges & Culverts	*$9,283.22*	*per pop & empl*
Traffic Signals	*$24.30*	*per pop & empl*
Sidewalks	*$313.15*	*per pop & empl*

4. The Development-Related Capital Program

The *DCA* requires the Council of a municipality to express its intent to provide future capital facilities at the level reflected by the capital program incorporated in the DC calculation and recovered through the proposed rates. *Ontario Regulation 82/98*, s. 3 states that:

> For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. Development-Related Capital Forecast is Provided for Council's Approval

Based on the development forecasts detailed in Appendix A, Municipal staff have created a development-related capital program setting out those projects that are required to service anticipated development. For all general and engineered services, the capital plan covers the ten-year period from 2024 to 2033.

One of the recommendations contained in this DC Background Study is for Council to adopt the capital program created for the purposes of the DC calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein that are consistent with the development occurring Meaford. It is acknowledged that changes to the forecast presented may occur through the Municipality's normal capital budget process.

B. The Development-Related Capital Forecast for General Services

A summary of the development-related capital forecast for general services is in Table 3.

The table provides a total for all general services analysed over the ten-year planning period. Further details on the capital plans for each individual service category are available in Appendix B. The development-related capital forecast for general services estimates a total gross cost of $15.46 million. Alternative funding sources have been identified in the amount of $22,600 and account for prior payments on the New Public Library Debenture. Therefore, the net municipal cost of the capital program is reduced to $15.44 million.

Of the $15.44 million ten-year net municipal capital costs for general services, $9.83 (64%) is related to the Parks & Recreation capital program. The forecast includes various park developments and upgrades, an outdoor recreation facility, an additional splash pad, a provision for a new indoor recreation space, and vehicles.

The next largest portion of the capital forecast relates to the Public Library development-related capital program at $1.83 million (12%). The program includes the recovery of the completed New Public Library, a recovery of the negative reserve fund balance, and e-resources.

The next largest portion of the capital forecast relates to Fire Protection Services development-related capital program at $1.76 million (11%). The program includes a remote water site and a ladder replacement and enhancement.

The next largest portion of the capital forecast relates to the Services Related to a Highway: Public Works development-related capital program at $1.53 million (10%). The program includes a space for future vehicles, a sidewalk cleaner, and a snow plow.

It is noted that on April 10, 2024, the Minister of Municipal Affairs and Housing introduced legislation, the *Cutting Red Tape to Build More Homes Act, 2024*, that proposed to reintroduce development-related studies as an eligible service/cost under the DCA. This change came into force on June 6, 2024.

As such, Development Related Studies includes $503,000 in net capital costs (3% of the capital program) and includes a series of development-related studies planned over the period.

The capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of DCs. Portions of this capital forecast may relate to providing servicing for development which has occurred prior to 2024 (for which DC reserve fund balances exist), for replacement of existing capital facilities, or for development anticipated to occur beyond the 2024–2033 planning period.

TABLE 3

MUNICIPALITY OF MEAFORD
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2024 - 2033
(in $000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 PUBLIC LIBRARY	**$1,848.2**	**$22.6**	**$1,825.7**
1.1 Recovery of Negative Reserve Fund Balance	$54.9	$0.0	$54.9
1.2 Buildings, Land and Materials	$1,793.4	$22.6	$1,770.8
2.0 FIRE PROTECTION SERVICES	**$1,760.0**	**$0.0**	**$1,760.0**
2.1 Buildings, Vehicles & Equipment	$1,760.0	$0.0	$1,760.0
3.0 PARKS & RECREATION	**$9,826.3**	**$0.0**	**$9,826.3**
3.1 Park Development	$4,726.3	$0.0	$4,726.3
3.2 Indoor Recreation	$5,000.0	$0.0	$5,000.0
3.3 Vehicles and Equipment	$100.0	$0.0	$100.0
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	**$1,525.0**	**$0.0**	**$1,525.0**
4.1 Buildings, Land, Equipment	$1,000.0	$0.0	$1,000.0
4.2 Vehicles	$525.0	$0.0	$525.0
5.0 DEVELOPMENT RELATED STUDIES	**$503.0**	**$0.0**	**$503.0**
5.1 Recovery of Negative Reserve Fund Balance	$3.0	$0.0	$3.0
5.2 Development-Related Studies	$500.0	$0.0	$500.0
TOTAL - GENERAL SERVICES	**$15,462.5**	**$22.6**	**$15,439.9**

C. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR ENGINEERED SERVICES

Table 4 provides the development-related capital recoveries for the engineered services of Services Related to a Highway: Roads & Related, System-wide Water service, System-wide Sewer Services, and Stormwater. The capital program totals $146.54 million and provides servicing for anticipated development over the planning period from 2024 to 2033. Further details on the capital plans for each individual service category are available in Appendix C. Grants, subsidies, and alternative funding sources (inclusive of developer contributions) have been identified in the amount of $30.00 million for the capital projects. As such, the remaining net cost of $116.54 million is the cost to be paid by the Municipality.

Of the total net capital costs, 68%, or $79.77 million, is associated with development-related System-wide Sewer projects. The capital program includes various infrastructure sewer works (including infrastructure for Industrial Park Road, Miller Street, Nelson Street, and Pearson Street sewer mains), syphon upgrades, projects related to the new wastewater treatment plant, financing costs, the sewage pumping station upgrades, and studies.

About 14% of the total engineered net capital costs, or $16.75 million, is associated with development-related System-wide Water projects. The capital program includes various infrastructure water works for in-ground water storage, debt recoveries, and studies.

Of the total engineered net capital costs, 12%, or $14.45 million, is associated with development-related Roads & Related projects. The capital program includes various infrastructure road works (including construction on Legion Road, Industrial Park Road, and Ridge Road), sidewalk improvements, and studies.

Stormwater capital projects include stormwater infrastructure on Legion Road, Industrial Park Road, and Ridge Road. The net municipal cost of the program is $5.57 million, or about 5% of all engineering services costs.

TABLE 4

MUNICIPALITY OF MEAFORD
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR MUNICIPAL-WIDE ENGINEERED SERVICES 2024 - 2033
(in $000)

Service	Gross Cost	Grants / Subsidies	Net Municipal Cost
1.0 SERVICES RELATED TO A HIGHWAY: ROADS & RELATED	$14,449.9	$0.0	$14,449.9
2.0 SYSTEM-WIDE WATER	$16,745.4	$0.0	$16,745.4
3.0 SYSTEM-WIDE SEWER	$109,772.4	$30,000.0	$79,772.4
4.0 STORMWATER	$5,568.3	$0.0	$5,568.3
TOTAL - ENGINEERED SERVICES CAPITAL PROGRAM	$146,536.0	$30,000.0	$116,536.0

5. CALCULATED DEVELOPMENT CHARGES

This section summarizes the calculation of DCs for each service category and the resulting total charges by sector. For all Municipal services, there is a calculation of the charge per capita (residential) and per square metre (non-residential) charges.

For residential development, the calculated total per capita amount is converted to a variable charge by housing unit type using various unit occupancy factors. For other non-residential and industrial development, the charges are based on gross floor area of building space.

It is noted that the calculation of the Municipal-wide DCs does not include any provision for exemptions required under the *DCA,* such as the exemption from the payment of DCs for industrial buildings. Such legislated exemptions, or other exemptions that Council may choose to provide, will result in loss of DC revenue for the affected types of development. However, any such revenue loss may not be made up by offsetting increases in other portions of the calculated charge.

A. DEVELOPMENT CHARGES CALCULATION

A summary of the calculated residential and non-residential DCs is presented in Tables 5 and 6 for general and engineered services, respectively. Further details of the calculations for each individual service category are available in Appendices B and C.

i. General Services

A summary of the calculated residential and non-residential DCs for general services is presented in Table 5.

The net capital forecast for the ten-year services totals $15.44 million and incorporates those projects identified to be related to the development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of DCs. As shown on Table 5, $3.76 million relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. These portions of capital costs will have to be funded from non-DC revenue sources, largely property taxes for this group of services.

An additional share of $2.05 million is in available DC reserve funds and represents the revenue collected from previous DCs. This portion is netted out of the chargeable capital costs.

Also netted off are other development related shares of $5.35 million and is largely attributable to development beyond 2033. This development-related share has been removed from the calculation and may therefore be recovered under future DC studies.

The total costs eligible for recovery through DCs for ten-year services is $4.28 million. This amount is allocated between the residential and non-residential sectors to derive the calculated DCs. Public Library Services and Parks & Recreation are deemed to benefit residential development only, while the remaining services are allocated between both sectors based on shares of population and employment growth in new space. The allocation to the residential sector for these services is calculated at 61%, 32% to other non-residential space, and 8% to industrial space.

Approximately $3.80 million of the general services DC eligible capital program is deemed to benefit residential development. When this amount is divided by the ten-year growth in population in new dwelling units (1,454), a calculated charge of $2,614.02 per capita results. The other non-residential share totals $386,800 which yields a calculated charge of $8.47 per square metre when divided by the ten-year increase in non-residential building space (45,676). The industrial share totals $96,800 which yields a calculated charge of $5.11 per square metre when divided by the ten-year increase in industrial building space (18,943).

TABLE 5

MUNICIPALITY OF MEAFORD
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
10-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES

Growth in Population in New Units to 2033	1,454
Growth in Square Metre to 2033	64,619
New Other Non-Residential Space (sq.m)	*45,676*
New Industrial Space (sq.m)	*18,943*

Service	Development-Related Capital Program (2024 - 2033)						Residential Share		Non-Residential Share			
	Net Municipal Cost ($000)	Grants/ Subsidies/Other Recoveries ($000)	Replacement & Benefit to Existing ($000)	Available DC Reserves ($000)	Other Dev. Related ($000)	Total DC Eligible Costs for Recovery ($000)			Other Non-Res		Industrial	
							%	($000)	%	($000)	%	($000)
1.0 PUBLIC LIBRARY	$1,825.7	$22.6	$50.0	$0.0	$1,120.3	$655.3	100%	$655.3	0%	$0.0	0%	$0.0
Unadjusted Development Charge Per Capita								$450.72				
Unadjusted Development Charge Per Sq.M										$0.00		$0.00
2.0 FIRE PROTECTION SERVICES	$1,760.0	$0.0	$850.0	$97.0	$0.0	$813.0	61%	$492.4	32%	$256.4	8%	$64.2
Unadjusted Development Charge Per Capita								$338.65				
Unadjusted Development Charge Per Sq.M										$5.61		$3.39
3.0 PARKS & RECREATION	$9,826.3	$0.0	$2,153.1	$1,038.8	$4,231.6	$2,402.8	100%	$2,402.8	0%	$0.0	0%	$0.0
Unadjusted Development Charge Per Capita								$1,652.53				
Unadjusted Development Charge Per Sq.M										$0.00		$0.00
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	$1,525.0	$0.0	$500.0	$909.8	$0.0	$115.2	61%	$69.8	32%	$36.3	8%	$9.1
Unadjusted Development Charge Per Capita								$47.98				
Unadjusted Development Charge Per Sq.M										$0.80		$0.48
5.0 DEVELOPMENT RELATED STUDIES	$503.0	$0.0	$205.0	$0.0	$0.0	$298.0	61%	$180.5	32%	$94.0	8%	$23.5
								$124.14				
										$2.06		$1.24
TOTAL 10 YEAR GENERAL SERVICES	**$15,439.9**	**$22.6**	**$3,758.1**	**$2,045.6**	**$5,351.9**	**$4,284.3**		**$3,800.8**		**$386.8**		**$96.8**
Calculated Development Charge Per Capita								**$2,614.02**				
Calculate Development Charge Per Sq.M										**$8.47**		**$5.11**

ii. Engineered Services

Table 6 displays the calculation of the calculated DC rates for the engineered services of Services Related to a Highway: Roads & Related, System-wide Water, System-wide Sewer, and Stormwater Management. The development-related engineering infrastructure will be used to service development in Meaford between 2024 and 2033.

Of the total net municipal cost of all engineered services development-related projects, $116.54 million, not all are to be recovered from new development by way of DCs. Table 6 shows that $15.52 million of the capital program relates to replacement of existing capital works or for shares of projects that provide benefit to the existing community. This amount has been netted off the chargeable capital costs.

Available reserve funds in the amount of $2.46 million, have also been removed from the DC calculation. Post-period shares are $65.41 million and represent the shares of projects that will provide benefit to development beyond 2033 in the Municipality. These shares have also been removed from the DC calculation. The remaining $33.14 million is related to development in the 2024 to 2033 planning period and has been included in the DC calculation.

Like the general services, the capital program eligible for recovery through DCs is allocated to the residential, other non-residential, and industrial sectors based on future shares of population in new units and employment growth over the planning period. On this basis, the allocation to the residential, other non-residential, and industrial sectors are 61%, 32%, and 8% for Roads & Related and Stormwater services. For Water and Sewer services the allocations are based exclusively off serviced development. Therefore, the allocations to the residential, other non-residential, and industrial sectors are 65%, 27%, and 8%, respectively.

As a result, $21.12 million of the engineered services capital program is deemed to benefit residential development. When this amount is divided by the long-term growth in population in new dwelling units (1,454) results in a calculated charge of $14,527.09 per capita.

The other non-residential share totals $9.27 million. When this amount is divided by other non-residential ten-year growth in square metres of 45,676 for Roads & Related and Stormwater and 30,050 for Water and Sewer this results in a calculated charge of $278.77 per square metre.

The industrial share totals $2.75 million. When this amount is divided by industrial ten-year growth in square metres of 18,943 this results in a calculated charge of $145.28 per square metre.

TABLE 6

MUNICIPALITY OF MEAFORD
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
CAPITAL PROGRAM FOR MUNICIPAL-WIDE ENGINEERED SERVICES
2024 - 2033

	Total	Serviced
Growth in Population in New Units to 2033	1,454	1,454
Growth in Square Metre to 2033	64,619	48,993
New Other Non-Residential Space (sq.m)	*45,676*	*30,050*
New Industrial Space (sq.m)	*18,943*	*18,943*

Service	Development-Related Capital Program (2024 - 2033)						Residential Share		Non-Residential Share			
	Net Municipal Cost ($000)	Grants/ Subsidies/Other Recoveries ($000)	Replacement & Benefit to Existing ($000)	Available DC Reserves ($000)	Post-Period Benefit ($000)	Total DC Eligible Costs for Recovery ($000)	%	($000)	Other Non-Res %	Other Non-Res ($000)	Industrial %	Industrial ($000)
1.0 SERVICES RELATED TO A HIGHWAY: ROADS & RELATED	$14,449.9	$0.0	$3,234.8	$655.5	$4,922.4	$5,637.2	60.6%	$3,414.2	31.5%	$1,778.2	7.9%	$444.8
Development Charge Per Capita								$2,348.16				
Development Charge Per Sq.M										$38.93		$23.48
2.0 SYSTEM-WIDE WATER	$16,745.4	$0.0	$1,180.9	$0.0	$7,644.7	$7,919.9	64.8%	$5,130.7	26.8%	$2,120.7	8.4%	$668.5
Development Charge Per Capita								$3,528.67				
Development Charge Per Sq.M										$70.57		$35.29
3.0 SYSTEM-WIDE SEWER	$79,772.37	$30,000.0	$10,228.0	$1,806.1	$50,771.1	$16,967.2	64.8%	$10,991.8	26.8%	$4,543.4	8.4%	$1,432.1
Development Charge Per Capita								$7,559.69				
Development Charge Per Sq.M										$151.19		$75.60
4.0 STORMWATER	$5,568.3	$0.0	$875.4	$0.0	$2,074.8	$2,618.1	60.6%	$1,585.7	31.5%	$825.8	7.9%	$206.6
Development Charge Per Capita								$1,090.57				
Development Charge Per Sq.M										$18.08		$10.91
TOTAL MUNICIPAL-WIDE ENGINEERED SERVICES	**$116,536.0**	**$30,000.0**	**$15,519.1**	**$2,461.5**	**$65,412.9**	**$33,142.4**		**$21,122.4**		**$9,268.1**		**$2,751.9**
Development Charge Per Capita								**$14,527.09**				
Development Charge Per Sq.M										**$278.77**		**$145.28**

iii. Calculated Development Charges

Table 7 provides the calculated rates by residential unit. As shown in the table, the proposed serviced residential charge is $45,094 for a single- or semi-detached unit, $25,712 for rows and other multiples, and $17,143 for a nursing home bed.

For the non-residential development charges, the other non-residential rate is $287.24 per square metre for full serviced development as shown in Table 8. The calculated industrial charge is $150.39 per square metre for fully serviced development.

TABLE 7

MUNICIPALITY OF MEAFORD
MUNICIPAL-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES

Service	Charge Per Capita	Charge By Unit Type [1] Single & Semi-Detached	Rows & Other Multiples	Nursing Home (per Bed)	Share of Total
Public Library	$451	$1,186	$676	$451	3%
Fire Protection Services	$339	$891	$508	$339	2%
Parks & Recreation	$1,653	$4,347	$2,479	$1,653	10%
Services Related To A Highway: Public Works	$48	$126	$72	$48	0%
Development Related Studies	$124	$327	$186	$124	1%
Services Related To A Highway: Roads & Related	$2,348	$6,177	$3,522	$2,348	14%
Stormwater	$1,091	$2,869	$1,636	$1,091	6%
Total Municipal-Wide Charge Per Unit	**$6,053**	**$15,923**	**$9,079**	**$6,054**	**35%**
System-Wide Water	$3,529	$9,283	$5,293	$3,529	21%
System-Wide Sewer	$7,560	$19,888	$11,340	$7,560	44%
TOTAL MUNICIPAL-WIDE SERVICED CHARGE BY UNIT TYPE	**$17,141**	**$45,094**	**$25,712**	**$17,143**	**100%**
(1) Based on Persons Per Unit Of:		2.63	1.50	1.00	

TABLE 8

MUNICIPALITY OF MEAFORD
MUNICIPAL-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Other Non-Residential Charge ($/sq.m)	Industrial Charge ($/sq.m)	Share of Total
Public Library	$0.00	$0.00	0%
Fire Protection Services	$5.61	$3.39	2%
Parks & Recreation	$0.00	$0.00	0%
Services Related To A Highway: Public Works	$0.80	$0.48	0%
Development Related Studies	$2.06	$1.24	1%
Services Related To A Highway: Roads & Related	$38.93	$23.48	14%
Stormwater	$18.08	$10.91	6%
Total Municipal-Wide Charge Per Sq.M	**$65.48**	**$39.50**	**23%**
System-Wide Water	$70.57	$35.29	25%
System-Wide Sewer	$151.19	$75.60	53%
TOTAL MUNICIPAL-WIDE SERVICED CHARGE PER SQ.M	**$287.24**	**$150.39**	**100%**

6. Comparison of Calculated and Current Development Charges

Table 9 presents a comparison of the newly calculated residential DCs with the Municipality's current charges and indexed charges from the 2015 DC Study for Public Library, Parks & Recreation, and Development Related Studies. The calculated residential DC for a single- or semi-detached unit is $22,462, or 99%, greater than the Municipality's current residential charge of $22,632.

Tables 10 and 11 outline the comparison of current vs calculated non-industrial and industrial development charges in the Municipality. As per Table 10, the calculated other non-residential rate of $287.24 is $134.83 (or 88%) higher than the Municipality's current charge of $152.40 per square metre. The calculated industrial DC of $150.39 in Table 11 is $68.83 (or 84%) higher than the current charge of $81.56 per square metre.

TABLE 9

MUNICIPALITY OF MEAFORD
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES BY SERVICE AREA

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Public Library	$798	$1,186	$388	49%
Fire Protection Services	$1,067	$891	($176)	-16%
Parks & Recreation	$2,864	$4,347	$1,483	52%
Services Related To A Highway: Public Works	$689	$126	($563)	-82%
Development Related Studies	$535	$327	($208)	-39%
Services Related To A Highway: Roads & Related	$1,373	$6,177	$4,804	350%
Stormwater	$0	$2,869	$2,869	N/A
Total Municipal-Wide Charge	**$7,327**	**$15,923**	**$8,596**	**117%**
System-Wide Water(2)	$3,011	$9,283	$6,272	208%
System-Wide Sewer(2)	$12,294	$19,888	$7,594	62%
TOTAL MUNCIPAL-WIDE SERVICED CHARGE	**$22,632**	**$45,094**	**$22,462**	**99%**

Notes:

(1) Charges for Library, Parks & Recreation, and Development Related Studies are indexed rates from the 2015 DC Study

(2) Current charge includes Service Area 3

(3) Services Area 2 per SDU charges are $1,529 for water and $2,159 for sewer

TABLE 10

MUNICIPALITY OF MEAFORD
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES BY SERVICE AREA

Service	Current Non-Residential Charge / SQ.M	Calculated Non-Residential Charge / SQ.M	Difference in Charge	
Public Library	$0.00	$0.00	$0.00	N/A
Fire Protection Services	$8.29	$5.61	($2.68)	-32%
Parks & Recreation	$0.00	$0.00	$0.00	N/A
Services Related To A Highway: Public Works	$5.46	$0.80	($4.66)	-85%
Development Related Studies	$3.25	$2.06	($1.19)	-37%
Services Related To A Highway: Roads & Related	$11.78	$38.93	$27.15	231%
Stormwater	$0.00	$18.08	$18.08	N/A
Total Municipal-Wide Charge	**$28.78**	**$65.48**	**$36.70**	**128%**
System-Wide Water(2)	$26.00	$70.57	$44.57	171%
System-Wide Sewer(2)	$97.62	$151.19	$53.57	55%
TOTAL MUNCIPAL-WIDE SERVICED CHARGE	**$152.40**	**$287.24**	**$134.83**	**88%**

Notes:

(1) Charges for Library, Parks & Recreation, and Development Related Studies are indexed rates from the 2015 DC Study

(2) Current charge includes Service Area 3

(3) Services Area 2 charges are $13.49 for water and $19.06 for sewer per square metre

TABLE 11

MUNICIPALITY OF MEAFORD
COMPARISON OF CURRENT AND CALCULATED
INDUSTRIAL DEVELOPMENT CHARGES BY SERVICE AREA

Service	Current Industrial Charge / SQ.M	Calculated Industrial Charge / SQ.M	Difference in Charge	
Public Library	$0.00	$0.00	$0.00	N/A
Fire Protection Services	$4.87	$3.39	($1.49)	-31%
Parks & Recreation	$0.00	$0.00	$0.00	N/A
Services Related To A Highway: Public Works	$3.02	$0.48	($2.54)	-84%
Development Related Studies	$1.80	$1.24	($0.56)	-31%
Services Related To A Highway: Roads & Related	$6.26	$23.48	$17.22	275%
Stormwater	$0.00	$10.91	$10.91	N/A
Total Municipal-Wide Charge	**$15.96**	**$39.50**	**$23.54**	**148%**
System-Wide Water(2)	$13.67	$35.29	$21.62	158%
System-Wide Sewer(2)	$51.93	$75.60	$23.67	46%
TOTAL MUNCIPAL-WIDE SERVICED CHARGE	**$81.56**	**$150.39**	**$68.83**	**84%**

Notes:

(1) Charges for Library, Parks & Recreation, and Development Related Studies are indexed rates from the 2015 DC Study

(2) Current charge includes Service Area 3

(3) Services Area 2 charges are $7.21 for water and $10.14 for sewer per square metre

7. COST OF GROWTH ANALYSIS

This section provides a brief examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law. This examination is required as one of the provisions of the *DCA*. Additional details on the cost of growth analysis, including asset management analysis is included in Appendix E.

