



# Development Charges Background Study

City of Sarnia

October 4, 2023

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## List of Acronyms and Abbreviations

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



# Executive Summary



# Executive Summary

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

- Chapter 1 – Overview of the legislative requirements of the Act;
- Chapter 2 – Review of present D.C. policies of the City;
- Chapter 3 – Summary of the residential and non-residential growth forecasts for the City;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

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

- 1) Identify amount, type and location of growth.
- 2) Identify servicing needs to accommodate growth.
- 3) Identify capital costs to provide services to meet the needs.
- 4) Deduct:
  - Grants, subsidies and other contributions;
  - Benefit to existing development;
  - Amounts in excess of 15-year historical service calculation;
  - D.C. reserve funds (where applicable);





- 5) Net costs are then allocated between residential and non-residential benefit; and
  - 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C.A. have occurred since the passage of the City's 2019 D.C. By-law. These changes were introduced through four (4) bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, and Bill 213, and were detailed in the City's 2021 D.C. Update Study, dated June 28, 2021. Those changes included the following:
- Installment payments for rental housing, institutional developments, and non-profit housing;
  - Rate freeze on D.C.s for applications proceeding through Site Plan or Zoning By-law Amendment applications;
  - Removal of the 10% mandatory deduction on all D.C. eligible services;
  - Introduction of a new authority under the *Planning Act* to implement Community Benefit Charges (C.B.C.);
  - Eligible Services: The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the City of Sarnia, this means that services currently provided in the D.C. by-law would remain eligible; and
  - New exemption for universities that receive operating funds from the Government.
4. Since the completion of the D.C. Update Study in 2021, further legislative changes have been made to the D.C.A. On November 28, 2022, Bill 23: *More Homes Built Faster Act, 2022* received Royal Assent. The Bill provides the following changes (further details are provided in Section 1.4 of this report):
- Additional Residential Unit Exemption: Allowance of a third unit as-of-right;
  - Removal of Housing as an Eligible D.C. Service;
  - New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units (currently not in force);
  - New Statutory Exemption for Non-Profit Housing;
  - Historical Level of Service extended to previous 15-year period instead of the previous 10-year period;



- Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (nothing prescribed to date);
  - Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
    - Year 1 – 80% of the maximum charge;
    - Year 2 – 85% of the maximum charge;
    - Year 3 – 90% of the maximum charge;
    - Year 4 – 95% of the maximum charge; and
    - Year 5 to expiry – 100% of the maximum charge.
  - D.C. By-law expiry will be a maximum of 10 years after the date the by-law comes into force;
  - D.C. for Rental Housing developments to receive a discount as follows:
    - Three or more bedrooms – 25% reduction;
    - Two bedrooms – 20% reduction; and
    - All other bedroom quantities – 15% reduction.
  - Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
  - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2023 to 2032), and buildout (2023 to Buildout, Development Area 2 only, and all other urban serviced areas) periods.



Table ES-1  
City of Sarnia  
Summary of Growth Forecast by Planning Period

Measure	10 Year 2023 to 2032	2023 to Buildout	2023 to Development Area 2 Buildout	2023 to All other Urban Areas Buildout
(Net) Population Increase	7,293	9,270	3,611	5,682
Residential Unit Increase	3,420	4,396	1,375	3,013
Non-Residential – Gross Floor Area Increase (sq.ft.)	1,675,300	2,212,900	320,000	1,571,600

Source Watson & Associates Economists Ltd. Forecast 2023

6. On May 27, 2019, the City of Sarnia passed By-law 89 of 2019 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on December 31, 2023. The City is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for October 16, 2023 with adoption of the by-law on December 11, 2023.
7. The City's D.C. currently in effect is \$12,293 for single detached dwelling units for non-water, wastewater, and stormwater services. The non-residential charge is \$52.55 per sq.m (\$4.88 per sq.ft.) for non-water, wastewater, and stormwater services. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential). Charges have been provided on a City-wide basis for all services except water, wastewater, and stormwater services. The corresponding City-wide single detached unit charge is \$16,940. The non-residential charge is \$73.73 per sq.m (\$6.85 per sq.ft.) of building area. These rates are submitted to Council for its consideration.



8. The City has area-specific D.C.s currently in effect in Development Area 2 as well as All Other Urban Areas for water, wastewater, and stormwater services. The current charges are as follows:

- Development Area 2: \$23,366 per single detached unit and \$128.70 per sq.m (\$11.96 per sq.ft.) of gross floor area of non-residential development
- All Other Urban Areas: \$6,571 per single detached unit and \$34.78 per sq.m (\$3.23 per sq.ft.) of gross floor area of non-residential development

This study has undertaken updates to all area-specific charges and the resulting charges are as follows:

- Development Area 2: \$26,475 per single detached unit and \$151.66 per sq.m (\$14.09 per sq.ft.) of gross floor area of non-residential development
- All Other Urban Areas: \$4,252 per single detached unit and \$32.08 per sq.m (\$2.98 per sq.ft.) of gross floor area of non-residential development

The above rates are submitted to Council for their consideration

9. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-6. A summary of these costs is provided below:

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

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$174,802,717
Less: Benefit to existing development	\$47,189,385
Less: Post planning period benefit	\$14,336,801
Less: Ineligible re: Level of Service	-
Less: Grants, subsidies and other contributions	\$900,000
<b>Net costs to be recovered from development charges</b>	<b>\$112,376,531</b>



This suggests that for the non-D.C. cost over the 10-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$48.09 million (or an annual amount of \$4.81 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$14.34 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the City plans to spend \$174.80 million over the next 10 years, of which \$112.38 million (64%) is recoverable from D.C.s. Of this net amount, \$91.04 million is recoverable from residential development and \$21.34 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following services are calculated based on a City-wide buildout forecast:

- Services Related to a Highway;

The following services are calculated based on a buildout forecast for Development Area 2:

- Stormwater Services;
- Wastewater Services; and
- Water Services.

The following services are calculated based on a buildout forecast for All Other Urban Areas:

- Stormwater Services;
- Wastewater Services; and
- Water Services.

All other services are calculated based on a 10-year forecast. These include:

- Public Works Facilities, Fleet & Equipment;
- Fire Protection Services;



- Policing Services;
- Parks and Recreation Services; and
- Library Services.

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

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



Table ES-3  
City of Sarnia  
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m of Gross Floor Area)
<b>City-wide Services/Class of Service:</b>							
Services Related to a Highway	8,065	6,501	5,882	3,415	3,321	4.99	53.71
Public Works (Facilities and Fleet)	442	356	322	187	182	0.29	3.12
Fire Protection Services	493	397	360	209	203	0.32	3.44
Policing Services	921	742	672	390	379	0.60	6.46
Parks and Recreation Services	6,374	5,138	4,649	2,699	2,625	0.59	6.35
Library Services	645	520	470	273	266	0.06	0.65
<b>Total City-wide Services/Class of Services</b>	<b>16,940</b>	<b>13,654</b>	<b>12,355</b>	<b>7,173</b>	<b>6,976</b>	<b>6.85</b>	<b>73.73</b>
<b>Urban Services - All Other Urban Areas</b>							
Stormwater Drainage and Control Services	793	639	578	336	327	0.44	4.74
Wastewater Services	2,944	2,373	2,147	1,247	1,212	2.16	23.25
Water Services	515	415	376	218	212	0.38	4.09
<b>Total Urban Services - All Other Urban Areas</b>	<b>4,252</b>	<b>3,427</b>	<b>3,101</b>	<b>1,801</b>	<b>1,751</b>	<b>2.98</b>	<b>32.08</b>
<b>Urban Services - Development Area 2</b>							
Stormwater Drainage and Control Services	11,045	8,903	8,055	4,677	4,549	5.19	55.86
Wastewater Services	14,584	11,756	10,636	6,175	6,006	8.41	90.52
Water Services	846	682	617	358	348	0.49	5.27
<b>Total Urban Services - Development Area 2</b>	<b>26,475</b>	<b>21,341</b>	<b>19,308</b>	<b>11,210</b>	<b>10,903</b>	<b>14.09</b>	<b>151.66</b>
<b>GRAND TOTAL CITY-WIDE</b>	<b>16,940</b>	<b>13,654</b>	<b>12,355</b>	<b>7,173</b>	<b>6,976</b>	<b>6.85</b>	<b>73.73</b>
<b>GRAND TOTAL ALL OTHER URBAN AREAS</b>	<b>21,192</b>	<b>17,081</b>	<b>15,456</b>	<b>8,974</b>	<b>8,727</b>	<b>9.83</b>	<b>105.81</b>
<b>GRAND TOTAL DEVELOPMENT AREA 2</b>	<b>43,415</b>	<b>34,995</b>	<b>31,663</b>	<b>18,383</b>	<b>17,879</b>	<b>20.94</b>	<b>225.40</b>



# Report





# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

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

The City retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2022 and 2023. Watson worked with City staff in preparing the D.C. analysis and policy recommendations.

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

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

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

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

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



## 1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for October 16, 2023. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the City's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on October 4, 2023.

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

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

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

Figure 1-1  
Schedule of Key D.C. Process Dates for the City of Sarnia

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	Winter 2022 to Summer 2023
2. Public meeting advertisement placed in newspaper(s)	September 23, 2023
3. Background study and proposed by-law available to public	October 4, 2023
4. Stakeholder Meeting	October 10, 2023
5. Public meeting of Council	October 16, 2023
6. Council considers adoption of background study and passage of by-law	December 11, 2023
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. City makes pamphlet available (where by-law not appealed)	By 60 days after in force date



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

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

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

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

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

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

**Changes to Eligible Services** – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Furthermore, the initial list of



eligible services under Bill 108 was limited to “hard services,” with the “soft services” being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

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

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

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

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

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

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



### 1.3.3.1 D.C. Related Changes

#### List of D.C. Eligible Services

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

#### Classes of Services – D.C.

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



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

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

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

#### Mandatory 10% Deduction

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

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

#### *1.3.3.2 C.B.C. Related Changes*

##### C.B.C. Eligibility

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

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

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

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be



funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

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

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

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

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

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

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





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

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

### **1.4.1 *Additional Residential Unit Exemption***

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

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

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

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

### **1.4.3 *New Statutory Exemption for Non-Profit Housing***

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



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

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

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

*Note: the above exemptions are not currently in force. These exemptions will be in force upon proclamation and revisions to the regulations. The bulletin has yet to be published at the time of writing this report.*

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

#### **1.4.5 Historical Level of Service extended to 15-year period**

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

#### **1.4.6 Revised Definition of Capital Costs**

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



### **1.4.7 Mandatory Phase-in of a D.C.**

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

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

### **1.4.8 D.C. By-law Expiry**

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

### **1.4.9 Installment Payments**

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

### **1.4.10 Rental Housing Discount**

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

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

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

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate



provision would apply to all Installment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

#### ***1.4.12 Requirement to Allocate Funds Received***

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



# Chapter 2

## Current City of Sarnia Policy



## 2. Current City of Sarnia Policy

### 2.1 Schedule of Charges

On May 27, 2019, the City of Sarnia passed By-law, 89 of 2019 under the D.C.A. This by-law was amended on October 4, 2021, via By-law 101 of 2021.

This by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as of January 1, 2023.

Table 2-1  
City of Sarnia  
Current D.C. Rates  
as of January 1, 2023

Service	Residential					Non-Residential	
	Single & Semi Detached	Multiples	Apartments 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	per sq.m	per sq.ft.
Services Related to a Highway	7,717	5,630	5,298	3,497	3,137	37.57	3.49
Public Works (Facilities and Fleet)	319	232	218	145	129	1.32	0.12
Fire Protection Services	803	586	553	364	327	3.98	0.37
Policing Services	612	446	420	277	247	2.92	0.27
Parks Services	2,633	1,921	1,810	1,192	1,070	5.73	0.53
Growth Studies	209	154	142	94	84	1.03	0.10
<b>Total City-wide Services/Classes of Service</b>	<b>\$12,293</b>	<b>\$8,969</b>	<b>\$8,441</b>	<b>\$5,569</b>	<b>\$4,994</b>	<b>\$52.55</b>	<b>\$4.88</b>
Stormwater Drainage and Control Services	788	576	541	357	321	4.55	0.42
Wastewater Services	5,783	4,218	3,971	2,621	2,350	30.23	2.81
<b>Total Urban Services - All Other Urban Areas</b>	<b>\$6,571</b>	<b>\$4,794</b>	<b>\$4,512</b>	<b>\$2,978</b>	<b>\$2,671</b>	<b>\$34.78</b>	<b>\$3.23</b>
Stormwater Drainage and Control Services	9,920	7,237	6,811	4,495	4,033	64.29	5.97
Wastewater Services	13,312	9,710	9,140	6,031	5,412	63.83	5.93
Water Services	134	98	92	60	54	0.58	0.05
<b>Total Urban Services - Development Area 2</b>	<b>\$23,366</b>	<b>\$17,045</b>	<b>\$16,043</b>	<b>\$10,586</b>	<b>\$9,499</b>	<b>\$128.70</b>	<b>\$11.96</b>
<b>Total City-wide + Urban Services All Other Urban Areas</b>	<b>\$18,864</b>	<b>\$13,763</b>	<b>\$12,953</b>	<b>\$8,547</b>	<b>\$7,665</b>	<b>\$87.33</b>	<b>\$8.11</b>
<b>Total City-wide + Urban Services Development Area 2</b>	<b>\$35,659</b>	<b>\$26,014</b>	<b>\$24,484</b>	<b>\$16,155</b>	<b>\$14,493</b>	<b>\$181.25</b>	<b>\$16.84</b>

### 2.2 Services Covered

The following services and classes of services are covered under By-law 89 of 2019 (as amended):

- Services Related to a Highway;
- Public Works;
- Fire Protection Services;
- Policing services;
- Parks Services;
- Growth Studies;
- Stormwater Drainage and Control Services;



- Water Services; and
- Wastewater Services.

## 2.3 Timing of D.C. Calculation and Payment

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D.C.s are payable on the date the first building permit is issued in relation to a building or structure on land to which the D.C. applies.

## 2.4 Indexing

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Rates shall be indexed, without amendment to the By-law, annually on January 1, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup>.

## 2.5 Redevelopment Allowance

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As a result of the redevelopment of land, a building or structure existing on the same land within five (5) years prior to the date of payment of D.C.s in regard to such redevelopment was or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or

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



structure, an amount calculated by multiplying the applicable D.C. by the gross floor area (G.F.A.) that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment. No credit is available if the existing land use is exempt under this by-law.

## 2.6 Exemptions

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The following non-statutory exemptions are provided under By-law 89 of 2019, as amended.

- Non-residential farm building or structure on a property actively used for agricultural purposes in the rural zones as identified in the City's zoning By-law;
- A use of land that does not involve a building structure, such as playing fields, ball diamonds and other similar outdoor recreation facilities;
- Development in the Sarnia 402 Business Park located between Airport Road, Telfer Road, London Line and Highway 402 or in the Sarnia Business and Research Park and the University of Western Ontario Research and Development Park (Sarnia-Lambton Campus) located on the east side of Highway 40 south of London Line; and
- Temporary buildings and structures as defined in the City's Zoning By-law, non-services industrial buildings and structures used exclusively for storage, and airport hangars.





# Chapter 3

## Anticipated Development in the City of Sarnia



## 3. Anticipated Development in the City of Sarnia

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services over a 10-year (2023 to 2033) and a longer-term (2023 to buildout) time horizon.<sup>[1]</sup>

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

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

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

- City of Sarnia Official Plan, Final Draft - July 11, 2022;
- City of Sarnia Comprehensive Review, Growth Management Recommendations, January 28, 2022, urbanMetrics inc.;
- City of Sarnia 2019 Development Charges Background Study, March 25, 2019, by Watson & Associates Economists Ltd.
- City of Sarnia Development Charges Update Study, June 28, 2021, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to year-to-date July 2023 period;

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<sup>[1]</sup> Buildout refers to the timing of residential development yield on urban lands within the City's Municipal Corporate Boundary based on discussions with City staff regarding servicing and land supply.

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

### 3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the City of Sarnia (excluding census undercount) is anticipated to reach approximately 80,320 by mid-2033 and 82,290 by buildout, resulting in an increase of approximately 7,290 and 9,270 persons, respectively. <sup>[1]</sup>

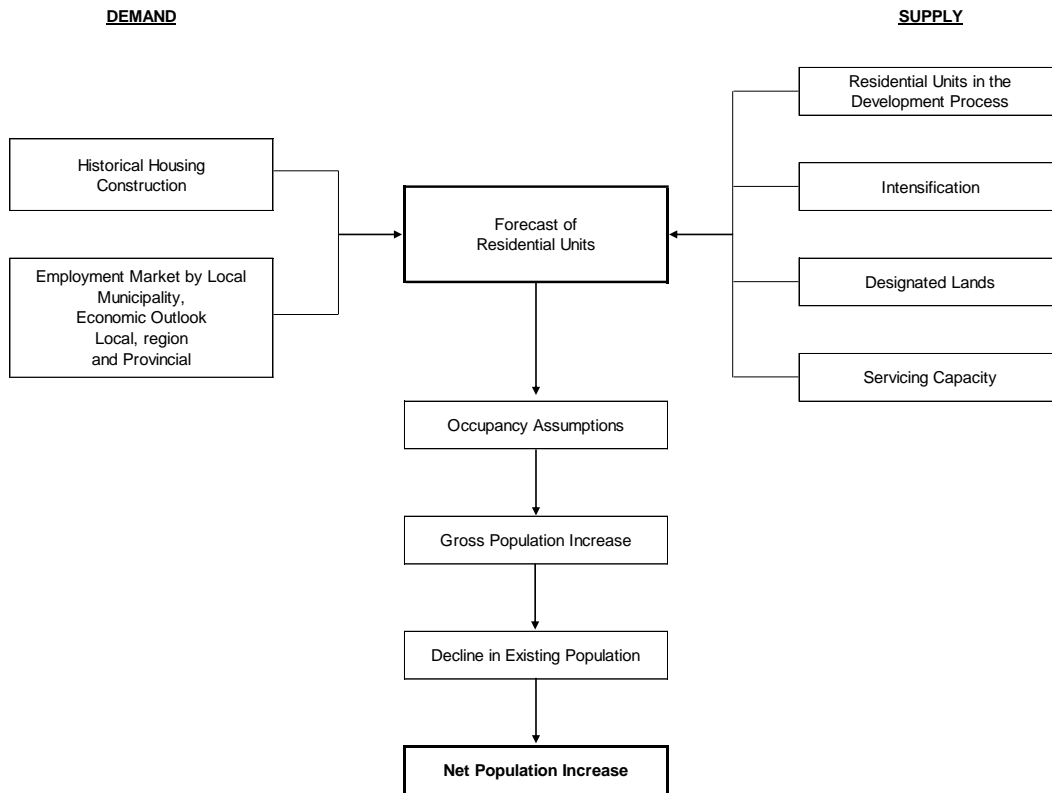
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<sup>[1]</sup> The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 2.2%.

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Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
City of Sarnia  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	73,920	72,366	1,361	71,005	22,265	2,548	6,395	168	31,376	1,237	2.306
	Mid 2016	73,140	71,594	1,224	70,370	22,730	2,565	6,535	105	31,935	1,113	2.242
	Mid 2021	73,600	72,047	1,118	70,929	23,000	2,530	6,560	95	32,185	1,016	2.239
Forecast	Mid 2023	74,590	73,022	1,129	71,893	23,185	2,547	6,685	95	32,512	1,026	2.246
	Mid 2033	82,040	80,315	1,392	78,923	25,092	2,803	7,942	95	35,932	1,265	2.235
	Buildout <sup>[4]</sup>	84,060	82,292	1,426	80,866	25,481	2,868	8,464	95	36,908	1,296	2.230
Incremental	Mid 2011 - Mid 2016	-780	-772	-137	-635	465	17	140	-63	559	-124	
	Mid 2016 - Mid 2021	460	453	-106	559	270	-35	25	-10	250	-97	
	Mid 2021 - Mid 2023	990	975	11	964	185	17	125	0	327	10	
	Mid 2023 - Mid 2033	7,450	7,293	263	7,030	1,907	256	1,257	0	3,420	239	
	Late 2023 - Buildout <sup>[4]</sup>	9,470	9,270	297	8,973	2,296	321	1,779	0	4,396	270	

[1] Population includes the Census undercount estimated at approximately 2.2% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

[4] Buildout refers to the timing of residential development yield on urban lands within the City's Municipal Corporate Boundary based on discussions with City staff regarding servicing and land supply.

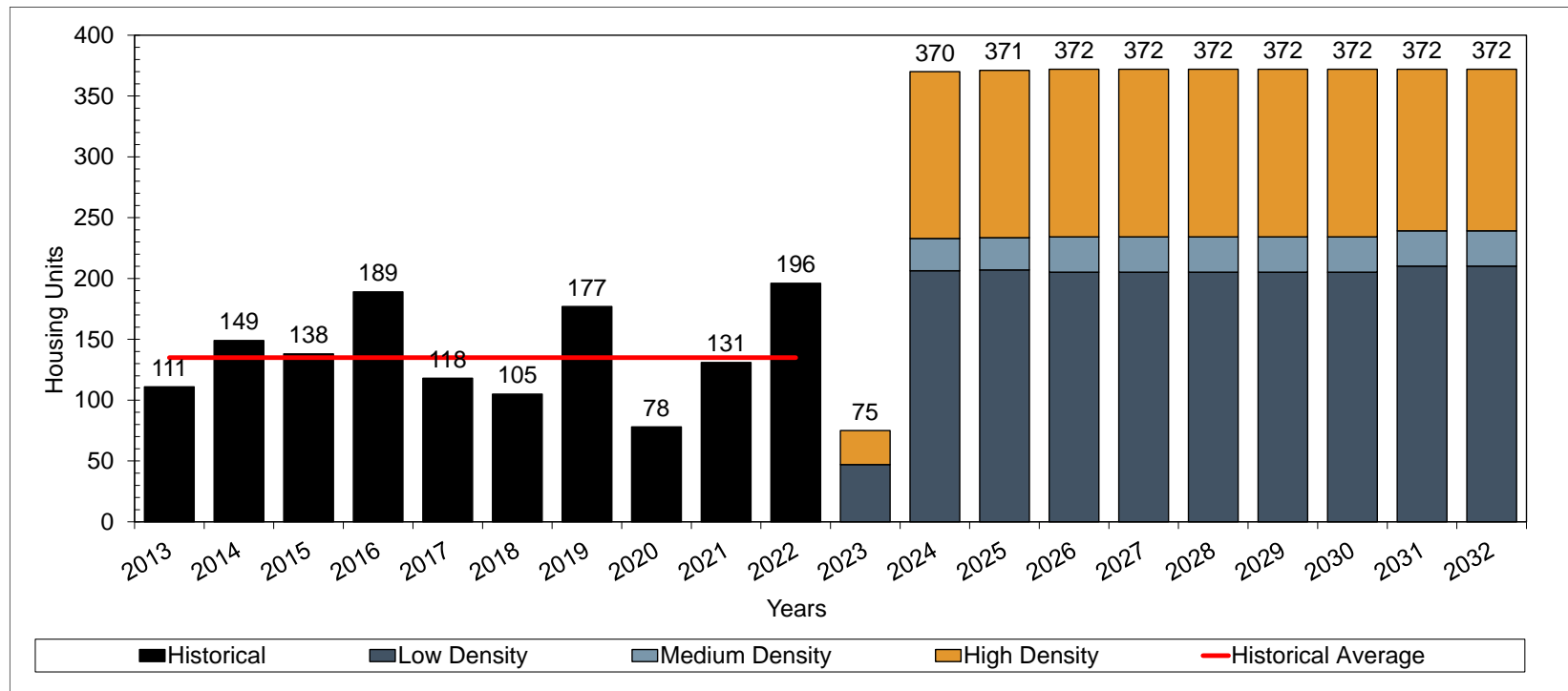
Notes:

Numbers may not add due to rounding.

