

DEVELOPMENT CHARGES BACKGROUND STUDY



CONSOLIDATION STUDY

HEMSON Consulting Ltd.

December 13, 2018
As Amended May 23, 2019

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EXECUTIVE SUMMARY

A. Purpose of 2018 Development Charges (DC) Background Study

1. Legislative Context

The Town of Fort Erie 2018 Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *Development Charges Act, 1997* (DCA). The study is prepared in accordance with the DCA and associated Regulations, including the amendments that came into force on January 1, 2016.

2. Key Steps in Determining Future Development-Related Projects

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

3. DC Eligible and In-Eligible Costs

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

4. The Development-Related Capital Forecast is Subject to Change

It is recommended that Council adopt the development-related capital forecast developed for the purposes of the 2018 DC Background Study. However, it is recognized that the DC Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the Town’s normal annual budget process.

B. Development Forecast

5. Residential and Non-Residential

The table below provides a summary of the anticipated residential and non-residential growth over the 2018-2027 and 2028-2041 planning periods. The development forecast is further discussed in Appendix A.

Town-wide Development Forecast	2017 Estimate	General Services Planning Period 2018 - 2027		Engineered Services Planning Period 2018 - 2041	
		Growth	Total at 2027	Growth	Total at 2041
Residential					
Total Occupied Dwellings	13,361	1,921	15,282	5,049	18,410
Total Population	31,022	4,022	35,044	11,368	42,390
Population In New Dwellings		4,655		12,226	
Non-Residential					
Employment	9,758	2,310	12,068	6,489	16,247
Non-Residential Building Space (sq.m.)		161,700		454,245	

C. Calculated Development Charges

The table below provides the Town-wide development charges for residential and non-residential development based on the aforementioned forecasts.

Service	Residential Charge By Unit Type				Non-Residential Adjusted Charge per Square Metre
	Singles & Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Town-Wide Services (1)	\$9,077	\$6,340	\$5,963	\$3,858	\$20.40
Urban Area Services (2)	\$8,241	\$5,756	\$5,414	\$3,503	\$45.95
Total Charge per Unit	\$17,318	\$12,096	\$11,377	\$7,361	\$66.35

(1) Includes general and Roads and Related services

(2) Includes Storm Drainage and Control, Wastewater and Water Supply Services

D. Long-Term Capital and Operating Costs

On overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required as one of the provisions of the DCA.

Additional details on the long-term capital and operating impact analysis is found in Appendix E. by 2027 the Town's net operating costs are estimated to increase by about \$1.66 million.

E. Asset Management Plan

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

By 2027, the Town will need to fund an additional \$1.85 million per annum in order to properly fund the full life cycle costs of the new general and engineered services assets supported under the 2018 Development Charges By-Law. A further \$1.39 million will be required by 2041 for engineered services that extend beyond the ten-year planning period.

F. Modifications to the Town's Development Charges By-Law Are Proposed

The Town is proposing to modify the current development charges by-laws. The proposed draft by-laws are available in Appendix H.

I Introduction

The *Development Charges Act, 1997 (DCA)* and its associated Ontario Regulation 82/98 (O. Reg. 82/98) allow municipalities in Ontario to recover development-related capital costs from new development. The Town of Fort Erie Development Charges Background Study is presented as part of a process to establish a development charges by-law that complies with this legislation.

The Town of Fort Erie is experiencing residential growth and is also an attractive location for a variety of non-residential development. The anticipated growth in Fort Erie will increase the demand on all Town services. The Town wishes to implement development charges to fund capital projects related to growth in Fort Erie so that development continues to be serviced in a fiscally responsible manner.

When a development charges by-law is proposed, the DCA and O. Reg. 82/98 require that a development charges background study be prepared in support of the proposed changes with reference to:

- A forecast of the amount, type and location of development anticipated in the Town;
- The average capital service levels provided in the Town over the ten-year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred, or to be incurred, by the Town or its local boards to provide for the expected development, including the determination of the growth and non-development -related components of the capital projects;
- An asset management plan that demonstrates that all assets are financially sustainable over their full life cycle; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study identifies the development-related net capital costs attributable to development that is forecast to occur in the Town. The costs are apportioned

to types of development (residential and non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study therefore calculates development charges for each type of development.

The DCA provides for a period of public review and comment regarding the calculated development charges. This process includes considering and responding to comments received by members of the public about the calculated charges. Following completion of this process, and in accordance with the DCA and Council's review of this study, it is intended that Council will pass new development charges for the Town.

The remainder of this study sets out the information and analysis upon which the calculated development charges are based.

Section II designates the services for which the development charges are calculated and the areas within the Town to which the development charges will apply. It also briefly reviews the methodologies that have been used in this background study.

Section III presents a summary of the forecast residential and non-residential development which is expected to occur within the Town over two planning periods; a ten-year period from 2018 to 2027, and the longer-term planning period from 2018 to 2041.

Section IV summarizes the ten-year historical average capital service levels that have been attained in the Town, which form the basis for the development charges calculations.

In Section V, the development-related capital forecast that has been developed by various Town departments is reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting calculated development charges by class and type of development. This section also provides a comparison of calculated total development charges rates for the Town with rates currently being levied in similar and surrounding jurisdictions.

Section VII provides an examination of the long term capital and operating costs for each service included in the development charge calculation.

Section VIII presents an Asset Management Plan for the Town, demonstrating financial sustainability of assets over the life cycle of the 2018 Development Charges By-law and satisfying the new requirements implicated by the amendment to the *Development Charges Act*.

Section IX provides a review of development charges administrative matters, consideration for area rating and the Town's local service policies.

II The Methodology Uses Town-Wide Approach to Align Development-related Costs and Benefits

Several key steps are required when calculating any development charge, however, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, we have tailored our approach to accommodate the Town of Fort Erie. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. This study uses a Town-wide approach for all services provided by the Town of Fort Erie. The Background Study provides an update to the historical service levels and the cost of providing future development-related capital infrastructure.

A. Town-Wide Development Charges Are Proposed

The DCA provides municipalities with flexibility to define services that will be included in the development charges by-laws, provided that its other provisions, as well as those of O. Reg. 82/98, are met. The DCA also requires that the by-laws designate the areas within which DCs shall be imposed. The development charges may apply to all lands in a municipality or to other designated development areas as specified in the by-laws.

For both general and engineered services, a range of capital infrastructure is available throughout the Town, and all Fort Erie residents and employees have access to this infrastructure. As new development occurs, new infrastructure will be needed in order to maintain overall service levels in the Town. A widely accepted method of sharing the development-related capital costs for such Town services is to apportion them over all anticipated growth.

The following services are included in the Town-wide development charges calculations:

- Library Services
- Fire Protection
- Parks and Recreation
- Public Works and Fleet
- Parking
- Transit Services
- Administration
- Roads and Related
- Water
- Wastewater
- Storm Water Drainage and Control

These services form a reasonable basis in which to plan and administer the Town-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that constitute it. The resulting development charges for these services would be imposed against all development anywhere in the Town.

B. Key Steps When Determining Development Charges For Future Development-related Projects

Several key steps are required in calculating development charges for future development-related projects. These are summarized in Figure 1 and discussed further in the following sections.

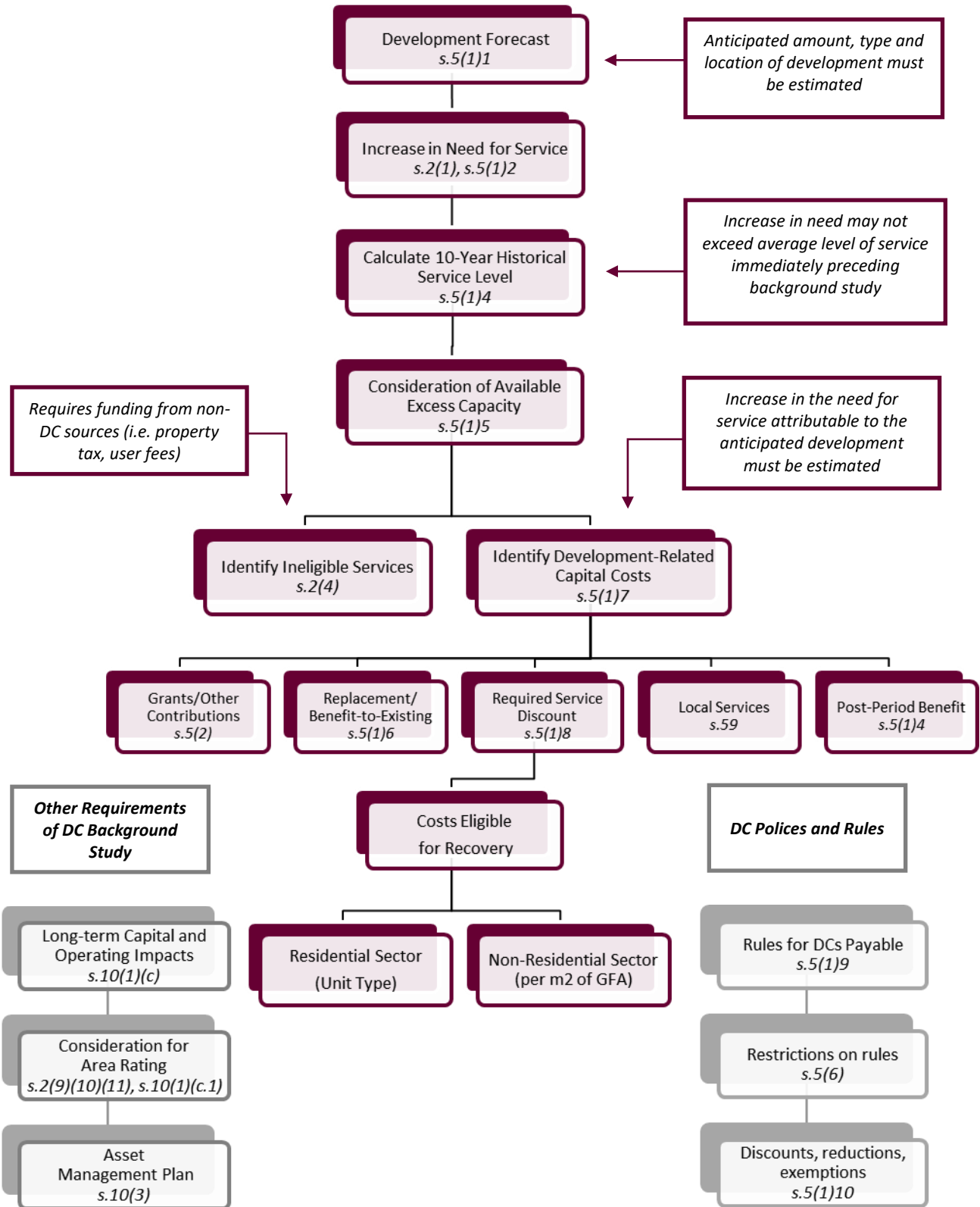


Figure 1: Overview of Development Charges Calculation

1. Growth Forecast

The first step in the methodology requires that a development forecast be prepared for the ten-year study period from 2018 to 2027, and to build-out or ultimate development in 2041. The forecast of the future residential and non-residential development used in this study is based on the Region of Niagara ongoing Municipal Comprehensive Review and discussions with Town staff.

For the residential portion of the forecast, the total Census change in population determines the need for additional facilities and provides the foundation for the development-related capital forecast.

The non-residential portion of the forecast estimates the amount of building space to be developed in the Town over the planning periods. The forecast is based on the projected increase in employment levels and the anticipated amount of new building space required to accommodate it.

2. Service Categories and Historical Service Levels

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

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the Town over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical ten-year average service levels thus form the basis for the development charges calculation. A review of the Town's capital service levels for buildings, land, vehicles, equipment and others has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charges can be determined. The historic service levels used in this study have been calculated based on the period from 2008 to 2017.

For the engineered services of storm water drainage, water and wastewater services, historical service levels are less applicable and reference is made to the Town's engineering standards as well as Provincial health or environmental requirements.

3. Development-related Capital Forecast and Analysis of Net Capital Costs to Be Included in the Development Charges

A development-related capital forecast has been prepared by Town staff as part of the study. The forecast identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the DCA s.5.(2). The capital forecast provides another cornerstone upon which development charges are based. The DCA

requires that the increase in the need for service attributable to the anticipated development may include an increase:

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

S. 5. (1) 4. and s. 5. (2). require that the development charges be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in the future plans of the Town. The development-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, Ontario Regulation 82/98, s. 3 states that:

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

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

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

Finally, when calculating development charges, the development-related net capital costs must be reduced by ten per cent for all services except engineered services, such as roads and related (DCA, s. 5. (1) 8). The ten per cent discount is applied to the other services, e.g. Library and Recreation, and the resulting financing responsibility from non-development charges sources is identified.

4. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the

non-residential sectors. In the Town of Fort Erie, the allocation is based on the projected changes in population and employment over the planning periods, the anticipated demand for services and other relevant factors.

The residential component of the development charges is applied to different housing types based on average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres.

5. Final Adjustment

The final determination of the development charges results from adjustments made to development-related net capital costs for each service and sector resulting from a cash flow analysis that takes account of the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the DCA.

III Development Forecast

The *Development Charges Act (DCA)* requires the Town to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Town to prepare a reasonable development-related capital program.

The forecast is primarily based upon the Region of Niagara’s ongoing Municipal Comprehensive Review. A ten year development forecast, from mid-year 2018 to mid-year 2027, has been used for all the development charges eligible soft services in the Town. The planning period from mid-year 2018 to mid-year 2041 has been utilized for the engineered services of Roads, Water, Wastewater and Storm Water Drainage.

It is anticipated that the Town will add an average of 190 new residential units per year, which can accommodate a population of 4,660 in these new dwelling units. In the same planning horizon, it is anticipated that the Town will see a total GFA growth of 161,700 square metres of new non-residential building space with an accompanying employment growth of 2,310 from 2018-2027.

In the longer planning horizon, utilized for engineered services, the Town is anticipated to add roughly 5,050 new residential units which can accommodate a population in new dwellings of 12,230 persons. In terms of non-residential growth, the Town is forecast to add 6,490 new employees that will generate an additional 454,250 square metres of new non-residential building space.

Table 1 provides a summary of the residential and non-residential growth forecast used in this analysis.

TABLE 1

**TOWN OF FORT ERIE
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST**

Town-wide Development Forecast	2017 Estimate	General Services Planning Period 2018 - 2027		Engineered Services Planning Period 2018 - 2041	
		Growth	Total at 2027	Growth	Total at 2041
Residential					
Total Occupied Dwellings	13,361	1,921	15,282	5,049	18,410
Total Population					
Census	31,022	4,022	35,044	11,368	42,390
<i>Population In New Dwellings</i>		4,655		12,226	
Non-Residential					
Employment	9,758	2,310	12,068	6,489	16,247
Non-Residential Building Space (sq.m.)		161,700		454,245	

IV Historical Capital Service Levels

The DCA and O. Reg. 82/98 require that the development charges be set at a level no higher than the average service level provided in the Town over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For non-engineered services (Library Services, Parks and Recreation, etc.) the legislative requirement is met by documenting service levels for the preceding ten years: in this case, for the period from 2008 to 2017. Typically, service levels are measured as a ratio of inputs per capita or inputs per population and employment. With engineered services such as Storm Water Drainage, Water and Wastewater, engineering standards are used in lieu of inputs per capita.

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

Table 2 summarizes service levels for all services included in the development charges calculations. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for all general services.

TABLE 2

**TOWN OF FORT ERIE
SUMMARY OF AVERAGE HISTORICAL SERVICE LEVELS 2008 - 2017**

Service	2008 - 2017 Service Level Indicator
1.0 LIBRARY SERVICES	\$390.34 per capita
Buildings	\$252.45 per capita
Land	\$11.21 per capita
Materials	\$118.39 per capita
Furniture And Equipment	\$8.29 per capita
2.0 FIRE PROTECTION	\$664.50 per population & employment
Buildings	\$332.54 per population & employment
Land	\$18.78 per population & employment
Furniture & Equipment At Stations	\$14.58 per population & employment
Vehicles	\$254.75 per population & employment
Equipment & Gear	\$43.85 per population & employment
3.0 PARKS AND RECREATION	\$4,178.35 per capita
Indoor Recreation	\$2,513.37 per capita
Neighbourhood Parks	\$282.12 per capita
Community Parks	\$348.36 per capita
Specialized Parks	\$1,004.09 per capita
Parks & Open Space Vehicles	\$30.40 per capita
4.0 PUBLIC WORKS AND FLEET	\$345.39 per population & employment
Buildings	\$207.12 per population & employment
Land	\$15.01 per population & employment
Furniture And Equipment	\$10.58 per population & employment
Vehicles & Equipment	\$112.67 per population & employment
5.0 PARKING	\$12.43 per population & employment
Parking Spaces	\$11.14 per population & employment
Equipment	\$1.29 per population & employment
6.0 TRANSIT	\$2.55 per population & employment
Equipment	\$0.08 per population & employment
Vehicles	\$2.48 per population & employment
7.0 ROADS AND RELATED	\$4,057.27 per population & employment
Roads	\$3,246.74 per population & employment
Bridges & Culverts	\$810.54 per population & employment

V Development-Related Capital Forecast

The DCA requires that the Council of a Town express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section II, Ontario Regulation 82/98, s. 3 states that:

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

A. Development-related Capital Forecast Is Provided For Council's Approval

Based on the growth forecasts summarized in Section III and detailed in Appendix A, Town staff, in collaboration with the consultant has developed a development-related capital forecast which sets out those projects that are required to service anticipated growth. For all general services, the capital plan covers the ten-year period from 2018 to 2027. As permitted by the DCA s. 5(1) 4. the development charge for the engineering services is based on a longer planning horizon.

One of the recommendations contained in this background study is for Council to adopt the development-related capital forecast developed for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the capital projects presented here as they will be needed to service the anticipated growth in the Town. It is, however, acknowledged that changes to the forecast presented here may occur through the Town's normal capital budget process.

B. The Development-related Capital Forecast for General Services

A summary of the development-related capital forecast for general services is presented in Table 3. The table shows that the gross cost of the Town's general services capital forecast is estimated to be \$28.34 million.

Approximately \$999,100 in grants or subsidies have been identified for the various general services, therefore only \$27.34 million is identified as the total municipal cost brought forth for the development charges calculation.

Of the net capital cost, 76.1 per cent, or \$20.80 million is related to capital works for Parks and Recreation projects. Capital projects include general park improvements, additions or upgrades to park amenities and new parkland development. The most expensive projects in the capital program includes a community hub planned for 2020, valued at \$3.50 million, and a new swimming pool planned for 2021, valued at \$3.50 million.

The second largest capital program relates to Public Works and Fleet at \$2.34 million or 8.5 per cent of the total capital program costs. The program includes for the provision of an additional vehicle bay at the Gibson Centre and a provision for a future public works facility which will be determined through future studies. Costs related to the acquisition of two new vehicles, a tandem dump truck and half-ton pickup truck, as well as a provision for general small equipment is also included.

The capital program associated with Administration relates to the provision of development-related studies. It amounts to \$1.53 million and provides for necessary development-related studies in the next ten years. These studies include additional Development Charges Studies, Secondary Plans, Zoning By-law Updates, Library Strategic Plan, Waterfront Master Plan, Parks and Open Space Master Plan, as well as a provision for other development-related studies.

Transit Service totals \$1.35 million which represents 4.9 per cent of the total capital program. The program includes for transit bus stop and facility improvements as well as the acquisition of two buses.

The Fire Protection capital program totals \$752,600 and includes a provision for 2,000 square feet of new fire station space and associated land acquisition costs. The total infrastructure costs represents 2.8 per cent of the general service capital program.

The capital program associated with Library Services totals \$387,700 and includes the cost of additional collection material acquisitions to preserve the historical level of service in Fort Erie from the previous ten years going forward.

The remainder of the Town's development-related capital program consists of \$187,000 for Parking. The infrastructure included in the capital program includes a provision for 40-50 new parking spaces and new pay and display machines.