A. ASSET MANAGEMENT PLAN

Tables 12 and 13 provide the calculated annual asset management contribution for the gross capital expenditures by 2034 and the share related to the 2024-2033 DC recoverable portion. The year 2034 has been included to calculate the annual contribution for the 2024-2033 period as the expenditures in 2033 will not trigger asset management contributions until 2034. As shown in Tables 12 and 13, by 2034, the Municipality should fund an additional $393,700 for general services and $1.84 million for engineered services per annum to fund the full life cycle costs of the new assets related to the Municipal-wide ten-year Services supported under the development charges by-law.

TABLE 12

MUNICIPALITY OF MEAFORD
ANNUAL ASSET MANAGEMENT PROVISION BY 2034

Service	2024 - 2033 Capital Program		Calculated AMP Annual Provision by 2034	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Public Library	$600,491	$1,192,892	$4,421	$2,211
Fire Protection Services	$910,000	$850,000	$89,576	$44,016
Parks & Recreation	$2,441,568	$5,384,703	$240,567	$149,671
Services Related To A Highway: Public Works	$1,025,000	$500,000	$59,116	$10,534
TOTAL	**$4,977,058**	**$7,927,595**	**$393,680**	**$206,431**

** Includes costs that will be recovered under future development charges studies (i.e. other development-related) and ineligible shares.*

TABLE 13

MUNICIPALITY OF MEAFORD
ANNUAL ASSET MANAGEMENT PROVISION BY 2034

Service	2024 - 2033 Capital Program		Calculated AMP Annual Provision by 2034	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Services Related To A Highway: Roads & Related	$6,292,683	$8,157,255	$256,285	$132,216
System-Wide Water	$7,919,873	$8,825,561	$258,386	$127,956
System-Wide Sewer	$17,777,772	$90,125,803	$1,212,272	$972,984
Stormwater	$2,618,136	$2,950,164	$116,715	$62,003
TOTAL	**$34,608,464**	**$110,058,783**	**$1,843,658**	**$1,295,159**

** Includes costs that will be recovered under future development charges studies (i.e. other development-related) and ineligible shares.*

B. LONG-TERM CAPITAL AND OPERATING COSTS

By 2033, the Municipality's net operating costs are estimated to increase by $860,500. It is noted that operating costs associated with major facilities will be reviewed and updated through future studies and plans. Details of the net operating costs are in Appendix E.

Table 14 summarizes the components of the development related capital program that will require funding from non-development charge sources. Of the $131.98 million in the 2024-2033 net capital program cost, about $19.28 million will need to be financed from non-development charge sources over the next ten years. This is entirely related to shares of projects related to capital replacement and for non-development shares of projects that provide benefit to the existing (BTE) community.

Council is made aware of these factors so that they understand the financial implications of the quantum and timing of the projects included in the development related capital forecast in this study.

C. THE PROGRAM IS DEEMED TO BE FINANCIALLY SUSTAINABLE

In summary, the asset management plan and long-term capital and operating analysis contained in Appendix E demonstrates that the Municipality can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period.

Importantly, the Municipality's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

TABLE 14

MUNICIPALITY OF MEAFORD
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR MUNICIPAL-WIDE SERVICES 2024 - 2033
(in $000)

Service	Development-Related Capital Program (2024 - 2033)					
	Net Municipal Cost ($000)	Grants/ Subsidies/Other Recoveries ($000)	Replacement & Benefit to Existing ($000)	Available DC Reserves ($000)	Other Dev. Related & Post-Period Benefit ($000)	Total DC Eligible Costs for Recovery ($000)
1.0 Public Library	$1,825.7	$22.6	$50.0	$0.0	$1,120.3	$655.3
2.0 Fire Protection Services	$1,760.0	$0.0	$850.0	$97.0	$0.0	$813.0
3.0 Parks & Recreation	$9,826.3	$0.0	$2,153.1	$1,038.8	$4,231.6	$2,402.8
4.0 Services Related To A Highway: Public Works	$1,525.0	$0.0	$500.0	$909.8	$0.0	$115.2
5.0 Development Related Studies	$503.0	$0.0	$205.0	$0.0	$0.0	$298.0
6.0 Services Related To A Highway: Roads & Related	$14,449.9	$0.0	$3,234.8	$655.5	$4,922.4	$5,637.2
7.0 System-Wide Water	$16,745.4	$0.0	$1,180.9	$0.0	$7,644.7	$7,919.9
8.0 System-Wide Sewer	$79,772.4	$30,000.0	$10,228.0	$1,806.1	$50,771.1	$16,967.2
9.0 Stormwater	$5,568.3	$0.0	$875.4	$0.0	$2,074.8	$2,618.1
TOTAL - CAPITAL PROGRAM	**$131,976.0**	**$30,022.6**	**$19,277.3**	**$4,507.1**	**$70,764.8**	**$37,426.8**

8. Other Issues and Considerations

This section sets out other considerations and legislative requirements relating to the *DCA* including administration and collection, recent legislative changes, and consideration for area rating.

A. Development Charges Administration and Collection

The DCA requirements in respect of the collection of DCs, certification and remittance, as well as reserve fund management are outlined in this section.

i. Development Charges Amount Payable and Date of Payment

The total amount of a DC is the amount of the DC that would be determined under the by-law on the day of an application for site plan approval or the day of an application for rezoning or, if neither of these apply, the day of building permit issuance. Full details on determining the DCs payable in any particular case are provided in s.26 and s.26.2 of the DCA.

The default date of payment of a DC is the date of building permit issuance. However, under s.27 of the DCA the Municipality may enter into an agreement with a developer to alter the timing of payment.

For two specific types of development, DCs must be paid according to the following plan:

- Six equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following five anniversaries of that date for rental housing and institutional development.

For required instalments, the Municipality may charge interest from the date the DC would have been payable to the date the instalment is paid. Interest may accrue on each installment until the final payment has been made. Any skipped or late payments can be added to the tax roll (including interest). Full details on the prescribed payment plans are provided in s.26.1 of the DCA. In accordance with s.26.3 of the DCA the maximum interest rate a municipality can charge is prime plus 1%.

ii. Reserve Funds

Under the DCA, a municipality that has passed a development charge by-law must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. While the DCA does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

Annual financial statements are to be provided to Council and must include the following:

- Opening and closing balances and in-year transactions
- A description of service or category of service
- Details on credits paid by individual credit holders
- Amounts borrowed and purpose of borrowing
- Interest accrued on borrowing
- Amount and source of money used to repay borrowing
- Projects funded from DCs including amount and source of DC and non-DC funding

B. DEVELOPMENT CHARGES ADMINISTRATION

Many of the administrative requirements of the DCA will be similar to those presently followed by the Municipality in terms of collection practices. However, changes will likely be required in the use of and reporting on the new development charges. In this regard:

- It is recommended that the current practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the DCA, the Municipality should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the Municipality develop reporting policies consistent with the requirements of the DCA;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;

- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also outlined in the proposed draft by-law;
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Municipality's normal capital budget process.

C. CONSIDERATION FOR AREA RATING

In accordance with the *DCA*, Council must give consideration to the use of area rating, also known as area-specific development charges. As part of the DC Background Study, the appropriateness of implementing area-specific development charges for the various Municipal services was examined.

The DCA permits the Municipality to designate in its DC by-law, the areas where development charges shall be imposed. The charges may apply to all lands in the Municipality or to other designated development areas as specified in the DC by-law.

The following was considered with respect to area-specific development charges:

- Is the use of area-specific charges appropriate for some or all services?
- Are there any data limitations with calculating an area-specific development charge?

Area-specific development charges are typically considered when there is clear benefit to a particular area (including the population or population and employment), and have been implemented mostly in stand alone green field developments.

Based on discussions with staff, and the analysis of the delivery of services, it is proposed that the Municipality calculate and collect DCs on a uniform, Municipal-wide basis. The rationale for maintaining a uniform Municipal-wide approach is based primarily on the fact that 10-year historical service levels can be calculated on a Municipal-wide basis to ensure the emplacement of a service or infrastructure in one particular area of the Municipality does not exceed the service level of that specific community. As well, Municipal-wide DCs ensure a consistent approach to financing the cost of development-related projects, from both a DC and non-DC revenue source perspective. Finally, an attempt to impose area-specific DCs to a DC regime which has imposed municipal-wide DCs for a long length of time would cause equity issues during transitions.

D. LOCAL SERVICE POLICY

The Municipality's local service policy is outlined in Appendix F. In accordance with the Act, this policy document is attached to this 2024 DC Background study.

APPENDIX A

DEVELOPMENT FORECAST

Residential and Non-Residential Development Forecast

A. BACKGROUND

This appendix provides details about the development forecasts that were used in the preparation of the Development Charges Background Study for Municipality of Meaford. The forecast described herein is consistent with governing legislation and represents the best estimate of the amount and type of development that is likely to occur in the Municipality from 2022 to 2031. The results of the forecasts are provided in a series of tables.

The *Development Charges Act (the DCA)* requires the Municipality to estimate "the anticipated amount, type and location of development" for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to the quantum, type, location and timing of development to allow the Municipality to prepare a reasonable development-related capital program. The development charges development forecast is based on estimates of growth occurring within the Municipality's approved development areas. This is consistent with provincial regulations that require development charges forecasts to be based on development areas approved in a municipality's Official Plan.

B. HISTORICAL GROWTH

Meaford has experienced consistent growth over the last 15 years (see Table 1). The Municipality has averaged 43 units per year of housing growth and the population has increased by approximately 683 people from 2009 to 2023. The Municipality's estimated 2023 population was approximately 11,690. The population numbers referenced throughout the Background Study are based on Census population and does not include Census undercoverage (which is estimated at 3%). The population growth rate has been slightly less than the growth in households as a result of the decline in the average number of persons residing in dwelling units, a trend that is expected to continue. It is important to note that the penitentiary population, which is included in census data has been removed from our historical and forecast population for the purpose of calculating development charges for the Municipality.

The Municipality has experienced a decrease employment over the last 15 years. Overall, there was a loss of 128 employees over the historical 15-year period. In 2023, about 2,700 people were employed in the community. The activity rate increased to 25.4% as the census population has grown and place of work employment has declined. Employment numbers used in Table 1 are based on Statistics Canada place of work data. Place of work employment figures record where people work rather than their place of residence. The employment figures shown in this table include workers with no fixed address. However, work-at-home employment is excluded from the figures, for development charge purposes, as this type of employment does not require building floorspace for its activities.

Table 2 provides historical housing activity data from the Canadian Mortgage and Housing Corporation between 2013 and 2022. The number of housing completions by dwelling unit type and the resulting percentages are shown. This table illustrates that nearly 78% of all new recently completed housing units in the municipality are of a single and semi-detached unit type.

Occupancy levels for single and semi-detached, row and other multiple and apartment units in Meaford are provided in Table 4. The overall average occupancy level in Meaford was 2.37 persons per unit (PPU). For the purposes of calculating the population residing in new dwelling units over the 5-year by-law, the following PPU values were used:

- Singles/Semis 2.63
- Rows and Other Multiples 1.40

The chosen PPU values for single and semi-detached units and row/multiples resemble the 2011–2021 average presented in Table 4.

C. MEAFORD DEVELOPMENT FORECAST

Forecasts of population, housing units, employment and non-residential floor space were prepared as part of the Background Study. In this Study, a 10-year planning period from 2024-2033 has been used to calculate development charges for all services provided by the Municipality.

Forecasts of households, population and employment are based on the *Population, Housing and Employment Projections to 2046* report prepared by Hemson Consulting in 2019. In general, population and household growth are expected to follow recent trends in the 10-year period from 2024-2033.

i. Residential Forecast

The residential forecast is based on a forecast of households and population in the Municipality. The allocation of the development-related capital costs between the residential and non-residential sector, is based on forecasts of population in new housing units and employment growth. The population in new housing units was estimated based on Statistics Canada special run of data for occupancy patterns of household unit types by period of construction and recent trends.

The population and occupied household growth, in part, determines the need for additional facilities and provides the foundation for the development-related capital program. Table 5 summarizes the population and household forecast. The tables show that the Municipality's net population (or Census population) is forecast to increase over the 10-year forecast period by 1,100 persons, from 11,800 in 2024 to 12,800 in 2033. Further, the number of occupied households will increase by 640, from 5,220 in 2024 to 5,790 in 2033. Approximately 70% of all new household growth will be in the form of single and semi-detached unit types (Table 6). This pattern of housing growth would represent somewhat higher density housing than the pattern experienced in the Municipality over the last ten years. Such a pattern is, however, in keeping with planning policies and recent market trends aimed at increasing intensification.

In addition to the net population forecast, a forecast of "population in new households" that will result from the addition of new housing units has been identified. As shown in Table 7, population growth in new households is based on the Simcoe County 2022 *Municipal Comprehensive Review: Phase 1 Growth Management.* The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last 10-year Census period (2011-2021) as released in the 2021 National Household Survey for single and semi-detached units and multiples and historical trends for apartments. In total, 1,450 is the forecasted population in new dwelling units over the 10-year planning period.

ii. Non-Residential Forecast

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the *DCA*, a forecast of non-residential building space has been developed. As with the residential forecast, a growth forecast from 2024 to 2033 has been developed.

Table 8 illustrates that total employment is forecast to grow by 950 employees over the 10-year forecast period from 2024 to 2033. The forecast is split between three types of employment:

- **Population Related Employment**, which is employment that primarily serves a resident population and includes retail, education, healthcare, and local government. This generally grows in line with population growth and is located on a range of commercial and community area designations.
- **Employment Land Employment**, which refers to traditional industrial-type employment primarily accommodated in low-rise industrial buildings in business parks and employment areas. This is the type of employment that would locate on designated industrial lands.
- **Other Rural Based Employment**, which refers to jobs scattered throughout the rural area, primarily related to agricultural and primary industries.

These new employees can be accommodated in about 64,620 square meters of new non-residential floor space (as shown in Table 9).

Employment densities have been used to convert the employment forecast into building space estimates. An assumed Floor Space per Worker (FSW) is applied to the new employment forecast numbers in order to estimate growth in non-residential space across the Municipality. The FSW assumption used herein is $50m^2$ per employee for population related employees and $100m^2$ per employee for employment land-related and other rural-based employees. The employment and floor space forecasts for the Municipality are summarized in Tables 8 and 9.

APPENDIX A
TABLE 1

MUNICIPALITY OF MEAFORD
HISTORICAL POPULATION, DWELLINGS, & EMPLOYMENT

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	HH Size (PPU)	Employment by Place of Work	Annual Growth	Activity Rate
2006	*10,948*		*4,435*		**2.47**	*2,994*		**27.3%**
2007	10,978	30	4,474	39	2.45	2,910	-84	26.5%
2008	11,008	30	4,514	40	2.44	2,829	-81	25.7%
2009	11,038	30	4,554	40	2.42	2,750	-79	24.9%
2010	11,068	30	4,594	40	2.41	2,673	-77	24.2%
2011	*11,100*	**32**	*4,635*	**41**	**2.39**	*2,599*	**-74**	**23.4%**
2012	11,078	-22	4,671	36	2.37	2,646	47	23.9%
2013	11,056	-22	4,708	37	2.35	2,693	47	24.4%
2014	11,034	-22	4,745	37	2.33	2,741	48	24.8%
2015	11,012	-22	4,782	37	2.30	2,790	49	25.3%
2016	*10,991*	*-21*	*4,820*	*38*	*2.28*	*2,838*	*48*	*25.8%*
2017	11,088	97	4,862	42	2.28	2,755	-83	24.8%
2018	11,186	98	4,905	43	2.28	2,674	-81	24.9%
2019	11,285	99	4,948	43	2.28	2,595	-79	25.0%
2020	11,385	100	4,991	43	2.28	2,519	-76	25.1%
2021	*11,485*	**100**	*5,035*	**44**	**2.28**	*2,445*	**-74**	**25.2%**
2022	11,588	103	5,095	60	2.27	2,570	125	25.3%
2023	*11,691*	**104**	*5,156*	**61**	**2.27**	*2,701*	**131**	**25.4%**
Growth 2009 - 2023		683		642			(128)	

Source: Statistics Canada, Census of Canada

APPENDIX A
TABLE 2

MUNICIPALITY OF MEAFORD
HISTORICAL ANNUAL HOUSING COMPLETIONS

	CMHC Annual Housing Completions - Units				Completions - Shares By Unit Type			
Year	**Singles & Semis**	**Rows**	**Apts.**	**Total**	**Singles & Semis**	**Rows**	**Apts.**	**Total**
2013	14	0	0	14	100%	0%	0%	100%
2014	21	0	0	21	100%	0%	0%	100%
2015	21	0	0	21	100%	0%	0%	100%
2016	32	16	2	50	64%	32%	4%	100%
2017	37	14	0	51	73%	27%	0%	100%
2018	52	0	0	52	100%	0%	0%	100%
2019	64	12	2	78	82%	15%	3%	100%
2020	40	4	1	45	89%	9%	2%	100%
2021	84	63	0	147	57%	43%	0%	100%
2022	29	0	0	29	100%	0%	0%	100%
Total	*394*	*109*	*5*	*508*	*78%*	*21%*	*1%*	*100%*

Source: Canada Mortage and Housing Corporation (CMHC), Housing Market Information

APPENDIX A
TABLE 3

MUNICIPALITY OF MEAFORD
HISTORICAL ANNUAL RESIDENTIAL BUILDING PERMITS

Year	Annual Building Permits				Building Permits - Shares By Unit Type			
	Singles & Semis	Rows	Apts.	Total	Singles & Semis	Rows	Apts.	Total
2011	17	4	0	21	81%	19%	0%	100%
2012	20	0	4	24	83%	0%	17%	100%
2013	19	4	0	23	83%	17%	0%	100%
2014	20	0	2	22	91%	0%	9%	100%
2015	26	16	2	44	59%	36%	5%	100%
2016	34	22	2	58	59%	38%	3%	100%
2017	55	28	8	91	60%	31%	9%	100%
2018	48	29	1	78	62%	37%	1%	100%
2019	53	4	7	64	83%	6%	11%	100%
2020	50	4	6	60	83%	7%	10%	100%
2021	59	16	9	84	70%	19%	11%	100%
2022	39	0	1	40	98%	0%	3%	100%
2023	48	0	0	48	100%	0%	0%	100%
Total	*488*	*127*	*42*	*657*	*74%*	*19%*	*6%*	*100%*
Last 10 Years	*43*	*12*	*4*	*59*				
Last 5 Years	*50*	*5*	*5*	*59*				

Source: Statistics Canada, Census of Canada

APPENDIX A
TABLE 4

MUNICIPALITY OF MEAFORD
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction											Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	2016-2021	Pre 2011	2011-2021	Total
Singles/Semis														
Household Population	2,660	885	780	1,260	1,225	615	545	440	500	395	460	8,910	855	9,765
Households	1,090	375	380	540	530	260	220	190	205	135	190	3,790	325	4,115
Household Size	2.44	2.36	2.05	2.33	2.31	2.37	2.48	2.32	2.44	2.93	2.42	2.35	**2.63**	2.37
Rows														
Household Population	0	0	95	65	80	110	0	45	105	0	70	500	70	570
Households	15	10	60	20	30	40	10	40	60	10	40	285	50	335
Household Size	0.00	0.00	1.58	3.25	2.67	2.75	0.00	1.13	1.75	0.00	1.75	1.75	**1.40**	1.70
Apartments														
Household Population	195	140	175	115	65	15	0	0	0	0	70	705	70	775
Households	135	95	115	80	45	15	10	10	10	0	45	515	45	560
Household Size	1.44	1.47	1.52	1.44	1.44	1.00	0.00	0.00	0.00	#DIV/0!	1.56	1.37	**1.56**	1.38
All Units														
Household Population	2,855	1,025	1,050	1,440	1,370	740	545	485	605	395	600	10,115	995	11,110
Households	1,240	480	555	640	605	315	240	240	275	145	275	4,590	420	5,010
Household Size	2.30	2.14	1.89	2.25	2.26	2.35	2.27	2.02	2.20	2.72	2.18	2.20	**2.37**	2.22

Source: Statistics Canada, 2021 Special Run.