Source: Derived from City of Sarnia Comprehensive Review, Growth Management Recommendations, January 28, 2022, by urbanMetrics inc., and City of Sarnia Official Plan, Final Draft - July 11, 2022, and discussion with City staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Figure 3-2  
City of Sarnia  
Annual Housing Forecast <sup>[1]</sup>



<sup>[1]</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from City of Sarnia building permit data, 2013 to year-to-date July 2023.



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

1. Unit Mix (Appendix A – Schedules 1, 6a to f, and 7)

- The housing unit mix for the City was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedules 6a to f) and discussions with City staff regarding anticipated development trends for the City of Sarnia.
- Based on the above indicators, the 2023 to 2033 household growth forecast for the City is comprised of a unit mix of 56% low density units (single detached and semi-detached), 7% medium density (multiples except apartments) and 37% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the City of Sarnia.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2023 and 2033 by development location is summarized below.

Table 3-2  
City of Sarnia  
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to 2033	Percentage of Housing Growth, 2023 to 2033
Bright's Grove	75	2%
Development Area 1	550	16%
Development Area 2	1,140	33%
Urban Area	1,560	46%



Development Location	Amount of Housing Growth, 2023 to 2033	Percentage of Housing Growth, 2023 to 2033
Suburban Area	90	3%
<b>Total Urban Serviced Area</b>	<b>3,415</b>	<b>100%</b>
Rural	5	<1%
<b>City of Sarnia</b>	<b>3,420</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding.

### 3. Planning Period

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

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

- The number of housing units to be constructed by buildout in the City of Sarnia over the forecast period is presented in Table 3-1. Over the 2023 to 2033 forecast period, the City is anticipated to average approximately 340 new housing units per year.
- Institutional population <sup>[1]</sup> is anticipated to increase by approximately 260 people between 2023 to 2033.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.

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





- Schedule 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the City of Sarnia. Due to data limitations medium density P.P.U. data was derived from the County of Lambton. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 2.671
  - Medium density: 2.153
  - High density: 1.560

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

- Existing households for mid-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.<sup>[1]</sup> The forecast population change in existing households over the 2023 to 2033 forecast period is forecast to decline by approximately 580.

#### 6. Employment (Appendix A – Schedules 10a, 10b and 10c)

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

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



- 2016 employment data <sup>[1],[2]</sup> (place of work) for the City of Sarnia is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 500 primary (<2%);
  - 1,355 work at home employment (5%);
  - 6,895 industrial (24%);
  - 12,535 commercial/population-related (43%); and
  - 7,765 institutional (27%).
- The 2016 employment by usual place of work, including work at home, is 29,050. An additional 3,055 employees have been identified for the City of Sarnia in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[3]</sup>
- Total employment, including work at home and N.F.P.O.W. for the City of Sarnia is anticipated to reach approximately 35,540 by mid-2033 and 36,530 by buildout. This represents an employment increase of approximately 3,230 for the 10-year forecast period and 4,210 for the longer-term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at

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

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

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



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

- Total employment for the City of Sarnia (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 30,460 by mid-2033 and 31,310 by buildout. This represents an employment increase of approximately 2,770 for the 10-year forecast period and 3,620 for the longer-term forecast period. <sup>[1]</sup>.

#### 7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 3,000 sq.ft. per employee for primary;
  - 1,100 sq.ft. per employee for industrial;
  - 450 sq.ft. per employee for commercial/population-related; and
  - 680 sq.ft. per employee for institutional employment.
- The City-wide incremental G.F.A. is anticipated to increase by 1.7 million sq.ft. over the 10-year forecast period and 2.2 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2023 to 2033 incremental G.F.A. forecast by sector is broken down as follows:
  - Primary – 9%
  - industrial – 25%;
  - commercial/population-related – 47%; and
  - institutional – 19%.

#### 8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

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<sup>[1]</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 10b is anticipated to reach approximately 30,340 by mid-2033 and 31,170 by buildout.



- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the City of Sarnia by area.
- The amount and percentage of forecast total non-residential growth between 2023 and 2033 by development location is summarized below.

Table 3-3  
City of Sarnia  
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2023 to 2033	Percentage of Non-Residential G.F.A., 2023 to 2033
Bright's Grove	0	0%
Development Area 1	106,200	6%
Development Area 2	229,700	14%
Urban Area	1,094,400	65%
Suburban Area	0	0%
<b>Total Urban Serviced Area</b>	<b>1,430,300</b>	<b>85%</b>
Rural	245,000	15%
<b>City of Sarnia</b>	<b>1,675,300</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding.



# Chapter 4

## The Approach to the Calculation of the Charge



## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

---

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

### 4.2 Services Potentially Involved

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

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

### 4.3 Increase in the Need for Service

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



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

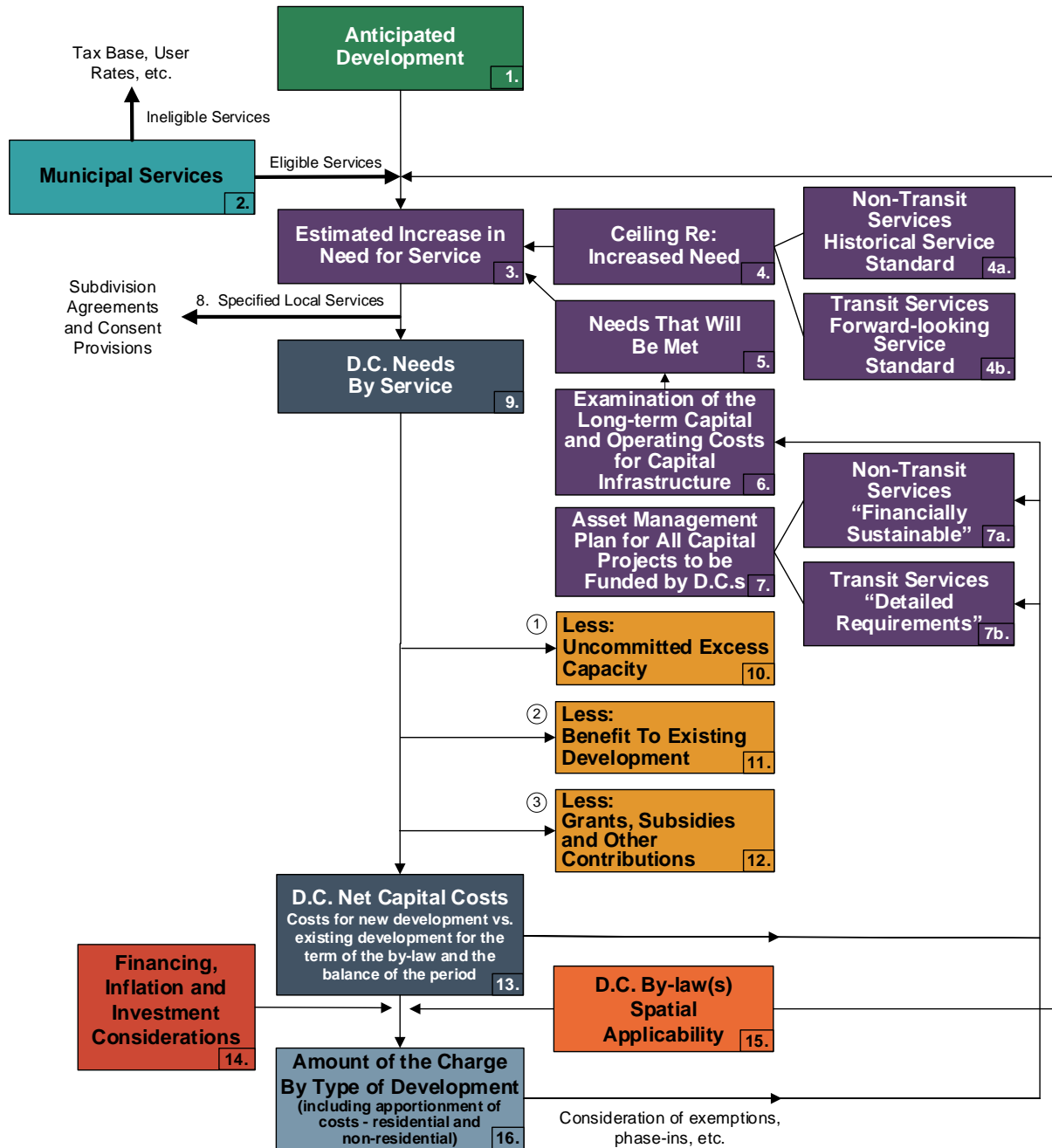




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	No	2.1 Transit vehicles <sup>1</sup> & facilities	100
	No	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor <sup>2</sup>	0
	Ineligible	2.4 Municipal parking spaces – outdoor <sup>2</sup>	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	100
	Ineligible	2.8 Airport <sup>3</sup>	0

<sup>1</sup>with 7+ year life-time

<sup>2</sup> Ineligible as of September 18, 2022

<sup>3</sup> Only eligible for the Region of Waterloo





Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks	100
	Yes	3.2 Channel connections	100
	Yes	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment <sup>1</sup>	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles <sup>1</sup>	100
	Yes	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles <sup>1</sup>	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

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<sup>1</sup>with 7+ year life-time



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

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<sup>1</sup>with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Social Services	Ineligible	20.1 Social service space	0
21. Ambulance Services	n/a n/a	21.1 Ambulance station space	100
		21.2 Vehicles <sup>1</sup>	100
		21.3 Equipment and gear	100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	23.1 Office space	0
		23.2 Office furniture	0
		23.3 Computer equipment	0
24. Other Services	Ineligible  Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost	0
		24.2 Interest on money borrowed to pay for growth-related capital	0-100

<sup>1</sup>with a 7+ year life-time

<sup>2</sup>same percentage as service component to which it pertains

## 4.4 Local Service Policy

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



## 4.5 Capital Forecast

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

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

The capital costs include:

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

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

## 4.6 Treatment of Credits

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future



D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. If applicable, any outstanding credits would be included in the D.C. calculations.

## 4.7 Classes of Services

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include a class of service for public works. This class is comprised of the following services:

- Services Related to a Highway;
- Water Services; and
- Wastewater Services.

## 4.8 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5 (1).”

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

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



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

Furthermore, the changes as a result of Bill 23 require that certain reserve funds need to be allocated as set out in section 35, paragraph 2, which states that:

“Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the following services at the beginning of the year:

1. Water supply services, including distribution and treatment services.
2. Wastewater services, including sewers and treatment services.
3. Services related to a highway as defined in subsection 1 (1) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be.”

The City's D.C. Reserve Fund balances by service at December 31, 2022 are shown below. The balances have been adjusted to reflect the current commitments to each reserve fund based on the City's prior years (2022 and prior) capital budgets for which capital works are currently underway. The adjusted reserve fund balances are rationalized as part of the D.C. calculations (Chapter 5):



Table 4-2  
City of Sarnia  
Summary of Development Charges Reserve Fund Balances

Service/Class of Service	Reserve Fund Balances at December 31, 2022	Adjustments for Commitments	Net Balance for December 31, 2022
Services Related to a Highway	\$4,903,956	(\$5,208,412)	(\$304,456)
Public Works	\$54,871	\$0	\$54,871
Fire Protection Services	\$758,638	\$0	\$758,638
Policing Services	\$244,405	\$0	\$244,405
Parks and Recreation Services	\$2,718,522	\$0	\$2,718,522
All Other Urban Areas - Stormwater Drainage and Control Services	\$159,745	\$0	\$159,745
All Other Urban Areas - Wastewater Services	\$99,636	(\$918,633)	(\$818,997)
All Other Urban Areas – Water Services	\$749,517	(\$801,214)	(\$51,697)
Development Area 2 – Stormwater Drainage and Control Services	\$58,793	\$0	\$58,793
Development Area 2 – Wastewater Services	(\$5,233,425)	(\$225,000)	(\$5,458,425)
Development Area 2 – Water Services	\$796	\$0	\$796
<b>Total</b>	<b>\$4,578,454</b>	<b>(\$7,153,259)</b>	<b>(\$2,574,805)</b>

Note: Amounts in brackets are deficit balances.

In addition to the reserve fund balances noted above, the City has an existing reserve fund balance for the following ineligible services (as per the D.C.A., as amended):

- municipal parking services surplus of \$105,058; and
- growth studies deficit of \$176,350.



The City could transfer the municipal parking funds to a Special Account (C.B.C.) or into a General Capital Reserve, while the deficit balance of the administration studies would need to be addressed.

## 4.9 Deductions

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The D.C.A. potentially requires that four (4) deductions be made to the increase in the need for service. These relate to:

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

The requirements behind each of these reductions are addressed below.

### ***4.9.1 Reduction Required by Level of Service Ceiling***

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

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

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.





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

#### **4.9.2 Reduction for Uncommitted Excess Capacity**

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

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

#### **4.9.3 Reduction for Benefit to Existing Development**

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

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

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



regard than other services such as services related to a highway, which do not have a fixed service area.

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

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

#### ***4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions***

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



## 4.10 Municipal-wide vs. Area Rating

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

## 4.11 Allocation of Development

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

## 4.12 Asset Management

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

## 4.13 Transit

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

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).



- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.
  2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
  3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
  4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
  5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
1. The service is a discrete service.
  2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.



3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.

D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.

The City has not provided for capital needs relating to transit. As a result, the above calculations and reporting requirements are not required.

#### **4.14 Mandatory Phase-in of a D.C.**

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

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



# Chapter 5

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



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

### 5.1 Introduction

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

The service component is evaluated on two format sheets:

- the service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts (note that this is not required for water, wastewater, stormwater, and transit); and
- the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

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

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

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This section evaluates the development-related capital requirements for public works, fire protection services, policing, parks and recreation services, and library services over a 10-year planning period.

#### ***5.2.1 Public Works Facilities, Fleet & Equipment***

The City’s Public Works department predominately oversees the roads, water, and wastewater operations. Therefore, Public Works is considered to be a Class of Service (as described in section 4.7 of this report). Public Works operates out of 20,033 sq.ft. of facility space. Over the historical 15-year period, this provides an average level of service of 0.31 sq.ft. per capita, which equates to an investment of \$267 per capita.



Based on growth over the 10-year forecast period, the D.C.-eligible amount for public works facilities is \$1,948,033.

In addition to facility space, the public works department has a variety of vehicles and major equipment with a value totalling approximately \$16.44 million. The inventory provided over the last 15 years results in an average per capita standard of \$197. Based on this service standard, the D.C.-eligible amount for vehicles and equipment over the forecast period is \$1,437,888.

In total, the City is eligible to collect \$3,385,921 for public works.

To support future growth, the City has identified several growth-related capital projects for Public Works. The capital project listing includes the addition of street plows, a sidewalk plow, pickup vans, and a 5-ton truck. Additionally, a provision for additional facility space has been identified. The capital cost to be included in the D.C. calculation for these works equates to \$1,839,000. It is noted that an adjustment of \$54,871 has been made for the existing reserve fund balance. Therefore, the net D.C.-eligible amount to be included in the calculations is \$1,784,129.

For public works, a 73% residential benefit and a 27% non-residential benefit has been applied towards the capital costs provided above, based on the incremental growth in population to employment over the 10-year forecast period.





**Table 5-1**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Public Works Facilities, Fleet, and Equipment**

Prj .No	Service to Which the Project Relates	Increased Service Needs Attributable to Anticipated Development  2023-2032	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
1	Services Related to a Highway	Street Plows (x2)	2023-2032	220,000	-		220,000	-		220,000	160,600	59,400
2	Services Related to a Highway	Sidewalk Plow	2023-2032	220,000	-		220,000	-		220,000	160,600	59,400
3	Services Related to a Highway and Water Services	Pickup/Vans 1/2 Ton	2023	59,000	-		59,000	-		59,000	43,070	15,930
4	Services Related to a Highway, Wastewater Services, and Water Services	Truck 5 ton	2023	400,000	-		400,000	-		400,000	292,000	108,000
5	Services Related to a Highway	Provision for Additional Facility Space	2023-2032	940,000	-		940,000	-		940,000	686,200	253,800
		Reserve Fund Adjustment		-	-		-	54,871		(54,871)	(40,056)	(14,815)
				-			-					
		<b>Total</b>		<b>1,839,000</b>	<b>-</b>	<b>-</b>	<b>1,839,000</b>	<b>54,871</b>	<b>-</b>	<b>1,784,129</b>	<b>1,302,414</b>	<b>481,715</b>



## **5.2.2 Fire Protection Services**

The City currently operates its fire services from five (5) locations totalling 38,500 sq.ft. of facility space. Over the past 15 years, this provides a per capita average level of service of 0.53 sq.ft. per capita, and an average investment of \$466 per capita. This level of service translates to a maximum D.C.-eligible amount of \$3,401,163.

The fire department has a current inventory of 33 vehicles. Based on an average investment of \$204 per capita over the past 15 years, the total D.C.-eligible amount calculated for fire vehicles over the forecast period is \$1,486,678.

In addition to the above, the fire department currently has 129 equipped firefighters with 1,184 items of equipment and gear for their use. This results in a calculated average level of service for the historic 15-year period of \$51 per capita, providing for a D.C.-eligible amount over the forecast period of \$373,766 for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 10-year forecast period for fire services is \$5,261,607.

Based on the growth forecast, the City's fire department has identified the need for additional facility space, a platform/ladder truck, and a provisional amount for equipment (bunker gear, radios, self contained breathing apparatus, etc.). The gross cost of these capital projects is \$3,920,000. Of this amount, a deduction of \$1,170,000 has been made to account for the share of the costs that will benefit the existing community. Additionally, a deduction has been made in the amount of \$758,638 to account for the positive reserve fund balance. Based on the foregoing, the D.C.-eligible amount of \$1,991,362 has been included in the D.C. calculations.

These costs are shared between residential and non-residential development based on the population to employment ratio over the 10-year forecast period, resulting in 73% being allocated to residential development and 27% being allocated to non-residential development.



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

Prj .No	Increased Service Needs Attributable to Anticipated Development  2023-2032	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share  73%	Non- Residential Share  27%
1	Station 5 Expansion	2025	730,000	-		730,000	-		730,000	532,900	197,100
2	Training Facility	2026	930,000	-		930,000	-		930,000	678,900	251,100
3	Platform/ladder Truck	2031	1,960,000	-		1,960,000	1,170,000		790,000	576,700	213,300
4	Provision for Additional Equipment	2023-2032	300,000	-		300,000	-		300,000	219,000	81,000
	Reserve Fund Adjustment						758,638		(758,638)	(553,806)	(204,832)
	<b>Total</b>		<b>3,920,000</b>	<b>-</b>	<b>-</b>	<b>3,920,000</b>	<b>1,928,638</b>	<b>-</b>	<b>1,991,362</b>	<b>1,453,694</b>	<b>537,668</b>



### **5.2.3 Policing Services**

The Sarnia Police Service operates from its headquarters which utilizes 45,088 sq.ft. of facility space. Additionally, the police service leases 8,900 sq.ft. of training facility space. Over the past 15 years, the City provided a per capita average level of service of 0.66 sq.ft. per capita or an average investment of \$425 per capita. This level of service translates to a maximum D.C.-eligible amount of \$3,099,014.

The police service has a current inventory of 47 vehicles. The total D.C.-eligible amount calculated for police vehicles over the forecast period is \$408,189, based on a standard of \$56 per capita.

The police service currently has an inventory of 385 items of equipment and gear. This results in a calculated average level of service for the historical 15-year period of \$36 per capita, providing for a D.C.-eligible amount over the forecast period of \$264,517 for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 10-year forecast period for police services is \$3,771,720.

To service growth over the 10-year forecast period, the City has identified provisions for the need for additional officer equipment, vehicles, and facility space. The gross cost of the police capital projects is \$6,660,000. Based on current service levels and the forecasted growth, it is assumed that twenty additional police officers would be added to the service over the next ten years. Based on an assumption of one (1) vehicle for every four (4) officers, an additional five (5) vehicles are required over the forecast period. In addition, the current sq.ft. per officer service standard has been applied to the twenty additional officers to develop a provision for additional facility space. To account for the existing reserve fund balance, a deduction of \$244,405 has been made. An additional deduction of \$2,700,000 was also applied to recognize the portion of the capital works that will benefit development beyond the 2032 forecast period. Based on the foregoing, the D.C.-eligible amount of \$3,715,595 has been included in the D.C. calculations.

These costs are shared between residential and non-residential development based on the population to employment ratio over the 10-year forecast period, resulting in a 73%



allocation to residential development and 27% allocation to non-residential development.



**Table 5-3  
Infrastructure Cost Included in the Development Charges Calculation  
Policing Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development  2023-2032	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
1	Provision for Additional Officer Equipment (20)	2023-2032	200,000	-		200,000	-		200,000	146,000	54,000
2	Provision for Additional Vehicles (5)	2023-2032	460,000	-		460,000	-		460,000	335,800	124,200
3	Provision for Additional Facility Space	2023-2032	6,000,000	2,700,000		3,300,000	-		3,300,000	2,409,000	891,000
	Reserve Fund Adjustment	Reserve	-	-		-	244,405		(244,405)	(178,416)	(65,989)
	<b>Total</b>		<b>6,660,000</b>	<b>2,700,000</b>	<b>-</b>	<b>3,960,000</b>	<b>244,405</b>	<b>-</b>	<b>3,715,595</b>	<b>2,712,384</b>	<b>1,003,211</b>



## **5.2.4 Parks and Recreation Services**

The City currently provides a variety of parks and recreation-related assets to service the community. A summary of the City's inventory is provided below:

- 1,206 acres of parkland (consisting of various sized neighbourhood parks, community parks, regional parks, etc.);
- 334 amenities that include items such as soccer fields, baseball diamonds, splash parks, tennis courts, picnic shelters, etc.;
- 42.89 kilometres of trails;
- 113 parks and recreation vehicles and equipment (pickup trucks, mowers, trailer, ice resurfacers, etc.); and
- Approximately 373,700 sq.ft. of recreation facility space (arenas, indoor pools, community centres, etc.).

In total, the City's parks and recreation service has provided a 15-year (2008-2022) historical level of service that equates to an investment of \$6,639 per capita. This level of investment provides the City with a D.C. eligible amount of \$48,416,623 towards future parks and recreation capital.

Based on the projected growth over the 10-year forecast period, the City has identified \$55,576,000 in future growth capital costs for Parks & Recreation. The projects include a future expansion to Canatara Park's lifeguard and washroom building, expansion of Norm Perry Park's fieldhouse and washroom, implementation of the works identified in the City's Waterfront Parks Master Plan, design and construction of a greenhouse in Germain park, Strangway Centre expansion, an indoor multi-sport turf facility, and provisional amounts for parkland development and additional vehicles and equipment. These projects were determined by staff through their capital budgets and master planning process. With respect to deductions, the following adjustments have been made:

- Benefit to existing development: \$26,090,000
- Post period deduction: \$6,937,000
- Reserve Fund surplus balance adjustment: \$2,781,522



Therefore, the net growth-related capital cost of \$19,767,478 is being included in the D.C. calculations.

As the predominant users of parks and recreation tend to be residents of the City, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.