TOWN OF FORT ERIE
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2018 - 2027
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program									
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
1.0 LIBRARY SERVICES	\$387.7	\$0.0	\$387.7	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8
1.1 Material Acquisitions	\$387.7	\$0.0	\$387.7	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8	\$38.8
2.0 FIRE PROTECTION	\$752.6	\$0.0	\$752.6	\$0.0	\$0.0	\$0.0	\$752.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.1 Buildings, Land & Furnishings	\$752.6	\$0.0	\$752.6	\$0.0	\$0.0	\$0.0	\$752.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.0 PARKS AND RECREATION	\$21,648.5	\$850.0	\$20,798.5	\$3,626.0	\$1,401.0	\$5,535.0	\$5,590.0	\$801.0	\$735.5	\$565.0	\$1,865.0	\$90.0	\$590.0
3.1 Recreation Facilities	\$7,000.0	\$0.0	\$7,000.0	\$0.0	\$0.0	\$3,500.0	\$3,500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.2 General Park Improvements	\$6,811.0	\$850.0	\$5,961.0	\$3,476.0	\$865.0	\$290.0	\$340.0	\$465.0	\$40.0	\$40.0	\$65.0	\$40.0	\$340.0
3.3 Parkland Amenities	\$2,635.0	\$0.0	\$2,635.0	\$150.0	\$200.0	\$350.0	\$450.0	\$300.0	\$660.0	\$275.0	\$200.0	\$50.0	\$0.0
3.4 New Park Development	\$5,095.0	\$0.0	\$5,095.0	\$0.0	\$300.0	\$1,395.0	\$1,300.0	\$0.0	\$0.0	\$250.0	\$1,600.0	\$0.0	\$250.0
3.5 Vehicles and Equipment	\$107.5	\$0.0	\$107.5	\$0.0	\$36.0	\$0.0	\$0.0	\$36.0	\$35.5	\$0.0	\$0.0	\$0.0	\$0.0
4.0 PUBLIC WORKS AND FLEET	\$2,335.0	\$0.0	\$2,335.0	\$0.0	\$0.0	\$1,050.0	\$1,235.0	\$0.0	\$0.0	\$0.0	\$50.0	\$0.0	\$0.0
4.1 Buildings and Land	\$2,000.0	\$0.0	\$2,000.0	\$0.0	\$0.0	\$1,000.0	\$1,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.2 Fleet	\$235.0	\$0.0	\$235.0	\$0.0	\$0.0	\$0.0	\$235.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.3 Other Equipment	\$100.0	\$0.0	\$100.0	\$0.0	\$0.0	\$50.0	\$0.0	\$0.0	\$0.0	\$0.0	\$50.0	\$0.0	\$0.0
5.0 PARKING	\$187.0	\$0.0	\$187.0	\$0.0	\$0.0	\$187.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.1 Buildings and Land	\$112.0	\$0.0	\$112.0	\$0.0	\$0.0	\$112.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.2 Equipment	\$75.0	\$0.0	\$75.0	\$0.0	\$0.0	\$75.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.0 TRANSIT SERVICES	\$1,500.0	\$149.1	\$1,350.9	\$35.1	\$535.1	\$535.1	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1
6.1 Shelters	\$500.0	\$149.1	\$350.9	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1	\$35.1
6.2 Vehicles & Equipment	\$1,000.0	\$0.0	\$1,000.0	\$0.0	\$500.0	\$500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.0 ADMINISTRATION	\$1,525.0	\$0.0	\$1,525.0	\$505.0	\$190.0	\$50.0	\$60.0	\$60.0	\$120.0	\$310.0	\$210.0	\$10.0	\$10.0
7.1 Community and Development Services	\$760.0	\$0.0	\$760.0	\$50.0	\$80.0	\$30.0	\$50.0	\$50.0	\$0.0	\$300.0	\$200.0	\$0.0	\$0.0
7.2 Financial Services	\$405.0	\$0.0	\$405.0	\$295.0	\$0.0	\$0.0	\$0.0	\$0.0	\$110.0	\$0.0	\$0.0	\$0.0	\$0.0
7.3 Library Services	\$10.0	\$0.0	\$10.0	\$0.0	\$0.0	\$10.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.4 Parks and Recreation Services	\$250.0	\$0.0	\$250.0	\$150.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.5 Other Growth Related Studies	\$100.0	\$0.0	\$100.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0
TOTAL - 10 YEAR GENERAL SERVICES	\$28,335.8	\$999.1	\$27,336.7	\$4,204.9	\$2,164.9	\$7,395.9	\$7,711.4	\$934.9	\$929.4	\$948.9	\$2,198.9	\$173.9	\$673.9

The capital forecast incorporates those projects identified to be related to growth anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following Section VI). Portions of the capital forecast may be related to the replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the 2018 – 2027 planning period. In addition to these reductions, the amounts shown in Table 3 have not been reduced by ten per cent for various general services as required by s.5(1) of the DCA.

After these reductions, the remaining development-related capital costs are brought forward to the development charges calculation. Further details on the capital plans for each individual service category are available in Appendix B.

C. The Development-Related Capital Forecast for Engineered Services

Table 4 provides the development-related capital recoveries for engineered services. The development-related costs associated with Roads and Related, Water Supply, Wastewater and Storm Water Drainage and Control Services servicing are recovered on a Town-wide basis.

In Fort Erie, the total engineered capital program from 2018-2041 is \$118.75 million. Roads projects account for 31 per cent of the total engineered capital program. Scheduled Roads and Related projects in the Town include road widening, upgrades, and extensions for a total of \$36.91 million. The Water projects total over \$5.25 million, and Wastewater services add another \$33.86 million, which is comprised of infrastructure upgrades, interest payments for previous expenditures, and updates to Master Plan Servicing Studies. The largest portion of the engineered capital program relates to Storm Water Drainage projects. The \$42.73 million capital program provides for urbanizations to various roads and storm sewer upgrades.

Details of the engineered services capital program are included in Appendix C.

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TABLE 4

TOWN OF FORT ERIE
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR ENGINEERED SERVICES 2018 - 2041
(in \$000)

Service	Gross Cost	Grants / Subsidies	Net Municipal Cost
1.0 ROADS AND RELATED	\$36,908.3	\$0.0	\$36,908.3
1.1 Total Roads and Related Projects	\$36,908.3	\$0.0	\$36,908.3
2.0 WATER SUPPLY SERVICES	\$5,253.6	\$0.0	\$5,253.6
2.1 Total Water Supply Services Projects	\$5,253.6	\$0.0	\$5,253.6
3.0 WASTEWATER SERVICES	\$33,859.2	\$0.0	\$33,859.2
3.1 Total Wastewater Services Projects	\$33,859.2	\$0.0	\$33,859.2
4.0 STORM WATER DRAINAGE AND CONTROL SERVICES	\$42,725.3	\$0.0	\$42,725.3
4.1 Total Storm Water Drainage And Control Services Projects	\$42,725.3	\$0.0	\$42,725.3
TOTAL - ENGINEERED SERVICES CAPITAL PROGRAM	\$118,746.4	\$0.0	\$118,746.4

VI Development Charges are Calculated in Accordance with the *Development Charges Act*

This section summarizes the calculation of development charges for each service category and the resulting total development charge by type of development. For all services, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cash flow analysis that accounts for interest earnings and borrowing costs are also discussed.

For residential development, an adjusted total per capita amount is applied to different housing types on the basis of average occupancy factors. For non-residential development, the calculated development charges rates are based on gross floor area (GFA) of building space.

It is noted that the calculation of the development charges does not include any provision for exemptions required under the DCA, for example, the exemption for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charges revenue for the affected types of development. Any such revenue loss may not be offset, however, by increasing other portions of the calculated charge.

A. Development Charges Calculation

A summary of the “unadjusted” residential and non-residential development charges for the Town-wide services is presented in Table 5. Further details of the calculation for each individual general service category are available in Appendix B.

1. General Services

The capital forecast for general services incorporates those projects identified to be related to growth anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$8.62 million of the capital forecast relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs would have to be funded from property taxes and other non-development charges revenue sources.

TOWN OF FORT ERIE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
10-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES

10 Year Growth in Population in New Units	4,655
10 Year Growth in Square Metres	161,700

Service	Development-Related Capital Program (2018 - 2027)						Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2027 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	(\$000)	%	(\$000)
	1.0 LIBRARY SERVICES	\$387.7	\$0.0	\$38.8	\$221.1	\$0.0	\$127.8	100%	\$127.8	0%
Unadjusted Development Charge Per Capita								\$27.46		\$0.00
Unadjusted Development Charge Per Sq.M										\$0.00
2.0 FIRE PROTECTION	\$752.6	\$0.0	\$0.0	\$103.0	\$0.0	\$649.6	67%	\$434.1	33%	\$215.44
Unadjusted Development Charge Per Capita								\$93.26		\$1.33
Unadjusted Development Charge Per Sq.M										\$1.33
3.0 PARKS AND RECREATION	\$20,798.5	\$7,321.4	\$1,347.7	\$2,815.8	\$50.8	\$9,262.8	100%	\$9,262.8	0%	\$0.00
Unadjusted Development Charge Per Capita								\$1,989.85		\$0.00
Unadjusted Development Charge Per Sq.M										\$0.00
4.0 PUBLIC WORKS AND FLEET	\$2,335.0	\$0.0	\$0.0	\$486.7	\$0.0	\$1,848.3	67%	\$1,235.3	33%	\$612.99
Unadjusted Development Charge Per Capita								\$265.36		\$3.79
Unadjusted Development Charge Per Sq.M										\$3.79
5.0 PARKING	\$187.0	\$0.0	\$18.7	\$78.8	\$18.1	\$71.4	67%	\$47.7	33%	\$23.68
Unadjusted Development Charge Per Capita								\$10.25		\$0.15
Unadjusted Development Charge Per Sq.M										\$0.15
6.0 TRANSIT SERVICES	\$1,350.9	\$810.7	\$0.0	\$1.4	\$0.0	\$538.8	67%	\$360.1	33%	\$178.71
Unadjusted Development Charge Per Capita								\$77.36		\$1.11
Unadjusted Development Charge Per Sq.M										\$1.11
7.0 ADMINISTRATION	\$1,525.0	\$490.0	\$103.5	\$89.8	\$0.0	\$841.8	67%	\$562.6	33%	\$279.18
Unadjusted Development Charge Per Capita								\$120.86		\$1.73
Unadjusted Development Charge Per Sq.M										\$1.73
TOTAL 10 YEAR GENERAL SERVICES	\$27,336.7	\$8,622.1	\$1,508.7	\$3,796.6	\$68.9	\$13,340.4		\$12,030.4		\$1,310.0
Unadjusted Development Charge Per Capita								\$2,584.40		
Unadjusted Development Charge Per Sq.M										\$8.11

An additional share of \$3.80 million has been identified as available DC reserves and represents the revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$68,900, is either attributable to growth beyond the 2027 period (and can therefore only be recovered under future development charges studies) or represents a service level increase in the Town.

The DCA, s. 5 (1) 8, requires that development-related net capital costs for “soft” services be reduced by ten per cent in calculating the applicable development charges for these services. The ten per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$1.51 million is identified as the required ten per cent reduction.

The remaining \$13.34 million is carried forward to the development charges calculation as development-related costs. Of the development-related costs, \$12.03 million has been allocated to new residential development and \$1.31 million has been allocated to new non-residential development. This results in an unadjusted charge of \$2,584.40 per capita and \$8.11 per square metre for the provision of soft services.

2. Engineered Services

Table 6 displays the development-related capital forecast for Roads and Related, Water Supply, Wastewater and Storm Water Drainage and Control Services from 2018-2041. The net cost of the capital program amounts to \$118.75 million; however, \$4.14 million has been identified as funds available in the DC reserves and is removed from the development charges calculation. In addition, \$25.56 million of the works is deemed to benefit the existing population and, as such, is also removed from the development charges calculation. Another portion of the program that is not included in the DC calculation is the share of the works that is considered to provide benefit to development beyond the 2041 planning horizon. In total, \$16.93 million is identified as the post-period benefit share.

The net capital cost after the discounts is \$72.12 million, of which \$47.11 million is allocated to benefit the future residential population and \$16.31 million is allocated to non-residential development. The resulting unadjusted development charge is \$3,853.64 per capita and \$55.05 per square metre.

3. Adjusted Residential and Non-Residential Development Charge Rates

Final adjustments to the “unadjusted” development charges rates are made through a cash flow analysis. The analysis, details of which are included in Appendix B for general services, and Appendix C for engineered services,

considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category.

TABLE 6

TOWN OF FORT ERIE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
CAPITAL PROGRAM FOR ENGINEERED SERVICES

Ultimate Year Growth in Population in New Units	12,226
Employment Growth	6,489
Ultimate Growth in Square Meters	454,245

Service	Development-Related Capital Program (2018 - 2041)					Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Available DC Reserves	Post-Period Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
1.0 ROADS AND RELATED	\$36,908.3	\$13,327.5	\$2,070.1	\$7,488.9	\$14,021.8	65%	\$9,160.0	35%	\$4,861.86
Unadjusted Development Charge Per Capita							\$749.22		
Unadjusted Development Charge Per Sq.M									\$10.70
2.0 WATER SUPPLY SERVICES	\$5,253.6	\$830.3	\$76.5	\$1,842.1	\$2,504.7	65%	\$1,636.2	35%	\$868.45
Unadjusted Development Charge Per Capita							\$133.83		
Unadjusted Development Charge Per Sq.M									\$1.91
3.0 WASTEWATER SERVICES	\$33,859.2	\$0.0	\$0.0	\$3,411.4	\$30,447.8	65%	\$19,890.5	35%	\$10,557.30
Unadjusted Development Charge Per Capita							\$1,626.90		
Unadjusted Development Charge Per Sq.M									\$23.24
4.0 STORM WATER DRAINAGE AND CONTROL SERVICES	\$42,725.3	\$11,399.4	\$1,992.9	\$4,185.6	\$25,147.4	65%	\$16,427.9	35%	\$8,719.48
Unadjusted Development Charge Per Capita							\$1,343.69		
Unadjusted Development Charge Per Sq.M									\$19.20
TOTAL ENGINEERED SERVICES	\$118,746.4	\$25,557.2	\$4,139.5	\$16,928.0	\$72,121.7		\$47,114.6		\$16,306.8
Unadjusted Development Charge Per Capita							\$3,853.64		
Unadjusted Development Charge Per Sq.M									\$55.05

Table 7 summarizes the results of the cash flow adjustments for the residential development charges rates. As shown, the adjusted per capita rate increases by \$254.25, from \$6,438.05 per capita to \$6,692.30 per capita after cash flow analysis. Table 7 also provides the calculated rates by residential unit with the total charge per unit ranging from a high of \$17,318 for a fully serviced single and semi-detached unit to a low of \$7,361 for an apartment unit with less than two bedrooms.

The non-residential charge also experiences an increase after cash flow considerations from \$63.15 to \$66.35 per square metre. This is displayed on Table 8.

B. Comparison of 2018 Newly Calculated Development Charges with Charges Currently in Force in Fort Erie

Tables 9 and 10 present a comparison of the newly calculated residential and non-residential development charges with currently imposed development charge rates. It demonstrates that the residential development charge rate for a single and semi-detached unit increases by \$4,973 per unit, or 40 per cent.

The current development charges rate for non-residential development will increase by \$4.32 per square metre, from \$62.03 to \$66.35 per square metre, or seven per cent.

C. Comparison of Newly Calculated Development Charges in the Town of Fort Erie with Charges in Other Jurisdictions

Tables 11 to 13 present comparisons of the newly calculated development charges in the Town with the charges in force in surrounding jurisdictions. The tables demonstrate that the calculated development charge for a fully serviced unit in Fort Erie, if fully implemented, would become the third highest charge in the Region. However, six of the Region's nine area municipalities DC By-laws will expire, resulting in a review of the existing DC charges. As new DC By-laws are implemented, the current DC rates shown in Table 11 to 13 could potentially increase if these municipalities experience similar infrastructure needs as the Town.

TABLE 7

**TOWN OF FORT ERIE
TOWN-WIDE UNIFORM DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type				Percentage of Charge
			Singles & Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Services	\$27.46	\$26.40	\$68	\$48	\$45	\$29	0.4%
Fire Protection	\$93.26	\$100.00	\$259	\$181	\$170	\$110	1.5%
Parks and Recreation	\$1,989.85	\$2,066.13	\$5,347	\$3,735	\$3,512	\$2,273	30.9%
Public Works and Fleet	\$265.36	\$284.48	\$736	\$514	\$484	\$313	4.3%
Parking	\$10.25	\$11.30	\$29	\$20	\$19	\$12	0.2%
Transit Services	\$77.36	\$85.66	\$222	\$155	\$146	\$94	1.3%
Administration	\$120.86	\$125.68	\$325	\$227	\$214	\$138	1.9%
Roads and Related	\$749.22	\$807.92	\$2,091	\$1,460	\$1,373	\$889	12.1%
Subtotal Town-Wide Services	\$3,333.63	\$3,507.57	\$9,077	\$6,340	\$5,963	\$3,858	52.4%
Storm Water Drainage and Control Services	\$1,343.69	\$1,404.77	\$3,635	\$2,539	\$2,388	\$1,545	21.0%
Wastewater Services	\$1,626.90	\$1,643.77	\$4,254	\$2,971	\$2,794	\$1,808	24.6%
Water Supply Services	\$133.83	\$136.19	\$352	\$246	\$232	\$150	2.0%
Subtotal Urban Area Services	\$3,104.42	\$3,184.73	\$8,241	\$5,756	\$5,414	\$3,503	47.6%
TOTAL CHARGE PER UNIT	\$6,438.05	\$6,692.30	\$17,318	\$12,096	\$11,377	\$7,361	100.0%
(1) Based on Persons Per Unit Of:			2.59	1.81	1.70	1.10	

TABLE 8

**TOWN OF FORT ERIE
TOWN-WIDE UNIFORM DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE**

Service	Non-Residential		Percentage of Charge
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	
Library Services	\$0.00	\$0.00	0.0%
Fire Protection	\$1.33	\$1.43	2.2%
Parks and Recreation	\$0.00	\$0.00	0.0%
Public Works and Fleet	\$3.79	\$4.08	6.1%
Parking	\$0.15	\$0.16	0.2%
Transit Services	\$1.11	\$1.23	1.9%
Administration	\$1.73	\$1.80	2.7%
Roads and Related	\$10.70	\$11.70	17.6%
Subtotal Town-Wide Services	\$18.80	\$20.40	30.7%
Storm Water Drainage and Control Services	\$19.20	\$20.31	30.6%
Wastewater Services	\$23.24	\$23.68	35.7%
Water Supply Services	\$1.91	\$1.96	3.0%
Subtotal Urban Area Services	\$44.35	\$45.95	69.3%
TOTAL CHARGE PER SQUARE METRE	\$63.15	\$66.35	100.0%

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TABLE 9

TOWN OF FORT ERIE
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Library Services	\$75	\$68	(\$7)	-9%
Fire Protection	\$273	\$259	(\$14)	-5%
Parks and Recreation	\$1,974	\$5,347	\$3,373	171%
Public Works and Fleet	\$305	\$736	\$431	141%
Parking	\$0	\$29	\$29	N/A
Transit Services	\$0	\$222	\$222	N/A
Administration	\$167	\$325	\$158	95%
Roads and Related	\$2,668	\$2,091	(\$577)	-22%
Subtotal Town-Wide Services	\$5,462	\$9,077	\$3,615	66%
Storm Water Drainage and Control Services	\$4,539	\$3,635	(\$904)	-20%
Wastewater Services	\$2,071	\$4,254	\$2,183	105%
Water Supply Services	\$273	\$352	\$79	29%
Subtotal Urban Area Services	\$6,883	\$8,241	\$1,358	20%
TOTAL CHARGE PER UNIT	\$12,345	\$17,318	\$4,973	40%

Current rates are effective as of September 1, 2018

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TABLE 10

TOWN OF FORT ERIE
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
Library Services	\$0.00	\$0.00	\$0.00	0%
Fire Protection	\$1.61	\$1.43	(\$0.18)	-11%
Parks and Recreation	\$0.00	\$0.00	\$0.00	0%
Public Works and Fleet	\$1.81	\$4.08	\$2.27	125%
Parking	\$0.00	\$0.16	\$0.16	N/A
Transit Services	\$0.00	\$1.23	\$1.23	N/A
Administration	\$0.99	\$1.80	\$0.81	82%
Roads and Related	\$16.09	\$11.70	(\$4.39)	-27%
Subtotal Town-Wide Services	\$20.50	\$20.40	(\$0.10)	-1%
Storm Water Drainage and Control Services	\$27.38	\$20.31	(\$7.07)	-26%
Wastewater Services	\$12.49	\$23.68	\$11.19	90%
Water Supply Services	\$1.66	\$1.96	\$0.30	18%
Subtotal Urban Area Services	\$41.53	\$45.95	\$4.42	11%
TOTAL CHARGE PER SQUARE METRE	\$62.03	\$66.35	\$4.32	7%

Current rates are effective as of September 1, 2018

Table 11
Niagara Region DC Rate Comparison
Residential Charge per Single & Semi-Detached Unit