APPENDIX A
TABLE 5

MUNICIPALITY OF MEAFORD
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Census Population	Census Pop'n Growth	Total Occupied Households	Occupied Household Growth	HH Size	Employment by POW	Employment by POW Growth	Activity Rate
2016	*10,991*		*4,820*		**2.28**	*2,838*		*25.8%*
2017	11,088	97	4,862	42	2.28	2,755	-83	24.8%
2018	11,186	98	4,905	43	2.28	2,674	-81	23.9%
2019	11,285	99	4,948	43	2.28	2,595	-79	23.0%
2020	11,385	100	4,991	43	2.28	2,519	-76	22.1%
2021	*11,485*	*100*	*5,035*	*44*	*2.28*	*2,445*	*-74*	*21.3%*
2022	11,588	103	5,095	60	2.27	2,570	125	22.2%
2023	11,691	104	5,156	61	2.27	2,701	131	23.1%
2024	11,796	104	5,217	61	2.26	2,839	138	24.1%
2025	11,901	105	5,279	62	2.25	2,984	145	25.1%
2026	*12,007*	*106*	*5,342*	*63*	*2.25*	*3,136*	*152*	*26.1%*
2027	12,110	103	5,402	60	2.24	3,203	67	26.4%
2028	12,213	104	5,463	61	2.24	3,272	69	26.8%
2029	12,318	104	5,524	61	2.23	3,342	70	27.1%
2030	12,423	105	5,587	62	2.22	3,414	72	27.5%
2031	*12,529*	*106*	*5,649*	*63*	*2.22*	*3,487*	*73*	*27.8%*
2032	12,659	130	5,719	70	2.21	3,567	80	28.2%
2033	12,790	131	5,790	71	2.21	3,647	80	28.5%
Growth 2024 - 2033		**1,099**		**635**			**946**	

Source: Grey County Official Plan, includes net undercoverage

APPENDIX A
TABLE 6

MUNICIPALITY OF MEAFORD
FORECAST HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Singles & Semis	Rows & Apartments	Total New HH
2022	44	16	60
2023	*44*	*16*	*61*
2024	45	17	61
2025	45	17	62
2026	46	17	63
2027	44	16	60
2028	*44*	*16*	*61*
2029	45	17	61
2030	45	17	62
2031	*46*	*17*	*63*
2032	42	28	70
2033	42	29	71
2024 - 2033	**443**	**191**	**635**

Source: Hemson Consulting Ltd., 2024

APPENDIX A
TABLE 7

MUNICIPALITY OF MEAFORD
POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE*

Mid-Year	Singles & Semis	Rows & Apartments	Total Population in New HH
2022	115	24	139
2023	*116*	*25*	*141*
2024	118	25	143
2025	119	26	145
2026	120	26	146
2027	115	24	139
2028	*117*	*25*	*142*
2029	118	25	143
2030	119	25	144
2031	*120*	*26*	*146*
2032	110	42	152
2033	111	43	154
2024 - 2033	**1,167**	**287**	**1,454**

*Based on PPUs	2.63	1.50

APPENDIX A
TABLE 8

MUNICIPALITY OF MEAFORD
NON-RESIDENTIAL GROWTH BY EMPLOYMENT CATEGORY

	Population-Related		Employment Land		Other Rural-Based		Total	
Mid-Year	Total Emp	Emp Growth	Total Emp	Emp Growth	Total Emp	Emp Growth	Total Emp	Empl Growth
2016	*1,662*		*617*		*559*		*2,838*	
2017	1,617	-45	591	-26	546	-13	2,755	-83
2018	1,573	-44	567	-24	534	-12	2,674	-81
2019	1,530	-43	544	-23	522	-12	2,595	-79
2020	1,488	-42	522	-22	510	-12	2,519	-76
2021	*1,447*	*-41*	*500*	*-22*	*498*	*-12*	*2,445*	*-74*
2022	1,521	74	526	26	522	24	2,570	125
2023	1,599	78	553	27	548	26	2,701	131
2024	1,681	82	582	29	575	27	2,839	138
2025	1,767	86	612	30	603	28	2,984	145
2026	*1,857*	*90*	*645*	*33*	*634*	*31*	*3,136*	*152*
2027	1,903	46	656	11	643	9	3,203	67
2028	1,950	47	667	11	653	10	3,272	69
2029	1,999	49	678	11	663	10	3,342	70
2030	2,049	50	690	12	673	10	3,414	72
2031	*2,100*	*51*	*702*	*12*	*684*	*11*	*3,487*	*73*
2032	2,150	50	722	20	694	10	3,567	80
2033	2,200	50	742	20	704	10	3,647	80
2024 - 2033		**601**		**189**		**156**		**946**

Source: Hemson Consulting Ltd., 2024

APPENDIX A
TABLE 9

MUNICIPALITY OF MEAFORD
EMPLOYMENT GROWTH IN NEW NON-RESIDENTIAL SPACE BY CATEGORY

Employment Density

Population Related	50.0	m^2 per employee
Employment Land	100.0	m^2 per employee
Other Rural-Based	100.0	m^2 per employee

Mid-Year	Population-Related		Employment Land		Other Rural-Based		Total	
	Emp Growth in New Space	Growth in New Space (m^2)	Emp Growth in New Space	Growth in New Space (m^2)	Emp Growth in New Space	Growth in New Space (m^2)	Emp Growth in New Space	Growth in New Space (m^2)
2022	74	3,711	26	2,566	24	2,413	124	8,690
2023	78	3,900	27	2,700	26	2,600	131	9,200
2024	82	4,100	29	2,900	27	2,700	138	9,700
2025	86	4,300	30	3,000	28	2,800	144	10,100
2026	*90*	*4,490*	*33*	*3,326*	*31*	*3,069*	*154*	*10,885*
2027	46	2,310	11	1,074	9	931	66	4,315
2028	47	2,350	11	1,100	10	1,000	68	4,450
2029	49	2,450	11	1,100	10	1,000	70	4,550
2030	50	2,500	12	1,200	10	1,000	72	4,700
2031	*51*	*2,550*	*12*	*1,243*	*11*	*1,126*	*75*	*4,919*
2032	50	2,500	20	2,000	10	1,000	80	5,500
2033	50	2,500	20	2,000	10	1,000	80	5,500
2024 - 2033	**601**	**30,050**	**189**	**18,943**	**156**	**15,626**	**947**	**64,619**

Source: Hemson Consulting Ltd., 2023. Note that FSW assumptions are consistent with the County of Grey 2021 DC Study.
Source: Hemson Consulting Ltd., 2023. Note that FSW assumptions are consistent with the County of Grey 2021 DC Study.

Appendix B

Municipality-wide General Services

Technical Appendix

DEVELOPMENT CHARGES CALCULATIONS TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

This appendix provides the detailed analysis undertaken to establish the development charges rates for each of the services in the Municipality of Meaford. The appendix has one section for each of the following services:

Sub-Section	Service
Appendix B.1	Public Library
Appendix B.2	Fire Protection Services
Appendix B.3	Parks & Recreation
Appendix B.4	Services Related to a Highway: Public Works
Appendix B.5	Development-Related Studies

Every sub-section contains two tables, with the exception of Development-Related Studies. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is provided below.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the fifteen-year historical service level. The *Development Charges Act (DCA)* and *Ontario Regulation 82/98* require that development charges be set at a level no higher than the average service level provided in the municipality over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period is defined as 2009 to 2023.

O. Reg. 82/98 requires that, when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per unit. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new development reflect not only the quantity (number and size), but also the quality (value or cost) of service provided by the Municipality in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Municipality staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The final page of Table 1 shows the calculation of the “maximum allowable funding envelope”. The maximum allowable funding envelope is defined as the fifteen-year historical service level (expressed as either $/capita or $/capita and employment) multiplied by the forecast increase in net population or net population and employment over the planning period. The resulting figure is the value of capital infrastructure that would have to be constructed for that particular service so that the fifteen-year historic service level is maintained.

TABLE 2 2024-2033 DEVELOPMENT RELATED CAPITAL PROGRAM AND CALCULATION OF THE “CALCULATED” DEVELOPMENT CHARGES

The *DCA* requires the Council of the Municipality to express its intent to provide future capital facilities at the level incorporated in the development charges calculation. Based on the development forecasts presented in Appendix A, Municipality staff in collaboration with the consultant has prepared a development-related capital forecast, which sets out those projects that are required to service anticipated development for the ten-year period from 2024 to 2033. The development-related capital programs for each service are shown in Table 2 of each sub-section and Table 1 for Development-Related Studies.

To determine the share of the program that is eligible for recovery through development charges, the gross project costs are reduced by any anticipated grants, subsidies or other recoveries, and “benefit to existing” shares for all capital costs.

A benefit to existing share represents the portion of a capital project that will benefit the existing community. It could, for example, represent a portion of a new facility that will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function (a “replacement” share). The benefit to existing share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for benefit to existing shares will require funding from non-development charge sources, typically property taxes or user fees.

The capital program, less any replacement shares or benefit to existing shares, yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2024 to 2033. For some services, existing development charge reserve funds may be available to fund a share of the program.

Additionally, for some services, a portion of the capital program will service development that will not occur until after 2033. This portion of the capital program is deemed “pre-built” service capacity and is considered as committed excess capacity to be recovered under future development charges, or is a service level increase.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge calculation. In all cases this amount is equal to or less than the maximum allowable funding envelope that is calculated on the final page of Table 1. The result is the discounted development-related net capital costs eligible for recovery against growth over the forecast period from 2024 to 2033.

Calculation of the Development Charges Rates

The section below the capital program displays the calculation of the development charges rates.

The first step when determining the calculated development charges rates is to allocate the development-related net capital costs between the residential and the non-residential sectors. For all general services, except Library Services and Parks & Recreation, the development-related costs have been determined to be 60.6% residential, 31.5% non-residential, and 7.9% industrial. This ratio is based on projected changes in population and employment in new non-residential space over the planning period, anticipated demand for services, and other considerations.

The development-related costs associated with Library Services and Parks & Recreation have been allocated 100% to the residential sector, as the need for this service is driven by residential development.

The residential development-related costs are then divided by the forecast population growth in new dwelling units. This gives the calculated residential development charge per capita. The non-residential growth-related costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

APPENDIX B.1

PUBLIC LIBRARY

PUBLIC LIBRARY

The Meaford Public Library provides library services from the main branch in the centre of the Municipality. The Library offers an array of collection materials and delivers community services, social events, and programming for children, teens, and adults.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 displays the fifteen-year historical inventory for buildings, land, materials and furniture and equipment (excluding computer equipment) for the Public Library in the Municipality of Meaford. The Municipality upgraded the main library branch in 2020 and it is now almost 10,000 square feet and, at $530 per square foot, is valued at $5.30 million. In 2023, the library building occupies 0.17 hectares of land, which is worth approximately $68,000. Collection materials, including more than 30,100 books, periodicals, database subscriptions and e-books total over $1.59 million. Finally, the total value of all furniture and equipment, other than computer equipment adds approximately $550,000 to the total value of the inventory.

The 2023 combined replacement value of the inventory of capital assets for Library Services is $7.51 million, resulting in a fifteen-year historical average service level of $596.47 per capita. This historical service level, multiplied by the ten-year net population growth (1,099), results in a ten-year maximum allowable funding envelope of $655,300.

TABLE 2 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "CALCULATED" DEVELOPMENT CHARGES

The development-related capital program for Library Services totals $1.85 million.

The capital program includes the Recovery of Negative Reserve Fund Balance at $54,900 and a provision for new e-resources at $100,000. The most significant project in the capital forecast is the debenture for the public library building at 11 Sykes Street North, which total $1.69 million.

Other recoveries in the amount of $22,600 have been identified and represent the portion of the New Public Library Debenture already paid off. Additionally, the New Public Library Debenture has a share of $1.12 million allocated as other development related. This post period benefit is the amount in excess of the maximum allowable funding envelope. For e-resources there is a benefit to existing share of $50,000 (50%). These other recoveries, other development related, and benefit-to-existing shares are not eligible for development charge funding.

As a result, the eligible share for recovery through development charges in the 2024 to 2033 period totals $655,300.

The development-related net capital cost is allocated entirely to residential development and is divided by the ten-year growth in population in new dwelling units (1,454) to derive a calculated charge of $450.72 per capita.

PUBLIC LIBRARY SUMMARY

15-year Hist. Service Level per capita	2024 - 2033 Development-Related Capital Program		Calculated Development Charge		
	Total	Net DC Recoverable	Residential $/capita	Other $/sq.m	Industrial $/sq.m
$596.47	$1,848,233	$655,341	$450.72	$0.00	$0.00

APPENDIX B.1
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
PUBLIC LIBRARY

BUILDINGS	Number of Square Feet															UNIT COST
Branch Name	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/sq.ft.)
Library Building - 15 Trowbridge Street	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	-	-	-	-	$530
Library Building - 11 Sykes Street N	-	-	-	-	-	-	-	-	-	-	-	9,996	9,996	9,996	9,996	$530
Total (sq.ft.)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	9,996	9,996	9,996	9,996	
Total ($000)	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$5,297.9	$5,297.9	$5,297.9	$5,297.9	

LAND	Number of Hectares															UNIT COST
Branch Name	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/ha)
Library Building - 15 Trowbridge Street	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	-	-	-	-	$400,000
Library Building - 11 Sykes Street N	-	-	-	-	-	-	-	-	-	-	-	0.17	0.17	0.17	0.17	$400,000
Total (ha)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.17	0.17	0.17	0.17	
Total ($000)	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$68.0	$68.0	$68.0	$68.0	

MATERIALS	Number of Collection Materials															UNIT COST
Type of Collection	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/item)
All Holdings	37,073	32,374	37,286	38,786	38,496	36,342	36,713	38,612	38,758	36,828	35,722	29,135	30,092	30,092	30,092	$53
Total (#)	37,073	32,374	37,286	38,786	38,496	36,342	36,713	38,612	38,758	36,828	35,722	29,135	30,092	30,092	30,092	
Total ($000)	$1,964.9	$1,715.8	$1,976.2	$2,055.7	$2,040.3	$1,926.1	$1,945.8	$2,046.4	$2,054.2	$1,951.9	$1,893.3	$1,544.2	$1,594.9	$1,594.9	$1,594.9	

FURNITURE AND EQUIPMENT	Total Value of Furniture and Equipment ($)														
Branch Name	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Library Building - 15 Trowbridge Street	$398,500	$398,500	$398,500	$398,500	$398,500	$398,500	$398,500	$398,500	$398,500	$398,500	$398,500	$0	$0	$0	$0
Library Building - 11 Sykes Street N	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$550,000	$550,000	$550,000	$550,000
Total ($000)	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$550.0	$550.0	$550.0	$550.0

APPENDIX B.1
TABLE 1

MUNICIPALITY OF MEAFORD
CALCULATION OF SERVICE LEVELS
PUBLIC LIBRARY

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historic Population	11,008	11,038	11,068	11,100	11,078	11,056	11,034	11,012	10,991	11,088	11,186	11,285	11,385	11,485	11,588

INVENTORY SUMMARY ($000)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Buildings	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$3,975.0	$5,297.9	$5,297.9	$5,297.9	$5,297.9
Land	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$68.0	$68.0	$68.0	$68.0
Materials	$1,964.9	$1,715.8	$1,976.2	$2,055.7	$2,040.3	$1,926.1	$1,945.8	$2,046.4	$2,054.2	$1,951.9	$1,893.3	$1,544.2	$1,594.9	$1,594.9	$1,594.9
Furniture And Equipment	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$398.5	$550.0	$550.0	$550.0	$550.0
Total ($000)	**$6,362.4**	**$6,113.3**	**$6,373.7**	**$6,453.2**	**$6,437.8**	**$6,323.6**	**$6,343.3**	**$6,443.9**	**$6,451.7**	**$6,349.4**	**$6,290.8**	**$7,460.0**	**$7,510.8**	**$7,510.8**	**$7,510.8**

SERVICE LEVEL ($/capita)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average Service Level
Buildings	$361.10	$360.12	$359.14	$358.11	$358.82	$359.53	$360.25	$360.97	$361.66	$358.50	$355.35	$469.46	$465.34	$461.29	$457.20	$387.12
Land	$2.18	$2.17	$2.17	$2.16	$2.17	$2.17	$2.18	$2.18	$2.18	$2.16	$2.15	$6.03	$5.97	$5.92	$5.87	$3.18
Materials	$178.49	$155.45	$178.55	$185.19	$184.17	$174.22	$176.34	$185.84	$186.90	$176.04	$169.25	$136.83	$140.09	$138.87	$137.64	$166.92
Furniture And Equipment	$36.20	$36.10	$36.00	$35.90	$35.97	$36.04	$36.12	$36.19	$36.26	$35.94	$35.62	$48.74	$48.31	$47.89	$47.46	$39.25
Total ($/capita)	**$577.98**	**$553.84**	**$575.86**	**$581.37**	**$581.13**	**$571.96**	**$574.89**	**$585.17**	**$587.00**	**$572.64**	**$562.38**	**$661.06**	**$659.71**	**$653.96**	**$648.17**	**$596.47**

MUNICIPALITY OF MEAFORD
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC LIBRARY

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	$596.47
Net Population Growth 2024 - 2033	1,099
Maximum Allowable Funding Envelope	**$655,341**

APPENDIX B.1
TABLE 2

MUNICIPALITY OF MEAFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC LIBRARY

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Available DC Reserves	DC Eligible Costs 2024-2033	DC Eligible Costs Other Dev. Related
1.0 PUBLIC LIBRARY									
1.1 Recovery of Negative Reserve Fund Balance									
1.1.1 Recovery of Negative Reserve Fund Balance	2024	$ 54,850	$ -	$ 54,850	$ -	$ 54,850	$ -	$ 54,850	$ -
Subtotal		$ 54,850	$ -	$ 54,850	$ -	$ 54,850	$ -	$ 54,850	$ -
1.2 Buildings, Land and Materials									
1.2.1 New Public Library Debenture	Various	$ 1,693,383	$ 22,578	$ 1,670,805	$ -	$ 1,670,805	$ -	$ 550,491	$ 1,120,314
1.2.2 Provision for E-resources	Various	$ 100,000	$ -	$ 100,000	$ 50,000	$ 50,000	$ -	$ 50,000	$ -
Subtotal Buildings, Land and Materials		$ 1,793,383	$ 22,578	$ 1,770,805	$ 50,000	$ 1,720,805	$ -	$ 600,491	$ 1,120,314
TOTAL PUBLIC LIBRARY		**$ 1,848,233**	**$ 22,578**	**$ 1,825,655**	**$ 50,000**	**$ 1,775,655**	**$ -**	**$ 655,341**	**$ 1,120,314**

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	100%	$655,341
10-Year Growth in Population in New Units		1,454
Caclulated Development Charge Per Capita		**$450.72**
Non-Residential Development Charge Calculation		
Other Non-Residential		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	$0
10-Year Growth in New Space (Square Metres) - Other		45,676
Caclulated Development Charge Per Square Metre		**$0.00**
Industrial		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	$0
10-Year Growth in New Space (Square Metres) - Industrial		18,943
Caclulated Development Charge Per Square Metre		**$0.00**

2024 - 2033 Net Funding Envelope	$655,341
Reserve Fund Balance	
Balance as at December 31, 2023	($54,850)

Appendix B.2

Fire Protection Services

Fire Protection Services

The Meaford and District Fire Department is responsible for the provision of fire prevention and suppression, inspections, public education, and emergency response services. The department operates out of two stations and one training facility.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 displays the fifteen-year historical inventory for buildings, land, furniture and equipment and vehicles for Fire Protection Services. The department operates out of two fire stations, the Meaford and District Fire Department Station and the Inter-Township Fire Department, which is located in Owen Sound. There is also a sizeable training centre in Meaford, which is used for training and practice operations and was added to the Meaford and District station in 2013. The buildings total 14,900 square feet, with a total replacement value of $7.88 million. The land associated with both facilities totals 2.44 hectares and, at $400,000 per hectare, is valued at $976,000. Furniture and equipment included in the inventory incorporates personal protective equipment, bunker gear, uniforms, and station equipment, which total $1.07 million. Finally, the 2023 Fire Department fleet totals 12 vehicles with a replacement value of $5.63 million.

The 2023 combined replacement value of the inventory of capital assets for Fire Protection Services is $15.56 million, resulting in a fifteen-year historical average service level of $995.87 per population and employment. The historical service level, multiplied by the ten-year net population and employment in new space growth (2,044), results in a ten-year maximum allowable funding envelope of $2.04 million.

TABLE 2 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "CALCULATED" DEVELOPMENT CHARGES

The 2024 to 2033 development-related capital program includes Remote Water Sites and a Ladder Replacement and Enhancement.

In total, the Fire Protection Services capital program amounts to $1.76 million. Non-growth shares relating to replacement and benefit to the existing community total $850,000. This share represents the replacement portion of the ladder, as the ladder will increase in height from 80 feet to 107 feet, and is calculated at 50% of the gross cost.

About $97,000 in costs will be funded using available DC reserves. The remaining $813,000 is related to development in the 2024–2033 planning period and is eligible for DC recovery.

The development-related net capital cost is allocated 61% to residential development ($492,403), 32% to other non-residential development ($256,449) and 8% ($64,153) to industrial development. The residential share of the net development-related capital cost is divided by the ten-year growth in population in new dwelling units (1,454) to derive a calculated charge of $338.65 per capita. The other non-residential share of the net development-related capital cost is divided by the ten-year forecast growth in floor space (45,676), resulting in a calculated charge of $5.61 per square metre. Finally, the industrial share of the development related costs is divided by the ten-year increase in industrial floor space (18,943) and results in a calculated charge of $3.39 per square metre.