**Table 5-4**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Parks & Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2032									95%	5%
	<b>Parkland Development, Amenities, Trails, and Vehicles</b>										
1	Waterfront Parks Master Plan Works	2022-2038	45,900,000	6,937,000		38,963,000	25,090,000		13,873,000	13,179,350	693,650
2	Canatara Park - LifeGuard/Washroom/Changeroom Project	2025	300,000	-		300,000	-		300,000	285,000	15,000
3	Norm Perry Park - Field House/Washrooms	2023	4,000,000	-		4,000,000	1,000,000		3,000,000	2,850,000	150,000
4	Provision for Parkland Development	2023-2032	440,000	-		440,000	-		440,000	418,000	22,000
5	Provision for additional parks vehicles and equipment	2023-2032	276,000	-		276,000	-		276,000	262,200	13,800
	<b>Recreation Facilities</b>										
6	Germain Park Greenhouse	2024-2025	660,000	-		660,000	-		660,000	627,000	33,000
7	Strangway Centre Expansion	2024-2029	2,200,000	-		2,200,000	-		2,200,000	2,090,000	110,000
8	Indoor Multi-Sport Turf Facility	2023-2032	1,800,000	-		1,800,000	-		1,800,000	1,710,000	90,000
	Reserve Fund Adjustment						2,781,522		(2,781,522)	(2,642,446)	(139,076)
	<b>Total</b>		<b>55,576,000</b>	<b>6,937,000</b>	<b>-</b>	<b>48,639,000</b>	<b>28,871,522</b>	<b>-</b>	<b>19,767,478</b>	<b>18,779,104</b>	<b>988,374</b>



### **5.2.5 Library Services**

The City currently operates its library services out of 3 locations providing a total of 44,449 sq.ft. in library space. Over the past 15 years, the average level of service was 0.62 sq.ft. of space per capita or an investment of \$508 per capita. Based on this service standard, the City would be eligible to collect a total of \$3,706,959 from D.C.s for library facilities.

To service the growth the City has identified a capital provision for future additional facility space. No specific project has been identified at this time, however, the City anticipates the need to construct approximately 2,500 sq.ft. to accommodate the anticipated growth. Based on the replacement costs provided in the service standard, the growth-related capital cost to be included for recovery is \$2,000,000.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use by the non-residential sector, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2032									95%	5%
1	Provision for additional facility space	2023-2032	2,000,000	-		2,000,000	-		2,000,000	1,900,000	100,000
	<b>Total</b>		<b>2,000,000</b>	<b>-</b>	<b>-</b>	<b>2,000,000</b>	<b>-</b>	<b>-</b>	<b>2,000,000</b>	<b>1,900,000</b>	<b>100,000</b>



## 5.3 Service Levels and Buildout Capital Costs for Sarnia's D.C. Calculation

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This section evaluates the development-related capital requirements for those services with buildout capital costs.

### 5.3.1 Services Related to a Highway

Sarnia owns and maintains 118.74 km of City urban roads and 61.52 km of City rural roads. Over the past 15 years, the average level of service was 2.40 km roads per 1,000 population or an average level of investment of \$9,036 per capita. Based on this service standard, the City would be eligible to collect a total of \$83,765,574 from D.C.s for City urban and rural roads.

In addition, the City maintains 46.40 km of County urban roads and 31.50 km of County rural roads. Over the past 15 years, the average level of service was 1.10 km roads per 1,000 population or an investment of \$4,679 per capita. Based on this service standard, the City would be eligible to collect a total of \$43,378,687 from D.C.s for County urban and rural roads.

With respect to future needs, the City has identified a number of projects which include new roads and expansions of existing roads and sidewalks throughout the City, as well as new and upgraded traffic signals and streetlights. The total gross capital cost of the road program is \$85,008,300. Of this amount, deductions have been made related to post-period benefit in the amount of \$21,847,000, and benefit to existing development in the amount of \$21,990,900. Additionally, it is anticipated that the City will receive \$900,000 in other contributions for the work on Rapids Parkway. These amounts have been deducted from the calculations. In addition to the above, \$304,456 has been included in the D.C. calculation to account for the existing reserve fund deficit. The resulting net growth-related capital costs included in the D.C. calculations is \$40,934,856.

For services related to a highway, a 73% residential benefit and a 27% non-residential benefit have been applied towards the capital costs provided above based on the incremental growth in population to employment, for the buildout forecast period.



**Table 5-6  
Infrastructure Cost Included in the Development Charges Calculation  
Services Related to a Highway**

Prj .No	Increased Service Needs Attributable to Anticipated Development  2023-Buildout	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
1	Miscellaneous Capacity Improvements (turn lanes, widening, utility relocation, etc.)	2023-2042	1,100,000	-		1,100,000	275,000		825,000	602,250	222,750
2	Rapids Pkwy (Sandpiper to Exmouth)	2023-2024	2,275,000	-		2,275,000	568,800	900,000	806,200	588,526	217,674
3	Exmouth Street Widening (Murphy to Amsterdam)	2026	513,400	-		513,400	128,400		385,000	281,050	103,950
4	Veterans Parkway (HPD to Confed)	2025	2,200,000	-		2,200,000	550,000		1,650,000	1,204,500	445,500
5	Roundabout @ VP and HPD	2025	1,280,000	-		1,280,000	320,000		960,000	700,800	259,200
6	Confederation & Indian Widen Intersection	2028	440,000	-		440,000	110,000		330,000	240,900	89,100
7	Veterans Parkway (HPD to Wellington)	2025	2,200,000	-		2,200,000	550,000		1,650,000	1,204,500	445,500
8	Wellington (Research Park to VP)	2026	3,890,000	-		3,890,000	972,500		2,917,500	2,129,775	787,725
9	Roundabout @ VP and Wellington	2026	1,280,000	-		1,280,000	320,000		960,000	700,800	259,200
10	Confederation (Modeland to VMP)	2028	3,370,000	-		3,370,000	842,500		2,527,500	1,845,075	682,425
11	Heritage Park Drive (Road Extension)	2028	1,589,000	-		1,589,000	397,300		1,191,700	869,941	321,759
12	Wellington (VP to Blackwell)	2030	4,400,000	-		4,400,000	1,100,000		3,300,000	2,409,000	891,000
13	Confederation (VMP to Blackwell)	2034	1,760,000	1,320,000		440,000	440,000		-	-	-
14	Blackwell (Confederation to BWC Phase1)	2037	4,550,000	3,412,500		1,137,500	1,137,500		-	-	-
15	Rapids Parkway Ditch Enclosure	2023-2024	600,000	-		600,000	150,000		450,000	328,500	121,500
16	Roundabout @ Quinn and LMR	2025	1,280,000	-		1,280,000	320,000		960,000	700,800	259,200
17	Gladwish Drive	2024	1,100,000	-		1,100,000	275,000		825,000	602,250	222,750
18	Collector Road - Wellington to London Line	2026	5,240,000	-		5,240,000	1,310,000		3,930,000	2,868,900	1,061,100
19	Veterans Parkway (Wellington to London Line)	2034	11,000,000	8,250,000		2,750,000	2,750,000		-	-	-
20	Heritage Park Drive (VP to Blackwell)	2028	1,100,000	-		1,100,000	275,000		825,000	602,250	222,750
21	Procor Drive (loop to Confederation)	2024	4,390,000	-		4,390,000	1,097,500		3,292,500	2,403,525	888,975
23	Blackwell/Confederation SB Turn Lane	2030	296,000	-		296,000	74,000		222,000	162,060	59,940
24	Modeland/Wellington Turn Lanes	2032	1,353,900	1,015,400		338,500	338,500		-	-	-
25	Upper Canada Drive/Confederation Turn Lanes	2026	293,000	-		293,000	73,300		219,700	160,381	59,319



Table 5-6 (continued)  
Infrastructure Cost Included in the Development Charges Calculation  
Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
<b>2023-Buildout</b>											
27	Upper Canada Drive Urbanization (Confederation to David Bolduc)	2027	1,470,000	-		1,470,000	367,500		1,102,500	804,825	297,675
28	London Road - Urbanize cross section from Lambton Mall to London Line	2024	3,300,000	-		3,300,000	1,236,700		2,063,300	1,506,209	557,091
29	Confederation - Urbanize Murphy to Modelan	2032	4,400,000	3,300,000		1,100,000	1,100,000		-	-	-
30	Indian Road Widening - Plank to Highway 40	2037	4,950,000	2,475,000		2,475,000	2,475,000		-	-	-
31	Bike Lane Infill for Modal Split	2023-2042	733,000	-		733,000	183,300		549,700	401,281	148,419
<b>Sidewalks</b>											
32	Miscellaneous infill sidewalk arterial roads	2023-2042	1,100,000	-		1,100,000	733,300		366,700	267,691	99,009
33	London Line sidewalk/trail - Barclay to Blackwell	2024	1,470,000	-		1,470,000	147,000		1,323,000	965,790	357,210
34	Berger sidewalk	2025	220,000	-		220,000	22,000		198,000	144,540	53,460
35	Confederation - Murphy to Upper Canada Multi-Use Trail	2023	1,760,000	-		1,760,000	256,700		1,503,300	1,097,409	405,891
36	London Road - Lambton Mall to London Line	2024	367,000	-		367,000	36,700		330,300	241,119	89,181
37	Rapids Parkway Sidewalk	2023	600,000	-		600,000	60,000		540,000	394,200	145,800
38	Michigan ditch enclosure and sidewalk (Blackwell to Wheatly)	2024	733,000	-		733,000	88,000		645,000	470,850	174,150
39	Provision for Multi-use Trails on Arterial Roads	2023-2042	733,000	733,000		-	-		-	-	-
40	Veterans Parkway (London Line to Perch Creek)	2023-2024	1,000,000	-		1,000,000	250,000		750,000	547,500	202,500
41	Waterfront Master Plan - Street Improvements	2023-2038	570,000	190,000		380,000	-		380,000	277,400	102,600
<b>Traffic Signals/Streetlights:</b>											
42	Telford/Indian	2026	293,000	-		293,000	73,300		219,700	160,381	59,319
43	Confederation/Veterans Way	2028	293,000	-		293,000	29,300		263,700	192,501	71,199
44	London Line/Veterans Way	2033	293,000	263,700		29,300	29,300		-	-	-
45	Wellington/Blackwell	2030	293,000	-		293,000	29,300		263,700	192,501	71,199
46	Rapids Parkway/Quinn	2024	293,000	-		293,000	73,300		219,700	160,381	59,319



Table 5-6 (continued)  
 Infrastructure Cost Included in the Development Charges Calculation  
 Services Related to a Highway

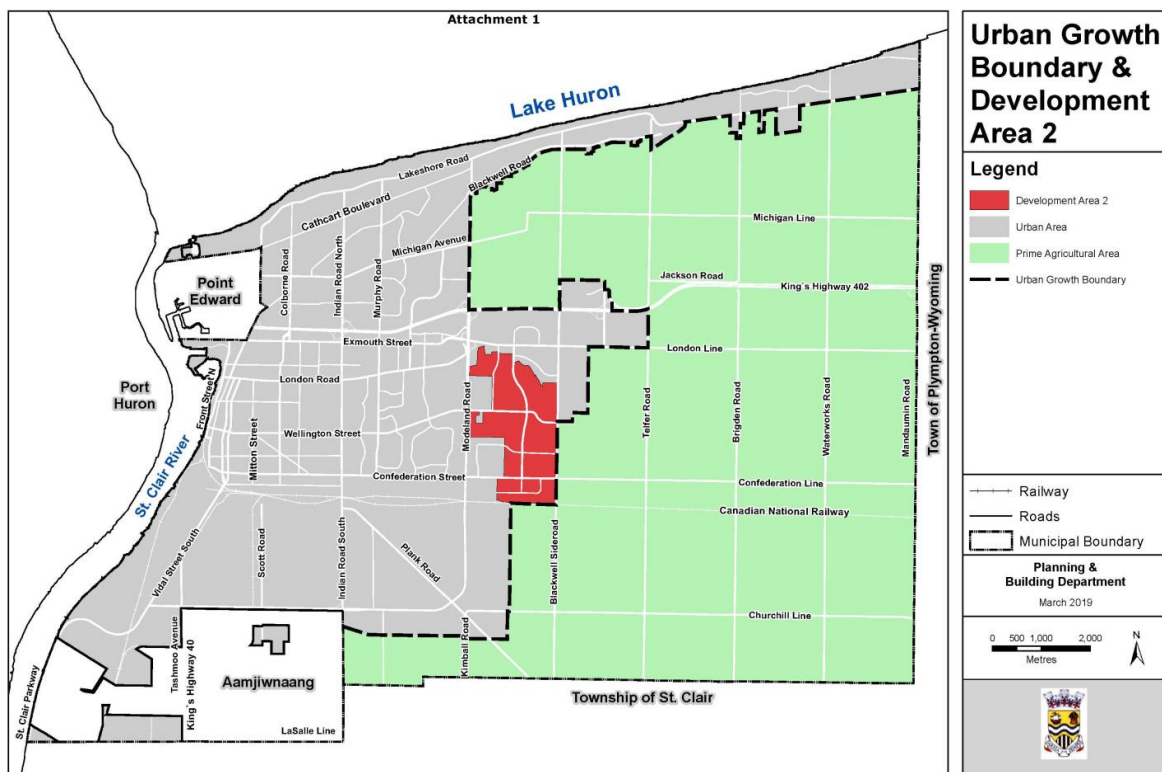
Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
	2023-Buildout										
47	Rapids Parkway/Exmouth	2024	293,000	-		293,000	29,300		263,700	192,501	71,199
48	Confederation/Blackwell	2034	293,000	263,700		29,300	29,300		-	-	-
49	Upper Canada Drive/Confederation	2028	293,000	-		293,000	29,300		263,700	192,501	71,199
50	Modeland/Wellington	2032	293,000	263,700		29,300	29,300		-	-	-
51	Modeland/Confederation	2028	293,000	-		293,000	29,300		263,700	192,501	71,199
52	Area 2 Collector/London Line	2030	293,000	-		293,000	29,300		263,700	192,501	71,199
53	Ronald Bloore/Confederation	2025	293,000	-		293,000	29,300		263,700	192,501	71,199
54	Confederation/Indian	2023	293,000	-		293,000	73,300		219,700	160,381	59,319
55	Confederation/Vanier	2023	293,000	-		293,000	146,500		146,500	106,945	39,555
	Reserve Fund Balance	Reserve	304,456	-		304,456	-		304,456	222,253	82,203
	<b>Total</b>		<b>85,312,756</b>	<b>21,487,000</b>	<b>-</b>	<b>63,825,756</b>	<b>21,990,900</b>	<b>900,000</b>	<b>40,934,856</b>	<b>29,882,445</b>	<b>11,052,411</b>



## 5.4 All Other Urban Serviced Areas Buildout Capital Costs for Sarnia's Area-specific D.C. Calculation

This section provides for the water, wastewater, and stormwater capital projects required to service growth in All Other Urban Areas (i.e. other than Development Area 2). A map delineating Development Area 2 relative to all other urban areas is provided in Figure 5-1 below:

Figure 5-1  
City of Sarnia  
Urban Growth Boundary and Development Area 2 Map



### 5.4.1 Stormwater Drainage and Control Services

The City has identified \$4,240,000 in stormwater projects to benefit the urban areas of the City, other than Development Area 2. These include drainage works and a ditch enclosure on Rapids Parkway, a provision for future stormwater infrastructure upsizing,





and system quality control for infill development. Of this amount, deductions for benefit to existing development of \$1,534,000 have been made. Additionally, the existing reserve fund balance of \$159,745 has been deducted from the calculation. The resulting net growth-related capital costs included in the D.C. calculations is \$2,546,255.

For stormwater services, a 73% residential benefit and a 27% non-residential benefit have been applied based on the area of benefiting lands associated with the stormwater works over the buildout forecast period.



**Table 5-7**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Stormwater Services (All Other Urban Areas)**

Prj.No	Increased Service Needs Attributable to Anticipated Development  2023-All Other Urban Serviced Areas Buildout	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share  73%	Non- Residential Share  27%
1	Rapids Parkway (Exmouth to Sandpiper)	2023-2024	485,000	-		485,000	48,500		436,500	318,645	117,855
2	Rapids Parkway Ditch Enclosure	2024	355,000	-		355,000	35,500		319,500	233,235	86,265
3	Stormwater upsizing provision	2023-2037	2,900,000	-		2,900,000	1,450,000		1,450,000	1,058,500	391,500
4	System Quality Control for Infill Development	2023-2037	500,000	-		500,000	-		500,000	365,000	135,000
	Reserve Fund Adjustment	Reserve	-	-		-	159,745		(159,745)	(116,614)	(43,131)
	<b>Total</b>		<b>4,240,000</b>	<b>-</b>	<b>-</b>	<b>4,240,000</b>	<b>1,693,745</b>	<b>-</b>	<b>2,546,255</b>	<b>1,858,766</b>	<b>687,489</b>



## **5.4.2 Wastewater Services**

The City has identified \$20,671,000 in wastewater projects to benefit all other urban development areas of the City. These include works related to pumping stations, gravity sewers, forcemains, and trunk sewers. A deduction to account for the benefit to existing development has been made in the amount of \$11,197,000. Additionally, the reserve fund deficit of \$818,997 has also been included for recovery. The resulting net growth-related capital costs included in the D.C. calculations is \$10,292,997.

For wastewater services, a 67% residential benefit and a 33% non-residential benefit have been applied towards the capital costs provided above based on the incremental growth in population to employment, for the all other urban areas buildout forecast period.



**Table 5-8**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Wastewater Services (All Other Urban Areas)**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
<b>2023-All Other Urban Serviced Areas Buildout</b>											
1	Plank Road Gravity Sewer	2024	810,000	-		810,000	81,000		729,000	488,430	240,570
2	Plank Road Pump Station (26) - Increase Capacity	2024	1,100,000	-		1,100,000	275,000		825,000	552,750	272,250
3	Capacity Improvements (sewer separation, I/I reduction)	2023-2046	10,000,000	-		10,000,000	7,500,000		2,500,000	1,675,000	825,000
4	Secondary Treatment Upgrades (Other urban areas share)	2023	865,000	-		865,000	432,500		432,500	289,775	142,725
5	UV Treatment Upgrades (Other urban areas share)	2025	865,000	-		865,000	432,500		432,500	289,775	142,725
6	Gladwish Gravity Sewer	2023	953,000	-		953,000	95,300		857,700	574,659	283,041
7	PCP Biosolids Upgrade (Other urban areas share)	2023-2024	3,895,000	-		3,895,000	1,947,500		1,947,500	1,304,825	642,675
8	London/Blackwell PS Upgrades (53, 29, 54, 45, 27)	2024	733,000	-		733,000	183,300		549,700	368,299	181,401
9	PS 32 Lambton Mall including forcemain	2023	840,000	-		840,000	249,900		590,100	395,367	194,733
10	Primary Treatment Upgrades (Other urban areas share)	2025	610,000	-		610,000	-		610,000	408,700	201,300
	Reserve Fund Adjustment	Reserve	818,997	-		818,997	-		818,997	548,728	270,269
	<b>Total</b>		<b>21,489,997</b>	<b>-</b>	<b>-</b>	<b>21,489,997</b>	<b>11,197,000</b>	<b>-</b>	<b>10,292,997</b>	<b>6,896,308</b>	<b>3,396,689</b>



### **5.4.3 Water Services**

With respect to water services, the City has identified two (2) growth-related projects required for future development. These works include upsizing for urban areas, as well as watermain works on Berger Road. The total gross capital cost for these works is \$1,900,000. Of this amount, \$150,000 has been deducted from the calculations for the share of the costs that benefit existing development. Additionally, the reserve fund deficit of \$51,697 has also been included in the calculations for recovery. The net D.C. recoverable amount after the deduction for existing development is \$1,801,697. This amount has been included in the D.C. calculations.

For wastewater services, a 67% residential benefit and a 33% non-residential benefit have been applied towards the capital costs provided above based on the incremental growth in population to employment, for the all other urban areas buildout forecast period.



**Table 5-9  
Infrastructure Cost Included in the Development Charges Calculation  
Water Services (All Other Urban Areas)**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
	<b>2023-All Other Urban Serviced Areas Buildout</b>										
1	Water Oversizing (all other urban areas)	2023-2033	1,600,000	-		1,600,000	-		1,600,000	1,072,000	528,000
2	Berger Road (Rapids Parkway to Paolo)	2023	300,000	-		300,000	150,000		150,000	100,500	49,500
	Reserve Fund Adjustment	Reserve	51,697	-		51,697	-		51,697	34,637	17,060
	<b>Total</b>		<b>1,951,697</b>	<b>-</b>	<b>-</b>	<b>1,951,697</b>	<b>150,000</b>	<b>-</b>	<b>1,801,697</b>	<b>1,207,137</b>	<b>594,560</b>



## **5.5 Development Area 2 Urban Serviced Areas Buildout Capital Costs for Sarnia's Area-specific D.C. Calculation**

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This section provides for the water, wastewater, and stormwater capital projects required to service growth in Development Area 2 (see map in Section 5.4 for reference).

### **5.5.1 Stormwater Services**

The City has identified 13 stormwater projects to service Development Area 2. The total gross capital cost of these projects is \$30,250,000. Deductions in the amount of \$3,299,500 and \$10,267,500 have been made to recognize the benefit to the existing community and post period benefit, respectively. Further, a \$58,793 deduction has been applied to the calculations to account for the positive reserve fund balance. After these deductions the net D.C. recoverable amount included in the D.C. calculations is \$16,624,207.

For stormwater services, a 90% residential benefit and a 10% non-residential benefit has been applied based on the area of benefiting lands associated with the stormwater works over the Development Area 2 buildout forecast period.



**Table 5-10**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Stormwater Services (Development Area 2)**

Prj.No	Increased Service Needs Attributable to Anticipated Development  2023-Development Area 2 Buildout	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 90%	Non-Residential Share 10%
1	Blackwell (Confederation to BWC Phase 1)	2037	2,300,000	2,070,000		230,000	230,000		-	-	-
2	Confederation (Modeland to VMP)	2028	1,100,000	-		1,100,000	275,000		825,000	742,500	82,500
3	Confederation (VMP to Blackwell)	2034	730,000	547,500		182,500	182,500		-	-	-
4	Veterans Parkway (HPD to Confed)	2024	2,100,000	-		2,100,000	210,000		1,890,000	1,701,000	189,000
5	Veterans Parkway (HPD to Wellington)	2026	700,000	-		700,000	70,000		630,000	567,000	63,000
6	Wellington (Research Park to VP)	2026	1,500,000	-		1,500,000	150,000		1,350,000	1,215,000	135,000
7	Wellington (VP to Blackwell)	2030	2,100,000	-		2,100,000	210,000		1,890,000	1,701,000	189,000
8	Area 2 SWMF 203	2023	5,800,000	-		5,800,000	580,000		5,220,000	4,698,000	522,000
9	Area 2 SWMF 204	2025	4,500,000	-		4,500,000	450,000		4,050,000	3,645,000	405,000
10	Area 2 SWMF 201	2033	5,500,000	4,950,000		550,000	550,000		-	-	-
11	Area 2 SWMF 205	2033	1,500,000	1,350,000		150,000	150,000		-	-	-
12	Area 2 - 201 Culverts	2030	920,000	-		920,000	92,000		828,000	745,200	82,800
13	Area 2 - 205 Culverts	2033	1,500,000	1,350,000		150,000	150,000		-	-	-
	Reserve Fund Adjustment	Reserve	-	-		-	58,793		(58,793)	(52,914)	(5,879)
	<b>Total</b>		<b>30,250,000</b>	<b>10,267,500</b>	<b>-</b>	<b>19,982,500</b>	<b>3,358,293</b>	<b>-</b>	<b>16,624,207</b>	<b>14,961,786</b>	<b>1,662,421</b>





### **5.5.2 Wastewater Services**

The City has identified various wastewater projects for Development Area 2. These projects include works related to forcemains, pumping stations, and trunk sewers. The total gross capital cost for these works is \$24,027,200. A deduction of \$3,959,100 has been made to recognize the benefit to the existing community. In addition, a deduction of \$3,076,000 has been made to account for the benefit to growth beyond the forecast period. In addition to the capital works, a reserve fund adjustment in the amount of \$5,458,425 has also been included in the calculations to account for the deficit in the reserve fund. The net growth-related cost included in the D.C. calculations, after the deductions noted above, is \$22,450,525.

For wastewater services, an 88% residential benefit and a 12% non-residential benefit have been applied towards the capital costs provided above based on the incremental growth in population to employment, for the Development Area 2 buildout forecast period.