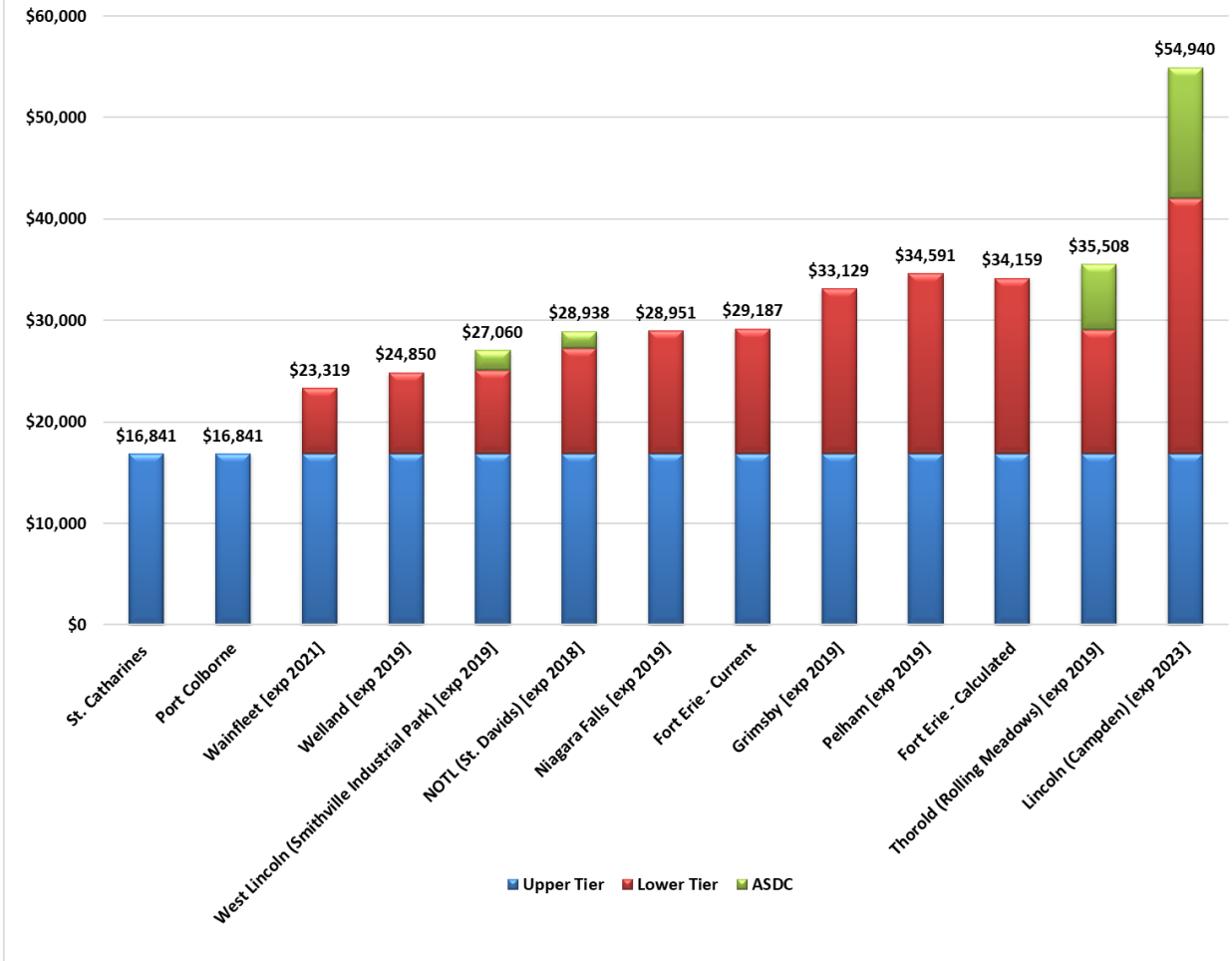


Table 12
Niagara Region DC Rate Comparison
Non-Residential Commercial Charge per Square Metre of GFA

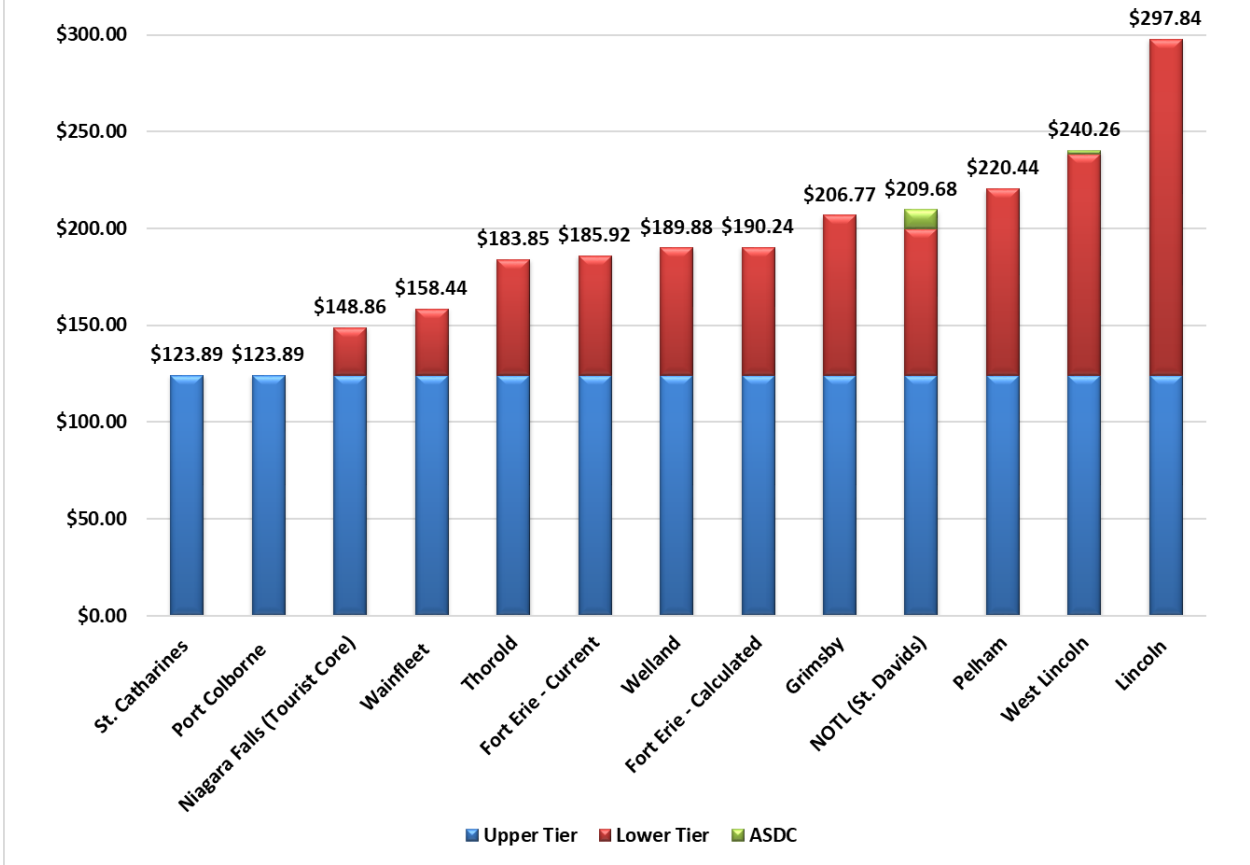
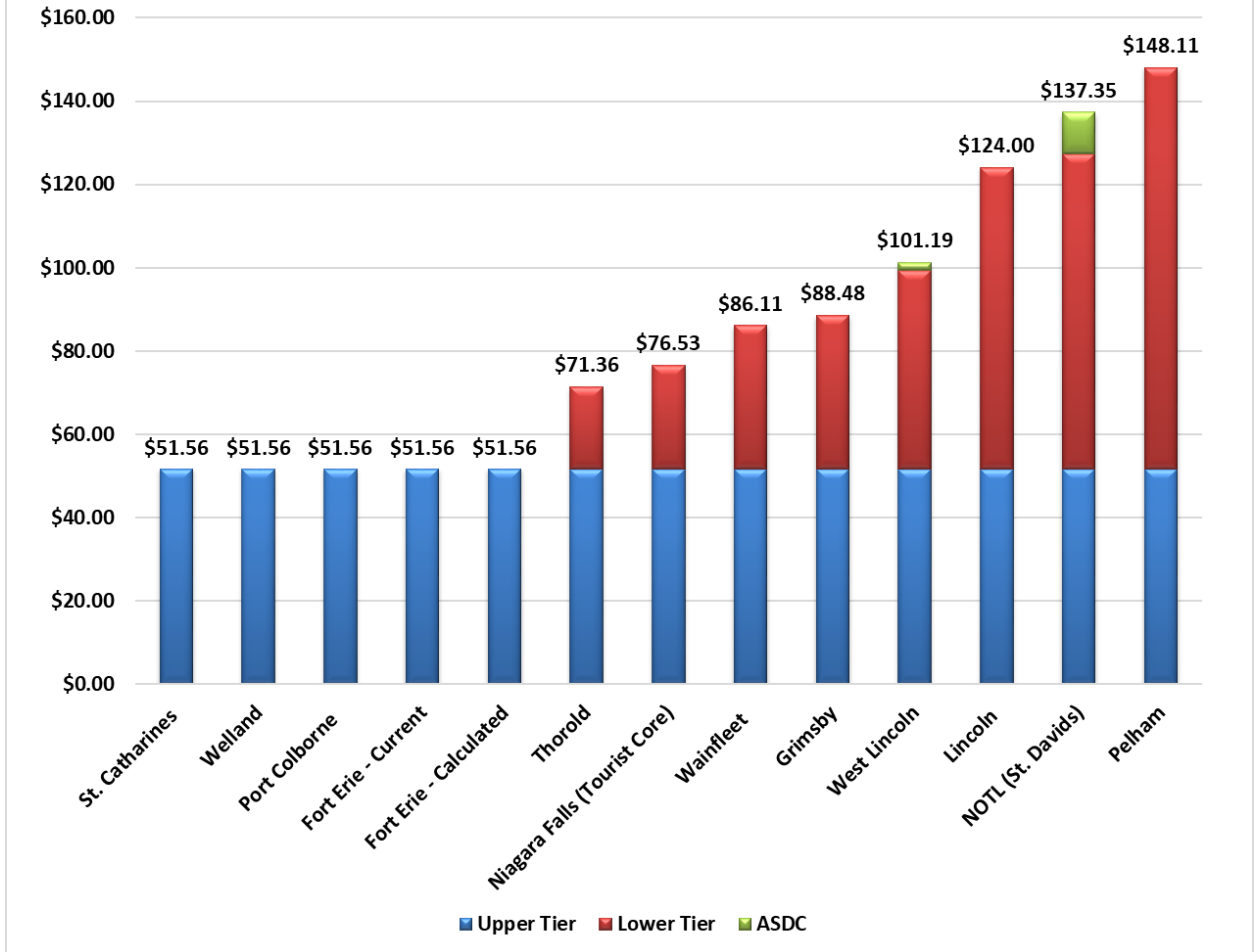


Table 13
Niagara Region DC Rate Comparison
Non-Residential Industrial Charge per Square Metre of GFA



VII Long-Term Capital and Operating Costs

This section provides a brief examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the development charges by-law. This examination is required as one of the features of the *Development Charges Act, 1997*.

A. Net Operating Costs for Town's Services To Increase Over The Forecast Period

Table 14 summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on the financial information from the Town (additional details are included in Appendix E).

As shown in Table 14, by 2027 the Town's net operating costs are estimated to increase by about \$1.66 million. The most significant portion of this increase relates to the construction of the new roads. The construction of the new pool and fire hall are also projected to impact on the annual operating budget.

B. Long-Term Capital Financing From Non-Development Charges Sources Totals \$10.13 Million

As discussed in Section VI, Table 14 also summarizes the components of the development-related capital forecast that will require funding from non-development charges sources. Of the \$27.33 million net capital forecast, about \$10.13 million will need to be financed from non-development charges sources over the next ten years. This includes about \$1.51 million in respect of the ten per cent discount required by the DCA for general services and about \$8.62 million for shares of projects related to capital replacement and for non-development shares of projects that provide benefit to the existing community. In addition, \$68,900 in interim financing may be required for projects related to general service level increases and to growth in the post-2027 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years.

TABLE 14

TOWN OF FORT ERIE
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS FOR TAX SUPPORTED SERVICES
(in thousands of constant dollars)

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Net Operating Impacts (1)											
Library Services	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Fire Protection	\$0.0	\$0.0	\$0.0	\$0.0	\$136.5	\$136.5	\$136.5	\$136.5	\$136.5	\$136.5	
Parks and Recreation	\$181.3	\$251.4	\$353.1	\$457.6	\$621.2	\$717.9	\$746.2	\$839.4	\$843.9	\$873.4	
Public Works and Fleet	\$0.0	\$0.0	\$105.0	\$123.5	\$123.5	\$123.5	\$123.5	\$128.5	\$128.5	\$128.5	
Parking	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Transit	\$0.0	\$16.8	\$33.9	\$34.3	\$38.4	\$42.7	\$43.4	\$44.1	\$44.8	\$45.5	
Roads and Related	\$45.8	\$92.3	\$139.5	\$187.3	\$234.5	\$282.3	\$330.8	\$380.0	\$429.8	\$480.3	
NET OPERATING IMPACTS	\$227.1	\$360.4	\$631.5	\$802.7	\$1,154.1	\$1,302.9	\$1,380.4	\$1,528.5	\$1,583.5	\$1,664.3	n/a
Long-term Capital Impact (1)											
Total Net Cost	\$4,204.9	\$2,164.9	\$7,395.9	\$7,711.4	\$934.9	\$929.4	\$948.9	\$2,198.9	\$173.9	\$673.9	\$27,336.7
Net Cost From Development Charges	\$1,543.0	\$403.4	\$2,560.4	\$4,958.4	\$459.4	\$495.9	\$724.5	\$1,726.9	\$128.8	\$339.8	\$13,340.4
Prior Growth Share from DC Reserve Balances (2)	\$715.6	\$786.6	\$2,074.0	\$138.0	\$35.0	\$35.0	\$11.9	\$0.1	\$0.1	\$0.1	\$3,796.6
Portion for Post-2027 Development (3)	\$0.0	\$0.0	\$68.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$68.9
Funding From Non-DC Sources											
Discount Portion	\$250.5	\$104.0	\$377.7	\$345.0	\$54.5	\$58.5	\$81.4	\$185.9	\$13.9	\$37.3	\$1,508.7
Replacement	\$1,695.8	\$870.8	\$2,314.9	\$2,270.0	\$386.0	\$339.9	\$131.1	\$286.0	\$31.1	\$296.6	\$8,622.1
FUNDING FROM NON-DC SOURCES	\$1,946.3	\$974.8	\$2,692.6	\$2,615.0	\$440.5	\$398.5	\$212.4	\$471.9	\$44.9	\$334.0	\$10,130.8
TOTAL NET OPERATING & CAPITAL IMPACTS	\$2,173.3	\$1,335.2	\$3,324.0	\$3,417.7	\$1,594.6	\$1,701.4	\$1,592.8	\$2,000.4	\$1,628.5	\$1,998.2	n/a

Notes:

(1) See Appendix F

(2) Existing development charge reserve fund balances collected from growth prior to 2014 are applied to fund initial projects in development-related capital forecast

(3) Post 2027 development-related net capital costs may be eligible for development charge funding in future DC by-laws

VIII Asset Management Plan

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

A. Annual Capital Provisions Will Reach \$1.85 million by 2027

Table 15 summarizes the annual capital provisions required to replace the development eligible and ineligible costs associated with the capital infrastructure identified in the DC Background Study. This estimate is based on information obtained through discussions with municipal staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset.

Table 15 illustrates that, by 2027, the Town will need to fund an additional \$1.85 million per annum in order to properly fund the full life cycle costs of the new Town-wide general and engineered assets supported under the proposed Development Charges By-Law.

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next ten years (to 2027) the Town is projected to increase by approximately 1,900 households, which represents a 14 per cent increase over the existing base. In addition, the Town will also add roughly 2,300 new employees that will result in approximately 161,700 square metres of additional non-residential building space. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the proposed Development Charges By-law.

In addition, as part of the annual budget update the Town also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed. The Town collects the Capital Tax Levy yearly, in 2018 the Capital Tax Levy amounted to \$26.37 million.

Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long-term. Life cycle funding methodologies are also reviewed in order to ensure that the Town continues to implement financially sustainable practices for funding the eventual replacement of assets.

The calculated annual provisions identified are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

a. Transit Asset Management in the Town

The Town of Fort Erie currently operates three routes serviced by five conventional buses and two mobility vehicles. The Town aims to maintain the transit fleet in state of good repair through regular maintenance and inspections to achieve public transit safety and reliability standards. The Town has also completed a peer review of its transit system and has developed an operating budget for the 2017-2021 period which identified variable and fixed operating costs, future transit ridership and revenues and future dedicated gas tax funding. A copy of the document can be found at the following link: [The Town of Fort Erie Transit Route and Service Plan Phase I and II Final Draft Report.](#)

The Town currently plans to add two new buses and several additional stops in order to achieve the ridership target identified in the *Town of Fort Erie Transit Route and Service Plan Phase I and II Final Draft Report*. The full cost of the capital program for Transit is valued at \$1.50 million over the ten-year planning period. Details on the capital projects and anticipated ridership forecast is found in Appendix B.6.

The additional buses and stops are expected to have a yearly net operating impact of \$45,500 per year by 2027 (see Appendix F). The Town also maintains a Transit Capital Reserve Fund and makes contributions from the operating budget a yearly basis. The Town ensures that the transit system will be financially sustainable through yearly capital and operating budget reviews

The calculated annual provisions identified are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

TABLE 15

**TOWN OF FORT ERIE
SUMMARY OF CALCULATED ANNUAL PROVISIONS**

Service	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Library Services	\$ -	\$ 6,000	\$ 11,000	\$ 17,000	\$ 23,000	\$ 29,000	\$ 35,000	\$ 41,000	\$ 47,000	\$ 54,000
Fire Protection	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Parks and Recreation	\$ -	\$ 297,000	\$ 384,000	\$ 574,000	\$ 821,000	\$ 870,000	\$ 919,000	\$ 953,000	\$ 1,066,000	\$ 1,073,000
Public Works and Fleet	\$ -	\$ -	\$ -	\$ 40,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 100,000	\$ 100,000
Parking	\$ -	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
Transit Services	\$ -	\$ 17,000	\$ 51,000	\$ 86,000	\$ 86,000	\$ 86,000	\$ 86,000	\$ 86,000	\$ 86,000	\$ 86,000
Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roads and Related	\$ -	\$ 7,000	\$ 30,000	\$ 40,000	\$ 66,000	\$ 113,000	\$ 227,000	\$ 227,000	\$ 230,000	\$ 264,000
Storm Water Drainage and Control Services	\$ -	\$ -	\$ 10,000	\$ 32,000	\$ 45,000	\$ 97,000	\$ 155,000	\$ 155,000	\$ 179,000	\$ 218,000
Wastewater Services	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 19,000
Water Supply Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Total	\$ -	\$ 327,000	\$ 486,000	\$ 803,000	\$ 1,175,000	\$ 1,329,000	\$ 1,562,000	\$ 1,602,000	\$ 1,753,000	\$ 1,847,000

IX Development Charges Administration and Considerations

A. Development Charges Administration

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

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the DCA, the Town should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the Town continue to report policies consistent with the requirements of the DCA;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Town's normal capital budget process.

B. Town-wide vs. Area-Specific Development Charges

1. Consideration for Area Rating

In accordance with the DCA, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the Town's 2018 DC update, the appropriateness of implementing area-specific development charges for the various Town services was examined.

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

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

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

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

6. Consistent with Historical Practices, Town-wide DCs are Proposed

Based on discussions with staff, and the analysis of the delivery of services, it is proposed that the Town continue to calculate and collect DCs on a uniform, Town-wide basis. The following table provides a description of the servicing needs for general and engineered services.

Town Services Considered	Servicing Needs
General Services	<p>Services such as Library and Parks & Recreation are open and accessible to all residents in the Town and are driven and planned for based on Town-wide population growth.</p> <p>For Fire Protection, Transit, Public Works and Fleet, Parking and Administration. These services are provided to all residents and employees in the Town and are driven and planned for based on Town-wide population or population and employment growth.</p>
Engineered Services	<p>Roads and Related are provided through a Town-wide network and is planned based on Town-wide population and employment growth.</p> <p>Services such as Water Supply, Wastewater Services and Storm Water Drainage and Control Services, a network of ponds, linear infrastructure and treatment facilities are used to provide services to Town-wide population and employee growth.</p>

C. Local Service Policies

The 2018 DC Background Study also includes definitions to determine the eligible capital costs for inclusion in the development charges calculation for the Town. The local service policies are discussed further in Appendix G of the study.

Appendix A

Development Forecast

Appendix A

Development Forecast

This appendix provides the details of the development forecast used to prepare the 2018 Development Charges Background Study for the Town of Fort Erie. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following eight tables:

- A.1 Historical Population, Occupied Dwellings and Employment
- A.2 Historical Annual Housing Completions (CMHC)
- A.3 Historical Annual Residential Building Permits
- A.4 Historical Households by Period of Construction Showing Household Size
- A.5 Population, Household & Employment Forecast Summary
- A.6 Forecast of Household Growth by Unit Type
- A.7 Forecast Population Growth in New Households by Unit Type
- A.8 Non-Residential Space Forecast

The forecasts were prepared by Hemson in consultation with Town planning staff. The forecast is informed by a range of statistical data including Statistics Canada Census and National Household Survey data, and Canada Mortgage Housing Corporation (CMHC) housing market information. In addition, the forecast is based upon the ongoing Region of Niagara's Municipal Comprehensive Review.