FIRE PROTECTION SERVICES SUMMARY

15-year Hist. Service Level per pop+empl	2024 - 2033 Development-Related Capital Program		Calculated Development Charge		
	Total	Net DC Recoverable	Residential $/capita	Other $/sq.m	Industrial $/sq.m
$995.87	$1,760,000	$813,004	$338.65	$5.61	$3.39

APPENDIX B.2
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION SERVICES

BUILDINGS	Number of Square Feet															UNIT COST
Station Name	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**($/sq. ft.)**
Meaford/St. Vincent Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$530
Inter-Township Fire Department	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	$530
Meaford and District Fire Department	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	$530
Training Centre	-	-	-	-	2,040	2,040	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	$530
Total (sq.ft.)	**12,364**	**12,364**	**12,364**	**12,364**	**14,404**	**14,404**	**14,864**	**14,864**	**14,864**	**14,864**	**14,864**	**14,864**	**14,864**	**14,864**	**14,864**	
Total ($000)	**$6,553.0**	**$6,553.0**	**$6,553.0**	**$6,553.0**	**$7,634.2**	**$7,634.2**	**$7,878.0**	**$7,878.0**	**$7,878.0**	**$7,878.0**	**$7,878.0**	**$7,878.0**	**$7,878.0**	**$7,878.0**	**$7,878.0**	

LAND	Number of Hectares															UNIT COST
Station Name	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**($/ha)**
Inter-Township Fire Department	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	$400,000
Meaford and District Fire Department	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	$400,000
Total (ha)	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	**2.44**	
Total ($000)	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	**$976.0**	

APPENDIX B.2
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION SERVICES

FURNITURE & EQUIPMENT	Total Value of Furniture & Equipment ($)														
Furniture & Equipment Type	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**
Meaford Fire Department															
Furniture (5 offices, 2 classrooms, fitness)	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Station Generator	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
Station SCBA Compressor	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000	$55,000
Station Diesel Exhaust Extractor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$55,000	$55,000	$55,000	$55,000	$55,000
Station PPE Washer/Extractor	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000
SCBA	$0	$0	$0	$0	$0	$0	$0	$0	$190,000	$190,000	$190,000	$190,000	$190,000	$190,000	$190,000
Thermal Imaging Cameras	$0	$0	$0	$0	$0	$0	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000
Protective Clothing/Bunker Gear	$0	$0	$0	$0	$0	$0	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
Tech Rescue (CS,W/I,SG) & pwr saws	$0	$0	$0	$0	$0	$0	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000
Generators, Lighting, PPV	$0	$0	$0	$0	$0	$0	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000
Communications - (Pagers/Radio's)	$0	$0	$0	$0	$0	$0	$35,000	$35,000	$35,000	$35,000	$35,000	$35,000	$35,000	$35,000	$35,000
Auto Extrication (Hurst, Shoring, Air Bags)	$0	$0	$0	$0	$0	$0	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000
Hose, Appliances & Portable Pumps (2)	$0	$0	$0	$0	$0	$0	$65,000	$65,000	$65,000	$65,000	$65,000	$65,000	$65,000	$65,000	$65,000
Rehab/Decon (tent, air exchange, etc.)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,000	$25,000	$25,000	$25,000	$25,000
Inter-Township Fire Department															
Furniture (3 offices, 2 classrooms)	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000
Station Generator	$0	$0	$0	$0	$0	$0	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
SCBA	$0	$0	$0	$0	$0	$0	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000	$174,000
Thermal Imaging Cameras	$0	$0	$0	$0	$0	$0	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000
Protective Clothing/Bunker Gear	$0	$0	$0	$0	$0	$0	$175,000	$175,000	$175,000	$175,000	$175,000	$175,000	$175,000	$175,000	$175,000
Tech Rescue (CS, W/I,H/A)	$0	$0	$0	$0	$0	$0	$65,000	$65,000	$65,000	$65,000	$65,000	$65,000	$65,000	$65,000	$65,000
Generators, Lighting, PPV	$0	$0	$0	$0	$0	$0	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000
Communications (Pagers/Radios)	$0	$0	$0	$0	$0	$0	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
Auto Ex (Hurst, Air Bags etc.)	$0	$0	$0	$0	$0	$0	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000
Hose, Appliances, Portable Pumps	$0	$0	$0	$0	$0	$0	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000
Rehab/Decon	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Meaford Share of Inter-Tornship FD	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Total ($000)	**$163.8**	**$163.8**	**$163.8**	**$163.8**	**$163.8**	**$163.8**	**$802.3**	**$802.3**	**$992.3**	**$994.8**	**$1,074.8**	**$1,074.8**	**$1,074.8**	**$1,074.8**	**$1,074.8**

APPENDIX B.2
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION SERVICES

VEHICLES	Number of Vehicles															UNIT COST
Vehicle Type	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**($/vehicle)**
Meaford Fire Department																
301 - 2019 Dodge Ram	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$84,000
308 - RTV/Sked/ISS rescue litter	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$53,000
309 - Trailer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$32,000
310 - 2011 Ford F150	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$84,000
311 - 2014 Pumper	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$1,100,000
313 - 2007 Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$686,000
314 - 2011 Brush Truck	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$530,000
317 - 1992 Aerial	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$1,600,000
319 - 2007 Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$260,000
Inter-Township Fire Department																
Truck 1 - 2009 Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,100,000
Truck 2 - 2014 Tanker	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$686,000
Truck 3 - 2012 Utility truck	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	$105,000
Truck 4 - 2004 Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$686,000
Truck 5 - 2017 Rescue	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$260,000
Truck 6 - 1993 Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,100,000
Truck 7 - 1994 Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$686,000
Trailer 8 - RTV & Equip.	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$53,000
RTV 9 - Kubota Grass fires/Rescue	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$53,000
Truck 10 - 2017 Pick up	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$84,000
Meaford Share of Inter-Tornship FD	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
Total (#)	**3**	**5**	**5**	**5**	**8**	**8**	**8**	**9**	**9**	**12**	**12**	**12**	**12**	**12**	**12**	
Total ($000)	**$1,839.0**	**$2,453.0**	**$2,479.3**	**$2,479.3**	**$5,350.8**	**$5,377.3**	**$5,377.3**	**$5,463.3**	**$5,463.3**	**$5,632.3**	**$5,632.3**	**$5,632.3**	**$5,632.3**	**$5,632.3**	**$5,632.3**	

APPENDIX B.2
TABLE 1

MUNICIPALITY OF MEAFORD
CALCULATION OF SERVICE LEVELS
FIRE PROTECTION SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	11,008	11,038	11,068	11,100	11,078	11,056	11,034	11,012	10,991	11,088	11,186	11,285	11,385	11,485	11,588
Historical Employment	2,910	2,829	2,750	2,673	2,599	2,646	2,693	2,741	2,790	2,838	2,755	2,674	2,595	2,519	2,445
Historical Population + Employment	13,918	13,867	13,818	13,773	13,677	13,702	13,727	13,753	13,781	13,926	13,941	13,959	13,980	14,004	14,033

INVENTORY SUMMARY ($000)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Buildings	$6,553.0	$6,553.0	$6,553.0	$6,553.0	$7,634.2	$7,634.2	$7,878.0	$7,878.0	$7,878.0	$7,878.0	$7,878.0	$7,878.0	$7,878.0	$7,878.0	$7,878.0
Land	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0	$976.0
Furniture & Equipment	$163.8	$163.8	$163.8	$163.8	$163.8	$163.8	$802.3	$802.3	$992.3	$994.8	$1,074.8	$1,074.8	$1,074.8	$1,074.8	$1,074.8
Vehicles	$1,839.0	$2,453.0	$2,479.3	$2,479.3	$5,350.8	$5,377.3	$5,377.3	$5,463.3	$5,463.3	$5,632.3	$5,632.3	$5,632.3	$5,632.3	$5,632.3	$5,632.3
Total ($000)	**$9,531.8**	**$10,145.8**	**$10,172.0**	**$10,172.0**	**$14,124.7**	**$14,151.2**	**$15,033.5**	**$15,119.5**	**$15,309.5**	**$15,481.0**	**$15,561.0**	**$15,561.0**	**$15,561.0**	**$15,561.0**	**$15,561.0**

SERVICE LEVEL ($/pop+empl)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	**Average Service Level**
Buildings	$470.83	$472.56	$474.24	$475.79	$558.16	$557.16	$573.91	$572.82	$571.66	$565.70	$565.10	$564.37	$563.52	$562.56	$561.41	$540.65
Land	$70.13	$70.38	$70.63	$70.86	$71.36	$71.23	$71.10	$70.97	$70.82	$70.08	$70.01	$69.92	$69.81	$69.69	$69.55	$70.44
Furniture & Equipment	$11.77	$11.81	$11.85	$11.89	$11.97	$11.95	$58.44	$58.33	$72.00	$71.43	$77.09	$76.99	$76.88	$76.75	$76.59	$47.72
Vehicles	$132.13	$176.89	$179.42	$180.01	$391.21	$392.44	$391.73	$397.24	$396.43	$404.44	$404.01	$403.49	$402.88	$402.19	$401.37	$337.06
Total ($/pop+empl)	**$684.85**	**$731.65**	**$736.14**	**$738.55**	**$1,032.70**	**$1,032.79**	**$1,095.18**	**$1,099.36**	**$1,110.92**	**$1,111.66**	**$1,116.21**	**$1,114.77**	**$1,113.09**	**$1,111.19**	**$1,108.92**	**$995.87**

MUNICIPALITY OF MEAFORD
CALCULATION OF MAXIMUM ALLOWABLE
FIRE PROTECTION SERVICES

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	$995.87
Net Population & Employment in New Space Growth 2024-2033	2,044
Maximum Allowable Funding Envelope	**$2,035,949**

APPENDIX B.2
TABLE 2

MUNICIPALITY OF MEAFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE PROTECTION SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Available DC Reserves	DC Eligible Costs 2024-2033	DC Eligible Costs Other Dev. Related
2.0 FIRE PROTECTION SERVICES									
2.1 Buildings, Vehicles & Equipment									
2.1.2 Remote Water Sites	2025	$ 60,000	$ -	$ 60,000	$ -	$ 60,000	$ 60,000	$ -	$ -
2.1.3 Ladder Replacement/Enhancement	2025	$ 1,700,000	$ -	$ 1,700,000	$ 850,000	$ 850,000	$ 36,996	$ 813,004	$ -
Subtotal Buildings, Vehicles & Equipment		$ 1,760,000	$ -	$ 1,760,000	$ 850,000	$ 910,000	$ 96,996	$ 813,004	$ -
TOTAL FIRE PROTECTION SERVICES		**$ 1,760,000**	**$ -**	**$ 1,760,000**	**$ 850,000**	**$ 910,000**	**$ 96,996**	**$ 813,004**	**$ -**

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	61%	$492,403
10-Year Growth in Population in New Units		1,454
Caclulated Development Charge Per Capita		**$338.65**
Non-Residential Development Charge Calculation		
Other Non-Residential		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	32%	$256,449
10-Year Growth in New Space (Square Metres) - Other		45,676
Caclulated Development Charge Per Square Metre		**$5.61**
Industrial		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	8%	$64,153
10-Year Growth in New Space (Square Metres) - Industrial		18,943
Caclulated Development Charge Per Square Metre		**$3.39**

2024 - 2033 Net Funding Envelope	$2,035,949
Reserve Fund Balance	
Balance as at December 31, 2023	$96,996

APPENDIX B.3

PARKS & RECREATION

PARKS & RECREATION

The Municipality of Meaford Parks and Recreation department is responsible for the indoor recreation and park development needs of the community. The department offers a wide array of indoor and outdoor leisure facilities including community centres, harbour docks, playgrounds and more. The Municipality is also responsible for various park facilities including sports fields, tennis and basketball courts, and 78 acres of parkland.

TABLE 1 HISTORICAL SERVICE LEVELS

The fifteen-year historical inventory of capital assets for indoor recreation facilities includes 40,520 square feet of building space in four facilities. The total value of these facilities is almost $20.68 million. The land associated with the indoor recreation centres totals 2.04 hectares, and is valued at $816,000.

The Municipality owns and maintains a substantial amount of furniture and equipment used to provide indoor recreation services at all facilities. The total replacement value of all indoor recreation equipment in 2023 was $993,000.

The fifteen-year historical inventory of capital assets for Meaford's parks includes 78 acres of developed parkland. The combined value of all municipal parks amounts to $4.14 million. A development cost of $53,000 per acre has been used in the inventory, which represents the site preparation and servicing costs to the Municipality to develop basic land into a useable park. Costs for park furniture, electrical and lighting servicing, soft landscaping and tree planting are included in this figure. Costs directly funded by private developers through agreements or land acquisition have been netted out of the unit cost.

The Municipality also owns and maintains many park facilities, including 24 playgrounds, two baseball diamonds, a pool, skateboard park, soccer pitch and tennis courts. The combined value of all park facilities in 2023 was $3.20 million. The 24,500 square feet of park buildings, including concession booths, washrooms, gazebos, pavilions and washrooms total $3.10 million. The value of the furniture and equipment used as part of these outdoor park buildings totals $418,000. Finally, the parks department is responsible for parks fleet and related equipment, which has a total value of $478,000.

The total combined value of capital assets for Parks and Recreation in the Municipality of Meaford amounts to $33.83 million. The fifteen-year historical average service level is $12,333.63 per capita, and this, multiplied by the ten-year net population growth (1,099), results in a ten-year maximum allowable funding envelope of $13.55 million.

TABLE 2 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "CALCULATED" DEVELOPMENT CHARGES

The 2024-2033 development-related capital program for Parks and Recreation totals $9.83 million. The first portion of the program, totalling $4.73 million, relates to parkland development projects, new outdoor recreation facilities, and an additional splash pad.

The development-related capital program also includes a provision for an additional recreation space and land at $5.00 million, of which 20% is recovered in-period and 80% will be recovered in future DC Studies as the new facility benefit development beyond the planning period. The 80% share ($4.00 million) is allocated as other development related. The capital program also includes a provision for additional parks and recreation vehicles at $100,000.

Of the gross capital costs of $9.83 million, $2.15 is replacement shares. These shares represent portions of certain projects that will benefit, in part, the existing population in Meaford or are replacing an existing facility or amenity. Half the costs for parkland developments at Legion Park, St. Vincent Park, and Market Square Park are allocated as replacement and BTE. Additionally, 68%, or $250,000, in costs for the additional splash pad are allocated as benefit-to-existing as the new splash pad is a replacement and enhancement. Furthermore, a quarter of the costs for St. Vincent Park ($231,600) will benefit development beyond the 2033 planning period and is allocated as other development related.

Available reserve funds in the amount of $1.04 million are applied to the earliest projects in the capital forecast.

The remaining DC costs eligible for recovery amount to $2.40 million, which is allocated entirely against future residential development in the Municipality. This results in a calculated development charge of $1,652.53 per capita.

PARKS & RECREATION SUMMARY

15-year Hist. Service Level per capita	2024 - 2033 Development-Related Capital Program		Calculated Development Charge		
	Total	Net DC Recoverable	Residential $/capita	Other $/sq.m	Industrial $/sq.m
$12,333.63	$9,826,270	$2,402,778	$1,652.53	$0.00	$0.00

APPENDIX B.3
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
INDOOR RECREATION

BUILDINGS	Number of Square Feet															UNIT COST
Facility Name	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**($/sq. ft.)**
Bognor Community Centre	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	$420
Meaford & St. Vincent Community Centre	33,330	33,330	33,330	33,330	33,330	33,330	33,330	33,330	33,330	33,330	33,330	33,330	33,330	33,330	33,330	$530
Riverside Community Centre	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	$420
Woodford Community Centre	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	$420
Total (sq.ft.)	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	**40,520**	
Total ($000)	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	**$20,684.7**	

LAND	Number of Hectares															UNIT COST
Facility Name	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**($/ha)**
Bognor Community Centre	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	$400,000
Meaford & St. Vincent Community Centre	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	$400,000
Riverside Community Centre	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	$400,000
Woodford Community Centre	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	$400,000
Total (ha)	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	**2.04**	
Total ($000)	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	**$816.0**	

FURNITURE & EQUIPMENT	Total Value of Furniture & Equipment ($)														
Facility Name	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**
Bognor Community Centre	$21,000	$21,000	$21,000	$21,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$ 28,000.0
Meaford & St. Vincent Community Centre	$115,000	$115,000	$115,000	$115,000	$115,000	$143,000	$143,000	$143,000	$143,000	$143,000	$143,000	$143,000	$143,000	$143,000	$ 750,000.0
Riverside Community Centre	$31,000	$31,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$ 44,000.0
Woodford Community Centre	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$21,000	$ 21,000.0
Ice Resurfacer	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$ 150,000.0
Total ($000)	**$338.0**	**$338.0**	**$351.0**	**$351.0**	**$358.0**	**$386.0**	**$386.0**	**$386.0**	**$386.0**	**$386.0**	**$386.0**	**$386.0**	**$386.0**	**$386.0**	**$993.0**

APPENDIX B.3
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
PARKLAND DEVELOPMENT

PARK DEVELOPMENT	Number of Acres of Developed Parkland															UNIT COST
Park Name	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/acre)
Annan Ball Park	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	$53,000
Beautiful Joe Park	9.08	9.08	9.08	9.08	9.08	9.08	9.08	9.08	9.08	9.08	9.08	9.08	9.08	9.08	9.08	$53,000
Blue Dolphin Pool & Park	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	$53,000
Bognor Park	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	$53,000
Coast Guard Beach Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.75	1.75	1.75	1.75	1.75	$53,000
Fred Raper's Park	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	$53,000
Holmes Lookout	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	$53,000
Irish Mountain Lookout	3.37	3.37	3.37	3.37	3.37	3.37	3.37	3.37	3.37	3.37	3.37	3.37	3.37	3.37	3.37	$53,000
Legion Park	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	$53,000
Leith Beach Park	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	$53,000
McCarroll Park	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	$53,000
Meaford Harbour	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	$53,000
Memorial Park	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.34	32.34	$53,000
Off-Leash Dog Park	-	-	-	-	-	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	$53,000
Peter Cameron Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	$53,000
Skateboard Park	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	$53,000
St. Vincent Park	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	$53,000
William Croft Athletic Fields	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.24	5.24	$53,000
Total (#)	**76.3**	**76.3**	**76.3**	**76.3**	**76.3**	**77.8**	**77.8**	**77.8**	**77.8**	**77.8**	**78.1**	**78.1**	**78.1**	**78.1**	**78.1**	
Total ($000)	**$4,042.3**	**$4,042.3**	**$4,042.3**	**$4,042.3**	**$4,042.3**	**$4,125.5**	**$4,125.5**	**$4,125.5**	**$4,125.5**	**$4,125.5**	**$4,138.8**	**$4,138.8**	**$4,138.8**	**$4,138.8**	**$4,138.8**	

APPENDIX B.3
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
PARK FACILITIES

PLAYGROUNDS	Number of Playgounds															UNIT COST
Park Name	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/unit)
Memorial Park (Lower Camground Area)																
Climbing Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$53,000
Climbing Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$53,000
Toddler Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$16,000
Child/Youth Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$16,000
Teeter Toter Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$11,000
Slide Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$11,000
Surfacing (Engineered Wood Fibre)									1	1	1	1	1	1	1	$19,000
Memorial Park (Upper Camping Area)																
Slide Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$16,000
Child/Youth Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$16,000
Surfacing (Engineered Wood Fibre)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$19,000
McCaroll Park																
Child/Youth Swing Set	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$16,000
Toddler Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$16,000
Climbing Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$53,000
Climbing Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$53,000
Fred Raper Park																
Climbing Play Structure	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$53,000
4 seat (2 Toddler / 2Youth) Swing Set	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$16,000
Little Tykes Pirate Ship Play Structure	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-	$53,000
Bognor Park																
Teeter Toter Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$11,000
Climbing Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$11,000
Child/Youth Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$16,000
Slide Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$16,000
Sports Pad	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$11,000
Peter Cameron Park																
Child/Youth Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$16,000
Climbing Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$11,000
Teeter Toter Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$11,000
Climbing Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$53,000
St Vincent Park																
Child/Youth Swing Set	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$16,000
Total (#)	**24**	**24**	**24**	**24**	**25**	**26**	**26**	**26**	**24**	**24**	**24**	**24**	**24**	**24**	**24**	
Total ($000)	**$576.0**	**$576.0**	**$576.0**	**$576.0**	**$629.0**	**$640.0**	**$640.0**	**$640.0**	**$540.0**	**$540.0**	**$540.0**	**$540.0**	**$540.0**	**$540.0**	**$540.0**	

APPENDIX B.3
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
PARK FACILITIES

PARK FACILITIES	Number of Facilities															UNIT COST
Park Name	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/unit)
Baseball Diamonds																
William Croft Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$630,000
Annan Ball Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$260,000
Pools																
Blue Dolphin Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$844,000
Skateboard Park																
Richmond Street	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$260,000
Soccer Pitches																
Bognor Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$79,000
Splash Pads																
McCaroll Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$370,000
Tennis Courts																
Meaford Tennis Courts	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$110,000
Total (#)	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	**8**	
Total ($000)	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	**$2,663.0**	

APPENDIX B.3
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
PARK BUILDINGS & EQUIPMENT