**Table 5-11  
Infrastructure Cost Included in the Development Charges Calculation  
Wastewater Services (Development Area 2)**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
<b>2023-Development Area 2 Buildout</b>											
1	Research Park PS Upgrades	2028	1,466,900	-		1,466,900	146,700		1,320,200	1,161,776	158,424
2	Area 2 Collection System Upgrades	2023	953,500	-		953,500	95,400		858,100	755,128	102,972
3	Area 2 Trunk Sewers	2023-2037	8,449,100	1,901,100		6,548,000	844,900		5,703,100	5,018,728	684,372
4	Area 2 Forcemain	2023-2035	3,931,200	884,500		3,046,700	393,100		2,653,600	2,335,168	318,432
5	Area 2 - Pumping Station B	2027	718,800	-		718,800	71,900		646,900	569,272	77,628
6	Area 2 - Pumping Station C	2023	2,625,700	-		2,625,700	262,600		2,363,100	2,079,528	283,572
7	Area 2 - Pumping Station A	2035	322,700	290,400		32,300	32,300		-	-	-
8	Upsize Huron Trunk from 1200 to 1500 (Wellington to Old Bedford)	2028	1,100,100	-		1,100,100	110,000		990,100	871,288	118,812
9	Secondary Treatment Upgrades (Development Area 2 share)	2023	601,400	-		601,400	300,700		300,700	264,616	36,084
10	UV Treatment Upgrade (Development Area 2 share)	2025	601,400	-		601,400	300,700		300,700	264,616	36,084
11	PCP Biosolids Upgrade (Development Area 2 share)	2023	2,706,400	-		2,706,400	1,353,200		1,353,200	1,190,816	162,384
12	PS 32 Lambton Mall including forcemain	2023	160,000	-		160,000	47,600		112,400	98,912	13,488
13	Primary Treatment Upgrades (Development Area 2 Share)	2023	390,000	-		390,000	-		390,000	343,200	46,800
	Reserve Fund Adjustment	Reserve	5,458,425	-		5,458,425	-		5,458,425	4,803,414	655,011
	<b>Total</b>		<b>29,485,625</b>	<b>3,076,000</b>	<b>-</b>	<b>26,409,625</b>	<b>3,959,100</b>	<b>-</b>	<b>22,450,525</b>	<b>19,756,462</b>	<b>2,694,063</b>



### **5.5.3 Water Services**

The City has identified six (6) water projects to service Development Area 2. The total gross capital cost of these projects is \$2,180,300. Deductions totalling \$217,900 have been made to recognize the benefit to the existing community. As well, a deduction of \$660,100 has been provided to account for the share of the costs that benefit development outside of the forecast period. Further, a deduction in the amount of \$796 has been made to account for the positive reserve fund balance. The net growth-related cost included in the D.C. calculations, after the deductions noted above, is \$1,301,504.

For water services, an 90% residential benefit and a 10% non-residential benefit has been applied towards the capital costs provided above, based on the incremental growth in population to employment, for the Development Area 2 buildout forecast period.



**Table 5-12**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Water Services (Development Area 2)**

Prj.No	Increased Service Needs Attributable to Anticipated Development  2023-Development Area 2 Buildout	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
1	Veterans Parkway (Perch Creek to Wellington)	2033	733,400	660,100		73,300	73,300		-	-	-
2	Veterans Parkway (HPD to Confed)	2024	293,400	-		293,400	29,300		264,100	232,408	31,692
3	Veterans Parkway (HPD to Wellington)	2026	293,400	-		293,400	29,300		264,100	232,408	31,692
4	Wellington (Research Park to VP)	2024	440,100	-		440,100	44,000		396,100	348,568	47,532
5	Procor Drive (Procor Drive to Confederation)	2024	220,000	-		220,000	22,000		198,000	174,240	23,760
6	Veterans Parkway (London Line to Perch Creek)	2023	200,000	-		200,000	20,000		180,000	158,400	21,600
	Reserve Fund Adjustment	Reserve	-	-		-	796		(796)	(700)	(96)
	<b>Total</b>		<b>2,180,300</b>	<b>660,100</b>	<b>-</b>	<b>1,520,200</b>	<b>218,696</b>	<b>-</b>	<b>1,301,504</b>	<b>1,145,324</b>	<b>156,180</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an All Other Urban Areas buildout planning horizon for stormwater, wastewater, and water services. Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the City for Area 2 over a buildout planning horizon (stormwater, wastewater, and water). Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the City for City-wide services over a buildout planning horizon. Table 6-4 calculates the proposed uniform D.C. to be imposed on anticipated development in the City for City-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, all other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

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

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

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

Table 6-5 summarizes the total D.C. that is applicable for all services and Table 6-6 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law.



Table 6-1  
City of Sarnia  
Development Charge Calculation  
All Other Urban Services Areas  
2023 to All Other Urban Services Areas Buildout

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Stormwater Drainage and Control Services</u>	\$	\$	\$	\$
1.1 Channels, drainage and ponds	1,858,766	687,489	793	0.44
2. <u>Wastewater Services</u>				
2.1 Treatment plants & Sewers	6,896,308	3,396,689	2,944	2.16
3. <u>Water Services</u>				
3.1 Treatment, storage and distribution systems	1,207,137	594,560	515	0.38
<b>TOTAL</b>	<b>9,962,211</b>	<b>\$4,678,738</b>	<b>\$4,252</b>	<b>\$2.98</b>
D.C.-Eligible Capital Cost	\$9,962,211	\$4,678,738		
All Other Urban Serviced Areas Buildout Gross Population/GFA Growth (sq.ft.)	6,258	1,571,600		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,592</b>	<b>\$2.98</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.671	\$4,252		
Other Multiples	2.153	\$3,427		
Apartments - 2 Bedrooms +	1.948	\$3,101		
Apartments - Bachelor and 1 Bedroom	1.131	\$1,800		
Special Care/Special Dwelling Units	1.100	\$1,751		



Table 6-2  
City of Sarnia  
Development Charge Calculation  
Development Area 2 Services  
2023 to Development Area 2 Buildout

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. <u>Stormwater Drainage and Control Services</u>	\$	\$	\$	\$
4.1 Channels, drainage and ponds	14,961,786	1,662,421	11,045	5.19
5. <u>Wastewater Services</u>				
5.1 Treatment plants & Sewers	19,756,462	2,694,063	14,584	8.41
6. <u>Water Services</u>				
6.1 Treatment, storage and distribution systems	1,145,324	156,180	846	0.49
<b>TOTAL</b>	<b>35,863,572</b>	<b>\$4,512,664</b>	<b>\$26,475</b>	<b>\$14.09</b>
D.C.-Eligible Capital Cost	\$35,863,572	\$4,512,664		
Area 2 Urban Buildout Gross Population/GFA Growth (sq.ft.)	3,618	320,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$9,913</b>	<b>\$14.10</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.671	\$26,476		
Other Multiples	2.153	\$21,342		
Apartments - 2 Bedrooms +	1.948	\$19,310		
Apartments - Bachelor and 1 Bedroom	1.131	\$11,211		
Special Care/Special Dwelling Units	1.100	\$10,904		

Table 6-3  
City of Sarnia  
Development Charge Calculation  
City-wide Services and Classes of Services  
2023 to Buildout

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost		
	Residential	Non-Residential	S.D.U.	per sq.m	per sq.ft.
7. <u>Services Related to a Highway</u>	\$	\$	\$		\$
7.1 Roads and Related	29,882,445	11,052,411	8,065	53.71	4.99
<b>TOTAL</b>	<b>29,882,445</b>	<b>\$11,052,411</b>	<b>\$8,065</b>	<b>\$53.71</b>	<b>\$4.99</b>
D.C.-Eligible Capital Cost	\$29,882,445	\$11,052,411			
Buildout Gross Population/GFA Growth (sq.ft.)	9,897	2,212,900			
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,019</b>	<b>\$4.99</b>			
<b>By Residential Unit Type</b>	<b>P.P.U.</b>				
Single and Semi-Detached Dwelling	2.671	\$8,065			
Other Multiples	2.153	\$6,501			
Apartments - 2 Bedrooms +	1.948	\$5,882			
Apartments - Bachelor and 1 Bedroom	1.131	\$3,415			
Special Care/Special Dwelling Units	1.100	\$3,321			





Table 6-4  
City of Sarnia  
Development Charge Calculation  
City-wide Services and Classes of Services  
2023 to 2032

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
<b>8. Public Works (Facilities and Fleet)</b>				
8.1 Services Related to a Highway	1,092,663	404,136	371	0.24
8.2 Water Services	115,322	42,653	39	0.03
8.3 Wastewater Services	94,429	34,926	32	0.02
<b>9. Fire Protection Services</b>				
9.1 Fire facilities, vehicles & equipment	1,453,694	537,668	493	0.32
<b>10. Policing Services</b>				
10.1 Facilities, vehicles and equipment, small equipment and gear	2,712,384	1,003,211	921	0.60
<b>11. Parks and Recreation Services</b>				
11.1 Park development, amenities, trails and recreation facilities, vehicles	18,779,104	988,374	6,374	0.59
<b>12. Library Services</b>				
12.1 Library facilities, materials and vehicles	1,900,000	100,000	645	0.06
<b>TOTAL</b>	<b>26,147,597</b>	<b>\$3,110,967</b>	<b>\$8,875</b>	<b>\$1.86</b>
D.C.-Eligible Capital Cost	\$26,147,597	\$3,110,967		
10-Year Gross Population/GFA Growth (sq.ft.)	7,869	1,675,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,323</b>	<b>\$1.86</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.671	\$8,875		
Other Multiples	2.153	\$7,154		
Apartments - 2 Bedrooms +	1.948	\$6,473		
Apartments - Bachelor and 1 Bedroom	1.131	\$3,758		
Special Care/Special Dwelling Units	1.100	\$3,655		



Table 6-5  
City of Sarnia  
Development Charge Calculation  
Total all Services and Classes of Services

	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
All Other Urban Service Areas Services/Classes Build out	9,962,211	4,678,738	4,252	2.98
Development Area 2 Urban Service Area Services/Classes Build out	35,863,572	4,512,664	26,475	14.09
Municipal-wide Services/Classes Build Out	29,882,445	11,052,411	8,065	4.99
Municipal-wide Services/Classes 10 Year	26,147,597	3,110,967	8,875	1.86
<b>Total City-wide</b>	<b>56,030,042</b>	<b>14,163,378</b>	<b>16,940</b>	<b>6.85</b>
<b>Total All Other Urban Areas</b>	<b>65,992,253</b>	<b>18,842,116</b>	<b>21,192</b>	<b>9.83</b>
<b>Total Development Area 2</b>	<b>91,893,614</b>	<b>18,676,042</b>	<b>43,415</b>	<b>20.94</b>



**Table 6-6**  
**City of Sarnia**  
**Gross Expenditure and Sources of Revenue Summary**  
**For Costs to be Incurred over the Life of the By-law**

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
<b>All Other Urban Areas Services</b>							
1. Stormwater Drainage and Control Services							
1.1 Channels, drainage and ponds	3,106,667	0	1,050,667	0	0	1,500,880	558,120
2. Wastewater Services							
2.1 Treatment plants & Sewers	14,837,667	0	6,822,000	0	0	5,370,497	2,645,170
3. Water Services							
3.1 Treatment, storage and distribution systems	1,900,000	0	150,000	0	0	1,172,500	577,500
<b>Development Area 2 Services</b>							
4. Stormwater Drainage and Control Services							
4.1 Channels, drainage and ponds	18,720,000	0	2,037,000	0	0	15,014,700	1,668,300
5. Wastewater Services							
5.1 Treatment plants & Sewers	19,980,933	0	3,554,451	0	1,947,785	12,741,254	1,737,444
6. Water Services							
6.1 Treatment, storage and distribution systems	1,446,900	0	144,600	0	0	1,146,024	156,276
<b>City-Wide Services</b>							
7. Services Related to a Highway							
7.1 Roads and Related	60,115,550	0	14,534,000	900,000	5,064,350	28,920,556	10,696,644
8. Public Works (Facilities and Fleet)							
8.1 Services Related to a Highway	1,542,833	0	0	0	0	1,126,268	416,565
8.2 Water Services	133,333	0	0	0	0	97,333	36,000
8.3 Wastewater Services	162,833	0	0	0	0	118,868	43,965
9. Fire Protection Services							
9.1 Fire facilities, vehicles & equipment	3,920,000	0	1,170,000	0	0	2,007,500	742,500
10. Policing Services							
10.1 Facilities, vehicles and equipment, small equipment and gear	6,660,000	0	0	0	2,700,000	2,890,800	1,069,200
11. Parks and Recreation Services							
11.1 Park development, amenities, trails and recreation facilities, vehicles and equipment	40,276,000	0	17,726,667	0	4,624,667	17,028,433	896,233
12. Library Services							
12.1 Library facilities, materials and vehicles	2,000,000	0	0	0	0	1,900,000	100,000
<b>Total Expenditures &amp; Revenues</b>	<b>\$174,802,717</b>	<b>\$0</b>	<b>\$47,189,385</b>	<b>\$900,000</b>	<b>\$14,336,801</b>	<b>\$91,035,614</b>	<b>\$21,340,917</b>



# Chapter 7

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



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

### 7.1 Introduction

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

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

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

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

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

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

The rules provided are based on the City’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213, and 23.



## 7.2 D.C. By-law Structure

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### It is recommended that:

- A class of service be established for Public Works;
- the City uses a uniform City-wide D.C. calculation for all municipal services except water, wastewater, and stormwater services;
- the D.C. related to water, wastewater, and stormwater services, be imposed on an area-specific basis for both Development Area 2 and All Other Urban Serviced Areas; and
- one municipal D.C. by-law be used for all services.

## 7.3 D.C. By-law Rules

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

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

#### ***7.3.1 Payment in any Particular Case***

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

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



- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.”

### **7.3.2 Determination of the Amount of the Charge**

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
  - for public works, fire services, and policing services a 73% residential/27% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period;
  - for stormwater services within Development Area 2, a 90% residential/10% non-residential allocation has been made based on the land coverage within Development Area 2 over the buildout forecast period;
  - for stormwater services within all Other Urban Serviced Areas, a 73% residential/27% non-residential allocation has been made based on the land coverage within the City Urban areas (other than Development Area 2) over the buildout forecast period;
  - for water and wastewater services within Development Area 2, a 88% residential/12% non-residential allocation has been made based on population vs. employment growth over the Development Area 2 buildout forecast period;
  - for water and wastewater services within All Other Urban Serviced Areas, a 67% residential/33% non-residential allocation has been made based on population vs. employment growth over the all other urban areas buildout forecast period; and



- for services related to a highway a 73% residential/27% non-residential attribution has been made based on a population vs. employment growth ratio over the buildout forecast period.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

If a development involves the demolition and replacement of a building or structure on the same site (within five (5) years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part), or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment. No credit is available if the existing land use is exempt under this by-law.

### **7.3.4 Exemptions (full or partial)**

a) Statutory exemptions:

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





- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units and attainable units (to be in force at a later date);
- inclusionary zoning units, and non-profit housing developments; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- non-residential farm buildings;
- use of land that does not involve a building structure;
- Development in the Sarnia 402 Business Park; and
- Temporary buildings and structures.

### **7.3.5 Phasing in**

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

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

### **7.3.6 Timing of Collection**

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

Rental housing and institutional developments will pay D.C.s in six (6) equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning



approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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

### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2024, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup> for the most recent year-over-year period.

### **7.3.8 The Applicable Areas**

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

- all municipal-wide services – the full residential and non-residential charge will be imposed on all lands within the City;
- Development Area 2 water, wastewater, and stormwater services – the full residential and non-residential charge will be imposed on development in Development Area 2, as denoted in the D.C. by-law; and
- All Other Urban Serviced Areas water, wastewater, and stormwater services – the full residential and non-residential charge will be imposed on the specific areas of the City.

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



## 7.4 Other D.C. By-law Provisions

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It is recommended that:

### **7.4.1 Categories of Services/Classes of Services for Reserve Fund and Credit Purposes**

The City's D.C. collections are reserved in 13 separate reserve funds: services related to a highway, public works, fire protection services, policing services, parks and recreation services, administration services, parking, and water, wastewater, and stormwater services for both Development Area 2 and All Other Urban Areas.

It is recommended:

- that the City move the amounts in the parking reserve fund to a general capital reserve as it is no longer considered an eligible service under the D.C.A., as amended;
- that the City address the deficit balance in the administration reserve fund as it is no longer considered an eligible service under the D.C.A., as amended; and
- that the City establish a reserve fund for library services.

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

### **7.4.2 By-law In-force Date**

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council, or at a later date, determined by Council.

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

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

### **7.4.4 Area Rating**

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:



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

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

At present, the City’s by-law does provide for area rating for water, wastewater, and stormwater services. All other City services are recovered based on a uniform, City-wide basis. There have been several reasons why area-rating has not been imposed on these services, including:

1. All City services, with the exception of water, wastewater, and stormwater, require that the average 15-year service standard be calculated. This average service standard, multiplied by growth in the City, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the City, hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a City-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds



to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.

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

For the reasons noted above, it is recommended that Council calculate the charges on a uniform City-wide basis for all services/classes of services other than water, wastewater, and stormwater, which is recommended to be imposed on an urban and area-specific basis.

## 7.5 Other Recommendations

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### **It is recommended that Council:**

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

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

“Establish a Class of service for Public Works”

“Continue the approach to calculate the D.C.s on an area-specific basis for water, wastewater, and stormwater services, and on a uniform City-wide basis for all other services;

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated October 4, 2023, subject to further annual review during the capital budget process;”



“Approve the D.C.s Background Study dated October 4, 2023, as amended (if applicable);”

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

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



# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **8.1.2 Public Meeting of Council**

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

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

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

#### **8.1.3 Other Consultation Activity**

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

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





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

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

## **8.2 Anticipated Impact of the Charge on Development**

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

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



## 8.3 Implementation Requirements

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### 8.3.1 Introduction

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

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

The sections that follow overview the requirements in each case.

### 8.3.2 Notice of Passage

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

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

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

### 8.3.3 By-law Pamphlet

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

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



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

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

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

### **8.3.4 Appeals**

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

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

### **8.3.5 Complaints**

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

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

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



### **8.3.6 Credits**

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

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

### **8.3.7 Front-Ending Agreements**

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

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

### **8.3.8 Severance and Subdivision Agreement Conditions**

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

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



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

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

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

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



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



## Schedule 1 City of Sarnia Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	73,920	72,366	1,361	71,005	22,265	2,548	6,395	168	31,376	1,237	2.306
	Mid 2016	73,140	71,594	1,224	70,370	22,730	2,565	6,535	105	31,935	1,113	2.242
	Mid 2021	73,600	72,047	1,118	70,929	23,000	2,530	6,560	95	32,185	1,016	2.239
Forecast	Mid 2023	74,590	73,022	1,129	71,893	23,185	2,547	6,685	95	32,512	1,026	2.246
	Mid 2033	82,040	80,315	1,392	78,923	25,092	2,803	7,942	95	35,932	1,265	2.235
	Buildout <sup>[4]</sup>	84,060	82,292	1,426	80,866	25,481	2,868	8,464	95	36,908	1,296	2.230
Incremental	Mid 2011 - Mid 2016	-780	-772	-137	-635	465	17	140	-63	559	-124	
	Mid 2016 - Mid 2021	460	453	-106	559	270	-35	25	-10	250	-97	
	Mid 2021 - Mid 2023	990	975	11	964	185	17	125	0	327	10	
	Mid 2023 - Mid 2033	7,450	7,293	263	7,030	1,907	256	1,257	0	3,420	239	
	Late 2023 - Buildout <sup>[4]</sup>	9,470	9,270	297	8,973	2,296	321	1,779	0	4,396	270	

[1] Population includes the Census undercount estimated at approximately 2.2% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

[4] Buildout refers to the timing of residential development yield on urban lands within the City's Municipal Corporate Boundary based on discussions with City staff regarding servicing and land supply.

Notes:

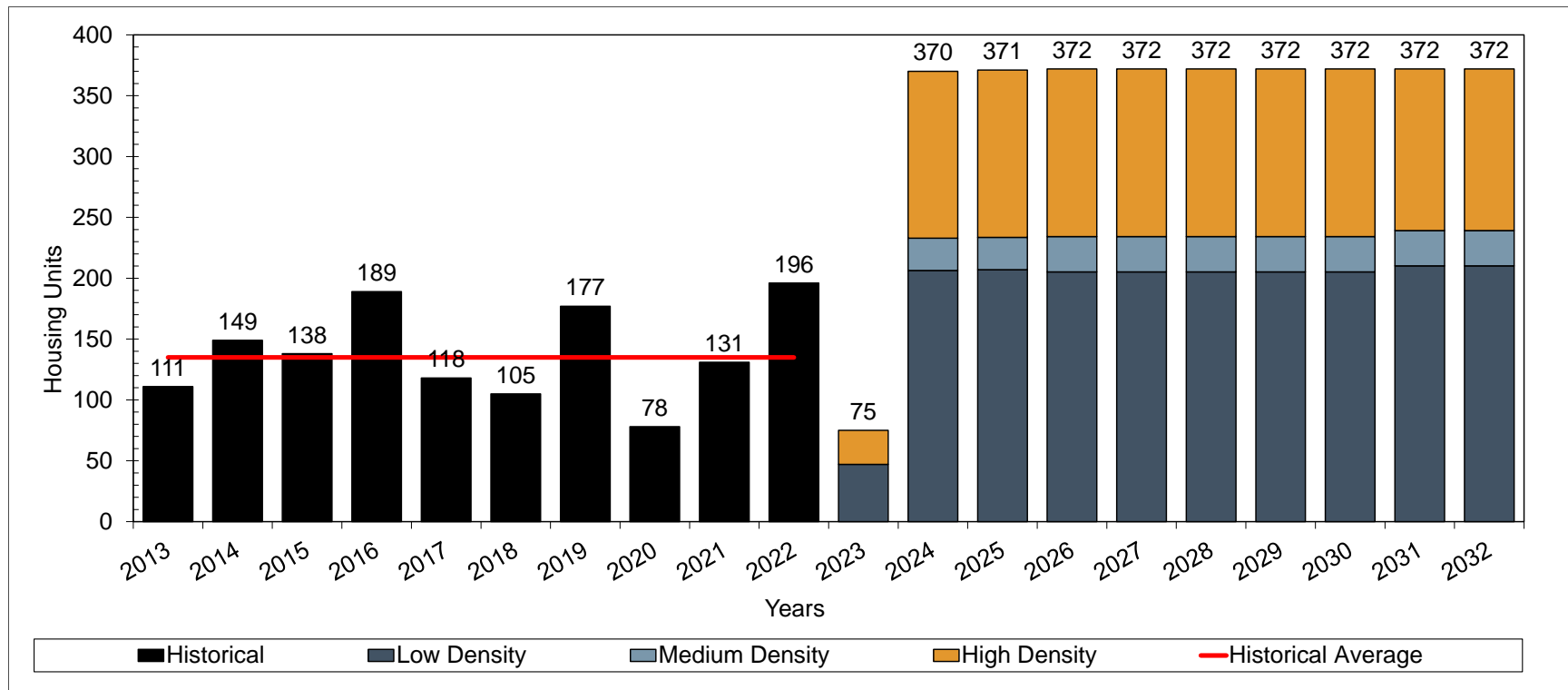
Numbers may not add due to rounding.

Source: Derived from City of Sarnia Comprehensive Review, Growth Management Recommendations, January 28, 2022, by urbanMetrics inc., and City of Sarnia Official Plan, Final Draft - July 11, 2022, and discussion with City staff regarding servicing and land supply by Watson & Associates Economists Ltd.





Figure 1  
City of Sarnia  
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from City of Sarnia building permit data, 2013 to year-to-date July 2023.