A. Forecast Approach and Key Assumptions

The *Development Charges Act* (DCA) requires the Town to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Town to prepare a reasonable development-related capital program.

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A ten year development forecast, from mid-year 2018 to mid-year

2027, has been used for all the development charges eligible soft services in the Town. The planning period from mid-year 2018 to mid-year 2041 has been utilized for the engineered services of Roads, Water, Wastewater and Storm Water.

Hemson Consulting is currently assisting the Region of Niagara with a Regional Municipal Comprehensive Review (MCR). The growth forecast targets identified in the MCR are used for the purposes of the Town's 2018 DC Study. Phase 3 of the MCR was completed in December 2016, which involved the development of a Strategic Growth Option (SGO) including local allocations forecast population, housing and employment growth to 2041, based on the Regional forecasts under Schedule 3 of the *Growth Plan*. The MCR Phase 3 final report was presented to Regional Council in December 2016.

The Region initiated Phase 4 of the MCR and other related official plan update work in July 2018. Given the passage of time since Phase 3 was completed, an update to the MCR forecasts and local growth allocations was completed to reflect the results of the 2016 Census, policy changes and other information that has become available since the forecasts were prepared. The updated forecasts and local growth allocations completed as part of Phase 4 are used for the purposes of the Town's 2018 DC Background Study. It is also anticipated that the Phase 4 targets will provide a basis for work being carried out by the Region, as input to updating the Regional Official Plan to bring the Region into conformity with the *Growth Plan, 2017*.

B. Forecast Results

Development charges are levied on residential development as a charge per new unit and on non-residential development as a charge per unit of gross floor area (GFA).

1. Residential Development Forecast

The residential development forecast is based upon the targets contained in the Region's Municipal Comprehensive Review. The 2041 target for the Town of Fort Erie is 42,390, which excludes Census undercount (with undercount, this equates to a total population of 43,520). It should be noted that in development charges studies, Census population, exclusive of undercount is

always used to determine historical service levels and maximum allowable funding envelopes.

Development charges are levied and collected by the Town based on the number of building permits issued for new residential dwelling units. The housing forecast assumes housing growth in the Town will average roughly 190 units per year, for the ten-year planning period (utilized for the soft services). It is anticipated that housing growth will continue at an average of 210 units per year over the longer-term planning period to 2041.

In addition to the Censes population forecast, a forecast of “population in new units” that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPU’s to the housing unit forecast: 2.59 for single and semi-detached units; 1.81 for rows and other multiples; and 1.50 for apartments. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten year census period (2006-2016) as released in the 2016 Census. In total, 4,660 is the forecasted population in new dwelling units over the ten-year planning period and 12,230 is forecasted to 2041.

2. Non-Residential Development Forecast

The non-residential forecast is based upon the 2041 target contained in the Region’s Municipal Comprehensive Review of 16,250 employees.

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the DCA, a forecast of non-residential building space has been developed. As with the residential forecast, a ten year development forecast, from mid-year 2018 to mid-year 2027, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2018 to mid-year 2041 has been utilized for the engineered services.

An average employment density of 70 square metres per employee have been used to convert the employment forecast into building space estimates. The GFA forecasts are provided in Table 8. The total GFA growth is forecast at 161,700 square metres over the ten year period with an accompanying employment growth of 2,310. Over the longer planning period to 2041, it is forecasted that 6,490 new employees will be accommodated in 454,250 square metres of new non-residential GFA.

APPENDIX A - TABLE 1

**TOWN OF FORT ERIE
HISTORICAL POPULATION, OCCUPIED DWELLINGS & EMPLOYMENT SUMMARY**

Mid-Year	Census Population	Annual Growth	Occupied Private Dwellings	Annual Growth	HH Size (PPU)	Employment by POW	Annual Growth	Activity Rate
2006	29,925		12,220		2.45	11,918		39.8%
2007	29,932	7	12,285	65	2.44	11,640	-278	38.9%
2008	29,939	7	12,351	66	2.42	11,369	-271	38.0%
2009	29,946	7	12,417	66	2.41	11,104	-265	37.1%
2010	29,953	7	12,483	66	2.40	10,845	-259	36.2%
2011	29,960	7	12,550	67	2.39	10,592	-253	35.4%
2012	30,109	149	12,674	124	2.38	10,376	-216	34.5%
2013	30,258	149	12,799	125	2.36	10,164	-212	33.6%
2014	30,408	150	12,925	126	2.35	9,956	-208	32.7%
2015	30,559	151	13,052	127	2.34	9,753	-203	31.9%
2016	30,710	151	13,180	128	2.33	9,553	-200	31.1%
2017	31,022	312	13,361	181	2.33	9,758	205	31.5%
Growth 2008-2017		1,090		1,076			-1,882	

Source: Statistics Canada, Census of Canada

APPENDIX A - TABLE 2

TOWN OF FORT ERIE
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)

Year	CMHC Annual Housing Completions - Units				Completions - Shares By Unit Type			
	Singles & Semis	Rows	Apts.	Total	Singles & Semis	Rows	Apts.	Total
2008	115	11	0	126	91%	9%	0%	100%
2009	82	10	0	92	89%	11%	0%	100%
2010	91	11	0	102	89%	11%	0%	100%
2011	72	25	0	97	74%	26%	0%	100%
2012	69	10	0	79	87%	13%	0%	100%
2013	79	22	0	101	78%	22%	0%	100%
2014	73	17	0	90	81%	19%	0%	100%
2015	54	0	0	54	100%	0%	0%	100%
2016	92	4	0	96	96%	4%	0%	100%
2017	185	17	1	203	91%	8%	0%	100%
Growth 2008-2017	912	127	1	1,040	88%	12%	0%	100%
<i>5 Year Avg.</i>	<i>97</i>	<i>12</i>	<i>0</i>	<i>109</i>				

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

APPENDIX A - TABLE 3

**TOWN OF FORT ERIE
HISTORICAL ANNUAL RESIDENTIAL BUILDING PERMITS**

Year	Annual Building Permits				Building Permits - Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2008	131	9	0	140	94%	6%	0%	100%
2009	81	14	0	95	85%	15%	0%	100%
2010	88	6	3	97	91%	6%	3%	100%
2011	77	0	5	82	94%	0%	6%	100%
2012	90	16	0	106	85%	15%	0%	100%
2013	71	10	0	81	88%	12%	0%	100%
2014	88	4	0	92	96%	4%	0%	100%
2015	93	4	7	104	89%	4%	7%	100%
2016	214	17	10	241	89%	7%	4%	100%
2017	151	14	17	182	83%	8%	9%	100%
Growth 2008-2017	1,084	94	42	1,220	89%	8%	3%	100%
<i>Last 10 Years</i>	108	9	4	122				
<i>Last 5 Years</i>	123	10	7	140				

Source: Statistics Canada, Town of Fort Erie

APPENDIX A - TABLE 4

TOWN OF FORT ERIE
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction										Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
Singles and Semis													
Household Population	5,655	4,830	3,405	2,935	2,345	1,345	1,740	1,820	1,650	925	24,075	2,575	26,650
Households	2,440	2,330	1,390	1,175	945	555	675	640	630	365	10,150	995	11,145
Household Size	2.32	2.07	2.45	2.50	2.48	2.42	2.58	2.84	2.62	2.53	2.37	2.59	2.39
Rows													
Household Population	0	60	80	0	0	85	0	80	135	100	305	235	540
Households	10	25	35	0	10	45	10	40	75	55	175	130	305
Household Size	n/a	2.40	2.29	n/a	n/a	1.89	n/a	2.00	1.80	1.82	1.74	1.81	1.77
Apartments (excl. Duplexes)													
Household Population	500	295	250	295	300	130	20	65	0	0	1,855	0	1,855
Households	280	220	175	230	215	85	30	35	10	10	1,270	20	1,290
Household Size	1.79	1.34	1.43	1.28	1.40	1.53	0.67	1.86	n/a	n/a	1.46	n/a	1.44
Duplexes													
Household Population	425	255	140	100	0	0	0	45	0	0	965	0	965
Households	230	110	50	40	10	10	0	25	10	0	475	10	485
Household Size	1.85	2.32	2.80	2.50	n/a	n/a	n/a	1.80	n/a	n/a	2.03	n/a	1.99
All Units													
Household Population	6,580	5,440	3,875	3,330	2,645	1,560	1,760	2,010	1,785	1,025	27,200	2,810	30,010
Households	2,960	2,685	1,650	1,445	1,180	695	715	740	725	430	12,070	1,155	13,225
Household Size	2.22	2.03	2.35	2.30	2.24	2.24	2.46	2.72	2.46	2.38	2.25	2.43	2.27

Source: Statistics Canada

**TOWN OF FORT ERIE
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY**

Mid-Year	Census Population	Census Pop'n Growth	Occupied Dwellings	Occupied Household Growth	Household Size	Employment by POW	Employment by POW Growth	Activity Rate	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2016	30,710		13,180		2.33	9,553		31.1%	835		10,388	
2017	31,022	312	13,361	181	2.32	9,758	205	31.5%	841	6	10,599	211
2018	31,337	315	13,544	183	2.31	9,968	210	31.8%	847	6	10,815	216
2019	31,655	318	13,730	186	2.31	10,182	214	32.2%	853	6	11,035	220
2020	31,976	321	13,919	189	2.30	10,401	219	32.5%	859	6	11,260	225
2021	32,300	324	14,110	191	2.29	10,624	223	32.9%	865	6	11,489	229
2022	32,742	442	14,299	189	2.29	10,852	228	33.1%	871	6	11,723	234
2023	33,190	448	14,490	191	2.29	11,085	233	33.4%	877	6	11,962	239
2024	33,644	454	14,684	194	2.29	11,323	238	33.7%	883	6	12,206	244
2025	34,104	460	14,881	197	2.29	11,566	243	33.9%	889	6	12,455	249
2026	34,571	467	15,080	199	2.29	11,814	248	34.2%	895	6	12,709	254
2027	35,044	473	15,282	202	2.29	12,068	254	34.4%	901	6	12,969	260
2028	35,524	480	15,487	205	2.29	12,327	259	34.7%	907	6	13,234	265
2029	36,010	486	15,694	207	2.29	12,592	265	35.0%	913	6	13,505	271
2030	36,503	493	15,904	210	2.30	12,862	270	35.2%	919	6	13,781	276
2031	37,003	500	16,117	213	2.30	13,138	276	35.5%	925	6	14,063	282
2032	37,509	506	16,333	216	2.30	13,420	282	35.8%	931	6	14,351	288
2033	38,022	513	16,552	219	2.30	13,708	288	36.1%	937	6	14,645	294
2034	38,542	520	16,774	222	2.30	14,002	294	36.3%	944	7	14,946	301
2035	39,069	527	16,999	225	2.30	14,303	301	36.6%	951	7	15,254	308
2036	39,604	535	17,227	228	2.30	14,610	307	36.9%	958	7	15,568	314
2037	40,146	542	17,458	231	2.30	14,924	314	37.2%	965	7	15,889	321
2038	40,695	549	17,692	234	2.30	15,244	320	37.5%	972	7	16,216	327
2039	41,252	557	17,929	237	2.30	15,571	327	37.7%	979	7	16,550	334
2040	41,817	565	18,169	240	2.30	15,905	334	38.0%	986	7	16,891	341
2041	42,390	573	18,410	241	2.30	16,247	342	38.3%	993	7	17,240	349
2018-2027		4,022		1,921			2,310			60		2,370
2018-2031		5,981		2,756			3,380			84		3,464
2018-2041		11,368		5,049			6,489			152		6,641

Source: Hemson Consulting Ltd. 2018

TOWN OF FORT ERIE
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Annual Growth in Total Occupied Households				Shares By Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Total New Households	Singles & Semis	Rows & Other Multiples	Apartments	Total
2016								
2017	145	31	5	181	80%	17%	3%	100%
2018	146	31	5	183	80%	17%	3%	100%
2019	149	32	6	186	80%	17%	3%	100%
2020	151	32	6	189	80%	17%	3%	100%
2021	153	32	6	191	80%	17%	3%	100%
2022	151	32	6	189	80%	17%	3%	100%
2023	153	32	6	191	80%	17%	3%	100%
2024	155	33	6	194	80%	17%	3%	100%
2025	158	33	6	197	80%	17%	3%	100%
2026	159	34	6	199	80%	17%	3%	100%
2027	162	34	6	202	80%	17%	3%	100%
2028	164	34	7	205	80%	17%	3%	100%
2029	166	35	7	207	80%	17%	3%	100%
2030	168	35	7	210	80%	17%	3%	100%
2031	170	35	7	213	80%	17%	3%	100%
2032	173	35	8	216	80%	16%	4%	100%
2033	175	36	8	219	80%	16%	4%	100%
2034	178	36	8	222	80%	16%	4%	100%
2035	180	36	9	225	80%	16%	4%	100%
2036	182	36	9	228	80%	16%	4%	100%
2037	185	37	10	231	80%	16%	4%	100%
2038	187	37	10	234	80%	16%	4%	100%
2039	190	37	10	237	80%	16%	4%	100%
2040	192	37	11	240	80%	15%	5%	100%
2041	193	37	11	241	80%	15%	5%	100%
2018-2027	1,537	326	58	1,921	80%	17%	3%	100%
2018-2031	2,205	466	86	2,756	80%	17%	3%	100%
2018-2041	4,039	830	180	5,049	80%	16%	4%	100%

Source: Hemson Consulting Ltd. 2018

APPENDIX A - TABLE 7

TOWN OF FORT ERIE
FORECAST POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE*

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New Households
2016				
2017	375	56	8	439
2018	379	56	8	443
2019	385	57	8	450
2020	391	58	9	458
2021	395	59	9	463
2022	391	58	9	458
2023	395	59	9	463
2024	402	60	9	471
2025	408	61	9	478
2026	412	61	9	482
2027	418	62	9	489
2028	424	62	10	496
2029	429	63	10	502
2030	435	63	11	509
2031	441	64	11	516
2032	447	64	12	523
2033	453	65	12	530
2034	460	65	13	538
2035	466	65	13	544
2036	472	66	14	552
2037	478	66	14	558
2038	484	67	15	566
2039	491	67	16	574
2040	497	67	16	580
2041	499	67	17	583
2018-2027	3,976	591	88	4,655
2018-2031	5,705	843	130	6,678
2018-2041	10,452	1,502	272	12,226

*Based on PPU's

2.59

1.81

1.50

Source: Hemson Consulting Ltd., 2018

APPENDIX A - TABLE 8

TOWN OF FORT ERIE
NON-RESIDENTIAL SPACE FORECAST

Employment Density
All Employment Types

70 m² per employee

Year	Place of Work Employment	Annual Growth	Growth in Space (m ²)
2016	9,553		
2017	9,758	205	14,356
2018	9,968	210	14,700
2019	10,182	214	14,980
2020	10,401	219	15,330
2021	10,624	223	15,610
2022	10,852	228	15,960
2023	11,085	233	16,310
2024	11,323	238	16,660
2025	11,566	243	17,010
2026	11,814	248	17,360
2027	12,068	254	17,780
2028	12,327	259	18,130
2029	12,592	265	18,550
2030	12,862	270	18,900
2031	13,138	276	19,320
2032	13,420	282	19,740
2033	13,708	288	20,160
2034	14,002	294	20,580
2035	14,303	301	21,070
2036	14,610	307	21,490
2037	14,924	314	21,980
2038	15,244	320	22,400
2039	15,571	327	22,890
2040	15,905	334	23,380
2041	16,247	342	23,955
2018-2027		2,310	161,700
2018-2031		3,380	236,600
2018-2041		6,489	454,245

Source: Hemson Consulting Ltd. 2018

Appendix B

General Services Technical Appendix

Appendix B

General Services Technical Appendix Introduction and Overview

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the services in the Town of Fort Erie. Seven services have been analysed as part of the development charges study:

Appendix B.1	Library Services
Appendix B.2	Fire Protection
Appendix B.3	Parks and Recreation
Appendix B.4	Public Works and Fleet
Appendix B.5	Parking
Appendix B.6	Transit Services
Appendix B.7	Administration

Every service, with the exception of Transit Services and Administration, contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

Table 1 Historical Service Levels

Table 1 presents the data used to determine the ten-year historical service level. The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average service level provided in the Town over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2008 to 2017.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square

feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost is shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the Town in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by municipal staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The final page of Table 1 shows the calculation of the “maximum allowable” funding envelope, net of uncommitted excess capacity and the legislated ten per cent reduction (for all applicable services except Fire and Public Works). The maximum allowable funding envelope is defined as the ten-year historical service level (expressed as either \$/capita or \$/population & employment) multiplied by the forecast increase in net population, or net population and employment growth, over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the ten-year historical service level is maintained.

There is also a requirement in the DCA to consider “excess capacity” within the Town’s existing infrastructure that may be available to partially meet future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the DCA, and the associated capital cost is eligible for recovery. Should uncommitted excess capacity exist, it is determined whether or not this capacity will be available to service new development and, if so, deductions to the maximum allowable funding envelope are required.

Table 2 2018 – 2027 Development-Related Capital Program & Calculation of The Unadjusted Development Charge

The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the development forecasts presented in Appendix A, Hemson Consulting, in collaboration with Town

staff, has created a development-related capital program which sets out the projects required to service anticipated development for the ten-year period from 2018 to 2027.

To determine the share of the development-related capital program eligible for recovery through development charges, the project costs are reduced by any anticipated grants, “replacement” shares, and the legislated “ten per cent reduction” for any eligible services.

A replacement share occurs when a new facility will, at least in part, replace a facility that has been demolished, redeployed or will otherwise not be available to serve its former function. The replacement share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for replacement will require funding from non-development charge sources, typically property taxes or user fees.

When calculating development charges, the development-related net capital cost must be reduced by ten per cent for all services except protection services, transit services and engineered services (DCA s.5.(1)8.). The ten per cent discount is therefore applied to all general services considered in this appendix with the exception of Fire, Public Works and Transit Services. As with replacement shares, the ten per cent mandatory reduction must be funded from non-development charge sources.

The capital program less any replacement or benefit to existing shares and ten per cent discount, yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2018 to 2027. For some of the services, a portion of the capital program will service growth beyond 2027. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity and recovered under future development, or is a service level increase.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated on the final page of Table 1. The result is the

discounted development-related net capital cost that is eligible for recovery against development over the period from 2018 to 2027.

Calculation of the Unadjusted Development Charge Rates

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Table 3.

The first step when determining the unadjusted development charge rate is to allocate development-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Library Services and Parks and Recreation, the development-related costs have been apportioned as approximately 67 per cent residential and 33 per cent non-residential. This apportionment is based on the anticipated shares of population in new units and employment growth over the ten-year forecast period.

The development-related costs associated with Library Services and Parks and Recreation have been allocated 100 per cent to the residential sector as the need for these services is generally driven by residential development.

The residential share of the 2018-2027 DC eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

Table 3 Cash Flow Analysis

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are accounted for in the calculation as allowed under the DCA. Based on the development forecast, the analysis calculates the development charges rate that is required to finance the net development-related capital spending plan including provisions for any borrowing costs or interest earnings on the

reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charges rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0 per cent is used for the funding requirements, an interest rate of 3.5 per cent is used for positive opening balances, and a rate of 5.5 per cent is used for negative opening balances.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square metre of GFA non-residential development charges

Appendix B.1

Library Services

Appendix B.1

Library Services

The Town of Fort Erie provides Library Services through three library branches. The library offers a wide array of adult, teen and children's services, library programs, special events and room rentals. Centennial branch, which is the Town's main branch, has a variety of collection materials available for the community's use.

Table 1 2008-2017 Historical Service Levels

Table 1 displays the Library's ten-year historical inventory for buildings, land, materials, furniture and equipment (excluding computer equipment). The building space amounts to roughly 21,800 square feet which is valued at \$7.64 million. The library buildings occupy approximately 2.26 acres of land worth \$339,400. The collection materials are valued at \$4.24 million and furniture and equipment associated with the three branches totals \$278,700.

The 2018 full replacement value of the inventory of capital assets amounts to \$12.50 million and the ten-year historical average service level is \$390.34 per capita.

The historical service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$1.57 million (4,022 net population growth X historical service level of \$390.34/capita). Through discussion with Town staff, a review of current facilities and past funding commitments, a calculated uncommitted excess capacity amount equivalent to approximately \$391,700 has been identified and is reduced from the maximum available funding envelope.

Library Services must be reduced by ten per cent as required under the DCA. After this adjustment, the resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$1.06 million.