PARK BUILDINGS	Number of Square Feet															UNIT COST
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/sq.ft)
Annan Leith Park - Concession Booth	183	183	183	183	183	183	183	183	183	183	183	183	183	183	183	$110
Annan Leith Park - Washroom	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	$130
Bognor Park - Picnic Pavilion	161	161	161	161	161	161	161	161	161	161	161	161	161	161	161	$50
Collingwood Street - Bandstand/Retail Store	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	$130
Fred Raper Park - Gazebo	570	570	570	570	570	570	570	570	570	570	570	570	570	570	570	$110
Fred Raper Park - Washroom	258	258	258	258	258	258	258	258	258	258	258	258	258	258	258	$130
Irish Mountain Lookout - Pavilion	657	657	657	657	657	657	657	657	657	657	657	657	657	657	657	$30
Irish Mountain Lookout - Washroom	43	43	43	43	43	43	43	-	-	-	-	-	-	-	-	$130
Maccarol Park - Gazebo	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237	$30
Maccarol Park - Washrooms/Storage	484	484	484	484	484	484	484	484	484	484	484	484	484	484	484	$150
Meaford Harbour - Electric Building/Ice Sales	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	$180
Meaford Harbour - Pavilion	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	2,799	$30
Meaford Harbour - Master's Office/Showers/Washrooms	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	$130
Meaford Harbour - Washrooms/Showers/Storage	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	$150
Meaford Harbour - Fish Cleaning Building	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	$130
Memorial Park - Comfort Station (Upper)	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205	$150
Memorial Park - Maintenance/Storage	1,119	1,119	1,119	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	$100
Memorial Park - Park Office/Washrooms	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	$130
Memorial Park - Pavilion/Concession/Kin Hall	3,197	3,197	3,197	3,197	3,197	3,197	3,197	3,197	3,197	3,197	3,197	3,197	3,197	3,197	3,197	$110
Memorial Park - Picnic Shelter	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	$20
Memorial Park - Picnic Shelter/Concession/Bandshell (Lower)	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	$50
Memorial Park - Pumphouse	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	$160
Memorial Park - Washroom/Showers (Lower)	797	797	797	797	797	797	797	797	797	797	797	797	797	797	797	$130
Memorial Park - Washroom/Showers (Upper)	527	527	527	640	640	640	640	640	640	640	640	640	640	640	640	$150
Memorial Park - Washroom/Storage (Lower)	506	506	506	506	506	506	506	506	506	506	506	506	506	506	506	$150
Memorial Park - Washroom/Storage (Upper)	527	527	527	527	527	527	527	527	527	527	527	527	527	527	527	$150
Richmond St. - Pool/Change House/Office/Storage	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	$480
St. Vincent Park - Washroom	97	97	97	97	97	97	97	-	-	-	-	-	-	-	-	$100
William Croft - Announcer's Booth/Storage	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	$70
William Croft - Equipment Storage Building	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	$100
William Croft - Washroom/Concession/Storage	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	$100
Total (sq.ft.)	**23,873**	**23,873**	**23,873**	**24,667**	**24,667**	**24,667**	**24,667**	**24,527**	**24,527**	**24,527**	**24,527**	**24,527**	**24,527**	**24,527**	**24,527**	
Total ($000)	**$3,025.3**	**$3,025.3**	**$3,025.3**	**$3,110.3**	**$3,110.3**	**$3,110.3**	**$3,110.3**	**$3,095.0**	**$3,095.0**	**$3,095.0**	**$3,095.0**	**$3,095.0**	**$3,095.0**	**$3,095.0**	**$3,095.0**	

APPENDIX B.3
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
PARK BUILDINGS & EQUIPMENT

FURNITURE & EQUIPMENT	Total Value of Furniture & Equipment ($)														
Facility Name	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Blue Dolphil Pool - Building Contents	$31,000	$31,000	$31,000	$33,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$42,000	$49,000
Meaford Harbour - Harbour Masters Building	$14,000	$14,000	$14,000	$14,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$33,000
Memorial Park - Ball Park Booth Contents	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$2,000
Memorial Park - Ball Park Building Contents	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$36,000
Memorial Park - Ball Park Concession Stand Contents	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$18,000
Memorial Park - Office/Washroom Contents	$8,000	$8,000	$8,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$12,000
Memorial Park - Park Restroom Contents	$108,000	$108,000	$108,000	$122,000	$135,000	$135,000	$135,000	$135,000	$135,000	$135,000	$135,000	$135,000	$135,000	$135,000	$161,000
Memorial Park - Pavilion/Concession Stand Contents	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$31,000	$36,000
Memorial Park - Storage Contents	$46,000	$46,000	$46,000	$46,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$71,000
Total ($000)	**$285.0**	**$285.0**	**$285.0**	**$303.0**	**$353.0**	**$353.0**	**$353.0**	**$353.0**	**$353.0**	**$353.0**	**$353.0**	**$353.0**	**$353.0**	**$353.0**	**$418.0**

VEHICLES & RELATED EQUIPMENT	Number of Units															UNIT COST
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/unit)
1994 Chevrolet 1500	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$84,000
1998 Dodge Ram	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$53,000
1976 Ford 335	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$160,000
John Deere Z-Turn Z-920 (purchased 2022)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	$14,000
John Deere Z-Turn Z-960 (purchased 2022)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	$17,000
Grasshooper Lawn Tractor (purchased 2022)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	$22,000
1997 Kubota G1800	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$25,000
Tandem Axle Float Trailer (Residential Weight)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$3,000
Special Events Enclosed Trailer (purchased 2023)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	$15,000
Landscape Trailer (purchased 2023)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	$7,000
2001 John Deere 4200	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$40,000
1987 Homemade	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	$5,000
Olympia	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$145,000
2005 John Deere LT 180	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$8,000
2006 Cyclone	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$5,000
2014 Kubota Tractor L57	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$90,000
2013 Ford 3/4 ton with plow	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$74,000
2014 mini-excavator	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$66,000
2013 Kubota Z D 326RP lawn Mower Cemetery	-	-	-	1	1	1	1	-	-	-	-	-	-	-	-	$25,000
2014 Kubota Z D 326RP lawn Mower Cemetery	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	$25,000
2002 ADV 16 ft. Tandem Axle Trailer	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$16,000
2003 John Deere Lawnmower	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$25,000
2006 2X4 Reg. Cab - Long box w. Tailgate Lift	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$66,000
Total (#)	**13**	**13**	**13**	**14**	**13**	**10**	**10**	**6**	**6**	**6**	**6**	**6**	**6**	**9**	**11**	
Total ($000)	**$635.0**	**$635.0**	**$635.0**	**$729.0**	**$697.0**	**$494.0**	**$494.0**	**$403.0**	**$403.0**	**$403.0**	**$403.0**	**$403.0**	**$403.0**	**$456.0**	**$478.0**	

HEMSON

APPENDIX B.3
TABLE 1

MUNICIPALITY OF MEAFORD
CALCULATION OF SERVICE LEVELS
PARKS & RECREATION

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historic Population	2,910	2,829	2,750	2,673	2,599	2,646	2,693	2,741	2,790	2,838	2,755	2,674	2,595	2,519	2,445

INVENTORY SUMMARY ($000)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Indoor Recreation	$21,838.7	$21,838.7	$21,851.7	$21,851.7	$21,858.7	$21,886.7	$21,886.7	$21,886.7	$21,886.7	$21,886.7	$21,886.7	$21,886.7	$21,886.7	$21,886.7	$22,493.7
Parkland Development	$4,042.3	$4,042.3	$4,042.3	$4,042.3	$4,042.3	$4,125.5	$4,125.5	$4,125.5	$4,125.5	$4,125.5	$4,138.8	$4,138.8	$4,138.8	$4,138.8	$4,138.8
Park Facilities	$3,239.0	$3,239.0	$3,239.0	$3,239.0	$3,292.0	$3,303.0	$3,303.0	$3,303.0	$3,203.0	$3,203.0	$3,203.0	$3,203.0	$3,203.0	$3,203.0	$3,203.0
Park Buildings & Equipment	$3,945.3	$3,945.3	$3,945.3	$4,142.3	$4,160.3	$3,957.3	$3,957.3	$3,851.0	$3,851.0	$3,851.0	$3,851.0	$3,851.0	$3,851.0	$3,904.0	$3,991.0
Total ($000)	**$33,065.3**	**$33,065.3**	**$33,078.3**	**$33,275.3**	**$33,353.3**	**$33,272.6**	**$33,272.6**	**$33,166.3**	**$33,066.3**	**$33,066.3**	**$33,079.5**	**$33,079.5**	**$33,079.5**	**$33,132.5**	**$33,826.5**

SERVICE LEVEL ($/capita)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average Service Level
Indoor Recreation	$7,504.71	$7,719.58	$7,946.07	$8,174.97	$8,408.95	$8,271.62	$8,127.26	$7,984.93	$7,844.70	$7,711.73	$7,944.36	$8,185.00	$8,434.18	$8,688.65	$9,199.88	$8,143.11
Parkland Development	$1,389.11	$1,428.88	$1,469.93	$1,512.27	$1,555.06	$1,559.15	$1,531.94	$1,505.11	$1,478.68	$1,453.62	$1,502.28	$1,547.78	$1,594.90	$1,643.02	$1,692.75	$1,524.30
Park Facilities	$1,113.06	$1,144.93	$1,177.82	$1,211.75	$1,266.42	$1,248.30	$1,226.51	$1,205.03	$1,148.03	$1,128.57	$1,162.61	$1,197.83	$1,234.30	$1,271.54	$1,310.02	$1,203.11
Park Buildings & Equipment	$1,355.77	$1,394.58	$1,434.65	$1,549.69	$1,600.46	$1,495.59	$1,469.49	$1,404.98	$1,380.30	$1,356.91	$1,397.84	$1,440.18	$1,484.02	$1,549.84	$1,632.33	$1,463.11
Total ($/capita)	**$11,362.64**	**$11,687.98**	**$12,028.47**	**$12,448.69**	**$12,830.88**	**$12,574.66**	**$12,355.20**	**$12,100.06**	**$11,851.71**	**$11,650.83**	**$12,007.08**	**$12,370.80**	**$12,747.40**	**$13,153.04**	**$13,834.97**	**$12,333.63**

MUNICIPALITY OF MEAFORD
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & RECREATION

A

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	$12,333.63
Net Population 2024 - 2033	1,099
Maximum Allowable Funding Envelope	**$13,550,949**

APPENDIX B.3
TABLE 2

MUNICIPALITY OF MEAFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Available DC Reserves	2024-2033	Other Dev. Related
3.0 PARKS & RECREATION									
3.1 Park Development									
3.1.1 Legion Park Development	2023	$ 880,000	$ -	$ 880,000	$ 440,000	$ 440,000	$ 440,000	$ -	$ -
3.1.2 Leith Beach Development Upgrades	2023	$ 50,000	$ -	$ 50,000	$ -	$ 50,000	$ 50,000	$ -	$ -
3.1.3 Outdoor Recreation Facilities	2026	$ 250,000	$ -	$ 250,000	$ -	$ 250,000	$ 250,000	$ -	$ -
3.1.4 St Vincent Park Development	2030	$ 926,270	$ -	$ 926,270	$ 463,135	$ 463,135	$ -	$ 231,567.50	$ 231,568
3.1.5 Market Square Redevelopment	2025	$ 2,000,000		$ 2,000,000	$ 1,000,000	$ 1,000,000	$ 178,789	$ 821,211	$ -
3.1.6 Playground Development	Various	$ 250,000	$ -	$ 250,000	$ -	$ 250,000	$ -	$ 250,000	$ -
3.1.7 Additional Splash Pad	2025	$ 370,000	$ -	$ 370,000	$ 250,000	$ 120,000	$ 120,000	$ -	$ -
Subtotal Park Development		$ 4,726,270	$ -	$ 4,726,270	$ 2,153,135	$ 2,573,135	$ 1,038,789	$ 1,302,778	$ 231,568
3.2 Indoor Recreation									
3.2.1 Provision for Additional Recreation Space & Land	Various	$ 5,000,000	$ -	$ 5,000,000	$ -	$ 5,000,000	$ -	$ 1,000,000	$ 4,000,000
Subtotal Indoor Recreation		$ 5,000,000	$ -	$ 5,000,000	$ -	$ 5,000,000	$ -	$ 1,000,000	$ 4,000,000
3.3 Vehicles and Equipment									
3.3.1 Additional Parks & Recreation Vehicles	Various	$ 100,000	$ -	$ 100,000	$ -	$ 100,000	$ -	$ 100,000	$ -
Subtotal Vehicles and Equipment		$ 100,000	$ -	$ 100,000	$ -	$ 100,000	$ -	$ 100,000	$ -
TOTAL PARKS & RECREATION		**$ 9,826,270**	**$ -**	**$ 9,826,270**	**$ 2,153,135**	**$ 7,673,135**	**$ 1,038,789**	**$ 2,402,778**	**$ 4,231,568**

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	100%	$2,402,778
10-Year Growth in Population in New Units		1,454
Caclulated Development Charge Per Capita		**$1,652.53**
Non-Residential Development Charge Calculation		
Other Non-Residential		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	$0
10-Year Growth in New Space (Square Metres) - Other		45,676
Caclulated Development Charge Per Square Metre		**$0.00**
Industrial		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	$0
10-Year Growth in New Space (Square Metres) - Industrial		18,943
Caclulated Development Charge Per Square Metre		**$0.00**

2024 - 2033 Net Funding Envelope	$13,550,949
Reserve Fund Balance	
Balance as at December 31, 2023	$1,038,789

Appendix B.4

Services Related to a Highway: Public Works

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

The Operations Department provides Public Works Services to the Municipality of Meaford, including garbage and recycling, water and road maintenance services. The department is split into two divisions; the Transportation Services and Environmental Services. This section deals with the capital infrastructure of Public Works buildings, land, and related furniture and equipment, and municipal fleet. Municipal parking lots are not included in this analysis. The municipal-wide engineered components of roads, water, and wastewater are discussed in Appendix C.

TABLE 1 HISTORICAL SERVICE LEVELS

The Municipality of Meaford conducts Public Works from two main sites; the main operations site on 7th Line, and on Grey Road 11. All buildings on both sites were worth $2.82 million in 2023. The cumulative value of all furniture and equipment located within the works buildings totals $439,000. Finally, the operations fleet and associated required equipment includes 85 vehicles. These items add an additional $16.37 million to the value of the inventory.

The total value of the Public Works inventory of capital assets is $19.64 million. The resulting fifteen-year historical average service level is $1,187.80 per population and employment, and this, multiplied by the ten-year growth in population and employment in new space (2,044), results in a maximum allowable funding envelope of $2.43 million.

TABLE 2 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "CALCULATED" DEVELOPMENT CHARGES

The ten-year development-related capital program for Public Works totals $1.53 million. This accounts for the provision of additional space for future vehicles, a new sidewalk cleaner, and a new snowplow.

There is a replacement share of 50% ($500,000) for the new space as some of the space will contain existing vehicles. Available reserve funds in the amount of $909,800 have been allocated to all the projects in the capital forecast. Therefore, the remaining $115,200 is related to development in the 2024 to 2033 planning period.

This development-related cost is allocated 61% ($69,764) against new residential development, 32% ($36,334) to other non-residential development, and 8% ($9,089) to industrial development. This yields a calculated residential development charge of $47.98 per capita, $0.80 per square metre of other non-residential development, and $0.48 per square metre of new industrial building space.

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS SUMMARY

15-year Hist. Service Level per pop+empl	2024 - 2033 Development-Related Capital Program		Calculated Development Charge		
	Total	Net DC Recoverable	Residential $/capita	Other $/sq.m	Industrial $/sq.m
$1,187.80	$1,525,000	$115,186	$47.98	$0.80	$0.48

APPENDIX B.4
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

BUILDINGS	Total Value of Buildings ($)														
Facility Name	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
157859 7th Line															
Maintenance Shop	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000	$1,390,000
Office Trailers (2)	$6,300	$6,300	$6,300	$6,300	$6,300	$3,200	$3,200	$3,200	$3,200	$3,200	$3,200	$3,200	$3,200	$3,200	$3,200
Administration Building	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000	$412,000
Salt/Sand Shed	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000	$101,000
Sign Storage Trailmobile	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300
Storage Trailers (2)	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700	$13,700
458372 Gray Road 11															
Public Works Administration Building	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000	$224,000
Maintenance Shop	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000	$452,000
Sand/Salt Dome	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000	$188,000
Salt Coverall	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800	$14,800
Storage Trailers (3)	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
Total ($000)	**$2,827.1**	**$2,827.1**	**$2,827.1**	**$2,827.1**	**$2,827.1**	**$2,824.0**	**$2,824.0**	**$2,824.0**	**$2,824.0**	**$2,824.0**	**$2,824.0**	**$2,824.0**	**$2,824.0**	**$2,824.0**	**$2,824.0**

FURNITURE AND EQUIPMENT	Total Value of Furniture & Equipment ($)														
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
157859 7th Line															
Operations Centre	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000	$43,000
Maintenance Shop	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000	$172,000
Natural Gas Backup Generator	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000
458372 Gray Road 11															
Depot/Office	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000	$28,000
Equipment Depot	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000	$169,000
Total ($000)	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**	**$439.0**

APPENDIX B.4
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

FLEET & RELATED EQUIPMENT	Number of Vehicles or Equipment															UNIT COST
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/vehicle)
Patrol A - St. Vincent Depot																
1990 International Tandem Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
1993 Ford Tandem Axle - Combination Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$451,000
1994 International Single Axle - Combination Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$377,000
1999 International Tandem Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
1992 International Single Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$377,000
1988 International Single Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$377,000
1987 John Deere Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
1996 John Deere Loader / Backhoe Combination	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$180,000
2006 Trackless Sidewalk Utility Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$229,000
1990 FMC Sweeper	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$377,000
1984 Ford Vactor Truck	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$426,000
1995 Ford F-250 2X4 Extended Cab - Long Box Pick	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$66,000
1999 Ford F-350 2X4 3/4 Ton - With Dump Box	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$74,000
1995 Ford F-150 2X4 Reg. Cab - Long Box	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$57,000
1996 Ford F-150 2X4 Reg. Cab - Long box w. Tailgate L	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$57,000
1995 International Tandem Axle - RBD Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
2003 International Tandem Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
2001 Volvo Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$328,000
2003 Ford F-150 4X4 Ext. Cab - Short Box	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,000
2005 Volvo Tandem Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
1986 Brush Bandit Chipper	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$74,000
1995 Homemade 8 ft. Single Axle Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$5,000
1988 Homemade Double Axle - Culvert Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$8,000
1995 Homemade Double Axle - Chipper Box Trailer	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$8,000
1990 Homemade Tri-axle - Gooseneck Trailer	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	$16,000
2006 Ford Georgian Handi-Van	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$361,000
1982 TJWE Single Axle - Pole Trailer	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$85,000
1997 2X4 Reg. Cab - Long box	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$57,000
O'Brien 3 Ton Hoist / Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$197,000

APPENDIX B.4
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

FLEET & RELATED EQUIPMENT	Number of Vehicles or Equipment															UNIT COST
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/vehicle)
2010 2X4 Extended Cab - Long Box Pick	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,000
2010 2X4 Reg. Cab - Long Box	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,000
2010 4X4 Ext. Cab - Short Box	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,000
2010 Brush Bandit Chipper	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$82,000
2010 International Tandem Axle - Combination Truck	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
2011 multi purpose van	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	$49,000
2011 Sweeper	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$361,000
2013 John Deere Loader / Backhoe Combination	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$180,000
2013 Ford F-350 4X4 3/4 Ton - With Dump Box	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$127,000
2012 Vactor Truck	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$410,000
2010 Georgian Handi-Van	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$180,000
1996 Badger excavtor rubber tired	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$574,000
2012 Dodge crew cab short box	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$57,000
2012 Ford F-350 4X4 3/4 Ton - With Dump Box	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$127,000
2001 Tandem Axel Float Trailer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$33,000
Patrol B - Sydenham Depot																
2001 Ford 2X4 Regular Cab - Long box Pick-up	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$57,000
1995 Champion Grader	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$451,000
1999 International Tandem Axle - Combination Truck	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	$451,000
1992 Champion Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
2004 Ford 4X4 Reg. Cab Long box w. Plow Pick-up	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$74,000
2013 Ford F-350 4X4 3/4 Ton - With Dump Box	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$127,000
2006 Caterpillar Loader / Backhoe Combination	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$180,000
1995 Champion Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
2003 Sterling Tandem Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
2006 Sterling Tandem Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
2008 International Tandem Axle - Combination Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$451,000
1995 Elgin Sweeper	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$385,000
1994 SOCO Tandem Axle - Float Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,000
1990 Homemade Single Axle - Welding Cart	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$66,000
1991 Homemade Culvert Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$8,000
2002 International Tandem Axle - Combination Truck	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	$451,000
2011 Dodge Ram	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,000
2013 John Deere	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$451,000

APPENDIX B.4
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

FLEET & RELATED EQUIPMENT CONT'D	Number of Vehicles or Equipment															UNIT COST
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/vehicle)
Environmental Services																
1996 Ford Ranger Regular Cab - Short Box	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$57,000
2004 Ford F-250 Regular Cab - Service Box	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	$128,000
1999 Ford F-150 Regular Cab - Long Box	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,000
1965 Homemade Water Emergency Trailer	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$4,000
1998 Homemade Single Axle -Trench Box Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$4,000
2011 4X4 Ranger	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	$49,000
2012 Emergency Trailer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$20,000
2014 Ford %-250 Ext Cab - Service Box	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$128,000
Development Services																
2000 Dodge Ram Reg. Cab - Long Box	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$57,000
2010 Jeep	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,000
2011 4X2 Ranger	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	$49,000
New Fleet																
Miska Trailer (5013-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$15,800
Trackless Sidewalk Utility Tractor (522-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$169,000
Ford 4x4 Regular Cab Long Box with Tailgate Lift (277-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$47,000
Dodge 4x4 Regular Cab Long Box (539-15)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$47,000
Backhoe Mounted Snow Blower (5019-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$90,000
John Deere Wheel Loader (589-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$232,000
Accessibe Vehicle - Van (592-18)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$47,000
John Deere Grader (585-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$448,000
Dodge 4x4 Reg. Cab Long Box (584-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$47,000
Dodge 4x4 Reg. Cab Long Box (582-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$47,000
2014 New Holland Tractor (580-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$264,000
Heavy Boom & Flail Mower (5024-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$79,000
2015 Dodge Reg. Cab Long Box (582)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$47,000
All Wheel Drive Kona (595-20)	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	$37,000