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

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Bright's Grove	2023 - 2033	74	0	0	74	199	-35	163	0	163
	2023 - Buildout <sup>[3]</sup>	90	0	0	90	239	-38	201	0	201
Development Area 1	2023 - 2033	331	162	58	551	1,323	-19	1,304	0	1,304
	2023 - Buildout <sup>[3]</sup>	398	203	82	683	1,629	-21	1,608	0	1,608
Development Area 2	2023 - 2033	1,052	86	0	1,139	2,997	-6	2,991	0	2,991
	2023 - Buildout <sup>3</sup>	1,267	108	0	1,375	3,618	-7	3,611	0	3,611
Urban Area	2023 - 2033	352	8	1,199	1,559	2,828	-452	2,376	263	2,639
	2023 - Buildout <sup>[3]</sup>	424	10	1,697	2,131	3,802	-492	3,310	297	3,607
Suburban Area	2023 - 2033	91	0	0	91	242	-24	219	0	219
	2023 - Buildout <sup>[3]</sup>	109	0	0	109	292	-26	266	0	266
Total Urban Serviced Area	2023 - 2033	1,900	256	1,257	3,413	7,589	-536	7,053	263	7,316
	2023 - Buildout <sup>[3]</sup>	2,288	321	1,779	4,388	9,579	-583	8,996	297	9,293
Rural	2023 - 2033	7	0	0	7	17	-40	-22	0	-22
	2023 - Buildout <sup>[3]</sup>	8	0	0	8	21	-43	-22	0	-22
City of Sarnia	2023 - 2033	1,907	256	1,257	3,420	7,606	-576	7,030	263	7,293
	2023 - Buildout <sup>[3]</sup>	2,296	321	1,779	4,396	9,600	-627	8,973	297	9,270

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

<sup>[3]</sup> Buildout refers to the timing of residential development yield on urban lands within the City's Municipal Corporate Boundary based on discussions with City staff regarding servicing and land supply.

Source: Watson & Associates Economists Ltd.



Schedule 3  
City of Sarnia  
Current Year Growth Forecast  
Mid-2021 to Mid-2023

		Population
Mid 2021 Population		72,047
Occupants of New Housing Units, Mid 2021 to Mid 2023	<i>Units (2)</i>	327
	<i>multiplied by P.P.U. (3)</i>	2,215
	<i>gross population increase</i>	724
		724
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2023	<i>Units</i>	10
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	11
		11
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2023	<i>Units (4)</i>	32,185
	<i>multiplied by P.P.U. decline rate (5)</i>	0.007
	<i>total decline in population</i>	240
		240
Population Estimate to Mid 2023		73,022
<i>Net Population Increase, Mid 2021 to Mid 2023</i>		975

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

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.832	57%	1.602
<i>Multiples (6)</i>	1.810	5%	0.094
<i>Apartments (7)</i>	1.357	38%	0.519
<b>Total</b>		100%	2.215

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> Based on Building permit/completion activity

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 4  
City of Sarnia  
10-Year Growth Forecast  
Mid-2023 to Mid-2033

		Population
Mid 2023 Population		73,022
Occupants of New Housing Units, Mid 2023 to Mid 2033	<i>Units (2)</i>	3,420
	<i>multiplied by P.P.U. (3)</i>	2,224
	<i>gross population increase</i>	7,606
Occupants of New Equivalent Institutional Units, Mid 2023 to Mid 2033	<i>Units</i>	239
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	263
Decline in Housing Unit Occupancy, Mid 2023 to Mid 2033	<i>Units (4)</i>	32,512
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.018
	<i>total decline in population</i>	-576
Population Estimate to Mid 2033		80,315
<i>Net Population Increase, Mid 2023 to Mid 2033</i>		7,293

(1) Mid 2023 Population based on:

2021 Population (72,047) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (327 x 2.215 = 724) + (10 x 1.1 = 11) + (32,185 x 0.007 = 240) = 73,022

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.671	56%	1.489
<i>Multiples (6)</i>	2.153	7%	0.161
<i>Apartments (7)</i>	1.560	37%	0.573
<i>one bedroom or less</i>	1.131		
<i>two bedrooms or more</i>	1.948		
<b>Total</b>		100%	2.224

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2023 households based upon 2021 Census (32,185 units) + Mid 2021 to Mid 2023 unit estimate (327 units) = 32,512 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5  
City of Sarnia  
Long-Term Growth Forecast  
Mid-2023 to Urban Buildout

		Population
Mid 2023 Population		73,022
Occupants of New Housing Units, Mid 2023 to Buildout	<i>Units (2)</i>	4,396
	<i>multiplied by P.P.U. (3)</i>	2,184
	<i>gross population increase</i>	9,600
		9,600
Occupants of New Equivalent Institutional Units, Mid 2023 to Buildout	<i>Units</i>	270
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	297
		297
Decline in Housing Unit Occupancy, Mid 2023 to Buildout	<i>Units (4)</i>	32,512
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.019
	<i>total decline in population</i>	-627
		-627
Population Estimate to Buildout		82,292
<i>Net Population Increase, Mid 2023 to Buildout</i>		9,270

(1) Mid 2023 Population based on:

2021 Population (72,047) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (327 x 2.215 = 724) + (10 x 1.1 = 11) + (32,185 x 0.007 = 240) = 73,022

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.671	52%	1.395
<i>Multiples (6)</i>	2.153	7%	0.157
<i>Apartments (7)</i>	1.560	40%	0.631
<i>one bedroom or less</i>	1.131		
<i>two bedrooms or more</i>	1.948		
<b>Total</b>		100%	2.184

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Mid 2023 households based upon 2021 Census (32,185 units) + Mid 2021 to Mid 2023 unit estimate (327 units) = 32,512 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6a  
City of Sarnia  
Summary of Active Development Applications, Vacant Land Supply and Intensification  
Housing Potential as of December 2022  
Total Urban Areas

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
Registered Not Built	213	21	0	<b>234</b>
<i>% Breakdown</i>	91%	9%	0%	100%
Draft Plans Approved	722	221	84	<b>1,027</b>
<i>% Breakdown</i>	70%	22%	8%	100%
Application Under Review	76	0	573	<b>649</b>
<i>% Breakdown</i>	12%	0%	88%	100%
Vacant lands designated for Residential	977	77	790	<b>1,844</b>
<i>% Breakdown</i>	53%	4%	43%	100%
Additional Intensification	338	10	384	<b>732</b>
<i>% Breakdown</i>	46%	1%	52%	100%
<b>Total</b>	<b>2,326</b>	<b>329</b>	<b>1,831</b>	<b>4,486</b>
<i>% Breakdown</i>	52%	7%	41%	100%

<sup>[1]</sup> Includes townhomes and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: City of Sarnia Planning Department as of December 2022, derived by Watson & Associates Economists Ltd.



Schedule 6b  
City of Sarnia  
Summary of Active Development Applications, Vacant Land Supply and Intensification  
Housing Potential as of December 2022  
Bright's Grove

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
Registered Not Built	71	0	0	<b>71</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Application Under Review	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Vacant lands designated for Residential	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Additional Intensification	20	0	0	<b>20</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
<b>Total</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>91</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

<sup>[1]</sup> Includes townhomes and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: City of Sarnia Planning Department as of December 2022, derived by Watson & Associates Economists Ltd.



Schedule 6c  
City of Sarnia  
Summary of Active Development Applications, Vacant Land Supply and Intensification  
Housing Potential as of December 2022  
Development Area 1

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
Registered Not Built	103	21	0	<b>124</b>
<i>% Breakdown</i>	83%	17%	0%	100%
Draft Plans Approved	172	187	84	<b>443</b>
<i>% Breakdown</i>	39%	42%	19%	100%
Application Under Review	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Vacant lands designated for Residential	130	0	0	<b>130</b>
<i>% Breakdown</i>	100%	0%	0%	100%
Additional Intensification	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
<b>Total</b>	<b>405</b>	<b>208</b>	<b>84</b>	<b>697</b>
<i>% Breakdown</i>	<b>58%</b>	<b>30%</b>	<b>12%</b>	<b>100%</b>

<sup>[1]</sup> Includes townhomes and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.  
as of December 2022, derived by Watson & Associates Economists Ltd.





Schedule 6d  
City of Sarnia  
Summary of Active Development Applications, Vacant Land Supply and Intensification  
Housing Potential as of December 2022  
Development Area 2

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	
Registered Not Built	26	0	0	<b>26</b>
<i>% Breakdown</i>	100%	0%	0%	100%
Draft Plans Approved	415	34	0	<b>449</b>
<i>% Breakdown</i>	92%	8%	0%	100%
Application Under Review	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Vacant lands designated for Residential	847	77	0	<b>924</b>
<i>% Breakdown</i>	92%	8%	0%	100%
Additional Intensification	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
<b>Total</b>	<b>1,288</b>	<b>111</b>	<b>0</b>	<b>1,399</b>
<i>% Breakdown</i>	<b>92%</b>	<b>8%</b>	<b>0%</b>	<b>100%</b>

<sup>[1]</sup> Includes townhomes and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: City of Sarnia Planning Department as of December 2022, derived by Watson & Associates Economists Ltd.



Schedule 6e  
City of Sarnia  
Summary of Active Development Applications, Vacant Land Supply and Intensification  
Housing Potential as of December 2022  
Urban Area

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
Registered Not Built	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Draft Plans Approved	135	0	0	<b>135</b>
<i>% Breakdown</i>	100%	0%	0%	100%
Application Under Review	76	0	573	<b>649</b>
<i>% Breakdown</i>	12%	0%	88%	100%
Vacant lands designated for Residential	0	0	790	<b>790</b>
<i>% Breakdown</i>	0%	0%	100%	100%
Additional Intensification	220	10	384	<b>614</b>
<i>% Breakdown</i>	36%	2%	63%	100%
<b>Total</b>	<b>431</b>	<b>10</b>	<b>1,747</b>	<b>2,188</b>
<i>% Breakdown</i>	<b>20%</b>	<b>0%</b>	<b>80%</b>	<b>100%</b>

<sup>[1]</sup> Includes townhomes and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: City of Sarnia Planning Department as of December 2022, derived by Watson & Associates Economists Ltd.



Schedule 6f  
City of Sarnia  
Summary of Active Development Applications, Vacant Land Supply and Intensification  
Housing Potential as of December 2022  
Suburban Area

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	
Registered Not Built	13	0	0	<b>13</b>
<i>% Breakdown</i>	100%	0%	0%	100%
Draft Plans Approved	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Application Under Review	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Vacant lands designated for Residential	0	0	0	<b>0</b>
<i>% Breakdown</i>	-	-	-	-
Additional Intensification	98	0	0	<b>98</b>
<i>% Breakdown</i>	100%	0%	0%	100%
<b>Total</b>	<b>111</b>	<b>0</b>	<b>0</b>	<b>111</b>
<i>% Breakdown</i>	100%	0%	0%	100%

<sup>[1]</sup> Includes townhomes and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: City of Sarnia Planning Department as of December 2022, derived by Watson & Associates Economists Ltd.



Schedule 7  
City of Sarnia  
Historical Residential Building Permits  
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2013	98	6	7	111
2014	131	18	0	149
2015	132	6	0	138
2016	151	38	0	189
2017	118	0	0	118
Sub-total	630	68	7	705
<b>Average (2013 - 2017)</b>	<b>126</b>	<b>14</b>	<b>1</b>	<b>141</b>
% Breakdown	89%	10%	1%	100%
2018	95	5	5	105
2019	61	0	116	177
2020	78	0	0	78
2021	109	1	21	131
2022	76	16	104	196
Sub-total	419	22	246	687
<b>Average (2018 - 2022)</b>	<b>84</b>	<b>4</b>	<b>49</b>	<b>137</b>
% Breakdown	61%	3%	36%	100.0%
2013 - 2022				
Total	1,049	90	253	1,392
<b>Average</b>	<b>105</b>	<b>9</b>	<b>25</b>	<b>139</b>
% Breakdown	75%	6%	18%	100%

[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from City of Sarnia building permit data, 2013 to 2022, by Watson & Associates Economists Ltd.



Schedule 8a  
City of Sarnia  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Average Adjusted <sup>[2]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.929	2.857	3.786	<b>2.832</b>		
6-10	-	-	1.926	2.662	3.680	<b>2.718</b>		
11-15	-	-	1.444	2.819	3.571	<b>2.752</b>		
16-20	-	-	1.381	2.625	3.000	<b>2.466</b>	2.692	2.671
20-25	-	-	1.560	2.614	3.333	<b>2.477</b>		
25-35	-	-	1.917	2.729	3.364	<b>2.735</b>		
35+	-	1.222	1.657	2.412	3.562	<b>2.342</b>		
<b>Total</b>	<b>1.125</b>	<b>1.361</b>	<b>1.661</b>	<b>2.459</b>	<b>3.536</b>	<b>2.398</b>		

Age of Dwelling	Apartments <sup>[1]</sup>						20 Year Average	20 Year Average Adjusted <sup>[2]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	<b>1.357</b>		
6-10	-	1.500	1.538	-	-	<b>1.538</b>		
11-15	-	-	1.762	-	-	<b>1.778</b>		
16-20	-	1.313	1.733	-	-	<b>1.469</b>	1.536	1.560
20-25	-	1.625	1.870	-	-	<b>1.705</b>		
25-35	-	1.308	1.524	-	-	<b>1.560</b>		
35+	0.846	1.199	1.645	2.360	-	<b>1.459</b>		
<b>Total</b>	<b>0.609</b>	<b>1.220</b>	<b>1.658</b>	<b>2.607</b>	<b>-</b>	<b>1.479</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.267	1.800	2.822	3.767	<b>2.705</b>
6-10	-	2.000	1.841	2.551	3.680	<b>2.488</b>
11-15	-	-	1.750	2.731	3.571	<b>2.585</b>
16-20	-	1.350	1.553	2.582	3.000	<b>2.263</b>
20-25	-	1.500	1.736	2.564	3.333	<b>2.316</b>
25-35	-	1.414	1.886	2.757	3.217	<b>2.435</b>
35+	1.294	1.203	1.694	2.433	3.568	<b>2.153</b>
<b>Total</b>	<b>1.400</b>	<b>1.238</b>	<b>1.705</b>	<b>2.470</b>	<b>3.531</b>	<b>2.204</b>

<sup>[1]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>[2]</sup> Adjusted based on historical trends.

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

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



Schedule 8b  
County of Lambton  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Multiples <sup>[1]</sup>					Total	20 Year Average	20 Year Average Adjusted <sup>[2]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	1.083	-	-	-	<b>1.810</b>		
6-10	-	-	-	2.273	-	<b>1.955</b>		
11-15	-	-	-	2.667	-	<b>2.174</b>		
16-20	-	-	-	-	-	<b>2.125</b>	2.016	2.153
20-25	-	-	-	3.167	-	<b>2.333</b>		
25-35	-	-	2.350	2.474	-	<b>2.395</b>		
35+	-	1.194	2.005	2.715	4.500	<b>2.281</b>		
<b>Total</b>	<b>0.591</b>	<b>1.238</b>	<b>2.033</b>	<b>2.725</b>	<b>4.500</b>	<b>2.257</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.344	1.706	2.594	3.658	<b>2.578</b>
6-10	-	1.810	1.784	2.632	3.603	<b>2.568</b>
11-15	-	1.313	1.803	2.700	3.449	<b>2.595</b>
16-20	-	1.440	1.627	2.594	3.222	<b>2.434</b>
20-25	-	1.433	1.772	2.591	3.435	<b>2.410</b>
25-35	-	1.378	1.856	2.652	3.116	<b>2.411</b>
35+	1.227	1.221	1.723	2.478	3.529	<b>2.226</b>
<b>Total</b>	<b>1.321</b>	<b>1.255</b>	<b>1.731</b>	<b>2.509</b>	<b>3.492</b>	<b>2.283</b>

[1] Includes townhomes and apartments in duplexes.

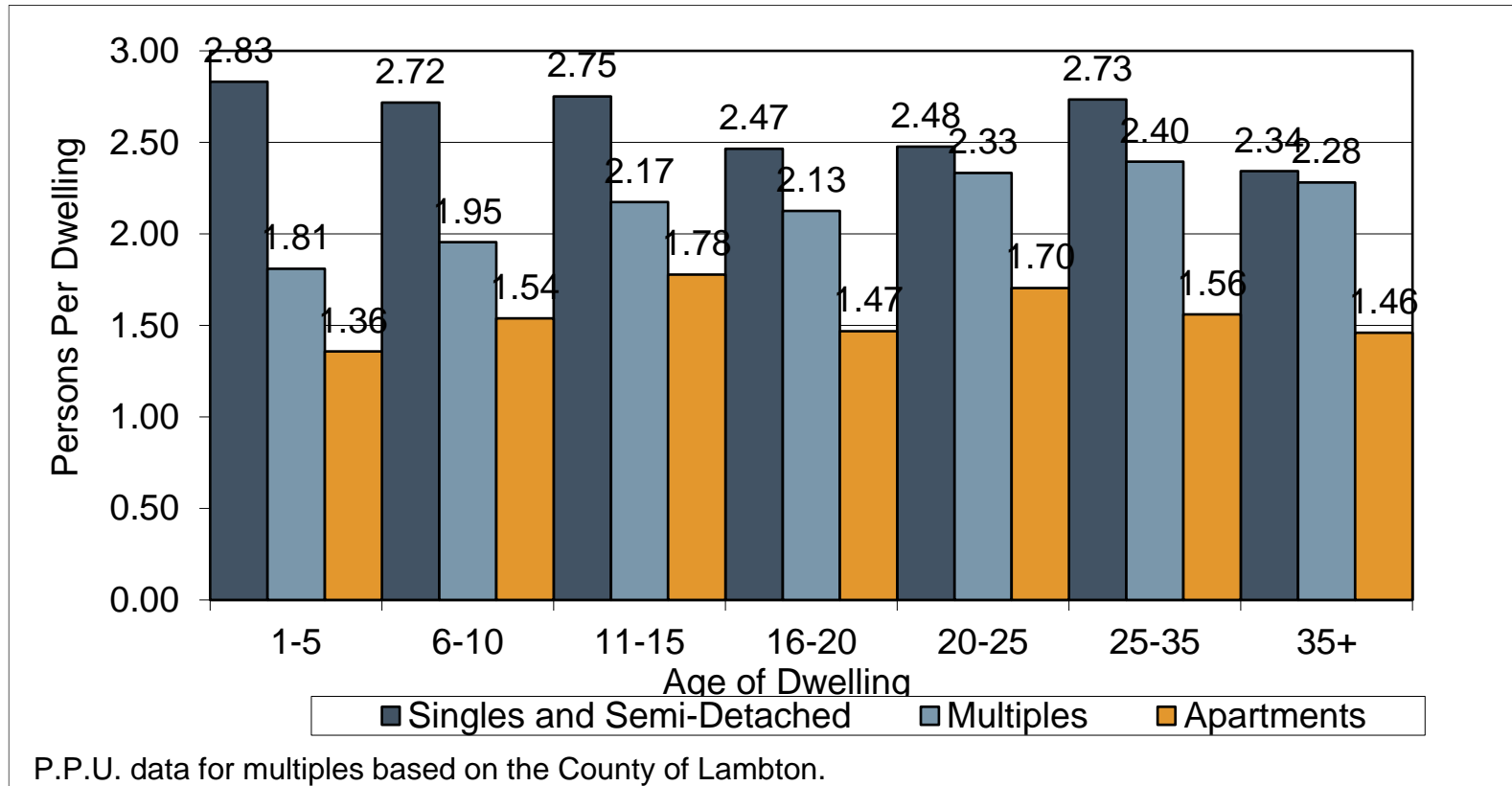
[2] Adjusted based on historical trends.

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

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



Schedule 9  
City of Sarnia  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)





## Schedule 10a City of Sarnia Employment Forecast, 2023 to Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2011	72,366	0.006	0.018	0.106	0.176	0.105	0.411	0.048	0.459	445	1,290	7,655	12,770	7,595	29,755	3,460	33,215	28,465
Mid 2016	71,594	0.007	0.019	0.096	0.175	0.108	0.406	0.043	0.448	500	1,355	6,895	12,535	7,765	29,050	3,055	32,105	27,695
Mid 2023	73,022	0.007	0.021	0.094	0.166	0.112	0.400	0.043	0.442	511	1,509	6,861	12,122	8,193	29,196	3,116	32,312	27,687
Mid 2033	80,315	0.007	0.021	0.090	0.173	0.109	0.400	0.043	0.443	562	1,658	7,237	13,871	8,789	32,117	3,427	35,544	30,459
Buildout <sup>[2]</sup>	82,292	0.007	0.021	0.089	0.175	0.109	0.401	0.043	0.444	577	1,705	7,355	14,369	9,008	33,014	3,512	36,526	31,309
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	-772	0.001	0.001	-0.009	-0.001	0.004	-0.005	-0.005	-0.011	55	65	-760	-235	170	-705	-405	-1,110	-770
Mid 2016 - Mid 2023	1,428	0.000	0.002	-0.002	-0.009	0.004	-0.006	0.000	-0.006	11	154	-34	-413	428	146	61	207	-8
Mid 2023 - Mid 2033	7,293	0.000	0.000	-0.004	0.007	-0.003	0.000	0.000	0.000	51	149	376	1,749	596	2,921	311	3,232	2,772
Mid 2023 - Buildout	9,270	0.000	0.000	-0.005	0.009	-0.003	0.001	0.000	0.001	66	196	494	2,247	815	3,818	396	4,214	3,622
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	-154	0.000	0.000	-0.002	0.000	0.001	-0.001	-0.001	-0.002	11	13	-152	-47	34	-141	-81	-222	-154
Mid 2016 - Mid 2023	204	0.000	0.000	0.000	-0.001	0.001	-0.001	0.000	-0.001	2	22	-5	-59	61	21	9	30	-1
Mid 2023 - Mid 2033	729	0.000	0.000	0.000	0.001	0.000	0.000	0.000	0.000	5	15	38	175	60	292	31	323	277

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

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

<sup>[2]</sup> Buildout refers to the timing of residential development yield of urban lands within the City's Municipal Corporate Boundary based on discussion with City staff regarding servicing and land supply.

Source: Derived from City of Sarnia Comprehensive Review, Growth Management Recommendations, January 28, 2022, by urbanMetrics inc., and City of Sarnia Official Plan, Final Draft - July 11, 2022, and discussion with City staff regarding servicing and land supply by Watson & Associates Economists Ltd.





Schedule 10b  
City of Sarnia  
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>				
		Primary <sup>[2]</sup>	Industrial	Commercial/ Population Related	Institutional <sup>[3]</sup>	Total	Primary - Non- Bona Fide Farming <sup>[2]</sup>	Industrial	Commercial/ Population Related	Institutional <sup>[3]</sup>	Total
Mid 2011	72,366	445	7,655	12,770	7,595	28,465					
Mid 2016	71,594	500	6,895	12,535	7,765	27,695					
Mid 2023	73,022	511	6,861	12,122	8,193	27,687					
Mid 2033	80,315	562	7,237	13,871	8,666	30,336					
Buildout	82,292	577	7,355	14,369	8,870	31,171					
<b>Incremental Change</b>											
Mid 2011 - Mid 2016	-772	55	-760	-235	170	-770					
Mid 2016 - Mid 2023	1,428	11	-34	-413	428	-8					
Mid 2023 - Mid 2033	7,293	51	376	1,749	473	2,649	153,000	413,600	787,100	321,600	1,675,300
Mid 2023 - Buildout	9,270	66	494	2,247	677	3,484	198,000	543,400	1,011,200	460,300	2,212,900
<b>Annual Average</b>											
Mid 2011 - Mid 2016	-154	11	-152	-47	34	-154					
Mid 2016 - Mid 2023	204	2	-5	-59	61	-1					
Mid 2023 - Mid 2033	729	5	38	175	47	265	15,300	41,360	78,710	32,160	167,530

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,100
Commercial/Population-Related	450
Institutional	680

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

\*Reflects Mid-2023 to buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10c  
City of Sarnia  
Estimate of the Anticipated Amount, Type and Location of  
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Primary G.F.A. S.F. <sup>[1],[2]</sup>	Industrial G.F.A. S.F. <sup>[1]</sup>	Commercial G.F.A. S.F. <sup>[1]</sup>	Institutional G.F.A. S.F. <sup>[1],[3]</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>[4]</sup>
Bright's Grove	2023 - 2033		-	-	-	-	-
	2023 - Buildout		-	-	-	-	-
Development Area 1	2023 - 2033		-	106,200	-	106,200	236
	2023 - Buildout		-	136,400	-	136,400	303
Development Area 2	2023 - 2033		33,000	35,600	161,100	229,700	346
	2023 - Buildout		44,000	45,500	230,500	320,000	480
Urban Area	2023 - 2033		298,100	635,800	160,500	1,094,400	1,920
	2023 - Buildout		390,500	814,900	229,800	1,435,200	2,504
Suburban Area	2023 - 2033		-	-	-	-	-
	2023 - Buildout		-	-	-	-	-
Total Urban Serviced Area	2023 - 2033		331,100	777,600	321,600	1,430,300	2,502
	2023 - Buildout		434,500	996,800	460,300	1,891,600	3,287
Rural	2023 - 2033	153,000	82,500	9,500	-	245,000	147
	2023 - Buildout	198,000	108,900	14,400	-	321,300	197
City of Sarnia	2023 - 2033	153,000	413,600	787,100	321,600	1,675,300	2,649
	2023 - Buildout	198,000	543,400	1,011,200	460,300	2,212,900	3,484

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,100
Commercial/Population-Related	450
Institutional	680

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

<sup>[4]</sup> Employment Increase does not include No Fixed Place of Work.