Table 2 2018 – 2027 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The entire Library Services capital program includes a provision of \$387,700 related to the costs of acquiring new materials over the ten-year planning period in order to maintain the average historical service level with the anticipated population growth.

No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and as such, the net cost to the Town remains at \$387,700. No shares of the projects are deemed to be a replacement and as such no shares are deducted for replacement or benefit to existing. As required by the DCA, a ten per cent reduction has been applied to the new projects, and these shares amount to \$38,800. After this adjustment, the net municipal cost of this program is decreased to \$348,900 and deemed to be DC eligible. The funds that are available in the DC reserves amount to \$221,100, and are used to help offset the cost of the program. No post-period benefit shares have been identified for this service.

The remaining \$127,800 is related to growth between 2018 and 2027, which is allocated entirely against future residential development in the Town of Fort Erie. This results in an unadjusted development charge of \$27.46 per capita.

Table 3 Cash Flow and Reserve Fund Analysis

After cash flow, the residential calculated charge decreases to \$26.40 per capita. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of Library Services development charge:

LIBRARY SERVICES SUMMARY						
10-year Hist.	2018 - 2027		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$390.34	\$387,700	\$127,840	\$27.46	\$0.00	\$26.40	\$0.00

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APPENDIX B.1
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Centennial Branch - 136 Gilmore Road	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	\$350
Crystal Ridge Branch - 89 Ridgeway Road	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	\$350
Stevensville Branch - 2508 Stevensville Road	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$350
Total (sq.ft.)	21,842	21,842	21,842	21,842	21,842	21,842	21,842	21,842	21,842	21,842	
Total (\$000)	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	

LAND Branch Name	# of Acres										UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Centennial Branch - 136 Gilmore Road	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	\$150,000
Crystal Ridge Branch - 89 Ridgeway Road	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	\$150,000
Stevensville Branch - 2508 Stevensville Road	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$150,000
Total (acres)	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26	
Total (\$000)	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	

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APPENDIX B.1
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Books	74,100	72,300	78,426	84,552	90,678	96,803	102,929	109,055	117,634	115,714	\$34
Periodicals	2,340	2,725	3,125	3,685	4,540	2,431	1,860	1,680	1,440	1,080	\$11
CDs, DVDs	13,781	12,050	10,898	9,654	8,101	7,651	8,686	6,587	9,538	6,776	\$36
Periodicals - Paper Subscription	65	65	65	65	70	76	62	62	48	36	\$280
Database	1	1	1	1	1	1	5	5	4	5	\$16,250
Total (#)	90,287	87,141	92,515	97,957	103,390	106,962	113,542	117,389	128,664	123,611	
Total (\$000)	\$3,047.0	\$2,928.7	\$3,097.9	\$3,265.6	\$3,426.8	\$3,594.8	\$3,892.6	\$4,021.3	\$4,392.8	\$4,238.0	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Centennial Branch - 136 Gilmore Road	\$141,512	\$141,512	\$156,197	\$164,943	\$171,473	\$184,372	\$163,739	\$164,809	\$174,660	\$183,957
Crystal Ridge Branch - 89 Ridgeway Road 5	\$54,428	\$54,428	\$60,076	\$63,440	\$65,951	\$66,551	\$59,541	\$59,931	\$63,513	\$66,894
Stevensville Branch - 2508 Stevensville Road	\$21,771	\$21,771	\$24,030	\$25,376	\$26,381	\$26,981	\$24,809	\$24,971	\$26,464	\$27,872
Total (\$000)	\$217.7	\$217.7	\$240.3	\$253.8	\$263.8	\$277.9	\$248.1	\$249.7	\$264.6	\$278.7

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APPENDIX B.1
TABLE 1

TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICES

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historical Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,022

INVENTORY SUMMARY (\$000)

Buildings	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7	\$7,644.7
Land	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4	\$339.4
Materials	\$3,047.0	\$2,928.7	\$3,097.9	\$3,265.6	\$3,426.8	\$3,594.8	\$3,892.6	\$4,021.3	\$4,392.8	\$4,238.0
Furniture And Equipment	\$217.7	\$217.7	\$240.3	\$253.8	\$263.8	\$277.9	\$248.1	\$249.7	\$264.6	\$278.7
Total (\$000)	\$11,248.9	\$11,130.6	\$11,322.3	\$11,503.4	\$11,674.8	\$11,856.8	\$12,124.8	\$12,255.1	\$12,641.5	\$12,500.8

SERVICE LEVEL (\$/capita)

Average
Service
Level

Buildings	\$255.34	\$255.28	\$255.22	\$255.16	\$253.90	\$252.65	\$251.40	\$250.16	\$248.93	\$246.43	\$252.45
Land	\$11.34	\$11.33	\$11.33	\$11.33	\$11.27	\$11.22	\$11.16	\$11.11	\$11.05	\$10.94	\$11.21
Materials	\$101.77	\$97.80	\$103.43	\$109.00	\$113.81	\$118.80	\$128.01	\$131.59	\$143.04	\$136.61	\$118.39
Furniture And Equipment	\$7.27	\$7.27	\$8.02	\$8.47	\$8.76	\$9.18	\$8.16	\$8.17	\$8.62	\$8.98	\$8.29
Total (\$/capita)	\$375.73	\$371.69	\$378.00	\$383.96	\$387.75	\$391.86	\$398.74	\$401.03	\$411.64	\$402.97	\$390.34

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$390.34
Net Population Growth 2018 - 2027	4,022
Maximum Allowable Funding Envelope	\$1,569,947
Less: Uncommitted Excess Capacity	\$391,700
Less: 10% Legislated Reduction	\$117,825
Discounted Maximum Allowable Funding Envelope	\$1,060,422

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$12,500,828
Inventory Using Average Service Level	\$12,109,127
Excess Capacity	\$391,700
Excess Capacity:	Uncommitted

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs			
					BTE %	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027	
1.0 LIBRARY SERVICES												
1.1 Material Acquisitions												
1.1.1 Provision for Additional Collection Materials	2018	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ 34,893	\$ -	\$ -	
1.1.2 Provision for Additional Collection Materials	2019	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ 34,893	\$ -	\$ -	
1.1.3 Provision for Additional Collection Materials	2020	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ 34,893	\$ -	\$ -	
1.1.4 Provision for Additional Collection Materials	2021	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ 34,893	\$ -	\$ -	
1.1.5 Provision for Additional Collection Materials	2022	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ 34,893	\$ -	\$ -	
1.1.6 Provision for Additional Collection Materials	2023	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ 34,893	\$ -	\$ -	
1.1.7 Provision for Additional Collection Materials	2024	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ 11,732	\$ 23,161	\$ -	
1.1.8 Provision for Additional Collection Materials	2025	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ -	\$ 34,893	\$ -	
1.1.9 Provision for Additional Collection Materials	2026	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ -	\$ 34,893	\$ -	
1.1.10 Provision for Additional Collection Materials	2027	\$ 38,770	\$ -	\$ 38,770	0%	\$ -	\$ 3,877	\$ 34,893	\$ -	\$ 34,893	\$ -	
Subtotal Material Acquisitions		\$ 387,700	\$ -	\$ 387,700		\$ -	\$ 38,770	\$ 348,930	\$ 221,090	\$ 127,840	\$ -	
TOTAL LIBRARY SERVICES		\$ 387,700	\$ -	\$ 387,700		\$ -	\$ 38,770	\$ 348,930	\$ 221,090	\$ 127,840	\$ -	

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	100%	\$127,840
10-Year Growth in Population in New Units		4,655
Unadjusted Development Charge Per Capita		\$27.46
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		161,700
Unadjusted Development Charge Per Square Metre		\$0.00

2018 - 2027 Net Funding Envelope	\$1,060,422
Reserve Fund Balance	
Balance as at December 31, 2017	\$221,090

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APPENDIX B.1
TABLE 3

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

LIBRARY SERVICES	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.0	\$11.9	\$24.6	\$38.3	\$52.8	\$68.0	\$84.1	\$74.7	\$51.0	\$26.1	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$23.2	\$34.9	\$34.9	\$34.9	\$127.8
- Library Services: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$26.1	\$40.1	\$40.9	\$41.7	\$148.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	4,655
REVENUE											
- DC Receipts: Inflated	\$11.7	\$12.1	\$12.6	\$13.0	\$13.1	\$13.5	\$14.0	\$14.5	\$14.9	\$15.4	\$134.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.4	\$0.9	\$1.3	\$1.8	\$2.4	\$2.9	\$2.6	\$1.8	\$0.9	\$15.1
- Interest on In-year Transactions	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	(\$0.3)	(\$0.7)	(\$0.7)	(\$0.7)	(\$1.1)
TOTAL REVENUE	\$11.9	\$12.7	\$13.7	\$14.5	\$15.2	\$16.1	\$16.6	\$16.4	\$16.0	\$15.6	\$148.7
CLOSING CASH BALANCE	\$11.9	\$24.6	\$38.3	\$52.8	\$68.0	\$84.1	\$74.7	\$51.0	\$26.1	\$0.0	

2018 Adjusted Charge Per Capita	\$26.40
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.2

Fire Protection

Appendix B.2

Fire Protection

The Fort Erie Fire Department currently operates six stations and several other accessory facilities in providing fire services to the Town. The Department is responsible for fire prevention, inspections, public education and training, as well as fire suppression.

Table 1 2008-2017 Historical Service Levels

The combined area of the fire stations and accessory building in the Town is 43,200 square feet valued at \$13.98 million. The land area associated with the buildings is approximately 6.13 acres and is valued at \$799,500. All furniture and equipment associated with the stations totals \$626,100. The 27 vehicles associated with the stations have a replacement value of \$9.73 million. Finally, personal firefighting equipment, communications equipment, and other station equipment add another \$1.90 million to the total value of the inventory.

The current replacement value of Fire Protection capital infrastructure is \$27.04 million. It has provided the Town with a ten-year average service level of \$664.49 per capita and employee. The calculated maximum allowable recoverable through development charges over the 2018 to 2027 planning period is \$4.21 million (6,332 population and employment growth X historical service level of \$664.49/capita & employee). No calculated excess capacity has been identified for this service and therefore, no deduction has been made.

The discounted maximum allowable funding envelope for Fire Protection Services remains unchanged at \$4.21 million.

TABLE 2 2018 – 2027 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The Fire Protection capital program recovers for the development-related cost of land, buildings and furnishings of a new fire station. The total capital program has a gross cost of \$752,600.

No grants or ten per cent discount are identified for Fire Protection's capital program. The provision for a new Fire station capital program is fully attributed to new development over the planning period, and as such no replacement or benefit to existing shares have been identified. A portion of these projects (\$103,000) will be funded through the Town's Fire Protection DC reserve fund and are therefore reduced from the total development charge calculation.

The remaining \$649,600 will be funded through development charges over the 2018-2027 period and has been included in the rate calculations. The ten-year development-related net capital cost is allocated 67 per cent, or \$434,100 against residential development, and 33 per cent, or \$215,400, against non-residential development. The allocation between residential and non-residential development is based on shares of ten-year growth in population in new units and employment. The resulting unadjusted development charge is \$93.26 per capita and \$1.33 per square metre.

Table 3 Cash Flow Analysis

After cash flow consideration, both the residential and non-residential charges increase to \$100.00 per capita and \$1.43 per square metre.

The following table summarizes the calculation of the Fire Protection development charge.

FIRE PROTECTION SUMMARY						
10-year Hist.	2018 - 2027		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$664.49	\$752,556	\$649,574	\$93.26	\$1.33	\$100.00	\$1.43

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APPENDIX B.2
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Station 1 - 199 Bertie Street	4,125	4,125	4,125	4,125	4,125	-	-	-	-	-	\$350
Station 2 - 207 Jarvis Street	5,500	5,500	5,500	5,500	5,500	-	-	-	-	-	\$350
Central Fire Station	-	-	-	-	-	13,340	13,340	13,340	13,340	13,340	\$350
Station 3 - 1015 Dominion Road	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$350
Station 4 - 398 Ridge Road	4,800	4,800	4,800	4,800	5,800	5,800	5,800	5,800	5,800	5,800	\$350
Station 5 - 2654 Stevensville Road	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$350
Station 6 - 271 Ridgeway Road	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$350
Training Tower	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$110
Town Hall Basement Storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	\$350
Gibson Centre (1 Bay)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$350
Total (sq.ft.)	39,525	39,525	39,525	39,525	40,525	44,240	44,240	44,240	44,240	43,240	
Total (\$000)	\$12,681.8	\$12,681.8	\$12,681.8	\$12,681.8	\$13,031.8	\$14,332.0	\$14,332.0	\$14,332.0	\$14,332.0	\$13,982.0	

LAND Station Name	# of Acres										UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Station 1 - 199 Bertie Street	0.50	0.50	0.50	0.50	0.50	-	-	-	-	-	\$150,000
Station 2 - 207 Jarvis Street	0.50	0.50	0.50	0.50	0.50	-	-	-	-	-	\$150,000
Central Fire Station	-	-	-	-	-	1.49	1.49	1.49	1.49	1.49	\$150,000
Station 3 - 1015 Dominion Road	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$100,000
Station 4 - 398 Ridge Road	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$150,000
Station 5 - 2654 Stevensville Road	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$100,000
Station 6 - 271 Ridgeway Road	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$150,000
Training Tower	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$150,000
Total (acres)	5.64	5.64	5.64	5.64	5.64	6.13	6.13	6.13	6.13	6.13	
Total (\$000)	\$726.0	\$726.0	\$726.0	\$726.0	\$726.0	\$799.5	\$799.5	\$799.5	\$799.5	\$799.5	

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APPENDIX B.2
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

FURNITURE & EQUIPMENT AT STATIONS Station Name	Total Value of Furniture & Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Station 1 - 199 Bertie Street	\$61,875	\$61,875	\$61,875	\$61,875	\$61,875	\$0	\$0	\$0	\$0	\$0
Station 2 - 207 Jarvis Street	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$0	\$0	\$0	\$0	\$0
Central Fire Station	\$0	\$0	\$0	\$0	\$0	\$200,100	\$200,100	\$200,100	\$200,100	\$200,100
Station 3 - 1015 Dominion Road	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000
Station 4 - 398 Ridge Road	\$72,000	\$72,000	\$72,000	\$72,000	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000
Station 5 - 2654 Stevensville Road	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500
Station 6 - 271 Ridgeway Road	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500
Training Tower	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000
Total (\$000)	\$555.4	\$555.4	\$555.4	\$555.4	\$570.4	\$626.1	\$626.1	\$626.1	\$626.1	\$626.1

VEHICLES Vehicle Type	# of Vehicles										UNIT COST (\$/vehicle)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Cars, Vans & Pickups	5	5	5	5	5	5	5	5	5	5	\$45,000
Support Vehicles	1	1	1	1	1	1	1	1	1	1	\$400,000
Tankers	2	2	2	2	2	2	2	2	2	2	\$400,000
Pumpers	8	7	7	7	7	7	7	7	7	5	\$600,000
Tower/Telesquirt	1	1	1	1	-	-	-	-	-	-	\$896,800
Ladder	1	1	1	1	2	2	2	2	2	2	\$1,300,000
Rescues	4	4	4	4	4	4	4	4	4	4	\$200,000
Heavy Rescue	2	2	2	2	2	2	2	2	2	-	\$500,000
Boat/Motor/Trailer	2	2	2	2	2	2	2	2	2	2	\$200,000
Generator Trailers	4	3	3	3	3	3	3	3	3	3	\$15,000
Sparky's Trailer	1	1	1	1	1	1	1	1	1	1	\$60,000
Pump / Heavy Rescue	-	-	-	-	-	-	-	-	-	2	\$700,000
Total (#)	31	29	29	29	29	29	29	29	29	27	
Total (\$000)	\$10,741.8	\$10,126.8	\$10,126.8	\$10,126.8	\$10,530.0	\$10,530.0	\$10,530.0	\$10,530.0	\$10,530.0	\$9,730.0	

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APPENDIX B.2
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

EQUIPMENT & GEAR Description	# of Pieces of Equipment and Gear										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Mobile Radios	27	27	27	27	27	27	27	27	27	27	\$2,000
Portable Radios	60	65	65	65	65	65	65	90	90	90	\$1,700
Pagers	160	160	160	160	160	160	160	160	160	160	\$500
Bunker Gear	160	180	180	180	180	180	180	180	180	180	\$1,800
Firefighting Equipment General	5	5	5	5	5	6	6	6	6	6	\$60,000
SCBA	60	60	60	60	60	60	60	60	60	60	\$6,500
SCBA Spare Bottles	60	60	60	60	60	60	120	120	120	120	\$1,500
Uniforms	120	120	120	120	120	120	120	120	120	120	\$800
Boat Water Rescue Equipment	2	2	2	2	2	2	2	2	2	2	\$60,000
Repeater System	2	2	3	3	3	3	3	3	3	3	\$24,000
Tower	1	1	1	1	1	1	1	1	1	1	\$75,000
Total (#)	657	682	683	683	683	684	744	769	769	769	
Total (\$000)	\$1,643.0	\$1,687.5	\$1,711.5	\$1,711.5	\$1,711.5	\$1,771.5	\$1,861.5	\$1,904.0	\$1,904.0	\$1,904.0	

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APPENDIX B.2
TABLE 1

TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
FIRE PROTECTION

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,022
Historic Employment	<u>11,369</u>	<u>11,104</u>	<u>10,845</u>	<u>10,592</u>	<u>10,376</u>	<u>10,164</u>	<u>9,956</u>	<u>9,753</u>	<u>9,553</u>	<u>9,758</u>
Total Historic Population & Employment	41,308	41,050	40,798	40,552	40,485	40,422	40,364	40,312	40,263	40,780

INVENTORY SUMMARY (\$000)

Buildings	\$12,681.8	\$12,681.8	\$12,681.8	\$12,681.8	\$13,031.8	\$14,332.0	\$14,332.0	\$14,332.0	\$14,332.0	\$13,982.0
Land	\$726.0	\$726.0	\$726.0	\$726.0	\$726.0	\$799.5	\$799.5	\$799.5	\$799.5	\$799.5
Furniture & Equipment At Stations	\$555.4	\$555.4	\$555.4	\$555.4	\$570.4	\$626.1	\$626.1	\$626.1	\$626.1	\$626.1
Vehicles	\$10,741.8	\$10,126.8	\$10,126.8	\$10,126.8	\$10,530.0	\$10,530.0	\$10,530.0	\$10,530.0	\$10,530.0	\$9,730.0
Equipment & Gear	\$1,643.0	\$1,687.5	\$1,711.5	\$1,711.5	\$1,711.5	\$1,771.5	\$1,861.5	\$1,904.0	\$1,904.0	\$1,904.0
Total (\$000)	\$26,347.9	\$25,777.4	\$25,801.4	\$25,801.4	\$26,569.6	\$28,059.1	\$28,149.1	\$28,191.6	\$28,191.6	\$27,041.6

SERVICE LEVEL (\$/pop & emp)

											Average Service Level
Buildings	\$307.00	\$308.93	\$310.84	\$312.73	\$321.89	\$354.56	\$355.07	\$355.53	\$355.96	\$342.86	\$332.54
Land	\$17.58	\$17.69	\$17.79	\$17.90	\$17.93	\$19.78	\$19.81	\$19.83	\$19.86	\$19.61	\$18.78
Furniture & Equipment At Stations	\$13.44	\$13.53	\$13.61	\$13.70	\$14.09	\$15.49	\$15.51	\$15.53	\$15.55	\$15.35	\$14.58
Vehicles	\$260.04	\$246.69	\$248.22	\$249.72	\$260.10	\$260.50	\$260.88	\$261.21	\$261.53	\$238.60	\$254.75
Equipment & Gear	\$39.77	\$41.11	\$41.95	\$42.21	\$42.27	\$43.83	\$46.12	\$47.23	\$47.29	\$46.69	\$43.85
Total (\$/pop & emp)	\$637.84	\$627.95	\$632.42	\$636.26	\$656.28	\$694.15	\$697.38	\$699.34	\$700.19	\$663.11	\$664.49

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
FIRE PROTECTION

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$664.49
Net Population & Employment Growth 2018 - 2027	6,332
Maximum Allowable Funding Envelope	\$4,207,551
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$4,207,551

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$27,041,600
Inventory Using Average Service Level	\$27,097,902
Excess Capacity	\$0
Excess Capacity:	Uncommitted

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE PROTECTION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2018-2027	Post 2027
2.0 FIRE PROTECTION											
2.1 Buildings, Land & Furnishings											
2.1.1 Provision for New Fire Station (Development-Related) (2000 sq ft)	2021	\$ 730,000	\$ -	\$ 730,000	0%	\$ -	\$ -	\$ 730,000	\$ 102,982	\$ 627,018	\$ -
2.1.2 Land for New Fire Station (Development-Related)	2021	\$ 22,556	\$ -	\$ 22,556	0%	\$ -	\$ -	\$ 22,556	\$ -	\$ 22,556	\$ -
Subtotal Buildings, Land & Furnishings		\$ 752,556	\$ -	\$ 752,556		\$ -	\$ -	\$ 752,556	\$ 102,982	\$ 649,574	\$ -
TOTAL FIRE PROTECTION		\$ 752,556	\$ -	\$ 752,556		\$ -	\$ -	\$ 752,556	\$ 102,982	\$ 649,574	\$ -