APPENDIX B.4
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

FLEET & RELATED EQUIPMENT CONT'D	Number of Vehicles or Equipment															UNIT COST
Description	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**($/vehicle)**
Parks & Facilities RTV (593-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$21,000
Parks & Facilities RTV (600-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$21,000
Rubber Tired Excavator (594-18)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$396,000
International Tandem Axel Combination Truck (586-15	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$316,000
International Tandem Axel Combination Truck (587-17	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$316,000
John Deere Wheel Loader (588-15)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$232,000
Dodge 4x4 Regular Cab Long Box (590-18)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$47,000
Dodge 4x4 Regular Cab Long Box (591-18)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$47,000
Freightliner Tandem Axel Combination Truck (596-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$316,000
Western Star Tandem Axel Combination Truck (596-19	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$316,000
Western Star Tandem Axel Combination Truck (597-20	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$316,000
Western Start Tandem Axel Combination Truck (589-2	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$316,000
Chevrolet 4x4 Regular Cab Half Ton (599-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$95,000
2013 John Deere Motor Grader (602-13)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$448,000
Chevrolet 4x4 Crew Cab (601-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$95,000
Dodge 4x4 Regular Cab Long Box (343-15)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$47,000
Enterprise Fleet - Lease																
Traverse (400-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$47,000
Traverse (401-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$47,000
Traverse (402-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$47,000
Chevrolet 4x4 Crew Cab Long Box (403-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$47,000
Equinox (404-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$42,000
Equinox (405-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$42,000
Total (#)	**43**	**47**	**52**	**51**	**48**	**50**	**58**	**61**	**66**	**70**	**75**	**77**	**85**	**85**	**85**	
Total ($000)	**$10,159.0**	**$10,847.0**	**$11,067.0**	**$11,022.0**	**$10,938.0**	**$11,454.0**	**$12,589.0**	**$12,887.0**	**$13,561.8**	**$14,098.8**	**$14,867.8**	**$15,499.8**	**$16,372.8**	**$16,372.8**	**$16,372.8**	

APPENDIX B.4
TABLE 1

MUNICIPALITY OF MEAFORD
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	11,008	11,038	11,068	11,100	11,078	11,056	11,034	11,012	10,991	11,088	11,186	11,285	11,385	11,485	11,588
Historical Employment	2,910	2,829	2,750	2,673	2,599	2,646	2,693	2,741	2,790	2,838	2,755	2,674	2,595	2,519	2,445
Historical Population + Employment	13,918	13,867	13,818	13,773	13,677	13,702	13,727	13,753	13,781	13,926	13,941	13,959	13,980	14,004	14,033

INVENTORY SUMMARY ($000)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Buildings	$2,827.1	$2,827.1	$2,827.1	$2,827.1	$2,827.1	$2,824.0	$2,824.0	$2,824.0	$2,824.0	$2,824.0	$2,824.0	$2,824.0	$2,824.0	$2,824.0	$2,824.0
Furniture And Equipment	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0	$439.0
Fleet & Related Equipment	$10,159.0	$10,847.0	$11,067.0	$11,022.0	$10,938.0	$11,454.0	$12,589.0	$12,887.0	$13,561.8	$14,098.8	$14,867.8	$15,499.8	$16,372.8	$16,372.8	$16,372.8
Total ($000)	**$13,425.1**	**$14,113.1**	**$14,333.1**	**$14,288.1**	**$14,204.1**	**$14,717.0**	**$15,852.0**	**$16,150.0**	**$16,824.8**	**$17,361.8**	**$18,130.8**	**$18,762.8**	**$19,635.8**	**$19,635.8**	**$19,635.8**

SERVICE LEVEL ($/pop+empl)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	**Average Service Level**
Buildings	$203.13	$203.87	$204.60	$205.26	$206.70	$206.10	$205.73	$205.34	$204.92	$202.78	$202.57	$202.31	$202.00	$201.66	$201.25	$203.88
Furniture And Equipment	$31.54	$31.66	$31.77	$31.87	$32.10	$32.04	$31.98	$31.92	$31.86	$31.52	$31.49	$31.45	$31.40	$31.35	$31.28	$31.68
Fleet & Related Equipment	$729.92	$782.22	$800.91	$800.26	$799.71	$835.94	$917.10	$937.03	$984.09	$1,012.40	$1,066.48	$1,110.38	$1,171.16	$1,169.15	$1,166.77	$952.23
Total ($/pop+empl)	**$964.59**	**$1,017.75**	**$1,037.28**	**$1,037.40**	**$1,038.50**	**$1,074.08**	**$1,154.80**	**$1,174.29**	**$1,220.87**	**$1,246.71**	**$1,300.54**	**$1,344.14**	**$1,404.56**	**$1,402.16**	**$1,399.30**	**$1,187.80**

MUNICIPALITY OF MEAFORD
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	$1,187.80
Net Population & Employment in New Space Growth 2024- 2033	2,044
Maximum Allowable Funding Envelope	**$2,428,329**

APPENDIX B.4
TABLE 2

MUNICIPALITY OF MEAFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Available DC Reserves	DC Eligible Costs 2024-2033	DC Eligible Costs Other Dev. Related
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS									
4.1 Buildings, Land, Equipment									
4.1.1 Additional Space for Future Vehicles	2027	$ 1,000,000	$ -	$ 1,000,000	$ 500,000	$ 500,000	$ 500,000	$ -	$ -
Subtotal Buildings, Land, Equipment		$ 1,000,000	$ -	$ 1,000,000	$ 500,000	$ 500,000	$ 500,000	$ -	$ -
4.2 Vehicles									
4.2.1 Sidewalk Cleaner	2023	$ 200,000	$ -	$ 200,000	$ -	$ 200,000	$ 200,000	$ -	$ -
4.2.2 Snow Plow	2025	$ 325,000	$ -	$ 325,000	$ -	$ 325,000	$ 209,814	$ 115,186	$ -
Subtotal Vehicles		$ 525,000	$ -	$ 525,000	$ -	$ 525,000	$ 409,814	$ 115,186	$ -
TOTAL SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS		**$ 1,525,000**	**$ -**	**$ 1,525,000**	**$ 500,000**	**$ 1,025,000**	**$ 909,814**	**$ 115,186**	**$ -**

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	61%	$69,764
10-Year Growth in Population in New Units		1,454
Caclulated Development Charge Per Capita		**$47.98**
Non-Residential Development Charge Calculation		
Other Non-Residential		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	32%	$36,334
10-Year Growth in New Space (Square Metres) - Other		45,676
Caclulated Development Charge Per Square Metre		**$0.80**
Industrial		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	8%	$9,089
10-Year Growth in New Space (Square Metres) - Industrial		18,943
Caclulated Development Charge Per Square Metre		**$0.48**

2024 - 2033 Net Funding Envelope	$2,428,329
Reserve Fund Balance	
Balance as at December 31, 2023	$ 909,814

Appendix B.5

Development-Related Studies

DEVELOPMENT-RELATED STUDIES

The *DCA* allows the cost of development-related studies to be included in the calculation of the development charges as long as they are permitted under the legislation.

TABLE 1 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "CALCULATED" DEVELOPMENT CHARGES

As shown in Table 1, the 2024-2033 development-related gross cost for development-related studies is just over $503,000. The capital program relates to various development-related studies, including future development charges studies, updates to the Municipality's Official Plan and Zoning By-law, a Parks and Recreation Master Plan, and an Urban Stormwater Management Master Plan. The capital program also includes a recovery of the negative DC reserve fund balance.

Recognizing that not all projects under this service are entirely a result of new growth in the Municipality, "benefit to existing" shares have been netted off the total cost. These shares have been calculated at 50% of applicable studies and amount to $205,000, which will not be recovered through development charges.

The remaining $298,000 is brought forward to the development charges calculation. The development-related cost is allocated 61% ($180,499) to residential development, 32% to other non-residential development ($94,006) and 8% ($23,516) to industrial development. The resulting calculated charges for Development Related Studies are $124.14 per capita, $2.06 per square metre of other non-residential development and $1.24 per square metre of new industrial development.

DEVELOPMENT RELATED STUDIES SUMMARY

2024 - 2033 Development-Related Capital Program		Calculated Development Charge		
Total	Net DC Recoverable	Residential $/capita	Other $/sq.m	Industrial $/sq.m
$503,021	$298,021.16	$124.14	$2.06	$1.24

APPENDIX B.5
TABLE 1

MUNICIPALITY OF MEAFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Available DC Reserves	DC Eligible Costs 2024-2033	DC Eligible Costs Other Dev. Related
5.0 DEVELOPMENT RELATED STUDIES									
5.1 Recovery of Negative Reserve Fund Balance									
5.1.1 Recovery of Negative Reserve Fund Balance	2024	$ 3,021	$ -	$ 3,021	$ -	$ 3,021	$ -	$ 3,021	$ -
Subtotal		$ 3,021	$ -	$ 3,021	$ -	$ 3,021	$ -	$ 3,021	$ -
5.2 Development-Related Studies									
5.2.1 Official Plan Review	2032	$ 75,000	$ -	$ 75,000	$ 37,500	$ 37,500	$ -	$ 37,500	$ -
5.2.2 Zoning By-law Update	2024	$ 25,000	$ -	$ 25,000	$ 12,500	$ 12,500	$ -	$ 12,500	$ -
5.2.3 DC By-law Implementation and Administration	2024	$ 30,000	$ -	$ 30,000	$ -	$ 30,000	$ -	$ 30,000	$ -
5.2.4 Development Charges Background Study	2022	$ 30,000	$ -	$ 30,000	$ -	$ 30,000	$ -	$ 30,000	$ -
5.2.5 Official Plan Review	2024	$ 35,000	$ -	$ 35,000	$ 17,500	$ 17,500	$ -	$ 17,500	$ -
5.2.6 Development Charges Background Study	2027	$ 30,000	$ -	$ 30,000	$ -	$ 30,000	$ -	$ 30,000	$ -
5.2.7 Zoning By-law Update	2028	$ 25,000	$ -	$ 25,000	$ 12,500	$ 12,500	$ -	$ 12,500	$ -
5.2.8 Parks & Recreation Master Plan	2026	$ 50,000		$ 50,000	$ 25,000	$ 25,000	$ -	$ 25,000	$ -
5.2.9 Urban Stormwater Management Master Plan	2024	$ 200,000	$ -	$ 200,000	$ 100,000	$ 100,000	$ -	$ 100,000	$ -
Subtotal Development-Related Studies		$ 500,000	$ -	$ 500,000	$ 205,000	$ 295,000	$ -	$ 295,000	$ -
TOTAL DEVELOPMENT RELATED STUDIES		**$ 503,021**	**$ -**	**$ 503,021**	**$ 205,000**	**$ 298,021**	**$ -**	**$ 298,021**	**$ -**

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	61%	$180,499
10-Year Growth in Population in New Units		1,454
Caclulated Development Charge Per Capita		**$124.14**
Non-Residential Development Charge Calculation		
Other Non-Residential		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	32%	$94,006
10-Year Growth in New Space (Square Metres) - Other		45,676
Caclulated Development Charge Per Square Metre		**$2.06**
Industrial		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	8%	$23,516
10-Year Growth in New Space (Square Metres) - Industrial		18,943
Caclulated Development Charge Per Square Metre		**$1.24**

Reserve Fund Balance		
Balance as at December 31, 2023	$	(3,021.16)

Appendix C

Engineered Services

Technical Appendix

ENGINEERED SERVICES

This appendix provides the detailed analysis undertaken to establish the development charge rates for the engineered services in the Municipality of Meaford. Four engineered services have been analyzed as part of the Development Charges Background Study:

Appendix C.1 Services Related to a Highway: Roads and Related

Appendix C.2 Waterworks

Appendix C.3 Sanitary Sewer

Appendix C.4 Stormwater

Every service, with the exception of Roads and Related, contains a set of two tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service.

For the Roads and Related service, a 15-year historical average service level has been calculated in accordance with the *Development Charges Act* (DCA) and *Ontario Regulation 82/98*. The legislative requirements for determining service levels and the maximum allowable funding envelope for Roads and Related is set out in detail in the introduction to Appendix B.

DEVELOPMENT-RELATED CAPITAL PROGRAM

The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the growth forecasts presented in Appendix A, and Municipal master servicing plans and capital budgets, the consulting team in collaboration with Municipal staff have developed a development-related capital program which sets out the projects required to service anticipated development for the 10-year period from 2024 to 2033.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, benefit to existing shares, or replacement shares.

Benefit to existing (BTE) shares represent portions of costs that benefit existing residents of the Municipaliy. A replacement share occurs when a new facility will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function. The BTE and replacement shares of the capital program are not deemed to be development-related and are therefore removed from the development charge calculation. The capital cost for these shares will require funding from non-development charge sources, typically property taxes or utility rates.

The capital program less any replacement or benefit to existing shares, yields the net development-related capital program. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2024 to 2033. For some of the services, a portion of the capital program will service growth that will not occur until after 2033. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development, or represents a service level increase. The capital costs associated with this “post-period” benefit is also removed from the development charge calculation.

CALCULATION OF DEVELOPMENT CHARGE RATES

The first step when determining the development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors.

For the services of Roads and Related and Stormwater the development-related costs have been apportioned as 60.6% residential, 31.5% to other non-residential, and 7.9% to industrial. This apportionment is based on the anticipated shares of population growth in new units and employment growth in the entire Municipality over the 10-year forecast period.

The development-related costs associated with the Waterworks and Sanitary Sewer Services have been allocated 64.8% to the residential sector, 26.8% to other non-residential, and 8.4% to industrial. These allocations based on shares of population growth in new units and employment growth in those areas of the Municipality that receive water and sewer services.

The residential share of the 2024-2033 development charge-eligible costs are then divided by the forecast population growth in new units. This results in the residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

Appendix C.1

Services Related to a Highway:

Roads & Related Technical Appendix

Services Related to a Highway: Roads & Related

The Municipality of Meaford Environmental and Transportation Services Department is responsible for all road construction and maintenance, including potholes, grading and ditching. The Municipality strives to maintain roads, bridges and sidewalks to a high standard, while remaining financially responsible to ratepayers.

This section provides the detailed analysis undertaken to establish the development charge rates for the eligible municipal-wide roads and related infrastructure.

The development-related roads infrastructure projects are required to service the demands of new development over the period from 2024 to 2033, for a growth of approximately 1,454 people in new households, a non-industrial total employment growth of 757 new employees, and an industrial employment growth of 189 new employees. This forecast is discussed in more detail in Appendix A.

Tables 1, 2, and 3 provide details of the projects included in the Municipal-wide Services Related to a Highway: Roads & Related engineered infrastructure development charges calculation. The content of the tables is as follows:

Table 1	Historical Service Levels
Table 2	Roads & Related Capital Program 2024-2033
Table 3	Residential and Non-Residential Cash Flow

TABLE 1 HISTORICAL SERVICE LEVELS

As shown in Table 1, the Municipality operates 382 kilometres of asphalt, gravel, concrete and natural surface roads. All roads have a combined replacement cost of $178.99 million. The value of the 77 bridges is estimated at $121.35 million. The two traffic signals in Meaford are valued at $361,000 and the nearly 24 kilometres of sidewalks in 2023 were worth $4.05 million.

The current value of the Roads & Related capital infrastructure is valued at approximately $304.75 million and has provided Meaford with a fifteen-year average historical service level of $22,545.85 per capita and employment. This, when multiplied by the net population and employment growth (2,044) from 2024 to 2033 results in a calculated maximum allowable funding envelope of $46.09 million.

TABLES 2 & 3 2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATIONS OF DEVELOPMENT CHARGES

The total cost of the Roads & Related capital program is $14.45 million (Table 2) and provides for the undertaking of various road upgrades, the construction of new sidewalks, road improvements and urbanizations, and a Transportation Master Plan Update. About $3.23 million has been identified as a replacement/benefit to existing share, which will be funded from non-development charge sources. This benefit to existing component is related to the portion of road upgrades that are replacements along with sidewalk and road improvements that will benefit existing residents. The Municipality has approximately $655,500 in available Roads & Related DC reserves to offset the cost of the projects, these funds are applied to the projects in the initial years of the program. Additionally, $4.92 million in costs will benefit development beyond the planning horizon. These post-2033 costs are related to road improvements and urbanizations and the Industrial Park Road and will benefit growth beyond the 2033 planning horizon.

The total development-related Roads & Related capital program for the 2024-2033 period is $5.64 million, as shown in Tables 2 and 3. The development-related costs have been allocated 61%, or $3.41 million, to residential development, 32%, or $1.78 million to other non-residential development, and 8%, or $444,800, to industrial development. The allocation of costs is based on shares of population and employment growth over the planning period from 2024-2033.

The residential costs are recovered against the population growth in new dwelling units over the period 2024-2033 of 1,454 persons yielding a charge of $2,348.16 per capita. The non-residential costs are recovered against the forecast development in other non-residential floor area over the period 2024-2033 of 45,676 square metres yielding a charge of $38.93 per square metre. The industrial costs are recovered against the forecast development in industrial floor area over the period 2024-2033 of 18,943 square metres yielding a charge of $23.48 per square metre.

SERVICES RELATED TO A HIGHWAY: ROADS & RELATED SUMMARY

15-year Hist. Service Level per pop+empl	2024 - 2033 Development-Related Capital Program Total	Net DC Recoverable	Calculated Development Charge Residential $/capita	Other $/sq.m	Industrial $/sq.m
$22,545.85	$14,449,938	$5,637,213	$2,348.16	$38.93	$23.48

APPENDIX C.1
TABLE 1

MUNICIPALITY OF MEAFORD
INVENTORY OF CAPITAL ASSETS
ROADS AND RELATED

ROADS	Number of Kilometres															UNIT COST
Type of Road	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/km)
Asphalt Surface	97	97	97	97	97	121	121	117	117	117	117	117	117	117	117	$574,000
Surface Treatment	106	106	106	106	106	82	82	82	82	82	82	82	82	82	82	$492,000
Gravel/Granular Surface	172	172	172	172	172	172	172	177	172	172	172	172	172	172	172	$410,000
Concrete Surface	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$574,000
Natural Surface	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$16,000
Reclamite	-	-	-	-	-	-	-	-	5	5	5	5	5	5	5	$63,000
Total (km)	**380**	**380**	**380**	**381**	**381**	**381**	**381**	**382**	**382**	**382**	**382**	**382**	**382**	**382**	**382**	
Total ($000)	**$178,156.9**	**$178,386.5**	**$178,386.5**	**$178,673.5**	**$178,673.5**	**$180,599.7**	**$180,599.7**	**$180,353.7**	**$178,618.7**	**$178,991.8**	**$178,991.8**	**$178,991.8**	**$178,991.8**	**$178,991.8**	**$178,991.8**	

BRIDGES & CULVERTS	Number of Bridges & Culverts															UNIT COST
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/unit)
Bridges	86	86	86	86	86	86	80	80	80	80	80	77	77	77	77	$1,576,000
Total (#)	**86**	**86**	**86**	**86**	**86**	**86**	**80**	**80**	**80**	**80**	**80**	**77**	**77**	**77**	**77**	
Total ($000)	**$135,536.0**	**$135,536.0**	**$135,536.0**	**$135,536.0**	**$135,536.0**	**$135,536.0**	**$126,080.0**	**$126,080.0**	**$126,080.0**	**$126,080.0**	**$126,080.0**	**$121,352.0**	**$121,352.0**	**$121,352.0**	**$121,352.0**	

TRAFFIC SIGNALS	Number of Traffic Signals															UNIT COST
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/unit)
Signalized Intersections	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$328,000
Signalized Crosswalk	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$33,000
Total (#)	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**2**	**2**	**2**	**2**	
Total ($000)	**$328.0**	**$328.0**	**$328.0**	**$328.0**	**$328.0**	**$328.0**	**$328.0**	**$328.0**	**$328.0**	**$328.0**	**$328.0**	**$361.0**	**$361.0**	**$361.0**	**$361.0**	

SIDEWALKS	# of Kilometres															UNIT COST
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	($/km)
Sidewalks	26.3	26.3	26.7	26.7	26.7	27.0	27.0	27.0	23.5	23.5	23.5	23.5	23.5	23.5	23.5	$172,000
Total (km)	**26.3**	**26.3**	**26.7**	**26.7**	**26.7**	**27.0**	**27.0**	**27.0**	**23.5**	**23.5**	**23.5**	**23.5**	**23.5**	**23.5**	**23.5**	
Total ($000)	**$4,523.6**	**$4,523.6**	**$4,592.4**	**$4,592.4**	**$4,592.4**	**$4,635.4**	**$4,635.4**	**$4,635.4**	**$4,047.2**	**$4,047.2**	**$4,047.2**	**$4,047.2**	**$4,047.2**	**$4,047.2**	**$4,047.2**	

APPENDIX C.1
TABLE 1

MUNICIPALITY OF MEAFORD
CALCULATION OF SERVICE LEVELS
ROADS AND RELATED

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	11,008	11,038	11,068	11,100	11,078	11,056	11,034	11,012	10,991	11,088	11,186	11,285	11,385	11,485	11,588
Historical Employment	2,910	2,829	2,750	2,673	2,599	2,646	2,693	2,741	2,790	2,838	2,755	2,674	2,595	2,519	2,445
Historical Population + Employment	13,918	13,867	13,818	13,773	13,677	13,702	13,727	13,753	13,781	13,926	13,941	13,959	13,980	14,004	14,033