\*Reflects Mid-2023 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



# Appendix B

## Level of Service



# Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$9,036.20	0.0024	km of roadways	3,765,083	per km	83,765,574
	Services Related to a Highway - County Roads	\$4,679.47	0.0011	km of roadways	4,254,064	per km	43,378,687
Public Works	Public Works - Facilities	\$267.11	0.3083	sq.ft. of building area	866	per sq.ft.	1,948,033
	Public Works - Vehicles & Equipment	\$197.16	0.0012	No. of vehicles and equipment	164,300	per vehicle	1,437,888
Fire Protection	Fire Protection Services - Facilities	\$466.36	0.5348	sq.ft. of building area	872	per sq.ft.	3,401,163
	Fire Protection Services - Vehicles & Equipment	\$203.85	0.0004	No. of vehicles	509,625	per vehicle	1,486,678
	Fire Protection Services - Small Equipment and Gear	\$51.25	0.0136	No. of equipment and gear	3,768	per item	373,766
Policing	Policing Services - Facilities	\$424.93	0.6598	sq.ft. of building area	644	per sq.ft.	3,099,014
	Policing Services - Vehicles	\$55.97	0.0006	No. of vehicles and equipment	93,283	per vehicle	408,189
	Policing Services - Small Equipment and Gear	\$36.27	0.0052	No. of equipment and gear	6,975	per item	264,517
Parks & Recreation	Parkland Development	\$704.33	0.0165	Acres of Parkland	42,687	per acre	5,136,679
	Parkland Amenities	\$796.17	0.0044	No. of parkland amenities	180,948	per amenity	5,806,468
	Parkland Trails	\$112.01	0.5958	Linear Metres of Paths and Trails	188	per linear m	816,889
	Recreation Facilities	\$4,907.46	5.5080	sq.ft. of building area	891	per sq.ft.	35,790,106
	Parks & Recreation Vehicles and Equipment	\$118.81	0.0016	No. of vehicles and equipment	74,256	per vehicle	866,481
Library	Library Services - Facilities	\$508.29	0.6174	sq.ft. of building area	823	per sq.ft.	3,706,959



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station 1 - Clifford Hanson Fire Hall	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	15,800	\$730	\$872
Station 2 - 666 Churchill Road	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	\$730	\$872
Station 3 - 1133 Colborne Road	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	\$730	\$872
Station 4 - Bert A. Logan Fire Hall	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	\$730	\$872
Station 5 - Sam A. McCrea Fire Hall	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	\$730	\$872
<b>Total</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>	<b>38,500</b>		

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511		
Per Capita Standard	0.5367	0.5351	0.5335	0.5320	0.5333	0.5349	0.5363	0.5369	0.5378	0.5359	0.5352	0.5350	0.5342	0.5344	0.5310		

15 Year Average	2008-2022
Quantity Standard	0.5348
Quality Standard	\$872
Service Standard	\$466

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$466
Eligible Amount	\$3,401,163



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Engine 1 - 1998 Superior E-ONE Rescue/Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,170,000
Engine 4 - 1989 Amertek	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$1,170,000
Rescue 1 - 2003 Hackley Medium Duty Pumper/Rescue	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$830,000
Engine 2 - 1991 Superior Telesquirt	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$1,170,000
Engine 5 - 1998 Superior E-ONE Rescue/Pumper	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$1,170,000
Tower 4 - 1999 Pierce Dash Aerial Platform	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$2,490,000
Tanker 4 - 2003 S & S Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$840,000
Engine 5 - 1989 Superior Telesquirt	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$1,170,000
Ladder 2 - 2008 Smeal	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,960,000
Ladder 4 - 2008 Smeal	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,960,000
Chief 1 - 2008 Ford F150	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$79,000
Chief 2 - 2007 Dodge Ram 1500	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$79,000
Chief 3 - 2007 Ford F250	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$79,000
Chief 4 - Chevy Silverado 1500	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,000
Pub Ed - 2005 Dodge Ram 1500	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$79,000
TSO 1 - 2006 Chevy Uplander Van	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$56,000
TSO 2 - 2005 Chevy Uplander Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,000
FPO 1 2007 - Ford Van	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$22,000
FPO 1 2007 - Ford Van	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$22,000
FPO 3 - 2000 Cavalier	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$34,000
FPO 4 - 2000 Cavalier	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$34,000
FPO 5 - 2006 Crown Victoria	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$45,000
Special Ops #8 1991 - Ford Cube Van	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$42,000
Service Unit Truck #9 - 1995 Ford F150	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$79,000
Pub Ed Trailer	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$34,000
Mechanics Van - 2006 Ford Service Van	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$56,000
Engine 1 - 2017 Typhoon Engine/Pumper	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$1,392,000
Engine 3 - 2015 Typhoon Engine/Pumper	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,392,000
Engine 5 - 2013 Typhoon Engine/Pumper	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$1,392,000
Rescue 1 - 2018 Spartan Heavy Rescue	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$955,000
Chief 1 - 2013 Chevrolet Equinox	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$56,000
Chief 2 - 2012 Chevrolet Tahoe	-	-	-	-	1	1	1	1	1	1	1	1	1	-	-	\$101,000
Chief 3 - 2015 Chevrolet 2500 HD	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$112,000



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
FSI - 2007 Dodge Ram 1500	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$90,000
FS2 - 2007 Ford F-150	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Pub Ed - 2017 Chevrolet Equinox Light SUV	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$56,000
TSO 1 - 2012 Chevrolet 2500	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$112,000
FPO 1 - 2006 Chevy Uplander Van	-	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$56,000
FPO 2 - 2009 Ford Escape	-	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$56,000
FPO 3 - 2013 Ford Escape	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$56,000
SO2 - 2016 Ford Transit Cargo Van	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$80,000
Haz-1 (2004 Hazmat Remediation Trailer)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$62,000
Haz-2 (2013 Hazmat Response Trailer)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$62,000
Pub Ed PE-T1 (2010 US Cargo Trailer)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,700
Pub Ed PE-T2 (2017 NEO Enclosed Cargo Trailer)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$8,400
S-9 - 2018 Truck	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$79,000
SUI - 2007 Ford SRW Pickup Truck	-	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$120,000
Mechanics Van - 2018 Service Van	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$90,000
Marine 1 - 1980 Rescue Boat	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$510,000
Marine 1 Trailer - 2005	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,600
Marine 2- PWC	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$28,000
Marine 2- Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$5,600
FPO - 4 Dodge Van	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$62,000
FPO 1- 2020 Ford Escape	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$56,000
FSI 1- Dodge Pick up	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$73,000
FPO2- For Escape	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$56,000
Chief 2 Chev 2500 Pickup	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$84,000
Tower 4 E One 95' Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$2,410,000
<b>Total</b>	<b>28</b>	<b>31</b>	<b>31</b>	<b>30</b>	<b>28</b>	<b>29</b>	<b>27</b>	<b>29</b>	<b>29</b>	<b>32</b>	<b>32</b>	<b>34</b>	<b>34</b>	<b>33</b>	<b>33</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005	0.0005

15 Year Average	2008-2022
Quantity Standard	0.0004
Quality Standard	\$509,625
Service Standard	\$204

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$204
Eligible Amount	\$1,486,678



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
# of Equipped Firefighters	128	128	128	129	129	130	130	130	129	128	127	129	129	129	129	\$5,700
Portable Radios	23	25	28	30	33	35	35	35	36	37	38	38	38	38	38	\$5,600
Batteries	-	-	-	-	-	-	100	100	100	100	100	100	100	100	100	\$450
Battery Bank	-	-	-	-	-	-	6	6	6	6	6	6	6	6	6	\$1,900
Mobile Radios	16	19	21	24	26	29	29	27	25	23	21	21	21	21	21	\$4,000
Base Stations	-	-	-	-	-	4	4	4	4	5	6	6	6	6	6	\$10,800
Repeaters	-	-	-	-	-	-	9	9	9	9	9	9	9	9	9	\$5,200
Headsets (set of 4)	-	-	-	-	-	9	9	9	9	9	9	9	9	9	9	\$11,000
Defibrillators	7	7	7	8	8	8	8	8	8	8	8	8	8	8	8	\$4,200
Auto-Extrication Equipment Ladders/Pumpers/Tower	3	3	4	4	5	5	5	5	5	5	5	5	5	5	5	\$20,200
Auto-Extrication Equipment Rescue Truck	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$93,000
Self Contained Breathing Apparatus SCBA	50	47	44	41	38	35	35	36	37	38	39	39	39	40	40	\$16,500
Self Contained Breathing Apparatus SCBA c/w Extendaire	-	-	-	-	-	7	7	7	7	8	9	9	9	10	10	\$18,000
Rescue Aire RIT Kits	-	-	-	-	-	2	2	2	2	2	3	3	3	3	3	\$9,500
Premaire Cadet Escape Packs	-	-	-	-	-	2	2	2	2	3	4	4	4	4	4	\$3,500
Spare Air Cylinders - 45 Minute	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	\$2,100
Spare Air Cylinders - 60 Minute	-	-	-	-	-	14	14	14	14	14	15	15	15	15	15	\$2,400
SCBA Masks, iHUD and Monitoring Tags	-	-	-	-	-	130	130	130	130	130	130	130	130	130	130	\$3,500
RIT Kits	-	-	-	-	-	2	2	2	2	2	2	2	2	2	2	\$11,100
SCBA Accessories	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$16,200
Posi Chek - SCBA Function Test Machine	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$21,900
Breathing Air Compressor - BAC & Fill Station	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$120,000
Breathing Air Compressor - BAC & Fill Station	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$120,000
Breathing Air Cart	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$9,900
Portacount 8038+ (Fit Test Machine)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$24,600
Fire Hose 125 mm Supply (LDH)	-	-	-	-	-	192	192	192	192	192	142	142	142	142	142	\$1,100
Fire Hose 65 mm Hand-line	-	-	-	-	-	48	60	80	90	102	114	114	114	114	114	\$740
Fire Hose 45 mm Hand-line	286	286	273	259	246	232	232	233	235	237	239	239	239	239	239	\$570
Fire Hose 100 mm Hand-line	-	-	-	-	-	-	66	66	66	66	66	-	-	-	-	\$900
Hose Repair Machine	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$20,600
Thermal Imaging Cameras	4	4	5	5	6	6	6	6	6	6	7	7	7	7	7	\$11,800
Nozzles, Appliances	35	35	35	35	36	36	36	42	48	52	56	56	56	56	56	\$1,700
Ground Monitors	-	-	-	-	-	9	9	9	9	9	9	9	9	9	9	\$11,200





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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Positive Pressure Blowers	-	-	-	-	-	6	6	6	6	6	6	6	6	6	6	\$4,900
Rice Pump	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$9,000
Firefighting Foam (Barrels 55 gallon)	3	3	3	4	4	4	4	4	3	2	1	1	1	3	3	\$6,100
Toxic Gas Monitors	4	5	5	6	6	7	7	7	7	7	6	11	11	11	11	\$7,600
Portable CO Monitors	-	-	-	-	-	-	-	-	-	-	-	-	14	14	14	\$480
Toxic Gas Monitor Docking Stations	-	-	-	-	-	-	5	5	5	5	5	5	5	5	5	\$8,000
Ice Rescue Equipment	4	3	3	2	2	1	1	1	1	1	1	1	1	1	1	\$40,200
High/Low Angle Equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$14,300
Hazardous Materials Response Equipment	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$334,000
Portable Generators	-	-	-	-	-	10	10	10	10	10	10	10	10	10	10	\$3,900
Training Equipment	-	-	-	-	-	-	-	1	2	3	4	4	4	4	4	\$7,000
<b>Total</b>	<b>581</b>	<b>583</b>	<b>574</b>	<b>565</b>	<b>557</b>	<b>984</b>	<b>1,186</b>	<b>1,213</b>	<b>1,231</b>	<b>1,252</b>	<b>1,224</b>	<b>1,166</b>	<b>1,180</b>	<b>1,184</b>	<b>1,184</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0081	0.0081	0.0080	0.0078	0.0077	0.0137	0.0165	0.0169	0.0172	0.0174	0.0170	0.0162	0.0164	0.0164	0.0163

15 Year Average	2008-2022
Quantity Standard	0.0136
Quality Standard	\$3,768
Service Standard	\$51

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$51
Eligible Amount	\$373,766



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Headquarters	45,088	45,088	45,088	45,088	45,088	45,088	45,088	45,088	45,088	45,088	45,088	45,088	45,088	45,088	45,088	\$560	\$650
Training Facility (Leased)	-	-	-	-	-	-	-	-	-	4,600	4,600	4,600	4,600	8,900	8,900	\$560	\$650
<b>Total</b>	<b>45,088</b>	<b>45,088</b>	<b>45,088</b>	<b>45,088</b>	<b>45,088</b>	<b>45,088</b>	<b>45,088</b>	<b>45,088</b>	<b>45,088</b>	<b>49,688</b>	<b>49,688</b>	<b>49,688</b>	<b>49,688</b>	<b>53,988</b>	<b>53,988</b>		

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.6285	0.6266	0.6248	0.6231	0.6246	0.6264	0.6281	0.6288	0.6298	0.6916	0.6908	0.6904	0.6894	0.7493	0.7445

15 Year Average	2008-2022
Quantity Standard	0.6598
Quality Standard	644
Service Standard	\$425

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$425
Eligible Amount	\$3,099,014



**City of Sarnia  
Service Standard Calculation Sheet**

Service: Policing Services - Vehicles  
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Pickup Trucks	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$113,000
Containment Pickup Truck	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$130,000
Cars	17	17	17	17	17	17	17	17	17	17	17	17	17	18	18	\$92,000
Unmarked Cars	13	13	13	13	14	14	14	14	14	14	14	15	16	16	16	\$75,000
Vans	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$141,000
Forensics Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$136,000
Promaster	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$109,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,000
UTV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
<b>Total</b>	<b>43</b>	<b>43</b>	<b>43</b>	<b>43</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>45</b>	<b>46</b>	<b>47</b>	<b>47</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0007	0.0006

15 Year Average	2008-2022
Quantity Standard	0.0006
Quality Standard	\$93,283
Service Standard	\$56

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$56
Eligible Amount	\$408,189



**Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Equipment for Officers	117	117	117	117	117	117	117	117	117	117	117	117	117	117	117	\$10,000
Tablets	-	-	-	-	-	-	-	-	-	16	16	16	16	16	16	\$8,800
911 Dispatch Radio Consoles	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$37,000
911 Dispatch Work Stations	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$37,000
Livescan Equipment	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$73,000
Desktop Computers	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	\$2,200
Laptops	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	\$2,900
Servers (IT)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$22,000
Blade Server	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$103,000
3D Scanner											1	1	1	1	1	\$147,000
Telephone System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$220,000
Cell Phones	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	\$790
Cameras	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$2,200
Bicycles	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$2,900
<b>Total</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>366</b>	<b>382</b>	<b>385</b>	<b>385</b>	<b>385</b>	<b>385</b>	<b>385</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0051	0.0051	0.0051	0.0051	0.0051	0.0051	0.0051	0.0051	0.0051	0.0053	0.0054	0.0053	0.0053	0.0053	0.0053

15 Year Average	2008-2022
Quantity Standard	0.0052
Quality Standard	\$6,975
Service Standard	\$36

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$36
Eligible Amount	\$264,517



**City of Sarnia  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads  
Unit Measure: km of roadways

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
<b>City Roads Urban</b>																
1 Lane	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	\$2,400,000
2 Lanes	84.82	84.82	88.77	89.87	92.28	92.99	94.77	95.16	95.16	95.16	95.16	95.33	96.40	96.83	97.80	\$3,800,000
3 Lanes	3.93	3.93	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	5.89	5.89	5.89	6.79	\$5,000,000
4 Lanes	8.52	8.52	10.19	10.19	10.19	10.19	10.80	10.80	10.80	10.80	10.80	8.90	8.90	8.90	8.90	\$6,300,000
5 Lanes	1.19	1.19	1.19	1.19	1.19	1.19	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	\$7,800,000
7 Lanes	1.41	1.41	1.41	1.41	1.41	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	\$9,100,000
<b>City Roads Rural</b>																
2 Lanes	57.2	57.2	57.22	57.22	57.22	58.85	59.68	61.52	61.52	61.52	61.52	61.52	61.52	61.52	61.52	\$3,000,000
<b>Total</b>	<b>158.42</b>	<b>158.42</b>	<b>164.12</b>	<b>165.22</b>	<b>167.63</b>	<b>171.11</b>	<b>174.49</b>	<b>176.72</b>	<b>176.72</b>	<b>176.72</b>	<b>176.72</b>	<b>176.89</b>	<b>177.96</b>	<b>178.39</b>	<b>180.26</b>	
Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511	
Per Capita Standard	0.0022	0.0022	0.0023	0.0023	0.0023	0.0024	0.0024	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	

15 Year Average	2008-2022
Quantity Standard	0.0024
Quality Standard	\$3,765,083
Service Standard	\$9,036

D.C. Amount (before deductions)	Buildout
Forecast Population	9,270
\$ per Capita	\$9,036
Eligible Amount	\$83,765,574



**City of Samia  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - County Roads  
Unit Measure: km of roadways

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
<b>County Roads Urban</b>																
2 Lanes	19.43	19.43	19.43	19.43	19.43	19.43	19.43	19.43	19.43	19.43	19.43	19.43	19.43	19.43	19.43	\$3,800,000
3 Lanes	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	\$5,000,000
4 Lanes	21.53	21.53	21.53	21.53	21.53	21.53	21.53	21.53	21.53	21.53	21.53	21.53	21.53	21.53	21.53	\$6,300,000
5 Lanes	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	\$7,800,000
<b>County Roads Rural</b>																
2 Lanes	31.50	31.50	31.50	31.50	31.50	31.50	31.50	31.50	31.50	31.50	31.50	31.50	31.50	31.50	31.50	\$3,000,000
<b>Total</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	<b>77.90</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011

15 Year Average	2008-2022
Quantity Standard	0.0011
Quality Standard	\$4,254,064
Service Standard	\$4,679

D.C. Amount (before deductions)	Buildout
Forecast Population	9,270
\$ per Capita	\$4,679
Eligible Amount	\$43,378,687



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
<b>Services Related to a Highway:</b>																	
Public Works Building (Telfer & Confederation)	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	\$359	\$399
Former Day Break Restaurant	667	667	667	667	667	667	667	667	667	667	667	667	-	-	-	\$312	\$348
Six Bay Public Works Garage	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	\$220	\$246
Public Works Salt/Sand Dome	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	\$242	\$270
Public Works Building	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	\$312	\$348
Public Works Storage Building - Old Autobody Shop	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	-	-	-	\$340	\$378
<b>Water Services:</b>																	
Former Day Break Restaurant	667	667	667	667	667	667	667	667	667	667	667	-	-	-	-	\$312	\$348
Six Bay Public Works Garage	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	\$220	\$246
Public Works Building	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	\$312	\$348
Public Works Storage Building - Old Autobody Shop	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	-	-	-	\$340	\$378
<b>Wastewater Services:</b>																	
Storage Building (Telfer & Confederation) - 2000 Confederation Line	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$235	\$263
Public Works Building (Telfer & Confederation)	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	\$359	\$399
Pump Station Maintenance Building (Telfer & Confederation)	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$242	\$270
Former Day Break Restaurant	667	667	667	667	667	667	667	667	667	667	667	667	-	-	-	\$312	\$348
Six Bay Public Works Garage	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	3,733	\$220	\$246
Public Works Building	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	\$312	\$348
Public Works Storage Building - Old Autobody Shop	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	-	-	-	\$340	\$378
<b>Total</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>22,733</b>	<b>20,033</b>	<b>20,033</b>	<b>20,033</b>		

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.3169	0.3160	0.3150	0.3141	0.3149	0.3159	0.3167	0.3171	0.3175	0.3164	0.3160	0.3159	0.2780	0.2781	0.2763

15 Year Average	2008-2022
Quantity Standard	0.3083
Quality Standard	\$866
Service Standard	\$267

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$267
Eligible Amount	\$1,948,033



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
<b>Services Related to a Highway:</b>																
Truck 3 Ton	4	4	4	4	4	4	4	4	4	4	4	6	6	6	6	\$170,000
Paint Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
Sign Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000
Pickup/Vans 1/2 Ton	13	13	13	13	13	13	13	13	13	13	13	13	14	14	14	\$40,000
Street Sweeper	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	\$390,000
Payloaders	3	3	3	3	3	2	2	2	2	2	2	2	2	2	3	\$360,000
Farm Tractors/Mowers	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,000
Pickup/Vans 3/4 Ton	10	10	10	10	10	10	10	10	10	10	10	10	3	3	3	\$50,000
1 Ton Vans	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Backhoes	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Truck 5 ton	7	7	7	7	7	9	9	9	9	9	9	9	9	9	9	\$340,000
Truck Tandem	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	\$510,000
Sidewalk Plows	2	2	2	2	2	2	2	3	3	3	3	6	6	6	6	\$170,000
Cars	4	4	4	4	4	4	4	4	2	2	2	2	2	2	2	\$40,000
Skid Steer	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$50,000
Grader 14 Ft.	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$600,000
Safety Trailer	1															\$110,000
<b>Wastewater Services:</b>																
Pickup/Vans 1/2 Ton	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$40,000
Sewer Flushers	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	\$730,000
Pickup/Vans 3/4 Ton	4	4	4	4	4	4	4	4	4	4	4	4	1	1	1	\$50,000
1 Ton Vans	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3	\$80,000
Backhoes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Truck 5 ton	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	\$340,000
Cars	3	3	3	3	3	3	3	3	1	1	1	1	1	1	1	\$40,000
Skid Steer	-	-	-	-	-	-	1	1	1	1	1	-	-	-	-	\$50,000
Payloader	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$360,000





**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
<b>Water Services:</b>																
Pickup/Vans 1/2 Ton	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$40,000
Valve Turner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000
Fork Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
1 Ton Vans	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	\$80,000
Backhoes	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Truck Tandem	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	\$510,000
Truck 5 ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$340,000
Cars	3	3	3	3	3	3	3	3	3	1	1	1	1	1	1	\$40,000
<b>Total</b>	<b>91</b>	<b>90</b>	<b>87</b>	<b>87</b>	<b>88</b>	<b>89</b>	<b>91</b>	<b>92</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>94</b>	<b>87</b>	<b>87</b>	<b>89</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0013	0.0013	0.0012	0.0012	0.0012	0.0012	0.0013	0.0013	0.0012	0.0012	0.0012	0.0013	0.0012	0.0012	0.0012