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	67%	\$434,138
10-Year Growth in Population in New Units		4,655
Unadjusted Development Charge Per Capita		\$93.26
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	33%	\$215,437
10-Year Growth in Square Metres		161,700
Unadjusted Development Charge Per Square Metre		\$1.33

2018 - 2027 Net Funding Envelope	\$4,207,551
Reserve Fund Balance	
Balance as at December 31, 2017	\$102,982

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APPENDIX B.2
TABLE 3

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE PROTECTION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

FIRE PROTECTION	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.0	\$45.1	\$93.4	\$145.1	(\$272.7)	(\$237.3)	(\$198.3)	(\$155.2)	(\$107.9)	(\$56.4)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Protection: Non Inflated	\$0.0	\$0.0	\$0.0	\$434.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$434.1
- Fire Protection: Inflated	\$0.0	\$0.0	\$0.0	\$460.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$460.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	4,655
REVENUE											
- DC Receipts: Inflated	\$44.3	\$45.9	\$47.7	\$49.1	\$49.6	\$51.1	\$53.0	\$54.9	\$56.5	\$58.4	\$510.6
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.6	\$3.3	\$5.1	(\$15.0)	(\$13.0)	(\$10.9)	(\$8.5)	(\$5.9)	(\$3.1)	(\$46.6)
- Interest on In-year Transactions	\$0.8	\$0.8	\$0.8	(\$11.3)	\$0.9	\$0.9	\$0.9	\$1.0	\$1.0	\$1.0	(\$3.2)
TOTAL REVENUE	\$45.1	\$48.3	\$51.8	\$42.9	\$35.4	\$39.0	\$43.1	\$47.3	\$51.5	\$56.4	\$460.7
CLOSING CASH BALANCE	\$45.1	\$93.4	\$145.1	(\$272.7)	(\$237.3)	(\$198.3)	(\$155.2)	(\$107.9)	(\$56.4)	\$0.0	

2018 Adjusted Charge Per Capita	\$100.00
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.2
TABLE 3

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE PROTECTION
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

FIRE PROTECTION	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$21.42	\$44.44	\$69.24	(\$138.86)	(\$121.32)	(\$101.75)	(\$80.00)	(\$55.92)	(\$29.35)	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Protection: Non Inflated	\$0.0	\$0.0	\$0.0	\$215.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$215.4
- Fire Protection: Inflated	\$0.0	\$0.0	\$0.0	\$228.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$228.6
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	161,700
REVENUE											
- DC Receipts: Inflated	\$21.1	\$21.9	\$22.8	\$23.7	\$24.7	\$25.8	\$26.9	\$28.0	\$29.1	\$30.4	\$254.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.7	\$1.6	\$2.4	(\$7.6)	(\$6.7)	(\$5.6)	(\$4.4)	(\$3.1)	(\$1.6)	(\$24.3)
- Interest on In-year Transactions	\$0.4	\$0.4	\$0.4	(\$5.6)	\$0.4	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	(\$1.6)
TOTAL REVENUE	\$21.4	\$23.0	\$24.8	\$20.5	\$17.5	\$19.6	\$21.7	\$24.1	\$26.6	\$29.4	\$228.6
CLOSING CASH BALANCE	\$21.4	\$44.4	\$69.2	(\$138.9)	(\$121.3)	(\$101.7)	(\$80.0)	(\$55.9)	(\$29.4)	(\$0.0)	

2018 Adjusted Charge Per Square Metre	\$1.43
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.3

Parks and Recreation

Appendix B.3

Parks and Recreation

Indoor recreation and parkland development are provided through the department of Parks and Facilities Management Division of the Town of Fort Erie. Major indoor facilities include the Leisureplex Complex and Arenas, Crystal Ridge Community Centre and Stevensville Memorial Hall. The Town offers about 424 acres of developed parkland space, which include a variety of park types, such as neighborhood, community, and specialized parks.

Table 1 2008-2017 Historical Service Levels

The ten-year historical inventory of capital assets for Parks and Recreation includes about 200,300 square feet of indoor recreation building space within four facilities. The largest of these facilities is the Leisureplex Complex and Arenas at 127,000 square feet, which is home to two ice pads, pub, walking tracks, an arcade, and banquet hall. The current replacement value for all buildings is \$70.11 million. The land associated with the buildings amounts to 14.11 acres worth \$2.12 million. The 721 parking spaces associated with all buildings total \$1.59 million and the indoor recreation fleet, including trucks and zambonis add another \$435,000 to the inventory. Furniture and equipment found in the facilities has a total value of \$1.88 million.

Of the 424 acres of developed parkland offered by the Town of Fort Erie, approximately 32 acres are designated as neighbourhood parks. The replacement cost associated with these parks is valued at \$8.55 million. The 171 acres of community parks are valued at \$11.54 million. Specialized parks account for 221 acres of parkland and add another \$30.77 million to the inventory.

The department is responsible for the maintenance of parkland and associated facilities. The fleet required for this maintenance is comprised of 27 vehicles with a total value of \$893,500.

The combined value of capital assets for Parks and Recreation totals \$127.88 million. The ten-year historical average service level is \$4,178.35 per capita, and this, multiplied by the ten-year forecast growth in net population, results in

a ten-year maximum allowable funding envelope of \$16.81 million (4,022 net population growth X historical service level of \$4,178.35/capita). No excess capacity has been identified for this service.

Parks and Recreation must be reduced by ten per cent as required by the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$15.12 million.

TABLE 2 2018 – 2027 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The 2018-2027 development-related capital program for Parks and Recreation amounts to \$21.65 million. The program largely covers for general park improvements, a community hub and an outdoor swimming pool. The largest expenditure in the capital program is the outdoor pool planned for 2021 with a total value of \$3.5 million.

Approximately \$850,000 in grants or subsidies are expected to offset the gross cost of the Parks and Recreation capital program for the Bay Beach Park Improvements. Several “replacement” shares are identified for projects that benefit the existing population or are simply replacements of existing infrastructure. The replacement shares amount to \$7.32 million and this amount will not be recovered through development charges. As required by the DCA, a ten per cent reduction has been applied to all projects, and this share amounts to \$1.35 million. A portion of these projects (\$2.82 million) will be funded through the Town’s Parks and Recreation DC reserve fund. The DC eligible cost of this program is reduced to \$9.26 million.

The 2018-2027 DC costs eligible for recovery of \$9.26 million is allocated entirely against future residential development in the Town of Fort Erie. This results in an unadjusted development charge of \$1,989.85 per capita.

Table 3 Cash Flow and Reserve Fund Analysis

After cash flow consideration, the residential calculated charge increases to \$2,066.13 per capita. This is a result of the front-ended nature of the ten-year capital program and planned development-related expenditures. The following

table summarizes the calculation of the Parks and Recreation development charge:

PARKS AND RECREATION SUMMARY						
10-year Hist.	2018 - 2027		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$4,178.35	\$21,648,500	\$9,262,755	\$1,989.85	\$0.00	\$2,066.13	\$0.00

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APPENDIX B.3
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
INDOOR RECREATION

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Leisureplex	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	\$350
Crystal Ridge Community Centre	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	\$350
Stevensville Memorial Hall	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$350
Storage Building (Indoor Rec Portion)	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	\$350
Total (sq.ft.)	200,300	200,300	200,300	200,300	200,300	200,300	200,300	200,300	200,300	200,300	200,300	
Total (\$000)	\$70,105.0	\$70,105.0	\$70,105.0	\$70,105.0	\$70,105.0	\$70,105.0	\$70,105.0	\$70,105.0	\$70,105.0	\$70,105.0	\$70,105.0	

LAND Facility Name	# of Acres										UNIT COST (\$/acre)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Leisureplex	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	\$150,000
Crystal Ridge Community Centre	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	\$150,000
Stevensville Memorial Hall	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	\$150,000
Total (acres)	14.11	14.11	14.11	14.11	14.11	14.11	14.11	14.11	14.11	14.11	14.11	
Total (\$000)	\$2,116.1	\$2,116.1	\$2,116.1	\$2,116.1	\$2,116.1	\$2,116.1	\$2,116.1	\$2,116.1	\$2,116.1	\$2,116.1	\$2,116.1	

PARKING SPACES Location	# of Parking Spaces										UNIT COST (\$/space)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Leisureplex	482	482	482	482	482	482	482	482	482	482	482	\$2,200
Crystal Ridge Community Centre	150	150	150	150	150	150	150	150	150	150	150	\$2,200
Stevensville Memorial Hall	89	89	89	89	89	89	89	89	89	89	89	\$2,200
Total (#)	721	721	721	721	721	721	721	721	721	721	721	
Total (\$000)	\$1,586.2	\$1,586.2	\$1,586.2	\$1,586.2	\$1,586.2	\$1,586.2	\$1,586.2	\$1,586.2	\$1,586.2	\$1,586.2	\$1,586.2	

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TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
INDOOR RECREATION

FLEET Description	# of Fleet										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Pickup Trucks, Vans	3	3	3	3	3	3	3	3	3	3	\$37,000
Zamboni	3	3	3	3	3	3	3	3	3	3	\$98,000
RTV with Sweeper	-	-	-	-	1	1	1	1	1	1	\$30,000
Total (#)	6	6	6	6	7	7	7	7	7	7	
Total (\$000)	\$405.0	\$405.0	\$405.0	\$405.0	\$435.0	\$435.0	\$435.0	\$435.0	\$435.0	\$435.0	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Leisureplex	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000
Crystal Ridge Community Centre	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000
Stevensville Memorial Hall	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total (\$000)	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0

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APPENDIX B.3
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

NEIGHBOURHOOD PARKS Park Name	# of Acres of Developed Parkland										UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
A.C. Douglas Park #1 - 3455 River Trail	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	\$240,000
A.C. Douglas Park #2 - River Trail Crescent	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$31,000
Albert Street Park	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	\$346,000
Bill Connolly Field	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$789,000
Bowen Road Park	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	\$215,000
Cherry Hill Park	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$101,000
Douglas Park	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	\$176,000
Energy Field	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	\$266,000
Goderich Street Parkette	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$393,000
Madelaine Faiazza Memorial Park	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$597,000
Mather Boulevard Parkette	-	-	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$58,000
Ridgeway Lions Park	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	\$354,000
Stevensville Memory Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$218,000
Stevensville Mini Park	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	\$153,000
Beaver Creek Park	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	\$250,000
Total (acres)	31.52	31.52	32.42	32.42	32.42	32.42	32.42	32.42	32.42	32.42	
Total (\$000)	\$8,501.6	\$8,501.6	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	

COMMUNITY PARKS Park Name	# of Acres of Developed Parkland										UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Bertie Centennial (Ferndale Park)	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	\$243,000
Crystal Ridge Park	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	\$90,000
Optimist Soccer Park	-	-	-	-	74.60	74.60	74.60	74.60	74.60	74.60	\$33,000
Queen's Circle	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$443,000
Stevensville Memorial Park	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	\$197,000
United Empire Loyalist Park (Ott Road Park)	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	\$51,000
Total (acres)	95.96	95.96	95.96	95.96	170.56	170.56	170.56	170.56	170.56	170.56	
Total (\$000)	\$9,083.0	\$9,083.0	\$9,083.0	\$9,083.0	\$11,544.8	\$11,544.8	\$11,544.8	\$11,544.8	\$11,544.8	\$11,544.8	

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TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

SPECIALIZED PARKS Park Name	# of Acres of Developed Parkland										UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Battle of Ridgeway Park	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	\$113,000
Bernard Beach Park	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	\$182,000
Crescent Beach	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	\$175,000
Crystal Beach & Bay Beach	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	\$701,000
Fort Erie Municipal Centre	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$370,000
Lion's Sugar Bowl Park	14.50	14.50	14.50	14.50	14.50	14.50	14.50	14.50	14.50	14.50	\$259,000
Maple Leaf Beach Park	2.89	2.89	2.89	2.89	2.89	2.89	2.89	2.89	2.89	2.89	\$288,000
Point Abino Parkette	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	\$21,000
Oakes Park	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	\$369,000
Riverwalk	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$813,000
Shagbark Nature Park	64.70	64.70	64.70	64.70	64.70	64.70	64.70	64.70	64.70	64.70	\$9,000
Waverly Beach Park	9.34	9.34	9.34	9.34	9.34	9.34	9.34	9.34	9.34	9.34	\$153,000
Crystal Beach Waterfront Park	6.40	6.40	6.40	6.40	6.40	6.40	6.40	6.40	6.40	6.40	\$605,000
Ridgeway Village Square	-	-	-	-	-	0.57	0.57	0.57	0.57	0.57	\$1,261,000
Friendship Trail (16 km asphalt/concrete)	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	\$71,000
Total (acres)	220.25	220.25	220.25	220.25	220.25	220.82	220.82	220.82	220.82	220.82	
Total (\$000)	\$30,050.4	\$30,050.4	\$30,050.4	\$30,050.4	\$30,050.4	\$30,769.2	\$30,769.2	\$30,769.2	\$30,769.2	\$30,769.2	

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APPENDIX B.3
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

PARKS & OPEN SPACE VEHICLES Description	# of Vehicles										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Pickup Trucks	7	7	7	7	7	7	7	7	7	7	7	\$36,000
2.5 Ton Dump Truck	1	1	1	1	1	1	1	1	1	1	1	\$70,400
Garbage Truck	1	1	1	1	1	1	1	1	1	1	1	\$127,700
Backhoe	1	1	1	1	1	1	1	1	1	1	1	\$108,300
Tractors	2	2	2	2	2	2	2	2	2	2	2	\$47,600
Beach Rake	1	1	1	1	1	1	1	1	1	1	1	\$27,100
Brush Hog	1	1	1	1	1	1	-	-	-	-	-	\$16,200
Flatbed Trailers	6	5	6	6	6	6	6	6	4	4	4	\$4,900
Adventure /Activity Trailer	1	-	-	-	-	-	-	-	-	-	-	\$5,400
Mowers	5	6	6	6	5	5	5	5	5	5	5	\$30,100
Mower Attachments	1	1	1	1	2	2	2	2	2	2	2	\$14,600
Rental Tractor for Beach Rake	1	1	1	1	1	1	-	-	-	-	-	\$5,800
Rental Tractor for Bush Hog	1	1	1	1	1	1	-	-	-	-	-	\$12,300
Aerator	-	1	1	1	1	1	1	1	1	1	1	\$2,500
Overseeder	-	-	-	-	1	1	1	1	1	1	1	\$9,000
Box scraper	-	-	-	-	1	1	1	1	1	1	1	\$2,000
Total (#)	29	29	30	30	32	32	29	29	27	27		
Total (\$000)	\$914.9	\$937.2	\$942.1	\$942.1	\$937.6	\$937.60	\$903.3	\$903.3	\$893.5	\$893.5		

APPENDIX B.3
TABLE 1TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION

Historic Population	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,022

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$76,092.3	\$76,092.3	\$76,092.3	\$76,092.3	\$76,122.3	\$76,122.3	\$76,122.3	\$76,122.3	\$76,122.3	\$76,122.3
Neighbourhood Parks	\$8,501.6	\$8,501.6	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8	\$8,553.8
Community Parks	\$9,083.0	\$9,083.0	\$9,083.0	\$9,083.0	\$11,544.8	\$11,544.8	\$11,544.8	\$11,544.8	\$11,544.8	\$11,544.8
Specialized Parks	\$30,050.4	\$30,050.4	\$30,050.4	\$30,050.4	\$30,050.4	\$30,769.2	\$30,769.2	\$30,769.2	\$30,769.2	\$30,769.2
Parks & Open Space Vehicles	\$914.9	\$937.2	\$942.1	\$942.1	\$937.6	\$937.6	\$903.3	\$903.3	\$893.5	\$893.5
Total (\$000)	\$124,642.1	\$124,664.4	\$124,721.5	\$124,721.5	\$127,208.8	\$127,927.6	\$127,893.3	\$127,893.3	\$127,883.5	\$127,883.5

SERVICE LEVEL (\$/capita)

Indoor Recreation	\$2,541.58	\$2,540.98	\$2,540.39	\$2,539.80	\$2,528.22	\$2,515.77	\$2,503.36	\$2,490.99	\$2,478.75	\$2,453.82	Average Service Level \$2,513.37
Neighbourhood Parks	\$283.96	\$283.90	\$285.57	\$285.51	\$284.10	\$282.70	\$281.30	\$279.91	\$278.54	\$275.73	\$282.12
Community Parks	\$303.38	\$303.31	\$303.24	\$303.17	\$383.43	\$381.54	\$379.66	\$377.79	\$375.93	\$372.15	\$348.36
Specialized Parks	\$1,003.72	\$1,003.49	\$1,003.25	\$1,003.02	\$998.05	\$1,016.89	\$1,011.88	\$1,006.88	\$1,001.93	\$991.85	\$1,004.09
Parks & Open Space Vehicles	\$30.56	\$31.30	\$31.45	\$31.45	\$31.14	\$30.99	\$29.71	\$29.56	\$29.09	\$28.80	\$30.40
Total (\$/capita)	\$4,163.20	\$4,162.97	\$4,163.91	\$4,162.93	\$4,224.94	\$4,227.89	\$4,205.91	\$4,185.13	\$4,164.23	\$4,122.35	\$4,178.35

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
PARKS AND RECREATION

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$4,178.35
Net Population Growth 2018 - 2027	4,022
Maximum Allowable Funding Envelope	\$16,805,324
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$1,680,532
Discounted Maximum Allowable Funding Envelope	\$15,124,791

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$127,883,501
Inventory Using Average Service Level	\$129,620,774
Excess Capacity	\$0
Excess Capacity	Uncommitted

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
3.0 PARKS AND RECREATION											
3.1 Recreation Facilities											
3.1.2 Community Hub	2020	\$ 3,500,000	\$ -	\$ 3,500,000	50%	\$ 1,750,000	\$ 175,000	\$ 1,575,000	\$ 1,473,433	\$ 50,783	\$ 50,783
3.1.1 Pool	2021	\$ 3,500,000	\$ -	\$ 3,500,000	45%	\$ 1,575,000	\$ 192,500	\$ 1,732,500	\$ -	\$ 1,732,500	\$ -
Subtotal Recreation Facilities		\$ 7,000,000	\$ -	\$ 7,000,000		\$ 3,325,000	\$ 367,500	\$ 3,307,500	\$ 1,473,433	\$ 1,783,283	\$ 50,783
3.2 General Park Improvements											
3.2.1 Ongoing Park Amenity Improvements - All Parks	2018	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ 36,000	\$ -	\$ -
3.2.2 Crystal Ridge Park Improvements	2018	\$ 1,200,000	\$ -	\$ 1,200,000	25%	\$ 300,000	\$ 90,000	\$ 810,000	\$ 123,750	\$ 686,250	\$ -
3.2.3 Bay Beach Park Improvements	2018	\$ 3,086,000	\$ 850,000	\$ 2,236,000	50%	\$ 1,118,000	\$ 111,800	\$ 1,006,200	\$ 317,500	\$ 688,700	\$ -
3.2.4 Accessibility Improvements - All Parks	2019	\$ 25,000	\$ -	\$ 25,000	89%	\$ 22,131	\$ 287	\$ 2,582	\$ 2,582	\$ -	\$ -
3.2.5 Douglas Park Revitalization	2019	\$ 300,000	\$ -	\$ 300,000	89%	\$ 265,569	\$ 3,443	\$ 30,988	\$ 30,988	\$ -	\$ -
3.2.6 Ongoing Park Amenity Improvements - All Parks	2019	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ 36,000	\$ -	\$ -
3.2.7 Crystal Ridge Park Improvements	2019	\$ 500,000	\$ -	\$ 500,000	25%	\$ 125,000	\$ 37,500	\$ 337,500	\$ 337,500	\$ -	\$ -
3.2.8 Ongoing Park Amenity Improvements - All Parks	2020	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
3.2.9 Crystal Ridge Park Improvements	2020	\$ 250,000	\$ -	\$ 250,000	25%	\$ 62,500	\$ 18,750	\$ 168,750	\$ -	\$ 168,750	\$ -
3.2.10 Ongoing Park Amenity Improvements - All Parks	2021	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
3.2.11 Stevensville Mini Park Revitalization	2021	\$ 300,000	\$ -	\$ 300,000	89%	\$ 265,569	\$ 3,443	\$ 30,988	\$ -	\$ 30,988	\$ -
3.2.12 Ongoing Park Amenity Improvements - All Parks	2022	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
3.2.13 Accessibility Improvements - All Parks	2022	\$ 25,000	\$ -	\$ 25,000	89%	\$ 22,131	\$ 287	\$ 2,582	\$ -	\$ 2,582	\$ -
3.2.14 Albert Street Park Revitalization	2022	\$ 400,000	\$ -	\$ 400,000	50%	\$ 200,000	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
3.2.15 Ongoing Park Amenity Improvements - All Parks	2023	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
3.2.16 Ongoing Park Amenity Improvements - All Parks	2024	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
3.2.17 Ongoing Park Amenity Improvements - All Parks	2025	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
3.2.18 Accessibility Improvements - All Parks	2025	\$ 25,000	\$ -	\$ 25,000	89%	\$ 22,131	\$ 287	\$ 2,582	\$ -	\$ 2,582	\$ -
3.2.19 Ongoing Park Amenity Improvements - All Parks	2026	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
3.2.20 Ongoing Park Amenity Improvements - All Parks	2027	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
3.2.21 Bill Connolly Field Revitalization	2027	\$ 300,000	\$ -	\$ 300,000	89%	\$ 265,569	\$ 3,443	\$ 30,988	\$ -	\$ 30,988	\$ -
Subtotal General Park Improvements		\$ 6,811,000	\$ 850,000	\$ 5,961,000		\$ 2,668,599	\$ 329,240	\$ 2,963,161	\$ 884,320	\$ 2,078,840	\$ -