INVENTORY SUMMARY ($000)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Roads	$178,156.9	$178,386.5	$178,386.5	$178,673.5	$178,673.5	$180,599.7	$180,599.7	$180,353.7	$178,618.7	$178,991.8	$178,991.8	$178,991.8	$178,991.8	$178,991.8	$178,991.8
Bridges & Culverts	$135,536.0	$135,536.0	$135,536.0	$135,536.0	$135,536.0	$135,536.0	$126,080.0	$126,080.0	$126,080.0	$126,080.0	$126,080.0	$121,352.0	$121,352.0	$121,352.0	$121,352.0
Traffic Signals	$328.0	$328.0	$328.0	$328.0	$328.0	$328.0	$328.0	$328.0	$328.0	$328.0	$328.0	$361.0	$361.0	$361.0	$361.0
Sidewalks	$4,523.6	$4,523.6	$4,592.4	$4,592.4	$4,592.4	$4,635.4	$4,635.4	$4,635.4	$4,047.2	$4,047.2	$4,047.2	$4,047.2	$4,047.2	$4,047.2	$4,047.2
Total ($000)	**$318,544.5**	**$318,774.1**	**$318,842.9**	**$319,129.9**	**$319,129.9**	**$321,099.1**	**$311,643.1**	**$311,397.1**	**$309,073.9**	**$309,447.0**	**$309,447.0**	**$304,752.0**	**$304,752.0**	**$304,752.0**	**$304,752.0**

SERVICE LEVEL ($/pop+empl)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	**Average Service Level**
Roads	$12,800.47	$12,864.10	$12,909.72	$12,972.74	$13,063.36	$13,180.54	$13,156.53	$13,113.77	$12,961.23	$12,852.97	$12,839.24	$12,822.68	$12,803.42	$12,781.48	$12,755.43	$12,925.18
Bridges & Culverts	$9,738.18	$9,774.00	$9,808.66	$9,840.70	$9,909.44	$9,891.69	$9,184.82	$9,167.45	$9,148.83	$9,053.50	$9,043.83	$8,693.46	$8,680.40	$8,665.52	$8,647.87	$9,283.22
Traffic Signals	$23.57	$23.65	$23.74	$23.81	$23.98	$23.94	$23.89	$23.85	$23.80	$23.55	$23.53	$25.86	$25.82	$25.78	$25.73	$24.30
Sidewalks	$325.02	$326.21	$332.35	$333.43	$335.76	$338.30	$337.68	$337.05	$293.68	$290.62	$290.31	$289.93	$289.50	$289.00	$288.41	$313.15
Total ($/pop+empl)	**$22,887.24**	**$22,987.97**	**$23,074.46**	**$23,170.69**	**$23,332.55**	**$23,434.47**	**$22,702.93**	**$22,642.12**	**$22,427.54**	**$22,220.64**	**$22,196.90**	**$21,831.93**	**$21,799.14**	**$21,761.78**	**$21,717.44**	**$22,545.85**

MUNICIPALITY OF MEAFORD
CALCULATION OF MAXIMUM ALLOWABLE
ROADS AND RELATED

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	$22,545.85
Net Population & Employment Growth in New Space 2024 - 2033	2,044
Maximum Allowable Funding Envelope	**$46,092,564**

APPENDIX C.1
TABLE 2

MUNICIPALITY OF MEAFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED

NO.	Road	Anticipated Timing		Gross Cost (2024 $)	Grants /Subsidies	Replacement & BTE Shares	Available DC Reserves	Post 2033	Net DC Recoverable 2024-2033
		Start Year	Completion Year						
Roads Projects									
1	Legion Road	2025	2025	$902,250	$0	$225,563	$ 655,470	$0	$21,217
2	Sidewalk infill Priority projects	2025	2030	$1,006,641	$0	$463,055	$0	$0	$543,586
3	Industrial Park Road	2025	2027	$1,848,050	$0	$110,883	$0	$868,584	$868,584
4	Transportation Master Plan Update	2030	2031	$150,000	$0	$0	$0	$0	$150,000
5	Rural collector road improvements	2024	2045	$3,601,465	$0	$900,366	$0	$1,350,549	$1,350,549
6	Other rural road improvements	2024	2045	$3,601,465	$0	$900,366	$0	$1,350,549	$1,350,549
7	Ridge Road Urbanization	2027	2027	$3,340,068	$0	$634,612.93	$0	$1,352,728	$1,352,728
Subtotal Roads Projects				**$14,449,938**	**$0**	**$3,234,846**	**$655,470**	**$4,922,410**	**$5,637,213**

APPENDIX C.1
TABLE 3

MUNICIPALITY OF MEAFORD
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED TO 2033

Ultimate Year Growth in Population in New Units	1,454
Ultimate Growth in New Building Space (Sq.M)	64,619
New Other Non-Residential Space (sq.m)	*45,676*
New Industrial Space (sq.m)	*18,943*

	Growth-Related Capital Forecast											
	Gross Project Cost ($000)	Grants/ Subsidies/Other Recoveries ($000)	Non-Growth Share ($000)	Available DC Reserves ($000)	Post Period Allocation ($000)	Total Net Capital Costs ($000)	Residential Share %	Residential Share ($000)	Non-Residential Share Other Non-Res %	Non-Residential Share Other Non-Res ($000)	Non-Residential Share Industrial %	Non-Residential Share Industrial ($000)
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED TO 2033												
Roads Projects	$14,449.94	$0.00	$3,234.85	$655.47	$4,922.41	$5,637.21	60.6%	$3,414.23	31.5%	$1,778.17	7.9%	$444.82
TOTAL SERVICES RELATED TO A HIGHWAY: ROADS & RELATED TO 2033	**$14,449.94**	**$0.00**	**$3,234.85**	**$655.47**	**$4,922.41**	**$5,637.21**		**$3,414.23**		**$1,778.17**		**$444.82**
Unadjusted Development Charge Per Capita ($)								**$2,348.16**				
Unadjusted Development Charge Per Sq. M. ($)										**$38.93**		**$23.48**

Appendix C.2

Water Infrastructure Technical Appendix

WATER INFRASTRUCTURE

The Municipality of Meaford Environmental and Transportation Services Department includes the Public Works division, which is responsible for overseeing the design and construction of all new pumping stations and watermains.

This section provides the detailed analysis undertaken to establish the development charge rates for the eligible water infrastructure. The recovery of the water development charges are calculated on a municipal-wide basis. Historically, the Municipality has levied area-specific water development charges. However, many water infrastructure works will be required to service residential and non-residential development to build-out of the municipal lands that provide a municipal-wide benefit. For this reason, the Municipality will exclusively levy a municipal-wide water development charge moving forward.

The development-related water infrastructure projects are required to service the demands of new development over the period from 2024 to 2033. Forecasts of serviced dwelling units, population growth in new units, employment and serviced non-residential building space are projected on a municipal-wide basis. This forecast is discussed in more detail in Appendix A.

The following tables set out the 2024 to 2033 development-related capital forecast and the calculation of the development charge for water. The cost, quantum and description of the projects included in the forecast have been provided by Municipal staff and are based off master servicing plans. The content of the tables is as follows:

Table 1 Development-Related Waterworks Capital Program

Table 2 Development Charge Calculation

The Municipality will require various upgrades to the water treatment plant, as well as a new in-ground water storage facility to service development municipal-wide. The capital program also includes recoveries of the negative development charge reserve fund balance, the Nelson Street booster Station, and previous water treatment plan upgrades. The capital program also includes upgrades at the Industrial Park, a master servicing plan, and water modeling updates. The gross cost of the municipal-wide capital program is $16.75 million, as shown on Table 1. Benefit to existing shares amount to $1.18 and account for 46% of the water treatment plant upgrade recoveries per the Municipality's most recent Master Servicing Plan. The Nelson Street Booster Station recovery has a benefit to existing share of 23%, in-line with the most recent DC Study. The water modeling update has a 13% benefit to existing share representative of the share of existing dwelling units relative to the development potential within the service area. The remaining projects will fully benefit future development. Of the remaining development-related costs, $7.64 million will benefit development beyond the 2033 planning horizon. This post period share of costs will provide capacity beyond the level of development expected in the Municipality by 2033. The remaining development-related share eligible for recovery through development charges is $7.92 million.

The calculation of the municipal-wide residential and non-residential development charges for water services is shown on Table 2. The net DC recoverable share, $7.92 million is allocated to the residential (65%), other non-residential (27%) and industrial (8%) sectors, based on shares of anticipated serviced gross population and employment growth throughout Meaford to 2033. The residential share totals $5.13 million and, when divided by the anticipated growth in serviced population in new units (1,454) a charge of $3,528.67 per capita results.

The other non-residential share totals $2.12 million, which yields a development charge of $70.57 per square metre when divided by the increase in services non-residential building space (30,050 square metres). The industrial share ($668,450) yields a development charge of $35.29 per square metres when divided by the increase in serviced industrial building space to 2033 (18, 943 square metres). These charges are to be levied on all serviced development in the Municipality, regardless of location.

SYSTEM-WIDE WATER

2024 - 2033 Development-Related Capital Program		Calculated Development Charge		
		Residential	Other	Industrial
Total	Net DC Recoverable	$/capita	$/sq.m	$/sq.m
$16,745,434	$7,919,873	$3,528.67	$70.57	$35.29

APPENDIX C.2
TABLE 1

MUNICIPALITY OF MEAFORD
2024 DEVELOPMENT CHARGES STUDY
WATERWORKS DEVELOPMENT-RELATED CAPITAL PROGRAM

SYSTEM-WIDE WATER

MUNICIPAL-WIDE WATERWORKS		Anticipated Timing (year)	Gross Cost (2024 $)	Less: Grants /Subsidies	Less: Benefit to Existing Shares %	Less: Benefit to Existing Shares $	Less: Available DC Reserves	Less: Post 2033	Net DC Recoverable 2024-2033
#	Project								
1	Recovery of Negative Reserve Fund Balance	2024	$ 15,112	$ -	0%	$ -	$ -	$ -	$ 15,112
2	Recovery of Nelson Street Booster Station	2024-2048	$ 4,621,872	$ -	23%	$ 1,063,000	$ -	$ 1,779,436	$ 1,779,436
3	Recovery from Install of VFD's at the water treatment plant	2021/2022	$ 199,000	$ -	46%	$ 91,500	$ -	$ -	$ 107,500
4	Recovery from SCADAand Emergency Dialer Upgrades at water treatment plant for Nelson Street BPS and	2021/2022	$ 49,000	$ -	46%	$ 22,500	$ -	$ -	$ 26,500
5	New Pipe to connect in-ground storage to network	2028	$ 1,950,000	$ -	0%	$ -	$ -	$ 975,000	$ 975,000
6	New In Ground water storage facility	2030	$ 7,500,000	$ -	0%	$ -	$ -	$ 3,750,000	$ 3,750,000
7	Industrial Park	2025-2027	$ 2,280,450	$ -	0%	$ -	$ -	$ 1,140,225	$ 1,140,225
8	Master Servicing Plan Update - Water Share	2025	$ 100,000	$ -	0%	$ -	$ -	$ -	$ 100,000
9	Water Modeling Update	2025	$ 30,000	$ -	13%	$ 3,900	$ -	$ -	$ 26,100
Sub-Total Municipal-Wide Waterworks			**$ 16,745,434**	**$ -**		**$ 1,180,900**	**$ -**	**$ 7,644,661**	**$ 7,919,873**

HEMSON

APPENDIX C.2
TABLE 2

MUNICIPALITY OF MEAFORD
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
SYSTEM-WIDE WATER TO 2033

Ultimate Year Growth in Population in New Units	1,454
Ultimate Growth in New Building Space (Sq.M)	48,993
New Other Non-Residential Space (sq.m)	*30,050*
New Industrial Space (sq.m)	*18,943*

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share			
	Gross Project Cost ($000)	Grants/ Subsidies/Other Recoveries ($000)	Benefit to Existing Share ($000)	Available DC Reserves ($000)	Post Period Allocation ($000)	Total Net Capital Costs ($000)	%	($000)	Other Non-Res %	Other Non-Res ($000)	Industrial %	Industrial ($000)
SYSTEM-WIDE WATER TO 2033												
Municipal-Wide Waterworks	$16,745.43	$0.00	$1,180.90	$0.00	$7,644.66	$7,919.87	64.8%	$5,130.69	26.8%	$2,120.73	8.4%	$668.45
TOTAL SYSTEM-WIDE WATER TO 2033	**$16,745.43**	**$0.00**	**$1,180.90**	**$0.00**	**$7,644.66**	**$7,919.87**		**$5,130.69**		**$2,120.73**		**$668.45**
Unadjusted Development Charge Per Capita ($)								**$3,528.67**				
Unadjusted Development Charge Per Sq. M. ($)										**$70.57**		**$35.29**

HEMSON

APPENDIX C.3

SANITARY-SEWER TECHNICAL APPENDIX

Sanitary-Sewer

The Environmental and Transportation Services department includes the Public Works division, which is responsible for overseeing the design and construction of all new sanitary sewers, wastewater treatment plant, pumping stations and force mains.

This section provides the detailed analysis undertaken to establish the development charge rates for the eligible municipal-wide sanitary-sewer infrastructure.

The development-related sewer infrastructure projects are required to service the demands of new development over the period from 2024 to 2033. Forecasts of serviced dwelling units, population growth in new units, employment and serviced non-residential building space are projected on a municipal-wide basis for the calculation of the development charges. This forecast is discussed in more detail in Appendix A.

The following tables set out the 2024 to 2033 development-related capital forecast and the calculation of the development charge for sewer infrastructure. The cost, quantum and description of the projects included in the forecast have been provided by Municipal staff and are based on the Municipality of Meaford Water and Wastewater Servicing Master Plan. The contents of the tables are as follows:

Table 1 Municipal-wide Development-Related Sanitary Sewer Capital Program

Table 2 Municipal-Wide Development Charge Calculation

As indicated in the 2015 Water and Wastewater SMP, the Municipality will require various upgrades to wastewater infrastructure to service development to municipal-wide build-out. The gross cost of the municipal-wide capital program is $109.77 million, as shown in Table 1. Grants and subsidies total $30.00 million and are all related to the new wastewater treatment plant. Benefit to existing shares amount to $10.23 million and account for 13% of the syphon upgrade, 25% of Sewage Pumping Station No. 3 upgrades, 22% of the wastewater treatment plant engineering and administration, 61% of the new headwork's building and primary treatment, 50% of the biosolids treatment, and 13% of the wastewater modeling. These benefit to existing shares were determined in consultation with municipal staff and are in-line with the 2015 Water and Wastewater Master Servicing Plan. The benefit to existing shares represent the portion of sanitary sewer works that will be service enhancements or infrastructure replacements. The remaining projects are determined to fully benefit future development. Available reserve funds in the amount of $1.81 have been applied to the earliest project in the capital program. Additionally, $50.77 million in costs will benefit development beyond the 2033 planning horizon. These post period costs include

50% shares of most growth-related sewer works to be done within the planning period. 55% of all works related to updating the Wastewater Treatment Plant, and 100% of sewer works that will occur near the end or outside of the planning period. These post period shares represent the costs that will facilitate growth beyond 2033. The remaining development-related share eligible for recovery through development charges is $16.97 million.

The calculation of the municipal-wide residential and non-residential development charges for wastewater services is shown on Table 2. The net DC recoverable share, $16.97 million is allocated to the residential (65%), other non-residential (27%) and industrial (8%) sectors, based on shares of anticipated gross population and employment growth to 2033. The residential share totals $10.99 million and, when divided by the anticipated growth in population in new units (1,454) a charge of $7,559.69 per capita results.

The other non-residential share totals $4.54 million, yields a development charge of $151.19 per square metre when divided by the increase in other non-residential building space (30,050). The industrial share of $1.43 million yields a development charge of $75.60 per square metre when divided by the municipal-wide increase in industrial building space (18,943). These charges are to be levied on all serviced development in the Municipality, regardless of location.

SYSTEM-WIDE SEWER

2024 - 2033 Development-Related Capital Program		Calculated Development Charge		
		Residential	Other	Industrial
Total	Net DC Recoverable	$/capita	$/sq.m	$/sq.m
$109,772,375	$16,967,217	$7,559.69	$151.19	$75.60

APPENDIX C.3
TABLE 1

MUNICIPALITY OF MEAFORD
2024 DEVELOPMENT CHARGES STUDY
SANITARY SEWER GROWTH-RELATED CAPITAL PROGRAM

SYSTEM-WIDE SEWER

MUNICIPAL-WIDE SANITARY SEWER		Anticipated	Gross	Less:					Net DC
#	Project	Timing	Cost	Grants	Non-Growth Shares		Prior	Post	Recoverable
		(year)	(2024 $)	/Subsidies	%	$	Growth	2033	2024-2033
1	Industrial Park	2025-2027	$ 1,738,800	$ -	0%	$ -	$ -	$ 869,400	$ 869,400
2	Miller Street Sewermain	2033	$ 1,173,000	$ -	0%	$ -	$ -	$ 586,500	$ 586,500
3	Nelson Street Sewermain	2033	$ 1,368,500	$ -	0%	$ -	$ -	$ 1,368,500	$ -
4	Pearson Street Sewermain	2033	$ 508,300	$ -	0%	$ -	$ -	$ 254,150	$ 254,150
5	Syphon Upgrade	2024	$ 3,290,595	$ -	13%	$ 427,800	$ 1,806,055	$ 528,370	$ 528,370
6	Sewage Pumping Station No. 3 Upgrades	2030	$ 365,000	$ -	25%	$ 91,300	$ -	$ 136,850	$ 136,850
7	WWTP Engineering and Admin	2021-2027	$ 5,529,500	$ 2,901,984	22%	$ 578,100	$ -	$ 1,127,179	$ 922,237
8	Primary Treatment/Headworks	2026/2027	$ 21,564,480	$ 11,317,438	61%	$ 6,250,700	$ -	$ 2,197,988	$ 1,798,354
9	Secondary Treatment	2026/2027	$ 20,065,920	$ 10,530,966	0%	$ -	$ -	$ 5,244,225	$ 4,290,729
10	Disinfection	2026/2027	$ 1,276,800	$ 670,088	0%	$ -	$ -	$ 333,691	$ 273,020
11	Biosolids Treatment	2026/2027	$ 8,725,920	$ 4,579,524	0%	$ -	$ -	$ 2,280,518	$ 1,865,878
12	Full buildout Engineering and Admin	2052-2055	$ 3,133,000	$ -	0%	$ -	$ -	$ 3,133,000	$ -
13	Full Buildout Secondary	2056/2057	$ 14,135,520	$ -	0%	$ -	$ -	$ 14,135,520	$ -
14	Full Buildout Tertiary Treatment	2056/2057	$ 9,372,720	$ -	0%	$ -	$ -	$ 9,372,720	$ -
15	Full Buildout Disinfection	2056/2057	$ 225,120	$ -	0%	$ -	$ -	$ 225,120	$ -
16	Full Buildout Biosolids Treatment	2056/2057	$ 5,752,320	$ -	50%	$ 2,876,200	$ -	$ 2,876,120	$ -
17	WWTF Contract - Financing Costs[1] - Development-Related Share Only	2026	$ 8,859,380	$ -	0%	$ -	$ -	$ 3,543,751.93	$ 5,315,628
18	Master Servicing Plan Update - Wastewater Share	2025	$ 100,000	$ -	0%	$ -	$ -	$ -	$ 100,000
19	Wastewater Modeling Update	2025	$ 30,000	$ -	13%	$ 3,900	$ -	$ -	$ 26,100
20	SPS #1 Expansion	2054	$ 2,557,500	$ -	0%	$ -	$ -	$ 2,557,500	$ -
Sub-Total Municipal-Wide Sanitary Sewer			**$ 109,772,375**	**$ 30,000,000**		**$ 10,228,000**	**$ 1,806,055**	**$ 50,771,103**	**$ 16,967,217**

APPENDIX C.3
TABLE 2

MUNICIPALITY OF MEAFORD
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
SYSTEM-WIDE SEWER TO 2033

MUNICIPAL-WIDE SANITARY SEWER

Ultimate Year Growth in Population in New Units	1,454
Ultimate Growth in New Building Space (Sq.M)	48,993
New Other Non-Residential Space (sq.m)	*30,050*
New Industrial Space (sq.m)	*18,943*

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share			
	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Benefit to Existing Share	Available DC Reserves	Post Period Allocation	Total Net Capital Costs			Other Non-Res		Industrial	
	($000)	($000)	($000)	($000)	($000)	($000)	%	$000	%	($000)	%	($000)
SYSTEM-WIDE SEWER TO 2033												
Municipal-Wide Sanitary Sewer	$109,772.37	$30,000.00	$10,228.00	$1,806.06	$50,771.10	$16,967.22	64.8%	$10,991.78	26.8%	$4,543.37	8.4%	$1,432.06
TOTAL SYSTEM-WIDE SEWER TO 2033	**$109,772.37**	**$30,000.00**	**$10,228.00**	**$1,806.06**	**$50,771.10**	**$16,967.22**		**$10,991.78**		**$4,543.37**		**$1,432.06**
Unadjusted Development Charge Per Capita ($)								**$7,559.69**				
Unadjusted Development Charge Per Sq. M. ($)										**$151.19**		**$75.60**

HEMSON

APPENDIX C.4

STORMWATER TECHNICAL APPENDIX

STORMWATER

The Environmental and Transportation Services department includes the Public Works division, which is responsible for overseeing the design and construction of stormwater infrastructure.

This section provides the detailed analysis undertaken to establish the development charge rates for the eligible municipal-wide wastewater infrastructure.

The development-related stormwater projects are required to service the demands of new development over the period from 2024 to 2033. Forecasts of dwelling units, population growth in new units, employment and non-residential building space are projected on a municipal-wide basis for the calculation of the development charges. This forecast is discussed in more detail in Appendix A.

The following tables set out the 2024 to 2033 development-related capital forecast and the calculation of the development charge for sewer infrastructure. The cost, quantum and description of the projects included in the forecast have been provided by Municipal staff and all projects align with road upgrades (see Appendix C.1). The contents of the tables are as follows:

Table 1 Stormwater Capital Program

Table 2 Stormwater Charge Calculation

The gross cost of the municipal-wide capital program is $5.57 million, as shown on Table 1. Benefit to existing shares amount to $875,400 and accounts for the replacement shares of each road construction. These benefit to existing shares were determined in consultation with Municipal staff and are in-line with the coinciding road upgrades. About $2.07 million in costs will benefit development beyond the 2033 planning horizon. Similarly, these post period shares are in-line with the overlapping road projects. The remaining development-related share eligible for recovery through development charges is $2.62 million.