15 Year Average	2008-2022
Quantity Standard	0.0012
Quality Standard	\$164,300
Service Standard	\$197

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$197
Eligible Amount	\$1,437,888



**City of Sarnia  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Greenways and Natural Areas	526	526	526	526	526	526	526	526	526	541	548	548	548	548	548	\$17,000
Waterfront Park	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	\$170,000
Neighbourhood Parks	104	104	105	105	105	105	106	106	106	106	106	106	106	106	106	\$21,000
Community Parks	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	\$170,000
Regional Parks	356	356	356	356	356	356	356	356	356	356	356	356	356	356	356	\$17,000
<b>Total</b>	<b>1,182</b>	<b>1,182</b>	<b>1,183</b>	<b>1,183</b>	<b>1,183</b>	<b>1,183</b>	<b>1,184</b>	<b>1,184</b>	<b>1,184</b>	<b>1,199</b>	<b>1,206</b>	<b>1,206</b>	<b>1,206</b>	<b>1,206</b>	<b>1,206</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0165	0.0164	0.0164	0.0163	0.0164	0.0164	0.0165	0.0165	0.0165	0.0167	0.0168	0.0168	0.0167	0.0167	0.0166

15 Year Average	2008-2022
Quantity Standard	0.0165
Quality Standard	\$42,687
Service Standard	\$704

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$704
Eligible Amount	\$5,136,679



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Neighborhood/Community/City Wide Parks</b>																
Softball Diamonds - Unlit (includes Regional)	11	11	11	11	11	11	11	7	7	7	7	7	7	7	7	\$268,000
Softball Diamonds - Lit (includes Regional)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$678,000
Baseball Diamonds - Lit (includes Regional)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$714,000
Practice (scrub) Diamonds	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$89,000
Soccer Pitches	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	\$116,000
Soccer Pitches - Mini	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$45,000
Tennis Court Surfaces (located in 5 parks/2018)	22	22	22	22	22	22	22	22	17	17	15	15	15	15	15	\$60,000
Pickle Ball Only Courts	-	-	-	-	-	-	-	-	-	-	6	6	6	6	6	\$60,000
Basketball Pads	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$45,000
Play Equipment - Individual Pieces	165	165	165	165	165	165	165	165	160	161	163	163	163	163	163	\$15,000
Play Units/Structures	36	36	36	36	36	36	36	38	38	38	43	43	43	43	43	\$220,000
Gazebo/ Picnic Shelters	1	1	1	1	1	1	1	1	1	1	25	25	25	25	25	\$62,000
Washrooms & Other Bldgs	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500,000
Splash Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$714,000
Skate Board Park	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$357,000
<b>Regional Parks</b>																
Washrooms & Other Bldgs (m2)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,501,000
Gazebos/Picnic Shelter	9	9	9	9	9	9	9	10	10	11	12	12	12	12	12	\$62,000
Wedding Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$733,000
Cricket Pitch & Fieldhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$178,000
Play Equipment - Individual Pieces	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$15,000
Soccer Pitches - Lit & Irg.	1	1	1	4	4	4	4	4	4	4	4	4	4	4	4	\$446,000
Volleyball - Canatara Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$36,000
Tennis Court Surfaces (located in 2 parks 2018)	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$37,000
Samia Bay Marina Including Docks & Shoreline	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498,000
Play Units/Structures	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$220,000
Centennial Park - Former Outdoor Stage and Gathering Centre	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$2,681,000
Centennial Park Suncor Agora - Outdoor Stage and Gathering Centre	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$270,500
<b>Total</b>	<b>304</b>	<b>304</b>	<b>304</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>307</b>	<b>297</b>	<b>299</b>	<b>335</b>	<b>335</b>	<b>335</b>	<b>335</b>	<b>334</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0042	0.0042	0.0042	0.0043	0.0043	0.0043	0.0043	0.0043	0.0041	0.0042	0.0047	0.0047	0.0046	0.0046	0.0046

15 Year Average	2008-2022
Quantity Standard	0.0044
Quality Standard	\$180,948
Service Standard	\$796

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$796
Eligible Amount	\$5,806,468



**City of Sarnia  
Service Standard Calculation Sheet**

Service: Parkland Trails  
Unit Measure: Linear Metres of Paths and Trails

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/ Linear Metre)
Howard Watson Nature Trail	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	\$160
HWNT at Clearwater Arena	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$160
Suncor Nature Way	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$160
Rapid Parkway Trails	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$160
Vidal Street On-Road	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$280
Christina & Devine Street	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$280
Vidal Street (Suncor Development)	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	\$280
Brights Grove Waterfront Trail	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$280
Wawanosh Wetlands Walking Trails	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$160
Blackwell/Modeland Trail	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	\$160
<b>Total</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	<b>42,894</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.60	0.60	0.59	0.59	0.59	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.59

15 Year Average	2008-2022
Quantity Standard	0.5958
Quality Standard	\$188
Service Standard	\$112

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$112
Eligible Amount	\$816,889



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Cars	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$51,000
Pickup	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	\$59,000
ATV	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$59,000
Van	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$66,000
Truck 3 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$220,000
Truck 5 ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$220,000
Tractor	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$117,000
Crane	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$293,000
Backhoes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$205,000
Dump Truck	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$147,000
Bunker Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,000
Grader 14 Ft.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,000
5 to 6 Foot Riding Lawn Mower	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	\$41,000
10 Foot Riding Lawn Mower	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$59,000
16 Foot Riding Lawn Mower	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$183,000
Fork Lift	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$110,000
Safety Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,000
Utility Vehicle	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	\$18,000
Skid Steer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,000
Bucket Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$293,000
Ice Resurfacer	5	5	5	5	5	5	7	7	7	7	7	7	7	7	7	\$176,000
<b>Total</b>	<b>110</b>	<b>110</b>	<b>110</b>	<b>110</b>	<b>110</b>	<b>110</b>	<b>112</b>	<b>112</b>	<b>112</b>	<b>112</b>	<b>113</b>	<b>113</b>	<b>113</b>	<b>113</b>	<b>113</b>	

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016

15 Year Average	2008-2022
Quantity Standard	0.0016
Quality Standard	\$74,256
Service Standard	\$119

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$119
Eligible Amount	\$866,481



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Canatara Park Facilities		12,900	12,900	12,900	12,900	12,900	12,900	12,900	12,900	12,900	12,900	12,900	12,900	12,900	12,900	\$560	\$621
Centennial Park		3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$560	\$621
Samia Arena		40,400	40,400	40,400	40,400	40,400	40,400	40,400	40,400	40,400	40,400	40,400	40,400	40,400	40,400	\$900	\$996
Clearwater Arena & Community Centre		71,600	71,600	71,600	71,600	71,600	71,600	71,600	71,600	71,600	71,600	71,600	71,600	71,600	71,600	\$790	\$875
Progressive Auto Sales Arena		144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	\$900	\$996
Newton Community Centre		1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$790	\$875
Samia Soccer/Gymnastic Centre		18,900	18,900	18,900	18,900	18,900	18,900	18,900	18,900	18,900	18,900	18,900	18,900	18,900	18,900	\$790	\$875
Germain Arena		27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	-	-	\$900	\$996
Lochiel Kiwanis Community Centre		31,200	31,200	31,200	31,200	31,200	31,200	31,200	31,200	31,200	31,200	31,200	31,200	31,200	31,200	\$790	\$875
Germaine Park Facilities		22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	\$560	\$621
Norm Perry Park Facilities		6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	\$560	\$621
Cox Youth Centre		5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	\$790	\$875
Samia Bay Marina - Jack Kennedy Centre		6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	\$790	\$875
Germain Park - Jackson Pool		2,300	2,300	2,300	2,300	2,300	2,300	2,300	-	-	-	-	-	-	-	\$790	\$875
Strangway Community Centre		9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$790	\$875
2008 Facility Space	372,005															\$560	\$621
<b>Total</b>	<b>372,005</b>	<b>403,300</b>	<b>403,300</b>	<b>403,300</b>	<b>403,300</b>	<b>403,300</b>	<b>403,300</b>	<b>403,300</b>	<b>401,000</b>	<b>401,000</b>	<b>401,000</b>	<b>401,000</b>	<b>401,000</b>	<b>373,700</b>	<b>373,700</b>		

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511		
Per Capita Standard	5.1855	5.6051	5.5890	5.5731	5.5868	5.6033	5.6184	5.6247	5.6011	5.5815	5.5749	5.5719	5.5637	5.1869	5.1537		

15 Year Average	2008-2022
Quantity Standard	5.5080
Quality Standard	\$891
Service Standard	\$4,907

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$4,907
Eligible Amount	\$35,790,106



**City of Sarnia  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Main Branch	38,158	38,158	38,158	38,158	38,158	38,158	38,158	38,158	38,158	38,158	38,158	38,158	38,158	38,158	38,158	\$700	\$849
Bright's Grove Branch	3,766	3,766	3,766	3,766	3,766	3,766	3,766	3,766	3,766	3,766	3,766	3,766	3,766	3,766	3,766	\$700	\$849
Mall Road Branch (Leased)	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	\$324	\$395
<b>Total</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>	<b>44,449</b>		

Population	71,740	71,952	72,160	72,366	72,188	71,975	71,782	71,702	71,593	71,844	71,930	71,968	72,074	72,047	72,511
Per Capita Standard	0.6196	0.6178	0.6160	0.6142	0.6157	0.6176	0.6192	0.6199	0.6209	0.6187	0.6179	0.6176	0.6167	0.6169	0.6130

15 Year Average	2008-2022
Quantity Standard	0.6174
Quality Standard	\$823
Service Standard	\$508

D.C. Amount (before deductions)	10 Year
Forecast Population	7,293
\$ per Capita	\$508
Eligible Amount	\$3,706,959



# Appendix C

## Long-Term Capital and Operating Cost Examination





# Appendix C: Long-Term Capital and Operating Cost Examination

## City of Sarnia Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the City's approved 2021 Financial Information Return (F.I.R.).

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



Table C-1  
City of Sarnia  
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	80	0.005160705
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528

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



**Table C-2**  
**City of Sarnia**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>All Other Urban Areas Services</b>				
<b>1. Stormwater Drainage and Control Services</b>				
1.1 Channels, drainage and ponds	2,546,255	68,086	15,080	83,166
<b>2. Wastewater Services</b>				
2.1 Treatment plants & Sewers	10,292,997	222,648	390,833	613,481
<b>3. Water Services</b>				
3.1 Treatment, storage and distribution systems	1,801,697	44,034	471,190	515,224
<b>Development Area 2 Services</b>				
<b>4. Stormwater Drainage and Control Services</b>				
4.1 Channels, drainage and ponds	26,891,707	702,912	101,215	804,127
<b>5. Wastewater Services</b>				
5.1 Treatment plants & Sewers	25,526,525	504,928	615,981	1,120,909
<b>6. Water Services</b>				
6.1 Treatment, storage and distribution systems	1,961,604	49,376	326,026	375,402
<b>City-Wide Services</b>				
<b>7. Services Related to a Highway</b>				
7.1 Roads and Related	63,321,856	2,280,288	1,473,621	3,753,909
<b>8. Public Works (Facilities and Fleet)</b>				
8.1 Services Related to a Highway	1,496,799	101,118	270,836	371,954
8.2 Water Services	157,975	22,231	28,585	50,816
8.3 Wastewater Services	129,355	18,204	23,406	41,610
<b>9. Fire Protection Services</b>				
9.1 Fire facilities, vehicles & equipment	1,991,362	147,709	2,273,748	2,421,457
<b>10. Policing Services</b>				
10.1 Facilities, vehicles and equipment, small equipment and gear	6,415,595	264,420	2,955,897	3,220,317
<b>11. Parks and Recreation Services</b>				
11.1 Park development, amenities, trails and recreation facilities, vehicles and equipment	26,704,478	1,036,521	1,203,903.61	2,240,425
<b>12. Library Services</b>				
12.1 Library facilities, materials and vehicles	2,000,000	63,650	39,420	103,070
<b>Total</b>	<b>171,238,205</b>	<b>5,526,125</b>	<b>10,189,741</b>	<b>15,715,866</b>



# Appendix D

## D.C. Reserve Fund Policy



# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

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

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

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

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

- opening balance;
- closing balance;



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

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

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



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

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

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

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

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

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.

## **D.2 D.C. Reserve Fund Application**

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

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



**Figure D-1**  
**City of Sarnia**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**

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

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

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





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

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
<b>Services Related to a Highway</b>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
<b>Sub-Total - Services Related to Highways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Water Services - Development Area 2</b>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
<b>Sub-Total - Water</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Wastewater Services - Development Area 2</b>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
<b>Sub-Total - Wastewater</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



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

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
<b>Sub-Total - Services Related to a Highway</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Water Services - Development Area 2</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
<b>Sub-Total - Water</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Wastewater Services - Development Area 2</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
<b>Sub-Total - Wastewater</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	



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

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



**Figure D-4**  
**City of Sarnia**  
**Attachment 3**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**  
**Statement of Reserve Fund Balance Allocations**

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

**Projects to Which Funds Will be Allocated**

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

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

**Projects to Which Funds Will be Allocated**

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

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

**Projects to Which Funds Will be Allocated**

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



# Appendix E

## Local Service Policy



## Appendix E: Local Service Policy

This Appendix sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to:

- Municipal and/or County Roads;
- Stormwater Management;
- City Transit Bus Stops and Amenities, such as shelters, benches, garbage and recycling receptacles;
- Parkland Development; and
- Underground Linear Services.

The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

Where infrastructure to be paid by a developer as a local service is required for two or more developments, the developer for the first development will be responsible for the cost of the same and may enter into front-ending/cost-sharing agreements with other developers independent of the City. The City will not facilitate or require the recovery of such costs between private developers through development agreements or conditions as part of applicable approval processes.

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



## **A. Services Related to a Highway**

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods. The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (including on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

The categories of roads (i.e. “highways”) in the City of Sarnia are explained in the City of Sarnia Official Plan and include:

- Provincial Highways
- Arterial Roads, which includes all County Roads
- Collector
- Local
- Private

### **1) Local and Collector Roads (including land)**

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s.59 of the D.C.A. as a local service.



- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.

## **2) Arterial Roads**

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

## **3) Traffic Control Systems, Signals, and Intersection Improvements**

- a. On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- b. On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).





- c. On arterial or collector road intersections with County roads: include in D.C.'s or in certain circumstances, may be a direct developer responsibility.
- d. Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for roads attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under s.5(1) of the D.C.A.

#### **4) Streetlights**

- a. Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.'s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b. Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

#### **5) Transportation Related Pedestrian and Cycling Facilities**

- a. Sidewalks, multi-use trails, protected bicycle lanes, and on-road bicycle lanes, inclusive of all required infrastructure, located within arterial roads, Municipal or County roads and provincial highway corridors: considered part of the complete street and included in D.C.'s, or, in exceptional circumstances, may be a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b. Sidewalks, multi-use trails, protected bicycle lanes, and on-road bicycle lanes, inclusive of all required infrastructure, located within or linking to



non-arterial road corridors internal to development: considered part of the complete street and include in D.C.'s, or, where directly adjacent to the development, is a direct developer responsibility through local service provisions (s. 59 of D.C.A.).

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

## **6) Noise Attenuation Measures**

- a. Noise attenuation measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b. Noise attenuation measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.'s.

## **7) City Public Transit Lanes and Lay-bys**

- a. City public transit lanes and lay-bys located within municipal arterial and County road corridors: considered part of the complete street and included in D.C.'s
- b. City public transit lanes and lay-bys located within non-arterial road corridors internal to development: considered part of the complete street and direct developer responsibility under s. 59 of the D.C.A. (as a local service).



- c. City public transit lanes and lay-bys located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

## **B. Stormwater Management**

- a. Stormwater facilities servicing broad areas for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: included in D.C.s; otherwise, if only serving a specific development then direct developer responsibility under s. 59 of the D.C.A as a local service (dependent on local circumstances).
- b. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.'s.
- c. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- d. Monitoring works: included in D.C.'s consistent with the D.C.A., s.5 (1).
- e. Storm sewer systems and municipal drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

Note: for stormwater minimum pipe sizes, refer to Section E.

## **C. City Public Transit Bus Stops and Amenities**

- a. City public transit bus stops and amenities internal to development: direct developer responsibility under s.59 of D.C.A. (as a local service).



- b. City public transit bus stops and amenities on arterial roads: included in Municipality's Transit D.C.'s consistent with D.C.A., s.5 (1).

## **D. Parkland Development**

### **1) Recreational Trails**

- a. Recreational trails (Multi-use trails) that do not form part of the municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), is included in area municipal parkland D.C.'s.

### **2) Parkland**

- a. Parkland Development for City-wide, Regional, and Waterfront Parks are included in D.C.'s.
- b. Parkland for Community Parks, Neighbourhood Parks and Parkettes: direct developer responsibility to provide land in base condition, with pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), and servicing if required, as a local service provision.
- c. Program facilities, playground equipment, amenities, and furniture, within all types of parks: are included in D.C.'s.
- d. Perimeter fencing to the Municipal standard located on the private property side of the property line adjacent to other land uses (such as but limited to private residential lots), as directed by the Municipality.

### **3) LANDSCAPE BUFFER BLOCKS, FEATURES, CUL-DE-SAC ISLANDS, BERMS, GRADE TRANSITION AREAS, WALKWAY CONNECTIONS TO ADJACENT ARTERIAL ROADS, OPEN SPACE, ETC.**

- a. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer



responsibility as a local service. Such costs include but are not limited to:

- i. pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
- ii. Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent to other land uses (such as but limited to arterial roads) as directed by the Municipality.

#### **4) NATURAL HERITAGE SYSTEM (N.H.S.)**

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Municipality.

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

- a. Planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b. Perimeter fencing of the N.H.S. to the Municipal standard located on the public property side of the property line adjacent to other land uses (residential, industrial, commercial) as required by the Municipality.
- c. All works are to be in conformance with the approved studies and reports related to the Secondary Plan that development occurs in or the Environmental Impact Study associated with the development.

#### **5) Infrastructure Assets Constructed by Developers (Under Section D)**

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's Standards.



- b. All infrastructure assets shall be conveyed in accordance with the Municipality's Standards.
- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's Standards

### **E. Underground Services (Stormwater, Water, and Sanitary Sewers)**

Underground services (linear infrastructure for stormwater, water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. providing all underground services internal to the development, including storm, water and sanitary services;
  - b. providing service connections from existing underground services to the development;
  - c. providing new underground services or upgrading or extending existing underground services external to the development, across the frontage of the property if the services are required to service individual developments, and if the pipe sizes do not exceed 300mm for water and sanitary services and 900 mm for stormwater services;
  - d. water booster pumping stations, reservoir pumping stations, stormwater management facilities and/or sanitary pumping stations serving individual developments\*

\*Where an existing secondary plan or area servicing plan has been adopted, any development proposed by an individual or group of development applications, which



does not wholly satisfy the adopted area servicing strategy becomes a developer responsibility, regardless of the number of development properties served.

- 2) The costs of the following items shall be paid through development charges:
  - a. external underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water and sanitary services and 900mm for stormwater services;
  - b. services within the right of way of an arterial road or collector road external to a development servicing more than one development;
  - c. water, reservoir, stormwater management facilities and/or sanitary pumping stations not required for the individual development\*; and
  - d. Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells associated with municipal service areas; and
  - e. Wastewater treatment plants and sewage transmission mains associated with municipal service areas.



# Appendix F

## Asset Management Plan





## Appendix F: Asset Management Plan

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

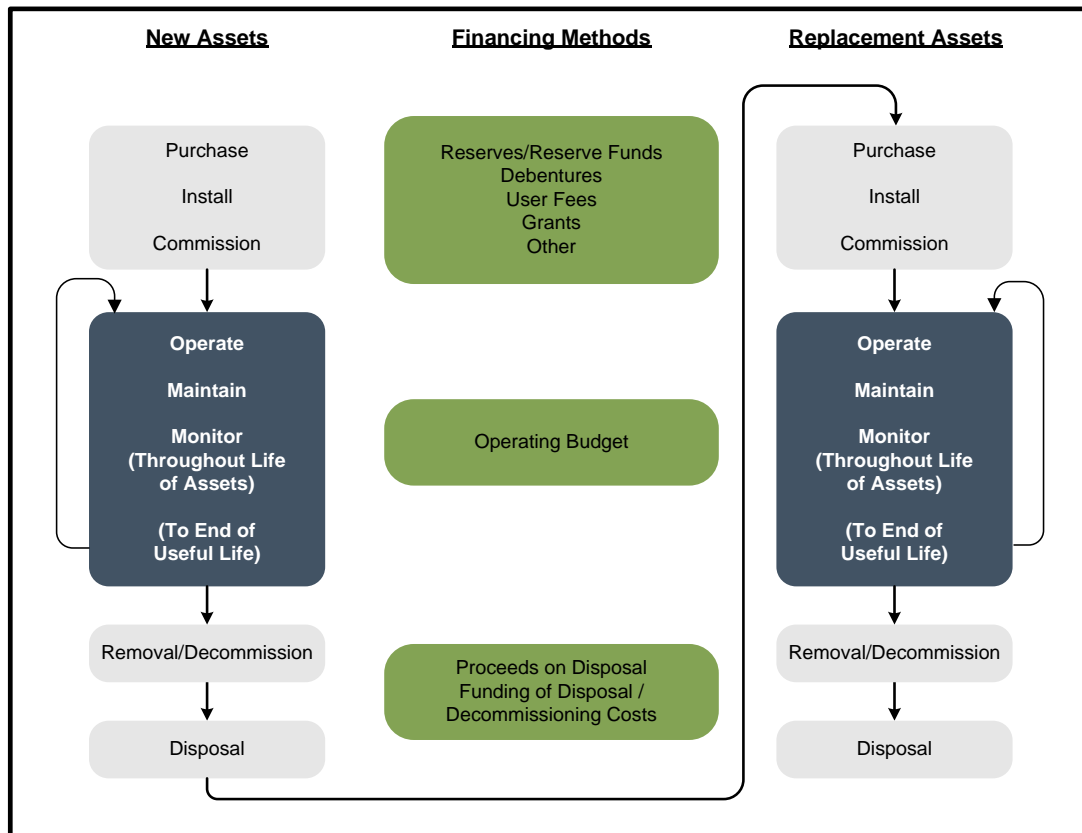
“The asset management plan shall,

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

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

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

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



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

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

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

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

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



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

Commensurate with the above, the City prepared an A.M.P. in 2015 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the City's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$23.97 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$16.14 million. This amount, totalled with the existing operating revenues of \$177.13 million, provide annual revenues of \$193.27 million by the end of the period.