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs			
					BTE %	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027	
3.0 PARKS AND RECREATION												
3.3 Parkland Amenities												
3.3.1 Ferndale Park - Multi-use Facility	2018	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 15,000	\$ 135,000	\$ 135,000	\$ -	\$ -	
3.3.2 AC Douglas Park 1 - Upgrade Playground Equipment	2019	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ 15,494	\$ -	\$ -	
3.3.3 Waterfront Universal Access Improvements	2019	\$ 50,000	\$ -	\$ 50,000	89%	\$ 44,261	\$ 574	\$ 5,165	\$ 5,165	\$ -	\$ -	
3.3.4 Outdoor Fitness Equipment	2020	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	
3.3.5 Leash Free Dog Park	2020	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	
3.3.6 Bowen Road Park - Upgrade Playground Equipment	2020	\$ 100,000	\$ -	\$ 100,000	89%	\$ 88,523	\$ 1,148	\$ 10,329	\$ -	\$ 10,329	\$ -	
3.3.7 Ferndale Park - Upgrade Playground Equipment	2020	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ -	\$ 15,494	\$ -	
3.3.8 Ridgeway Lions Field - Upgrade Playground Equipment	2021	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ -	\$ 15,494	\$ -	
3.3.9 Stevensville Mini Park - Upgrade Playground Equipment	2021	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ -	\$ 15,494	\$ -	
3.3.10 Sugarbowl Park - Upgrade Playground Equipment	2021	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ -	\$ 15,494	\$ -	
3.3.11 Goderich Street Park - Upgrade Playground Equipment	2022	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ -	\$ 15,494	\$ -	
3.3.12 Waterfront Signage	2022	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -	
3.3.13 Shagbark Nature Park - Trail Improvements/Education	2023	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -	
3.3.14 Bill Connolly Field- Upgrade Playground Equipment	2023	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ -	\$ 15,494	\$ -	
3.3.15 Ott Road Park - Upgrade Playground Equipment	2023	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ -	\$ 15,494	\$ -	
3.3.16 Sugarbowl Park - New Multi-use Court w Pickellball	2023	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -	
3.3.17 Waverly Beach - New Playground	2023	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -	
3.3.18 Outdoor Fitness Equipment	2024	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	
3.3.19 Oakes Park - New Playground	2024	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -	
3.3.20 Energy Field - Multi-use Facility w Pickellball	2024	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -	
3.3.21 Leash Free Dog Park	2025	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	
3.3.22 Crystal Beach Waterfront Park - Upgrade Playground Equipment	2025	\$ 150,000	\$ -	\$ 150,000	89%	\$ 132,784	\$ 1,722	\$ 15,494	\$ -	\$ 15,494	\$ -	
3.3.23 United Empire Loyalist Park - Improvements to Nature Area	2026	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	
Subtotal Parkland Amenities		\$ 2,635,000	\$ -	\$ 2,635,000		\$ 1,327,845	\$ 130,716	\$ 1,176,440	\$ 155,659	\$ 1,020,781	\$ -	

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs			
					BTE %	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027	
3.0 PARKS AND RECREATION												
3.4 New Park Development												
3.4.1	New Neighbourhood Park - Spears Road Subdivision	2019	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 30,000	\$ 270,000	\$ 270,000	\$ -	\$ -
3.4.2	New Neighbourhood Park - Ridgeway Shores Subdivision	2020	\$ 795,000	\$ -	\$ 795,000	0%	\$ -	\$ 79,500	\$ 715,500	\$ -	\$ 715,500	\$ -
3.4.3	New Waterfront Park - Lakeshore Road	2020	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
3.4.4	New Park - Coal Docks (Town Share Only)	2020	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
3.4.5	New Neighbourhood Park - Garrison Green Subdivision	2021	\$ 800,000	\$ -	\$ 800,000	0%	\$ -	\$ 80,000	\$ 720,000	\$ -	\$ 720,000	\$ -
3.4.6	New Neighbourhood Park - CB East	2021	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
3.4.7	New Waterfront Park - Holloway Bay	2024	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -
3.4.8	New Neighbourhood Park - Black Creek Signature	2025	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 60,000	\$ 540,000	\$ -	\$ 540,000	\$ -
3.4.9	New Waterfront Park - Point Abino	2025	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 100,000	\$ 900,000	\$ -	\$ 900,000	\$ -
3.4.10	New Park - Riverwalk Connection	2027	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -
	Subtotal New Park Development		\$ 5,095,000	\$ -	\$ 5,095,000		\$ -	\$ 509,500	\$ 4,585,500	\$ 270,000	\$ 4,315,500	\$ -
3.5 Vehicles and Equipment												
3.5.1	Pickup Truck	2019	\$ 36,000	\$ -	\$ 36,000	0%	\$ -	\$ 3,600	\$ 32,400	\$ 32,400	\$ -	\$ -
3.5.2	Pickup Truck	2022	\$ 36,000	\$ -	\$ 36,000	0%	\$ -	\$ 3,600	\$ 32,400	\$ -	\$ 32,400	\$ -
3.5.3	Trailer	2023	\$ 5,400	\$ -	\$ 5,400	0%	\$ -	\$ 540	\$ 4,860	\$ -	\$ 4,860	\$ -
3.5.4	Mower	2023	\$ 30,100	\$ -	\$ 30,100	0%	\$ -	\$ 3,010	\$ 27,090	\$ -	\$ 27,090	\$ -
	Subtotal Vehicles and Equipment		\$ 107,500	\$ -	\$ 107,500		\$ -	\$ 10,750	\$ 96,750	\$ 32,400	\$ 64,350	\$ -
TOTAL PARKS AND RECREATION			\$ 21,648,500	\$ 850,000	\$ 20,798,500		\$ 7,321,444	\$ 1,347,706	\$ 12,129,350	\$ 2,815,812	\$ 9,262,755	\$ 50,783

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	100%	\$9,262,755
10-Year Growth in Population in New Units		4,655
Unadjusted Development Charge Per Capita		\$1,989.85
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		161,700
Unadjusted Development Charge Per Square Metre		\$0.00

2018 - 2027 Net Funding Envelope	\$15,124,791
Reserve Fund Balance Balance as at December 31, 2017	\$2,815,812

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APPENDIX B.3
TABLE 3

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS AND RECREATION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PARKS AND RECREATION	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.0	(\$472.3)	\$466.7	(\$244.5)	(\$2,503.5)	(\$2,041.1)	(\$1,553.8)	(\$1,106.9)	(\$1,818.6)	(\$828.0)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks and Recreation: Non Inflated	\$1,375.0	\$0.0	\$1,626.9	\$3,016.0	\$401.5	\$422.9	\$508.5	\$1,539.1	\$81.0	\$292.0	\$9,262.8
- Parks and Recreation: Inflated	\$1,375.0	\$0.0	\$1,692.6	\$3,200.6	\$434.6	\$467.0	\$572.7	\$1,767.9	\$94.9	\$349.0	\$9,954.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	4,655
REVENUE											
- DC Receipts: Inflated	\$915.3	\$948.4	\$984.5	\$1,015.2	\$1,024.3	\$1,056.2	\$1,095.9	\$1,134.5	\$1,166.8	\$1,207.4	\$10,548.5
INTEREST											
- Interest on Opening Balance	\$0.0	(\$26.0)	\$16.3	(\$13.4)	(\$137.7)	(\$112.3)	(\$85.5)	(\$60.9)	(\$100.0)	(\$45.5)	(\$564.9)
- Interest on In-year Transactions	(\$12.6)	\$16.6	(\$19.5)	(\$60.1)	\$10.3	\$10.3	\$9.2	(\$17.4)	\$18.8	\$15.0	(\$29.5)
TOTAL REVENUE	\$902.7	\$939.0	\$981.4	\$941.6	\$896.9	\$954.2	\$1,019.6	\$1,056.2	\$1,085.6	\$1,176.9	\$9,954.1
CLOSING CASH BALANCE	(\$472.3)	\$466.7	(\$244.5)	(\$2,503.5)	(\$2,041.1)	(\$1,553.8)	(\$1,106.9)	(\$1,818.6)	(\$828.0)	\$0.0	

2018 Adjusted Charge Per Capita	\$2,066.13
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.4

Public Works and Fleet

Appendix B.4

Public Works and Fleet

The Fort Erie department of Public Works is responsible for the maintenance of all roads, sidewalks and curbs within Town boundaries. Staff from the Town's Engineering Division carry out the functions relating to Public Works, including maintenance services such as sweeping, leaf pickup, pothole patching, repair of utility poles, sidewalk repair and replacement, curb repairs, snow plowing, sanding and salting and spring clean up. The capital costs associated with Public Works and Fleet functions are accounted for in this section. Information regarding Roads and Related infrastructure can be found in Appendix C.

Table 1 2008-2017 Historical Service Levels

The ten-year historical inventory of capital assets for Public Works and Fleet includes 40,200 square feet of building space with a replacement value of \$8.42 million. The 6.10 acres of land associated with Public Works buildings are valued at \$610,000, furniture and equipment amounts to \$429,800, and the fleet adds an additional \$4.63 million to the value of capital assets.

The total value of the Public Works and Fleet capital infrastructure is estimated to be \$14.09 million. The ten-year historical average service level is \$345.39 per capita and employee and this, multiplied by the ten-year forecast net population and employment growth (6,332), results in a ten-year maximum allowable funding envelope of \$2.18 million. Uncommitted excess capacity in the amount of \$1,400 has been identified for this service and has been deducted from the maximum allowable funding envelope. As such, the resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$2.19 million.

Table 2 2018 – 2027 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The total 2018 –2027 development-related capital program for the Public Works and Fleet amounts to \$2.34 million.

The most significant projects in the Public Works and Fleet capital program are an additional vehicle bay at the Gibson Centre, a provision for a future building, and additional fleet and general small equipment acquisitions.

No ten per cent reduction shares have been identified for this service and no “benefit to existing” shares have been identified. An amount of \$486,700 is available in the Public Works DC reserve fund and is reduced from the DC eligible costs. No post-2027 benefit is identified, therefore \$1.85 million is brought forward to the development charge calculation.

The 2018–2027 DC costs eligible for recovery (\$1.85 million) is allocated 67 per cent, or \$1.24 million, against new residential development, and 33 per cent, or \$613,000, against non-residential development. This yields an unadjusted development charge of \$265.36 per capita and \$3.79 per square metre.

Table 3 Cash Flow Analysis

After cash flow and reserve fund analysis, both the residential and non-residential calculated charges increase to \$284.48 per capita and \$4.08 per square metre respectively. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Public Works and Fleet development charge.

PUBLIC WORKS AND FLEET SUMMARY						
10-year Hist.	2018 - 2027		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$345.39	\$2,335,000	\$1,848,259	\$265.36	\$3.79	\$284.48	\$4.08

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APPENDIX B.4
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS AND FLEET

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Gibson Centre	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	\$350
Cold Storage	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	\$50
Sand / Salt Domes	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	\$50
Total (#)	40,180	40,180	40,180	40,180	40,180	40,180	40,180	40,180	40,180	40,180	40,180	
Total (\$000)	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	

LAND Facility Name	# of Acres										UNIT COST (\$/acre)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Gibson Centre	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	\$100,000
Cold Storage	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	\$100,000
Sand / Salt Domes	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	\$100,000
Total (aces)	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	
Total (\$000)	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	

FURNITURE AND EQUIPMENT Description	Total Value of Furniture & Equipment (\$)										
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Gibson Centre	\$320,325	\$320,325	\$320,325	\$320,325	\$320,325	\$320,325	\$320,325	\$320,325	\$320,325	\$320,325	\$320,325
Cold Storage	\$109,500	\$109,500	\$109,500	\$109,500	\$109,500	\$109,500	\$109,500	\$109,500	\$109,500	\$109,500	\$109,500
Total (\$000)	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8

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APPENDIX B.4
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS AND FLEET

VEHICLES & EQUIPMENT Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Utilities											
Vans and Pickup Trucks	9	9	9	9	9	9	9	9	9	8	\$34,000
Dump Trucks	2	2	2	2	2	2	2	2	2	2	\$128,000
Landscape Dump	-	-	-	-	-	-	-	-	-	1	\$45,000
Service Vans	3	3	3	3	3	3	3	3	3	3	\$108,000
Sewer Flusher	1	1	1	1	1	1	1	1	1	1	\$359,000
Backhoes	2	2	2	2	2	2	2	2	2	2	\$106,000
Sewer Rodder	1	1	1	1	1	1	1	-	-	-	\$56,000
6" Wacker Pump	1	1	1	1	1	1	1	1	1	1	\$56,000
Air Compressor	1	1	1	1	1	1	1	1	1	1	\$22,000
Shoring Trailer	1	1	1	1	1	1	1	1	1	1	\$3,000
Rockbreaker	-	-	1	1	1	1	1	2	2	2	\$28,000
Valve Turning Machine	-	-	-	-	-	-	-	-	1	1	\$40,000
Roads											
Pickup Trucks & SUV	5	5	5	6	6	6	6	6	6	6	\$36,000
2-Tonne Dump Truck	3	3	3	2	2	2	2	2	2	2	\$82,000
5 to 15-Tonne Dump Trucks	6	6	6	6	6	6	6	6	6	6	\$255,000
Loader	1	1	1	1	1	1	1	1	1	1	\$168,000
Garader	1	-	-	-	-	-	-	-	-	-	\$17,000
Gradall	-	1	1	1	1	1	1	1	1	1	\$443,000
Backhoe	1	1	1	1	1	1	1	1	1	1	\$117,000
Flatbed Trailer	4	4	5	5	5	5	5	5	5	5	\$6,000
Sidewalk Plow	2	2	2	2	1	1	1	1	1	1	\$56,000
Cement Mixer	1	1	1	1	1	1	-	-	-	-	\$11,000
Vermeer Chipper	1	1	1	1	1	1	1	1	1	1	\$34,000
Hopper Sander	1	1	1	1	1	1	-	-	-	-	\$56,000
Portable Stoplights	-	-	-	1	1	1	1	1	1	1	\$28,000
Asphalt Recycler	-	-	-	-	-	-	1	1	1	1	\$15,000
10' Brush Hog	-	-	-	-	-	-	1	1	1	1	\$15,000
Road Closure Trailer	-	-	-	-	-	-	2	2	2	2	\$15,000
Engineering											
Pickup Trucks	3	3	3	3	4	4	4	4	4	4	\$35,000
Total (#)	50	50	52	53	53	53	55	55	56	56	
Total (\$000)	\$4,194.0	\$4,620.0	\$4,654.0	\$4,636.0	\$4,615.0	\$4,615.0	\$4,608.0	\$4,580.0	\$4,620.0	\$4,631.0	

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APPENDIX B.4
TABLE 1

TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS AND FLEET

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,022
Historic Employment	<u>11,369</u>	<u>11,104</u>	<u>10,845</u>	<u>10,592</u>	<u>10,376</u>	<u>10,164</u>	<u>9,956</u>	<u>9,753</u>	<u>9,553</u>	<u>9,758</u>
Total Historic Population & Employment	41,308	41,050	40,798	40,552	40,485	40,422	40,364	40,312	40,263	40,780

INVENTORY SUMMARY (\$000)

Buildings	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5	\$8,415.5
Land	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0	\$610.0
Furniture And Equipment	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8	\$429.8
Vehicles & Equipment	\$4,194.0	\$4,620.0	\$4,654.0	\$4,636.0	\$4,615.0	\$4,615.0	\$4,608.0	\$4,580.0	\$4,620.0	\$4,631.0
Total (\$000)	\$13,649.4	\$14,075.4	\$14,109.4	\$14,091.4	\$14,070.4	\$14,070.4	\$14,063.4	\$14,035.4	\$14,075.4	\$14,086.4

SERVICE LEVEL (\$/pop & emp)

											Average Service Level
Buildings	\$203.73	\$205.01	\$206.27	\$207.52	\$207.87	\$208.19	\$208.49	\$208.76	\$209.01	\$206.36	\$207.12
Land	\$14.77	\$14.86	\$14.95	\$15.04	\$15.07	\$15.09	\$15.11	\$15.13	\$15.15	\$14.96	\$15.01
Furniture And Equipment	\$10.41	\$10.47	\$10.54	\$10.60	\$10.62	\$10.63	\$10.65	\$10.66	\$10.68	\$10.54	\$10.58
Vehicles & Equipment	\$101.53	\$112.55	\$114.07	\$114.32	\$113.99	\$114.17	\$114.16	\$113.61	\$114.75	\$113.56	\$112.67
Total (\$/pop & emp)	\$330.43	\$342.88	\$345.83	\$347.49	\$347.54	\$348.09	\$348.41	\$348.17	\$349.59	\$345.42	\$345.39

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS AND FLEET

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$345.39
Net Population & Employment Growth 2018 - 2027	6,332
Maximum Allowable Funding Envelope	\$2,187,009
Less: Uncommitted Excess Capacity	\$1,353
Discounted Maximum Allowable Funding Envelope	\$2,185,657

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$14,086,357
Inventory Using Average Service Level	\$14,085,004
Excess Capacity	\$1,353
Excess Capacity:	Uncommitted

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS AND FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2018-2027	Post 2027
4.0 PUBLIC WORKS AND FLEET											
4.1 Buildings and Land											
4.1.1 Additional Vehicle Bay at Gibson Centre	2020	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ -	\$ 1,000,000	\$ 486,741	\$ 513,259	\$ -
4.1.2 Provision for Future Public Works Building	2021	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
Subtotal Buildings and Land		\$ 2,000,000	\$ -	\$ 2,000,000		\$ -	\$ -	\$ 2,000,000	\$ 486,741	\$ 1,513,259	\$ -
4.2 Fleet											
4.2.1 Tandem Dump Truck Sander/Plow (Rds)	2021	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
4.2.2 1/2 ton Pickup Truck (Rds)	2021	\$ 35,000	\$ -	\$ 35,000	0%	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
Subtotal Fleet		\$ 235,000	\$ -	\$ 235,000		\$ -	\$ -	\$ 235,000	\$ -	\$ 235,000	\$ -
4.3 Other Equipment											
4.3.1 General Small Equipment	2020	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
4.3.2 General Small Equipment	2025	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Subtotal Other Equipment		\$ 100,000	\$ -	\$ 100,000		\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
TOTAL PUBLIC WORKS AND FLEET		\$ 2,335,000	\$ -	\$ 2,335,000		\$ -	\$ -	\$ 2,335,000	\$ 486,741	\$ 1,848,259	\$ -

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	67%	\$1,235,269
10-Year Growth in Population in New Units		4,655
Unadjusted Development Charge Per Capita		\$265.36
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	33%	\$612,990
10-Year Growth in Square Metres		161,700
Unadjusted Development Charge Per Square Metre		\$3.79

2018 - 2027 Net Funding Envelope	\$2,185,657
Reserve Fund Balance	
Balance as at December 31, 2017	\$486,741

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APPENDIX B.4
TABLE 3

TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS AND FLEET
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PUBLIC WORKS AND FLEET	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$128.23	\$265.58	\$11.73	(\$744.25)	(\$641.68)	(\$529.00)	(\$404.56)	(\$306.93)	(\$160.34)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works and Fleet: Non Inflated	\$0.0	\$0.0	\$376.4	\$825.4	\$0.0	\$0.0	\$0.0	\$33.4	\$0.0	\$0.0	\$1,235.3
- Public Works and Fleet: Inflated	\$0.0	\$0.0	\$391.7	\$875.9	\$0.0	\$0.0	\$0.0	\$38.4	\$0.0	\$0.0	\$1,306.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	4,655
REVENUE											
- DC Receipts: Inflated	\$126.0	\$130.6	\$135.6	\$139.8	\$141.0	\$145.4	\$150.9	\$156.2	\$160.7	\$166.3	\$1,452.4
INTEREST											
- Interest on Opening Balance	\$0.0	\$4.5	\$9.3	\$0.4	(\$40.9)	(\$35.3)	(\$29.1)	(\$22.3)	(\$16.9)	(\$8.8)	(\$139.1)
- Interest on In-year Transactions	\$2.2	\$2.3	(\$7.0)	(\$20.2)	\$2.5	\$2.5	\$2.6	\$2.1	\$2.8	\$2.9	(\$7.4)
TOTAL REVENUE	\$128.2	\$137.4	\$137.8	\$119.9	\$102.6	\$112.7	\$124.4	\$136.0	\$146.6	\$160.3	\$1,306.0
CLOSING CASH BALANCE	\$128.2	\$265.6	\$11.7	(\$744.2)	(\$641.7)	(\$529.0)	(\$404.6)	(\$306.9)	(\$160.3)	(\$0.0)	

2018 Adjusted Charge Per Capita	\$284.48
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.4
TABLE 3

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS AND FLEET
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PUBLIC WORKS AND FLEET	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$60.95	\$126.44	(\$2.05)	(\$379.42)	(\$328.66)	(\$272.06)	(\$209.23)	(\$159.10)	(\$83.51)	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works and Fleet: Non Inflated	\$0.0	\$0.0	\$186.8	\$409.6	\$0.0	\$0.0	\$0.0	\$16.6	\$0.0	\$0.0	\$613.0
- Public Works and Fleet: Inflated	\$0.0	\$0.0	\$194.4	\$434.7	\$0.0	\$0.0	\$0.0	\$19.0	\$0.0	\$0.0	\$648.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	161,700
REVENUE											
- DC Receipts: Inflated	\$59.9	\$62.3	\$65.0	\$67.5	\$70.4	\$73.4	\$76.5	\$79.6	\$82.9	\$86.6	\$724.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$2.1	\$4.4	(\$0.1)	(\$20.9)	(\$18.1)	(\$15.0)	(\$11.5)	(\$8.8)	(\$4.6)	(\$72.3)
- Interest on In-year Transactions	\$1.0	\$1.1	(\$3.6)	(\$10.1)	\$1.2	\$1.3	\$1.3	\$1.1	\$1.5	\$1.5	(\$3.6)
TOTAL REVENUE	\$61.0	\$65.5	\$65.9	\$57.3	\$50.8	\$56.6	\$62.8	\$69.2	\$75.6	\$83.5	\$648.1
CLOSING CASH BALANCE	\$61.0	\$126.4	(\$2.0)	(\$379.4)	(\$328.7)	(\$272.1)	(\$209.2)	(\$159.1)	(\$83.5)	\$0.0	

2018 Adjusted Charge Per Square Metre	\$4.08
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.5

Parking

Appendix B.5

Parking

The Town of Fort Erie operates and maintains 202 parking spaces and four pay and display machines.