The calculation of the municipal-wide residential and non-residential development charges for stormwater is shown on Table 2. The net DC recoverable share, $2.62 million is allocated to the residential (61%), other non-residential (32%) and industrial (8%) sectors, based on shares of anticipated gross population and employment growth to 2033. The residential share totals $1.59 million and, when divided by the anticipated growth in population in new units (1,454) results in a charge of $1,090.57 per capita.

The other non-residential share totals $825,850 and yields a development charge of $18.08 per square metre when divided by the increase in other non-residential building space (45,676). The industrial share of $206,590 yields a development charge of $10.91 per square metre when divided by the municipal-wide increase in industrial building space (18,943). These charges are to be levied on all development in the Municipality, regardless of location.

STORMWATER

2024 - 2033 Development-Related Capital Program		Calculated Development Charge		
		Residential	Other	Industrial
Total	Net DC Recoverable	$/capita	$/sq.m	$/sq.m
$5,568,300	$2,618,136	$1,090.57	$18.08	$10.91

APPENDIX C.4
TABLE 1

MUNICIPALITY OF MEAFORD
2024 DEVELOPMENT CHARGES STUDY
DEVELOPMENT-RELATED CAPITAL PROGRAM
STORMWATER

NO.	Road	Length of Improvement (meters)	Anticipated Timing		Gross Cost (2024 $)	Grants /Subsidies	Replacement & BTE Shares	Available DC Reserves	Post 2033	Net DC Recoverable 2024-2033
			Start Year	Completion Year						
Storm Sewer Projects										
1	Legion Street	350	2025	2025	$724,500	$0	$181,125	$0	$0	$543,375
2	Ridge Road	1500	2027	2027	$3,105,000	$0	$589,950	$0	$1,257,525	$1,257,525
3	Industrial Park	840	2025	2027	$1,738,800	$0	$104,328	$0	$817,236	$817,236
Subtotal Storm Sewer Projects					**$5,568,300**	**$0**	**$875,403**	**$0**	**$2,074,761**	**$2,618,136**

APPENDIX C.4
TABLE 2

MUNICIPALITY OF MEAFORD
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
STORMWATER TO 2033

Ultimate Year Growth in Population in New Units	1,454
Ultimate Growth in New Building Space (Sq.M)	64,619
New Other Non-Residential Space (sq.m)	*45,676*
New Industrial Space (sq.m)	*18,943*

	Growth-Related Capital Forecast											
	Gross Project Cost ($000)	Grants/ Subsidies/Other Recoveries ($000)	Non-Growth Share ($000)	Available DC Reserves ($000)	Post Period Allocation ($000)	Total Net Capital Costs ($000)	Residential Share %	Residential Share ($000)	Non-Residential Share Other Non-Res %	Non-Residential Share Other Non-Res ($000)	Non-Residential Share Industrial %	Non-Residential Share Industrial ($000)
STORMWATER TO 2033												
Storm Sewer Projects	$5,568.30	$0.00	$875.40	$0.00	$2,074.76	$2,618.14	60.6%	$1,585.70	31.5%	$825.85	7.9%	$206.59
TOTAL STORMWATER TO 2033	**$5,568.30**	**$0.00**	**$875.40**	**$0.00**	**$2,074.76**	**$2,618.14**		**$1,585.70**		**$825.85**		**$206.59**
Unadjusted Development Charge Per Capita ($)								**$1,090.57**				
Unadjusted Development Charge Per Sq. M. ($)										**$18.08**		**$10.91**

APPENDIX D

RESERVE BALANCES

DEVELOPMENT CHARGES RESERVE FUND

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances that are available to help fund the development-related net capital costs identified in the Study. The opening balances of the development charges reserve funds as at December 31, 2023. All of the available reserve fund balances are therefore accounted for in the Study.

As shown on Table 1, the December 31, 2023 total reserve fund balance was approximately $4.54 million. It is important to note that going forward each area-based water and sewer reserves will collapse into a single system-wide reserve, one each for water and sanitary-sewer services.

The application of the available monies in each of the reserve funds is discussed in the appendix section related to each service. These funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis.

APPENDIX D

TABLE 1

MUNICIPALITY OF MEAFORD

DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT

AS AT DECEMBER 31, 2023

Service	**Reserve Fund Balance as at December 31, 2023**	
Public Library	$	(54,850)
Fire Protection Services	$	96,996
Parks & Recreation	$	1,038,789
Development-Related Studies	$	(3,021)
Services Related To A Highway: Public Works	$	909,814
Services Related To A Highway: Roads & Related	$	655,470
Water	$	(15,112)
System-Wide Water	$	143,196
Water Area 2	$	(322,342)
Water Area 3	$	164,034
Sewer	$	1,806,055
System-Wide Sewer	$	1,837,817
Sewer Area 1	$	-
Sewer Area 2	$	(31,762)
Sewer Area 3	$	108,533
Total Development Charge Reserves	**$**	**4,542,674**

Appendix E

Cost of Growth Analysis

Cost of Growth Analysis

A. ASSET MANAGEMENT PLAN

The *Development Charges Act, 1997* now requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

i. Asset Types

A summary of the future Municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Tables 1 and 2. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. Some projects do not relate to the emplacement of a tangible capital asset – some examples include the acquisition of land, recovery of completed projects or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as "not infrastructure" in the table.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (ex. New buildings include: HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

TABLE 1
SUMMARY OF MUNICIPALITY ASSETS CONSIDERED FOR GENERAL SERVICES

Public Library	
▪ Recovery of Negative Reserve Fund Balance	▪ Not infrastructure
▪ Recovery of Completed Projects	▪ Not infrastructure
▪ E-resources	▪ 20 years
Fire Protection Services	
▪ Buildings	▪ 40 years
▪ Equipment	▪ 20 years
Parks & Recreation	
▪ Buildings, Land & Furnishings	▪ 30-50 years
▪ Vehicles	▪ 13 years
▪ Parks and Amenities	▪ 20-30 years
▪ Studies	▪ Not infrastructure

TABLE 1 SUMMARY OF MUNICIPALITY ASSETS CONSIDERED FOR GENERAL SERVICES	
Public Works	
▪ Buildings	▪ 50 years
▪ Vehicles	▪ 14 years
Development Related Studies	
▪ Recover of Negative Reserve Fund Balance	▪ Not Infrastructure
▪ Development Related Studies	▪ Not Infrastructure

No annual provisions have been identified for Development-Related Studies as the plan updates and studies included are not infrastructure and therefore have no long-term financial requirements.

TABLE 2 SUMMARY OF MUNICIPALITY ASSETS CONSIDERED FOR ENGINEERD SERVICES	
Roads & Related	
▪ Road Improvements	▪ 30 years
▪ Studies	▪ Not Infrastructure
Water	
▪ Recovery of Negative Reserve Fund Balance	▪ Not infrastructure
▪ Recovery of Completed Projects	▪ Not infrastructure
▪ Water Infrastructure	▪ 50 years
▪ Studies	▪ Not Infrastructure
Sanitary-Sewer	
▪ Recovery of Completed Projects	▪ Not infrastructure
▪ Engineering and Administration	▪ Not Infrastructure
▪ Sanitary-Sewer Infrastructure	▪ 50 years
▪ Studies	▪ Not Infrastructure
Stormwater	
▪ Stormwater Improvements	▪ 50 years

ii. Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 %) and interest (3.5 %).

Consistent with the requirements of the DCA, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to the benefit-to-existing and post-period benefit have also been calculated.

Tables 3 and 4 provide the calculated annual asset management contribution for both the gross capital expenditures by 2034 and the share related to the 2024-2033 DC recoverable portion. The year 2034 has been included to calculate the annual contribution for the 2024-2033 period as the expenditures in 2034 will not trigger asset management contributions until 2031. As shown in Tables 3 and 4, by 2034, the Municipality will need to fund an additional $393,700 for general services and $1.84 million for engineered services to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law.

APPENDIX E
TABLE 3

MUNICIPALITY OF MEAFORD
ANNUAL ASSET MANAGEMENT PROVISION BY 2034

Service	2024 - 2033 Capital Program		Calculated AMP Annual Provision by 2034	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Public Library	$600,491	$1,192,892	$4,421	$2,211
Fire Protection Services	$910,000	$850,000	$89,576	$44,016
Parks & Recreation	$2,441,568	$5,384,703	$240,567	$149,671
Services Related To A Highway: Public Works	$1,025,000	$500,000	$59,116	$10,534
TOTAL	**$4,977,058**	**$7,927,595**	**$393,680**	**$206,431**

** Includes costs that will be recovered under future development charges studies (i.e. other development-related) and ineligible shares.*

APPENDIX E
TABLE 4

MUNICIPALITY OF MEAFORD
ANNUAL ASSET MANAGEMENT PROVISION BY 2034

Service	2024 - 2033 Capital Program		Calculated AMP Annual Provision by 2034	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Services Related To A Highway: Roads & Related	$6,292,683	$8,157,255	$256,285	$132,216
System-Wide Water	$7,919,873	$8,825,561	$258,386	$127,956
System-Wide Sewer	$17,777,772	$90,125,803	$1,212,272	$972,984
Stormwater	$2,618,136	$2,950,164	$116,715	$62,003
TOTAL	**$34,608,464**	**$110,058,783**	**$1,843,658**	**$1,295,159**

** Includes costs that will be recovered under future development charges studies (i.e. other development-related) and ineligible shares.*

iii. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Municipality's projected growth. Over the next ten years, the Municipality is projected to increase by approximately 635 households. In addition, the Municipality will also add about 946 new employees that will result in approximately 64,619 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charge revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Municipality's reserves for future replacement of these assets.

B. LONG-TERM CAPITAL AND OPERATING IMPACTS

As shown in Table 5, by 2033, the Municipality's net operating costs are estimated to increase by $860,500 for property tax supported services. It is important to note that associated operating costs of major facilities will be reviewed and updated through future studies and plans. Increases in net operating costs will happen as facilities undergo space expansion, the Municipality adds new buildings, and the Municipality's roadway network expands, and with the acquisition of fleet.

Table 6 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax). In total, $19.28 million will need to be financed from non-DC sources over the 2024-2033 planning period and is related to facilities and infrastructure that will benefit the existing community. In addition, $37.43 million in interim DC financing related to other development related shares of projects may be required. With that said, in order to carry out the capital program, debt may be issued for various DC eligible costs to be later be paid for through development charge collections. However, because DC By-laws must be revisited at least every five years, it is difficult to determine the quantum of interim financing that may be necessary.

Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

C. THE PROGRAM IS DEEMED FINANCIALLY SUSTAINABLE

In summary, the asset management plan and long-term capital and operating analysis included in this appendix demonstrates that the Municipality can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period.

Importantly, the Municipality's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

APPENDIX E

TABLE 5

MUNICIPALITY OF MEAFORD

ESTIMATED NET OPERATING COST OF THE PROPOSED

DEVELOPMENT-RELATED CAPITAL PROGRAM

(in constant 2024 dollars)

Category	Cost Driver (in 2024 $)			Additional Operating Costs at 2033	Source and Commentary (1)
	$	unit meaure	Quantity		
Public Library				**$0**	
				$0	No additional costs from debt recovery and e-resources
Fire Protection Services				**$83,139**	
- Buildings, Land and Furnishings	$47	per $1,000 of total	$1,760	$83,139	Based on 2022 FIR and 2024 Capital Program
		fire and police station capital			
Parks & Recreation				**$360,200**	
- Buildings, Land & Furnishings	$16	per sq.ft. of new	9,434	$154,600	Based on 2022 FIR and 2024 Capital Program
		recreation space			
- Park Development and Facilities	$44	per $1,000 of total	$4,726	$205,600	Based on 2022 FIR and 2024 Capital Program
		infrastructure value			
Services Related To A Highway: Public Works				**$20,000**	
- Buildings, Land and Fleet	$20	per $1,000 of total	$1,000	$20,000	Based on operating assumptions in comparable municipalities and 2024 Capital Program
		infrastructure value		$0	
Services Related To A Highway: Roads & Related				**$314,000**	
- Development-Related Roads Infrastructure	$495	per household	635	$314,000	Based on 2022 FIR and 2024 Capital Program
TOTAL ESTIMATED OPERATING COSTS				**$860,478**	

APPENDIX E
TABLE 6

MUNICIPALITY OF MEAFORD
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR MUNICIPAL-WIDE SERVICES 2024 - 2033
(in $000)

Service	Development-Related Capital Program (2024 - 2033)					
	Net Municipal Cost ($000)	Grants/ Subsidies/Other Recoveries ($000)	Replacement & Benefit to Existing ($000)	Available DC Reserves ($000)	Other Dev. Related & Post-Period Benefit ($000)	Total DC Eligible Costs for Recovery ($000)
1.0 Public Library	$1,825.7	$22.6	$50.0	$0.0	$1,120.3	$655.3
2.0 Fire Protection Services	$1,760.0	$0.0	$850.0	$97.0	$0.0	$813.0
3.0 Parks & Recreation	$9,826.3	$0.0	$2,153.1	$1,038.8	$4,231.6	$2,402.8
4.0 Services Related To A Highway: Public Works	$1,525.0	$0.0	$500.0	$909.8	$0.0	$115.2
5.0 Development Related Studies	$503.0	$0.0	$205.0	$0.0	$0.0	$298.0
6.0 Services Related To A Highway: Roads & Related	$14,449.9	$0.0	$3,234.8	$655.5	$4,922.4	$5,637.2
7.0 System-Wide Water	$16,745.4	$0.0	$1,180.9	$0.0	$7,644.7	$7,919.9
8.0 System-Wide Sewer	$79,772.4	$30,000.0	$10,228.0	$1,806.1	$50,771.1	$16,967.2
9.0 Stormwater	$5,568.3	$0.0	$875.4	$0.0	$2,074.8	$2,618.1
TOTAL - CAPITAL PROGRAM	**$131,976.0**	**$30,022.6**	**$19,277.3**	**$4,507.1**	**$70,764.8**	**$37,426.8**

Appendix F

Local Service Policy

General Policy Guidelines on Development Charge and Local Service Funding for Municipal-Related Works

The following guidelines set out in general terms, the size and nature of engineered infrastructure that is included in the Municipality of Meaford 2024 Development Charges Study. For a project to be eligible to be funded completely or in part by development charges, the following will apply:

1. The project will be identified in the most current Municipality of Meaford Development Charges Study.

2. If any infrastructure does not add any additional capacity over and above the capacity requirement for that development, these projects are assumed to be the sole responsibility of the developer.

3. Infrastructure that provides servicing or capacity for more than one development is not necessarily fully or partially funded from development charges. If a project is considered fully or partially local in nature, the Municipality will require the benefiting landowners to fund the works directly.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered on its own merits having regard to, among other factors, the nature, type and location of the development in any existing development and proposed development in its surrounding area these policy guidelines, the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area, and subsection 59(2) of the *Development Charges Act, 1997*.

These local service policy guidelines are subject to review and amendment by the Municipality, which may be independent of an amendment or update to the Municipality's development charge by-laws.

The detailed engineering requirements for all work and/or development are governed by the Municipality of Meaford, or if not specified in the Official Plan, by the approved detailed engineering standards.

"Local service" funding is being specifically considered for the services of:

1. Roads and Related Services
2. Water Services
3. Wastewater Services
4. Parkland Development

A. ROADS AND RELATED

Arterial Roads:

New arterial roads and arterial road improvements are included as part of road costing funded through DCs. Only the oversizing component would be recovered through DCs and local road equivalent costs are considered to be a local service.

Collector Roads:

The local component of a collector road internal to a development is a direct developer responsibility under s.59 of the DCA as a local service. The oversized share of a collector road internal to a development is development charge recoverable.

Collector roads external to a development are a local service if the works are within the area to which the plan relates and therefore a direct developer responsibility under s.59 of the DCA. Otherwise, the works are included in the DC calculation to the extent permitted under s.5(1) of the DCA.

Local Roads:

Local roads, within a development are local services and a direct developer responsibility under s.59 of the DCA.

Additional Works:

Traffic Signals and Intersection Improvements due to development and development-related traffic increases are to be funded in the same manner as the associated road; if the associated road is deemed a local service any associated works are also considered local and a direct developer responsibility.

Subdivision/Site Entrances and Related:

Entrances and all related costs (including, but not limited to: signalization, turn lanes, utilities and extensions, etc.), no matter the class of road, are a local service and a direct developer responsibility under s.59 of the DCA.

Streetlights:

Streetlights internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the DCA).

Streetlights external to a development but related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the DCA).

New streetlights in other areas related to development are included in the DC calculation to the extent permitted under s.5(1) of the DCA.

Sidewalks:

Sidewalks internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the DCA).

Sidewalks external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the DCA).

New sidewalks in other areas related to development are included in the DC calculation to the extent permitted under s.5(1) of the DCA.

Bike or Transit Lanes:

Bike or transit lanes, where requested, internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the DCA).

Bike or transit lanes external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the DCA).

New bike or transit lanes in other areas related to development are included in the DC calculation to the extent permitted under s.5(1) of the DCA.

Street Tree Planting:

Street tree planting, as required by Municipal Standards, is considered a local area service and a direct responsibility of the developer.

Land Acquisition for Road Allowances:

Land acquisition for planned road allowances within development lands is a dedication under the Planning Act provisions.

Land acquisition for planned road allowances outside of development lands, and that is not a dedication under the Planning Act, is included in the DC calculation to the extent permitted under s.5(1) of the DCA.

Additional land acquisition for bridges or grade separations (beyond normal dedication requirements) is included in the DC calculation, to the extent in which it is eligible and identified, if applicable, in the Development Charges Background Study.

For further clarification, all improvements to a road to facilitate development are considered local services and are to be paid by the developer unless they fall into one of the following categories:

The improvement is designated as required for traffic flow improvement for an area greater than the development, is defined as a road improvement required by the Municipality, and is identified through the Class Environmental Assessment process or a Municipality Transportation Study. Such an improvement would be listed in the Development Charges Background Study.

The improvement is designated as required by Municipality Staff to serve a greater area than the development and is identified in the capital forecast and is listed in the Development Charges Background Study.

B. WATER SERVICES

All water supply, storage, treatment facilities and booster pumping stations may be included in the development charge calculation.

Watermains within the development that are 300mm or larger are to be included in the development charge calculation. The amount of cost contribution for watermains within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250mm pipe diameter including a 12% engineering fee. Only watermain and valves will be included in the calculation. Any costs related to the depth of pipe are the responsibility of the developer.

Watermains within the development that are under 300mm are deemed to be a local service and are a direct funding responsibility of the developer.

Connections to trunk mains and pumping stations to service specific areas are to be a direct developer responsibility.

Trunk watermains, generally outside the development area, identified by a Class Environmental Assessment, Servicing Study or by Municipality Staff will be included in the development charge calculation.

C. WASTEWATER SERVICES

All sanitary sewage treatment facilities are to be included in the development charge calculation.

Major sanitary trunk sewers, external to the development, and major pumping stations serving more than one development are to be included in the development charge calculation. These services will be identified through a Class Environmental Assessment, Servicing Study or by Municipality staff.

Sewer collectors within the development that are under 300mm are deemed to be a local service and are a direct funding responsibility of the developer. Sanitary sewers within the development that are 300mm or larger that also service upstream properties will have cost sharing calculated on the tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250mm pipe including a 12% engineering fee. All other appurtenances with respect to oversizing and any costs related to the depth of pipe are the responsibility of the developer.

Connections to collectors and pumping stations to service specific areas are to be a direct developer responsibility.

Sewage pumping stations within the development or local pumping stations serving a small localized area are deemed to be a local service and are a direct funding responsibility of the developer or developers on a flow area or proportional basis, or by agreement between the developers.

Upgrades to, or the construction of permanent pumping stations that are required as a result of an approved serviceability study that service more than one developer, will be funded under one of the following possible approaches:

a. Through a development cost sharing agreement amongst the benefiting landowners. This is the Municipality 's preferred approach; or

b. Through a Municipality facilitated developer cost sharing arrangement, such as an area-specific development charge or other similar mechanism. Under this approach, the Municipality will require one or more of the benefitting landowners to front-end finance the cost of the works.

D. PARKLAND DEVELOPMENT

For the purpose of parkland development, local service includes the requirement for the owner to undertake preparation of a conceptual park plan including proposed grading to demonstrate that the proposed park size, configuration and topography will allow for the construction of park facilities to the satisfaction of the Municipality.

The Municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the Planning Act provisions. All of these costs are deemed a direct responsibility of the owner and have not been included in the development charge calculation.

With respect to other parkland development costs, the municipal policy is to include all other components of parkland development in the DC calculation, including detailed design and contract administration, finished grading, sodding, park furniture, electrical, water, sanitary sewer, signage, plant material, walkways, play courts, parking lots, sports fields, playground equipment, water play equipment, recreational trails, park shelters and lighting.

Recreational Trails:

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

a. All costs associated with any recreational trails to be constructed within the development (as incorporated in Section D6 of the Official Plan); and

b. Rough grading and any associated infrastructure (bridges and abutments, guard and hand rails, retaining walls) of all recreational trails and multi-use paths that are considered part of the Municipality's Public Walkways Network (as incorporated in Section D6 of the Official Plan) within the development.

The costs of new trails/walkways in other areas related to development shall be paid through DCs.

Parkland:

The costs for parkland development as set out in the relevant development agreement shall be the direct developer's responsibility as a local service.

The costs of the following items shall be paid through DCs:

a. All costs associated with program facilities and non-local parkland in addition to all associated site works beyond the base parkland development.

Appendix G

By-Law

(To be Provided Under Separate Cover)