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

City of Sarnia  
Asset Management – Future Expenditures and Associated Revenues  
2023\$

Asset Management – Future Expenditures and Associated Revenues	2042 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	4,986,591
Annual Debt Payment on Post Period Capital <sup>2</sup>	3,266,632
<b>Lifecycle:</b>	
<b>Annual Lifecycle</b>	\$5,526,125
<b>Incremental Operating Costs (for D.C. Services)</b>	
	\$10,189,741
<b>Total Expenditures</b>	<b>\$23,969,089</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$177,130,581
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$16,136,319
<b>Total Revenues</b>	<b>\$193,266,900</b>
<b>Net</b>	<b>\$169,297,811</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR



# Appendix G

## Proposed D.C. By-law



# Appendix G: Proposed D.C. By-law

BY-LAW NUMBER XX OF 2023

OF THE CITY OF SARNIA

## **“A By-Law of The Corporation of the City of Sarnia respecting Development Charges”**

### **(Re: Development Charges By-law)**

**WHEREAS** subsection 2(1) of the Development Charges Act, 1997, provides that the Council of a municipality may by By-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the Bylaw applies;

**AND WHEREAS** Council wishes to ensure that the capital Cost of meeting growth related demands for municipal services does not place an undue financial burden on the City or its taxpayers while, at the same time, ensuring new taxpayers contribute no more than the New Capital Cost attributable to providing the current level of municipal services to new development;

**AND WHEREAS** the Development Charges Act, 1997, permits Councils to pass a By-law for the imposition of Development Charges if the Development of land within the City will increase the need for municipal services and any one or more of the actions set out in Subsection 2(2) of the Act is required for such Development;

**AND WHEREAS** the City has undertaken a background study as required by Sections 10 and 11 of the Development Charges Act and has given notice in accordance with Section 12 of the Development Charges Act in order to solicit input;

**AND WHEREAS** a public meeting has been held before passage of this By-law with notice given and sufficient information made available to the public pursuant to Section 12 of the Development Charges Act, 1997;

**NOW THEREFORE** the Municipal Council of the Corporation of the City of Sarnia enacts as follows:



## 1. DEFINITIONS

1.1. In this by-law,

- 1) "Act" means the Development Charges Act, 1997, c. 27, as amended, or any successor thereto;
- 2) "Accessory Dwelling" means a self-contained residential unit that is subordinate in purpose to another residential dwelling unit upon the same lot and includes a garden suite and a mobile home.
- 3) "Accessory Use" means where used to describe a use, building, or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;
- 4) "Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;
- 5) "Ancillary Residential Building" means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.
- 6) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;
- 7) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;
- 8) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- 9) "Board of education" means a board defined in subsection 1(1) of the Education Act, or any successor thereto;



- 10) "Building Code Act" means the Building Code Act, 1992, as amended, or any successor thereto;
- 11) "Capital cost" means costs incurred or proposed to be incurred by the City or any Local Board thereof, or the County in respect of County Roads only, either directly or by others on behalf of, and as authorized by the City, any Local Board thereof, or the County where those costs are one of the following:
- a) costs to acquire lands or an interest in land, including the capital component of the costs to acquire a leasehold interest;
  - b) costs to improve lands;
  - c) costs to acquire, lease, construct or improve buildings and structures;
  - d) costs to acquire, lease, construct or improve facilities, including:
    - i) rolling stock with an estimated useful life of seven years or more,
    - ii) furniture and equipment, other than computer equipment, and
    - iii) materials acquired for circulation, reference or information purposes by a library board defined in the Public Libraries Act;
  - e) interest on money borrowed to pay costs described in clauses a) to d) above;
- 12) "City" means The Corporation of the City of Sarnia;
- 13) "Class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act;
- 14) "Commercial use" means the use of any land, building or structure for the sale of goods or services at retail;
- 15) "Council" means the Council of the City;
- 16) "County" means the Corporation of the County of Lambton;





- 17) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- 18) "Development charge" means a means a charge imposed with respect to Net Growth-related capital Costs against lands in the City under the Development Charges Act and calculated with this By-law;
- 19) "Dwelling unit" means one or more rooms for domestic use of one or more individuals living as a single housekeeping unit in which culinary and sanitary facilities are provided for the exclusive use of the individual or individuals. For the purposes of this by-law, 'dwelling unit' does not include special care/special dwelling unit/room;
- 20) "Existing industrial building" means a building or buildings existing on site in the City of Sarnia on July 13, 2014 or the first building constructed and occupied on a vacant site pursuant to site plan approval under Section 41 of the Planning Act, R.S.O. c.P.13 of the Planning Act subsequent to this by-law coming to effect for which full development charges were paid, and is being used for or in conjunction with,
- a) the production, compounding, packaging, crating, bottling, packing or assembling of raw or semi-processed goods or materials in not less than seventy-five percent of the total gross floor area of the building or buildings on a site ("manufacturing") or warehousing related to the manufacturing use carried on in the building or buildings;
  - b) research or development in connection with manufacturing in not less than seventy-five percent of the total gross floor area of the building or buildings on a site;
  - c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five percent of the total gross floor area of the building or buildings on the site;
- or



- d) office or administrative purposes, if they are,
  - i) carried out with respect to manufacturing or warehousing; and
  - ii) in or attached to the building or structure used for such manufacturing or warehousing;
- 21) "Farm building" means a low human occupancy farm building under the Ontario Building Code.;
- 22) "Front ending agreement" means an Agreement made under Section 44 of the Act;
- 23) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- 24) "Gross floor area" means the total floor area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from other dwelling units or other portion of a building;
  - a) in the case of a Residential Use building or structure or in the case of the Residential Use portion of a mixed-use building or structure, the total area of all floors above grade of any and all Dwelling Units measured between the outside surfaces of exterior walls and the centre lines of party walls dividing the dwelling Unit or other portion of a building;
  - b) in the case of a Non-Residential Use building or structure, or in the case the Non-Residential Use portion of a mixed-use building or structure, the total area of all building floors above or below grade.
- 25) "Growth Related New Capital Cost" means the portion of the Net Capital Cost of services that is reasonably attributable to the need for such Net Capital Cost that results from, or will result from, development in all or a defined part of the City;
- 26) "Hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in



a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

- 27) "Industrial Use" means lands, buildings or structures used or designed or intended to use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- 28) "Institutional" means lands, buildings or structures or portions thereof used by any organization, owned or operated, on a not for profit basis, for religious, educational, charitable or government purposes supported in whole or in part by public funds;
- 29) "Institutional development" means development of a building or structure intended for use,
- a) as a long-term care home within the meaning of subsection 2(1) of the Long-Term Care Homes Act, 2007;
  - b) as a retirement home within the meaning of subsection 2(1) of the Retirement Homes Act, 2010;
  - c) by any of the following post-secondary institutions for the objects of the institution:
    - i) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
    - ii) a college or university federated or affiliated with a university described in subclause (i), or
    - iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
  - d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or



- e) as a hospice to provide end of life care.
- 30) "Local board" has the same definition as defined in the Development Charges Act, 1997;
- 31) "Local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act R. s.0. 1990, as amended or any successor thereto;
- 32) "Multiple dwellings" means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment house dwellings;
- 33) "Net capital cost" means the Capital Cost less capital grants, subsidies made to the City or that the Council of the City anticipates will be made, including conveyances or payments under Section 42, 51 and 53 of the Planning Act, R.S.O. 1990, as amended, and less the reductions required by subsection 5(8) of the Act;
- 34) "Non-profit housing development" means development of a building or structure intended for use as residential premises by,
- a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
  - b) a corporation without share capital to which the Canada Notfor-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
  - c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- 35) "Non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;



- 36) "Non-serviced industrial buildings and structures used exclusively for storage" means buildings and structures located within an industrial zone that are not serviced by municipal or private water and/or sewage systems and are used exclusively for the warehousing or storage of goods accessory to the industrial use.
- 37) "Official plan" means the Official Plan of the Corporation of the City of Sarnia and any amendments thereto;
- 38) "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- 39) "Planning Act" means the Planning Act, R.S.O. 1990, as amended;
- 40) "Rate" means the interest rate established weekly by the Bank of Canada;
- 41) "Regulation" means any regulation made pursuant to the Act;
- 42) "Rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- 43) "Residential use" means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- 44) "Semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;
- 45) "Services" (or "service") means those services set out in Schedule "A" to this By-law;
- 46) "Servicing agreement" means a servicing agreement, subdivision agreement, severance agreement, condominium agreement, site plan agreement or other similar agreement entered into between an Owner and the City;



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

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

49) "Special care/special dwelling unit/room" means a residence:

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

## **2. DESIGNATION OF SERVICES/CLASS OF SERVICES**

2.1. The categories of services/class for which development charges are imposed under this by-law are as follows:

- 1) Services Related to a Highway;
- 2) County Roads;
- 3) Fire Protection Services;
- 4) Police Services;
- 5) Parks and Recreation Services;
- 6) Library Services;



- 7) Storm drainage and control services;
- 8) Wastewater; and
- 9) Water.

Components of the services/class of services designated in Subsection 2.1 are described in Schedule "A".

### **3. APPLICATION OF BY-LAW RULES**

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

- 1) the lands are located in the area described in Subsection 3.2 and
- 2) the development of the lands requires any of the approvals set out in Subsection 3.4(1).

#### Lands Affected

3.2. Subject to Subsection 3.3 this by-law applies to all lands in the geographic area of the City of Sarnia.

- 1) the City-wide Development Charges described in Schedule B to this by-law shall be calculated and collected on all lands designated within the City;
- 2) the Urban Services – All Other Urban Areas Development Charges described in Schedule B to this by-law shall be calculated and collected on all lands designated as "Urban Area" in Schedule "C"; and
- 3) the Urban Services – Development Area 2 Development Charges described in Schedule B, to this by-law shall be calculated and collected on all lands designated as "Development Area 2" in Schedule "C".

3.3.

- 1) This By-law applies to all land in the City of Sarnia, whether or not the lands or use thereof is exempt from taxation under Section 3 of the Assessment Act.



- 2) Notwithstanding subsection 3.3(1) above, land that is owned by and used for the purpose of:
  - a) the City or any local board thereof, or
  - b) the County, or
  - c) a Board as defined in Section 1(1) of the Education Act, R.S.O. 1990, c.E.2 is exempt from the payment of a Development Charge.
  - d) Land vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Act if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

#### **3.4. Approvals for Development**

- 1) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
  - a) the passing of a zoning by-law or an amendment to a zoning Section 34 of the Planning Act, R.5.0. 1990;
  - b) the approval of a minor variance under Section 45 of the Planning Act, R.S.O. 1. 990;
  - c) a conveyance land to a by-law passed under Subsection 50(7) of the Planning Act, R.S.O. 1990, applies;
  - d) the approval of a plan of subdivision under Section 51 of the Planning Act;
  - e) a consent under Section 53 of the Planning Act;
  - f) the approval of a description under Section 50 of the Condominium Act, R.S.O. 1990; or





- g) the issuing of a permit under the Building Code Act S. 0. 1990, in relation to a building or structure.
- 2) No more than one development charge for each service designated in Subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in Subsection 3.4(1) are required before the lands, buildings or structures can be developed.
- 3) Despite Subsection 3.4(2), if two or more of the actions described in Subsection 3.4(1) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

## **Exemptions**

- 3.5. Notwithstanding the provisions of this by-law, and subject to the transition provisions of section 3.5.1, development charges shall not be imposed with respect to:
  - 1) a non-residential farm building or structure on a property actively used for agricultural purposes in the rural zones as identified in the City's Zoning By-law;
  - 2) a use of land that does not involve a building structure, such as playing fields, ball diamonds and other similar outdoor recreation facilities;
  - 3) development in the Sarnia 402 Business Park located between Airport Road, Telfer Road, London Line and Highway 402 or in the Sarnia Business and Research Park and the University of Western Ontario Research and Development Park (Sarnia-Lambton Campus) located on the east side of Highway 40 south of London Line; and
  - 4) temporary buildings and structures as defined in the City's Zoning By-law, non-serviced industrial buildings and structures used exclusively for storage, and airport hangars.
  - 5) Non-Profit Housing Development;



- 6) Affordable Housing units required pursuant to Section 34 and 16(4) of the *Planning Act* (Inclusionary Zoning).
- 7) Other Exemptions (Upon Proclamation):
  - a) Once proclamation is received by the Lieutenant Governor, the following shall be exempt from development charges:
    - i. Affordable Residential Units; and
    - ii. Attainable Residential Units.

### **Transition of Exemptions to Grant Program:**

3.5.1 The exempt types of development set out in items 1 to 4 in section 3.5 of this by-law are separately no longer deemed exempt once a Community Improvement Plan is approved by the City which includes a grant equivalent to the applicable D.C. for each type of development, or a portion thereof.

### **3.6. Exemption for Industrial Development:**

- 1) No Development Charge shall be imposed on:
  - a) one or more enlargements of an Existing Industrial Building, up to a maximum of fifty percent (50%) of the Gross Floor Area of the Existing Industrial Building;
  - b) the enlargement or addition of one or more industrial Buildings on the same lot or parcel of land as one or more Existing Industrial Buildings, up to a maximum of fifty percent (50%) of the combined Gross Floor Area of the Existing Industrial Buildings.
- 2) If the gross floor area is enlarged by more than 50 percent as an addition onto the Existing Industrial Building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:
  - i. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.



- ii. Divide the amount determined under paragraph 3.6(2)(i) by the amount of the enlargement.
- 3) The cumulative total of the Gross Floor Area previously exempted hereunder shall be included in the determination of the amount of the exemption applicable to any subsequent enlargement.
- 4) Where a subdivision of a lot or parcel of land subsequent to any enlargement or additional industrial Building previously exempted hereunder results in the Existing Industrial Building being on a lot or parcel separate from the Development previously, further exemptions, if any, pertaining to the Existing Industrial Building shall be calculated on the basis of the lot or parcel of land as it exists at the time of said enlargement or additional industrial Building.

### **3.7. Exemptions for Intensification of Existing Housing or New Housing:**

- 1) No Development Charge shall be imposed where the only effect of an action referred to in Section 3.4 of this By-law is to:
  - a) permit an enlargement to an existing residential Dwelling Unit;
  - b) permit the creation of additional dwelling units equal to the greater of one Dwelling Unit or one percent of the existing Dwelling Units is existing Rental Housing or a prescribed ancillary residential dwelling structure to the existing residential building;
  - c) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:
    - i. A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
    - ii. A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which



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



- 2) Notwithstanding 3.7(1) above, Development Charges shall be imposed if the additional Dwelling Unit(s) has a Gross Floor Area greater than:
  - a) in the case of a Semi-detached Dwelling Unit or Townhouse Dwelling Unit, the Gross Floor Area of the existing Dwelling Unit; and
  - b) in the case of any other Residential Building, the Gross Floor Area of the smallest Dwelling Unit contained in the said residential Building.
- 3) The exemption to Development Charges in 3.7(1) above shall only apply to the first instance of intensification in an existing or new dwelling.
- 4) Subject to 3.7(2) and 3.7(3) above, any exemption under 3.7(1) above shall apply to the smallest Dwelling Unit, as determined by applicable rates under this By-law.

### **3.8 Discounts for Rental Housing (For Profit)**

- 1) The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:
  - a) Three or more bedrooms – 25 per cent reduction;
  - b) Two bedrooms – 20 per cent reduction; and
  - c) All other bedroom quantities – 15 per cent reduction.

### **Phasing Amount of Charges**

#### Phasing

- 3.9 The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with Section 5(8) of the Act. Therefore, the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per Section 10 of this By-law):
  - a) Year 1 – 80 per cent;
  - b) Year 2 – 85 per cent;



- c) Year 3 – 90 per cent;
- d) Year 4 – 95 per cent; and
- e) Year 5 through 10 – 100 per cent.

### Residential

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

### Non-Residential Uses

- 3.11 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

### Redevelopment

#### 3.12

- 1) Where the redevelopment of lands involves the replacement of one or more buildings or structures, existing on the land or converted from one principal use to another principal use on the same land, the Owner shall receive a credit against the Development Charge payable hereunder for the replaced Residential Unit(s) or Non-residential Gross Floor Area or acreage (at the owner's option), at the rate or rates applicable to the type of use or uses that are removed from the land, regardless of the type of the redevelopment provided that a building permit has been issued within five (5) years from the date of the demolition permit;



- 2) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.

### Local Services and Connections

#### 3.13

- 1) Nothing in this By-law prevents Council from requiring, as a condition of approval under Section 41, 51 and 53 of the Planning Act that Local Services and local connections to watermains, sanitary sewers and storm drainage facilities be installed at the Owner's expense; and
- 2) Nothing in this By-law prevents Council from charging an Owner for the cost of Local Services which are required for Development, where such Local services are installed at the expense of the City or another Owner.

## **4. AGREEMENTS REGARDING PAYMENT OF DEVELOPMENT CHARGES**

### 4.1.

- 1) Nothing in this By-law prevents Council from entering into an agreement with an Owner providing for the payment of a Development Charge before the date otherwise required for payment hereunder.
- 2) Where an Owner has entered into an agreement under this Section, the Owner shall only be required to pay the Development Charge in effect on the date it is payable under the agreement.

## **5. FRONT ENDING AGREEMENTS**

- 5.1. Council may, from time to time and at any time, enter into a Front Ending Agreement as authorized by Section 44 of the Act.

## **6. COMPLAINTS ABOUT DEVELOPMENT CHARGES**

### 6.1.

- 1) An Owner required to pay a Development Charge may complain to Council that:



- a) the amount of the Development Charge was incorrectly determined;
  - b) a credit available to be used against the Development Charge was not applied, or the amount of credit or service with respect to the which the credit was applied, was incorrectly determined; or
  - c) there was an error in the application of the Development Charge By-law.
- 2) Such complaint must be received within 90 days of the Development Charge being paid and must be in written form indicating:
- a) the complainant's name;
  - b) address for service of notice; and
  - c) reasons for the complaint.

## **7. ADMINISTRATION**

### **7.1.**

- 1) Council directs the Treasurer of the City to create a reserve fund separate from the other revenues or receipts of the City of Sarnia. The Treasurer is hereby directed to divide the reserve fund into separate sub-accounts for each of the Services for which a Development Charge is payable. The Treasurer shall deposit the Development Charges paid under this By-law and any interest earned thereon to the credit of the appropriate sub-accounts of the reserve fund and shall pay there from any amount necessary to defray the Net Capital Cost of Services in accordance with the provisions of s.35 of the Development Charges Act, 1997.
- 2) The amount contained in the reserve fund established under Section 14 of this By-law shall be invested in accordance with subsection 165(2) of the Municipal Act, R.S.O. 1990, c. M.45, as amended, and any income received from such investment shall be credited to the sub-accounts in the said reserve fund in the appropriate proportions.
- 3) The Treasurer shall each year on or before the 31st day of May, give the Council a financial statement relating to a Development Charge By-law and





reserve funds established hereunder containing the information required under the Regulations.

## **8. TIMING AND PAYMENT OF DEVELOPMENT CHARGES**

- 8.1. Development Charges are payable at the time the first building permit is issued with respect to a development.
- 8.2. Notwithstanding Section 8.1, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first Installment payable on the date of occupancy, and each subsequent Installment, including interest at the interest rate as provided in accordance with Section 26.3 of the Act.
- 8.3. Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 3.10 and 3.11 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 3.10 and 3.11 shall be calculated on the rates, including interest at the interest rate as provided in the in accordance with Section 26.3 of the Act, set out in Schedule "B" on the date of the later planning application.

## **9. SERVICES IN LIEU OF DEVELOPMENT CHARGES**

- 9.1. Council, by written agreement, and subject to Sections 38, 39, 40 and 41 of the Act, may permit an Owner to commute all or part of the Development Charge by the provision of one or more services in lieu, provided such services in lieu are at a standard, that is equal to but not greater than the standard for the equivalent Service for which a Development Charge is payable hereunder. Such Agreement shall provide a credit equal to the reasonable cost to the Owner of providing the service in lieu, but such credit shall not exceed the Development Charge payable for the Development.



## **10. INDEXING**

10.1. Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1, 2024 and each January 1 thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02) for the most recent year-over-year period.

## **11. REGISTRATION**

11.1. A copy of this By-law shall be registered in the By-law register in the Land Registry Office against all lands in the City.

## **12. SEVERABILITY**

12.1. If any section or sections of this By-law or parts thereof shall be found by any Court to be illegal or beyond the power of Council to enact, such section or sections or parts thereof shall be to be severable and all other sections or parts of this By-law shall be deemed to be separate and independent there from and continue in full force and effect and unless and until similarly found this By-law shall be enacted as such.

## **13. INTERPRETATION**

13.1. The By-law shall be read with all changes to number and gender required by the context

## **14. SCHEDULES**

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

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

Schedule "B" Residential and Non-Residential Development Charges

Schedule "C" Urban Growth Boundary and Development Area 2 Map



**15. SHORT TITLE**

15.1. The short title of this By-law is "Development Charges" By-law.

**16. DATE BY-LAW IN FORCE**

16.1. This by-law shall come into force and effect on December xx, 2023.

**17. DATE BY-LAW EXPIRES**

17.1. This by-law shall expire on December XX, 2033.

**18. REPEAL**

18.1. Upon the coming into force of this by-law, By-law No. 89 of 2019 (as amended by 101 of 2021) of the City of Sarnia is hereby repealed.

FINALLY PASSED this xx day of December 2023.

By-Law Read a First, Second and Third time this xx day of December, 2023.

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Mayor

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Deputy City Clerk



## SCHEDULE "A"

TO BY-LAW NUMBER XX of 2023

DESIGNATED MUNICIPAL SERVICES/CLASS OF SERVICES UNDER THIS BYLAW

### **D.C. Eligible Services**

#### Services Related to a Highway

- Roads, Sidewalks, Signals and Streetlights
- County Roads

#### Fire Protection Services

- Fire Facilities
- Fire Vehicles
- Fire Equipment and Gear

#### Police Services

#### Stormwater Services

- Channels, Drainage

#### Wastewater Services

- Treatment
- Collection

#### Water Services

- Distribution

#### Parks & Recreation Services

- Parkland development, amenities, and trails
- Recreation Facilities
- Parks & Recreation Vehicles

#### Library Services

- Library facilities
- Library collection materials

### **D.C. Eligible Classes of Services**

#### Public Works Facilities, Fleet, and Equipment

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



**SCHEDULE "B"**  
**TO BY-LAW NUMBER XX OF 2023 OF THE CITY OF SARNIA**  
**SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m of Gross Floor Area)
<b>City-wide Services/Class of Service:</b>							
Services Related to a Highway	8,065	6,501	5,882	3,415	3,321	4.99	53.71
Public Works (Facilities and Fleet)	442	356	322	187	182	0.29	3.12
Fire Protection Services	493	397	360	209	203	0.32	3.44
Policing Services	921	742	672	390	379	0.60	6.46
Parks and Recreation Services	6,374	5,138	4,649	2,699	2,625	0.59	6.35
Library Services	645	520	470	273	266	0.06	0.65
<b>Total City-wide Services/Class of Services</b>	<b>16,940</b>	<b>13,654</b>	<b>12,355</b>	<b>7,173</b>	<b>6,976</b>	<b>6.85</b>	<b>73.73</b>
<b>Urban Services - All Other Urban Areas</b>							
Stormwater Drainage and Control Services	793	639	578	336	327	0.44	4.74
Wastewater Services	2,944	2,373	2,147	1,247	1,212	2.16	23.25
Water Services	515	415	376	218	212	0.38	4.09
<b>Total Urban Services - All Other Urban Areas</b>	<b>4,252</b>	<b>3,427</b>	<b>3,101</b>	<b>1,801</b>	<b>1,751</b>	<b>2.98</b>	<b>32.08</b>
<b>Urban Services - Development Area 2</b>							
Stormwater Drainage and Control Services	11,045	8,903	8,055	4,677	4,549	5.19	55.86
Wastewater Services	14,584	11,756	10,636	6,175	6,006	8.41	90.52
Water Services	846	682	617	358	348	0.49	5.27
<b>Total Urban Services - Development Area 2</b>	<b>26,475</b>	<b>21,341</b>	<b>19,308</b>	<b>11,210</b>	<b>10,903</b>	<b>14.09</b>	<b>151.66</b>
<b>GRAND TOTAL CITY-WIDE</b>	<b>16,940</b>	<b>13,654</b>	<b>12,355</b>	<b>7,173</b>	<b>6,976</b>	<b>6.85</b>	<b>73.73</b>
<b>GRAND TOTAL ALL OTHER URBAN AREAS</b>	<b>21,192</b>	<b>17,081</b>	<b>15,456</b>	<b>8,974</b>	<b>8,727</b>	<b>9.83</b>	<b>105.81</b>
<b>GRAND TOTAL DEVELOPMENT AREA 2</b>	<b>43,415</b>	<b>34,995</b>	<b>31,663</b>	<b>18,383</b>	<b>17,879</b>	<b>20.94</b>	<b>225.40</b>



SCHEDULE "C"  
TO BY-LAW NUMBER XX OF 2023 OF THE CITY OF SARNIA  
URBAN GROWTH BOUNDARY AND DEVELOPMENT AREA 2 MAP