Table 1 2008-2017 Historical Service Levels

The ten-year historical inventory of capital assets for parking in the Town of Fort Erie includes 202 parking spaces valued at \$452,500. Additionally, the Town operates four pay and display machines that are valued at \$60,000.

The total combined value of the inventory of Parking capital assets is \$512,500. The resulting ten-year historical average service level of \$12.43 per population and employment, multiplied by the ten-year net population and employment growth (6,332), results in a ten-year maximum allowable funding envelope of \$78,700. The uncommitted excess capacity of \$5,600 and the required ten per cent deduction as per the DCA of \$7,300 is deducted from this amount. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$71,400.

Table 2 2018 – 2027 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The ten-year development-related capital plan for Parking provides for a new parking lot and additional pay and display machines for a total gross project cost of \$187,000. There are no grants or subsidies anticipated to fund these projects. No “benefit to existing” shares have been deducted as both projects are required to meet the increased need for parking service arising from anticipated future development. The legislated ten per cent discount totals \$18,700. The total DC eligible costs amount to \$168,300, of which \$78,800 is from existing DC reserves and \$18,100 is deemed to be post-period benefit and will be considered in future DC studies. The remaining \$71,400 is related to growth between 2018 and 2027. The development-related cost is allocated 67 per cent, or \$47,700, against new residential development, and 33 per cent, or approximately \$23,700, against non-residential development. This

yields an unadjusted development charge of \$10.25 per capita and \$0.15 per square metre.

Table 3 Cash Flow Analysis

After cash flow analysis, the residential charge increases to \$11.30 per capita while the non-residential charge increases to \$0.16 per square metre.

The following table summarizes the calculation of the Parking development charge:

PARKING SUMMARY						
10-year Hist.	2018 - 2027		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$12.43	\$187,000	\$71,395	\$10.25	\$0.15	\$11.30	\$0.16

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APPENDIX B.5
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
PARKING

PARKING SPACES Location	# of Parking Spaces										UNIT COST (\$/space)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Cartwright St.	77	77	77	77	77	77	77	77	77	77	77	\$2,240
Jarvis St.	35	35	35	35	35	35	35	35	35	35	35	\$2,240
Erie Rd	40	40	40	40	40	40	40	40	40	40	40	\$2,240
Crescent Rd.	25	25	25	25	25	25	25	25	25	25	25	\$2,240
Ridge Rd.	25	25	25	25	25	25	25	25	25	25	25	\$2,240
Total (#)	202	202	202	202	202	202	202	202	202	202	202	
Total (\$000)	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	

EQUIPMENT Description	# of Equipment										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Pay & Display Machines	2	2	3	4	4	4	4	4	4	4	4	\$15,000
Total (#)	2	2	3	4	4	4	4	4	4	4	4	
Total (\$000)	\$30.0	\$30.0	\$45.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	

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APPENDIX B.5
TABLE 1

TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
PARKING

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,022
Historic Employment	<u>11,369</u>	<u>11,104</u>	<u>10,845</u>	<u>10,592</u>	<u>10,376</u>	<u>10,164</u>	<u>9,956</u>	<u>9,753</u>	<u>9,553</u>	<u>9,758</u>
Total Historic Population & Employment	41,308	41,050	40,798	40,552	40,485	40,422	40,364	40,312	40,263	40,780

INVENTORY SUMMARY (\$000)

Parking Spaces	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5	\$452.5
Equipment	\$30.0	\$30.0	\$45.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0
Total (\$000)	\$482.5	\$482.5	\$497.5	\$512.5	\$512.5	\$512.5	\$512.5	\$512.5	\$512.5	\$512.5

Average
Service
Level

SERVICE LEVEL (\$/pop & emp)

Parking Spaces	\$10.95	\$11.02	\$11.09	\$11.16	\$11.18	\$11.19	\$11.21	\$11.22	\$11.24	\$11.10	\$11.14
Equipment	\$0.73	\$0.73	\$1.10	\$1.48	\$1.48	\$1.48	\$1.49	\$1.49	\$1.49	\$1.47	\$1.29
Total (\$/pop & emp)	\$11.68	\$11.75	\$12.19	\$12.64	\$12.66	\$12.68	\$12.70	\$12.71	\$12.73	\$12.57	\$12.43

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
PARKING

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$12.43
Net Population & Employment Growth 2018 - 2041	6,332
Maximum Allowable Funding Envelope	\$78,707
Less: Uncommitted Excess Capacity	\$5,585
Less: 10% Legislated Reduction	\$7,312
Discounted Maximum Allowable Funding Envelope	\$71,395

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$512,480
Inventory Using Average Service Level	\$506,895
Excess Capacity	\$5,585
Excess Capacity:	Uncommitted

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
5.0 PARKING											
5.1 Buildings and Land											
5.1.1 Parking Lot (40-50 Spaces)	2020	\$ 112,000	\$ -	\$ 112,000	0%	\$ -	\$ 11,200	\$ 100,800	\$ 78,776	\$ 22,024	\$ -
Subtotal Buildings and Land		\$ 112,000	\$ -	\$ 112,000		\$ -	\$ 11,200	\$ 100,800	\$ 78,776	\$ 22,024	\$ -
5.2 Equipment											
5.2.1 Pay & Display Machines	2020	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 49,370	\$ 18,130
Subtotal Equipment		\$ 75,000	\$ -	\$ 75,000		\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 49,370	\$ 18,130
TOTAL PARKING		\$ 187,000	\$ -	\$ 187,000		\$ -	\$ 18,700	\$ 168,300	\$ 78,776	\$ 71,395	\$ 18,130

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	67%	\$47,716
10-Year Growth in Population in New Units		4,655
Unadjusted Development Charge Per Capita		\$10.25
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	33%	\$23,679
10-Year Growth in Square Metres		161,700
Unadjusted Development Charge Per Square Metre		\$0.15

2018 - 2027 Net Funding Envelope	\$71,395
Reserve Fund Balance Balance as at December 31, 2017	\$78,776

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APPENDIX B.5
TABLE 3

TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKING	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$5.09	\$10.55	(\$34.56)	(\$30.81)	(\$26.81)	(\$22.40)	(\$17.54)	(\$12.19)	(\$6.37)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Parking: Non Inflated	\$0.0	\$0.0	\$47.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$47.7
- Parking: Inflated	\$0.0	\$0.0	\$49.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$49.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	4,655
REVENUE											
- DC Receipts: Inflated	\$5.0	\$5.2	\$5.4	\$5.6	\$5.6	\$5.8	\$6.0	\$6.2	\$6.4	\$6.6	\$57.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.2	\$0.4	(\$1.9)	(\$1.7)	(\$1.5)	(\$1.2)	(\$1.0)	(\$0.7)	(\$0.4)	(\$7.7)
- Interest on In-year Transactions	\$0.1	\$0.1	(\$1.2)	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.3)
TOTAL REVENUE	\$5.1	\$5.5	\$4.5	\$3.7	\$4.0	\$4.4	\$4.9	\$5.3	\$5.8	\$6.4	\$49.6
CLOSING CASH BALANCE	\$5.1	\$10.5	(\$34.6)	(\$30.8)	(\$26.8)	(\$22.4)	(\$17.5)	(\$12.2)	(\$6.4)	\$0.0	

2018 Adjusted Charge Per Capita	\$11.30
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.5
TABLE 3

TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKING	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$2.42	\$5.02	(\$17.46)	(\$15.69)	(\$13.71)	(\$11.50)	(\$9.04)	(\$6.32)	(\$3.32)	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Parking: Non Inflated	\$0.0	\$0.0	\$23.68	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$23.7
- Parking: Inflated	\$0.0	\$0.0	\$24.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$24.6
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	161,700
REVENUE											
- DC Receipts: Inflated	\$2.4	\$2.5	\$2.6	\$2.7	\$2.8	\$2.9	\$3.0	\$3.2	\$3.3	\$3.4	\$28.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.1	\$0.2	(\$1.0)	(\$0.9)	(\$0.8)	(\$0.6)	(\$0.5)	(\$0.3)	(\$0.2)	(\$4.0)
- Interest on In-year Transactions	\$0.0	\$0.0	(\$0.6)	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.1)
TOTAL REVENUE	\$2.4	\$2.6	\$2.2	\$1.8	\$2.0	\$2.2	\$2.5	\$2.7	\$3.0	\$3.3	\$24.6
CLOSING CASH BALANCE	\$2.4	\$5.0	(\$17.5)	(\$15.7)	(\$13.7)	(\$11.5)	(\$9.0)	(\$6.3)	(\$3.3)	\$0.0	

2018 Adjusted Charge Per Square Metre	\$0.16
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.6

Transit Services

Appendix B.6

Transit

This appendix provides details of the Transit Services ridership forecast and capital program used in the 2018 DC Background Study for the Town of Fort Erie. The forecast method and key assumptions are discussed and the results of the forecasts are presented in the following sections.

It should be noted that the Town's current DC By-law does not include a charge for Transit Services; however, a charge has existed in former DC Studies. Through discussions with staff, infrastructure relating to the increase in need for Transit services was identified, therefore it was determined that a DC rate would be appropriate to include as part of the 2018 DC Background Study.

Overview of Transit Service Delivery

The Town provides Transit Services to its residents through the Fort Erie Transit (FET) system. The service is administered by the Town and is operated by Tokmakjian Inc. bda Can-Ar Coach. Transit ridership has been growing and is anticipated to continue in the future. The anticipated ridership of the system and the related capital program requirements are discussed further in the following sections.

Transit Ridership

Requirements of the *Development Charges Act*

In accordance with the *Development Charges Act*, Transit services must be based on a "planned level of service" rather than the "10-year historical average level of service". For the purposes of determining the "planned level of service" for transit, the Town's Transit service development-related capital program have been informed based on existing and proposed capital budget documents and discussions with staff.

In addition, any background study that incorporates Transit services into the calculation must now include the following:

- An assessment of ridership forecast for **all modes** of transit and whether ridership is generated from existing or planned development (O.Reg. 82/98 s.8(2)4).
- An assessment of ridership capacity for **all modes** of transit over the 10-year forecast period (O. Reg. 82/98 s.8(2)4).

The results of the forecast are discussed in the following section.

Transit Ridership Forecast

The ridership forecast used for the purposes of the 2018 DC Background Study was informed based on the Town's *Transit Route and Service Plan - Phase I and Phase II Draft Report* dated September 1, 2016. The report included a peer review of ridership trends of municipalities of a similar population to the Town of Fort Erie (e.g. population over 15,000 and less than 50,000) which informed a recommended transit route and service plan. Based on the peer review, a performance target of 0.58 service hours per capita by 2021 was established for the Town.

Using the service hour target of 0.58 service hours per capita, a ridership forecast was calculated for the DC planning period of 2018-2027. As shown in the following table, the Town is anticipated to achieve the performance target of 0.58 service hours per capita in 2021, consistent with the targets identified in the *Transit Route and Service Plan - Phase I and Phase II Draft Report*. As the DC Study planning horizon extends beyond 2021, the ridership forecast assumes that the standard of 0.58 services hours per capita will be maintained to 2027.

Year	Service Hours	Hours Per Capita	Annual Population
2016	7,400	0.25	30,710
2017	8,433	0.28	31,022
2018	11,915	0.38	31,337
2019	15,925	0.47	31,655
2020	18,089	0.56	31,976
2021	18,750	0.58	32,300
2022	18,990	0.58	32,742
2023	19,250	0.58	33,190
2024	19,514	0.58	33,644
2025	19,780	0.58	34,104
2026	20,051	0.58	34,571
2027	20,326	0.58	35,044

Transit Development Charges Capital Program Allocations

The following table provides a summary of the allocations used to arrive at the benefit to existing and in-period share calculations for the Transit projects identified in the capital program.

Using the ridership forecast shown in the previous table, the benefit to existing share is calculated based on the 2017 service hours (17,993) plus the growth in 2018-2027 service hours (2,333). This results in a total of 20,326 service hours over the 2017-2027 period. Of the total trips, 89 per cent is attributed to the existing population in the Town and the remaining 11 per cent is attributed to new development occurring over the planning period.

Transit DC Capital Program Allocations			
Allocation	Year	Service Hours	Allocation %
BTE	2017	17,993	89%
Growth	2018-2027	2,333	11%
Total		20,326	100%

Table 1: Transit Services Capital Program

Planned Level of Service

The *Development Charges Act* (s.5.2 (3)) requires that in estimating the increase in need for Transit services the increased need “shall not exceed the planned level of service over the 10-year period immediately following the preparation of the background study”. For the purposes of the development charge calculations, the “planned level of service” is considered the ten-year development-related capital program (2018-2027) in the Development Charges Background Study, as informed by the Town’s current and proposed capital budgets, and discussions with Town staff. Through its approval of the DC Background Study and the related underlying capital program, Council has indicated that it intends to ensure that the increase in need in Transit service will be met.

2018-2027 Development-Related Capital Program

The Transit Services DC capital program includes \$500,000 for transit bus stop and facility improvements over the ten-year planning period. The Town also plans to acquire two additional buses in order to achieve the

performance target of 0.58 service hours per capita by 2021. The new buses will be acquired in 2019 and 2020, respectively, and are valued at \$500,000 each.

The total cost of the Transit Services DC capital program amounts to \$1.50 million. Approximately \$149,100 will be funded through grants and subsidies, which nets down the net municipal cost to \$1.35 million. Of this amount, \$810,700 has been deemed as a benefit to the existing community, as determined based on the ridership forecast, and will be funded from non-DC revenue sources. After adjusting for these shares, the total DC eligible costs amounts to \$540,300. Approximately, \$1,500 is available in the Transit DC reserve fund and is reduced from the total DC eligible costs. In total, approximately \$538,800 is brought forward into the DC calculation. Of this amount, 67 per cent, or \$360,100, is attributed to residential development, and 33 per cent, or \$178,700 is attributed to non-residential development. This yields an unadjusted development charge of \$77.36 per capita and \$1.11 per square metre.

Table 2: Cash Flow Analysis

After cash flow analysis, the residential charge increases to \$85.66 per capita and the non-residential charge increases to \$1.23 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Transit development charge.

TRANSIT SERVICES SUMMARY					
2018 - 2027		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,500,000	\$538,833	\$77.36	\$1.11	\$85.66	\$1.23

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
TRANSIT SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2018-2027	Post 2027
6.0 TRANSIT SERVICES											
6.1 Shelters											
6.1.1 Transit Bus Stop & Facility Improvements	Various	\$ 500,000	\$ 149,056	\$ 350,944	89%	\$ 310,666	\$ -	\$ 40,278	\$ 1,445	\$ 38,833	\$ -
Subtotal Shelters		\$ 500,000	\$ 149,056	\$ 350,944		\$ 310,666	\$ -	\$ 40,278	\$ 1,445	\$ 38,833	\$ -
6.2 Vehicles & Equipment											
6.2.1 New Conventional Bus Acquisition	2019	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
6.2.2 New Conventional Bus Acquisition	2020	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
Subtotal Vehicles & Equipment		\$ 1,000,000	\$ -	\$ 1,000,000		\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
TOTAL TRANSIT SERVICES		\$ 1,500,000	\$ 149,056	\$ 1,350,944		\$ 810,666	\$ -	\$ 540,278	\$ 1,445	\$ 538,833	\$ -

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	67%	\$360,124
10-Year Growth in Population in New Units		4,655
Unadjusted Development Charge Per Capita		\$77.36
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	33%	\$178,708
10-Year Growth in Square Metres		161,700
Unadjusted Development Charge Per Square Metre		\$1.11

Reserve Fund Balance	
Balance as at December 31, 2017	\$1,445

Transit Ridership Analysis - DC Allocations			
Timing	Service Hours	Allocation	DC Allocation
2017	17,993	89%	BTE
2018-2027	2,333	11%	In-Period
Total	20,326	100%	

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APPENDIX B.6
TABLE 2

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TRANSIT SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

TRANSIT SERVICES	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$35.97	(\$100.20)	(\$245.17)	(\$218.63)	(\$190.30)	(\$159.13)	(\$124.62)	(\$86.65)	(\$45.29)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Transit Services: Non Inflated	\$2.6	\$169.7	\$169.7	\$2.6	\$2.6	\$2.6	\$2.6	\$2.6	\$2.6	\$2.6	\$360.1
- Transit Services: Inflated	\$2.6	\$173.1	\$176.5	\$2.8	\$2.8	\$2.9	\$2.9	\$3.0	\$3.0	\$3.1	\$372.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	4,655
REVENUE											
- DC Receipts: Inflated	\$37.9	\$39.3	\$40.8	\$42.1	\$42.5	\$43.8	\$45.4	\$47.0	\$48.4	\$50.1	\$437.3
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.3	(\$5.5)	(\$13.5)	(\$12.0)	(\$10.5)	(\$8.8)	(\$6.9)	(\$4.8)	(\$2.5)	(\$63.1)
- Interest on In-year Transactions	\$0.6	(\$3.7)	(\$3.7)	\$0.7	\$0.7	\$0.7	\$0.7	\$0.8	\$0.8	\$0.8	(\$1.6)
TOTAL REVENUE	\$38.6	\$36.9	\$31.6	\$29.3	\$31.1	\$34.0	\$37.4	\$41.0	\$44.4	\$48.4	\$372.7
CLOSING CASH BALANCE	\$36.0	(\$100.2)	(\$245.2)	(\$218.6)	(\$190.3)	(\$159.1)	(\$124.6)	(\$86.7)	(\$45.3)	\$0.0	

2018 Adjusted Charge Per Capita	\$85.66
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.6
TABLE 2

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TRANSIT SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

TRANSIT SERVICES	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$17.05	(\$51.33)	(\$124.05)	(\$111.57)	(\$97.55)	(\$81.87)	(\$64.42)	(\$45.06)	(\$23.67)	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Transit Services: Non Inflated	\$1.3	\$84.2	\$84.2	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$178.7
- Transit Services: Inflated	\$1.3	\$85.9	\$87.6	\$1.4	\$1.4	\$1.4	\$1.5	\$1.5	\$1.5	\$1.5	\$184.9
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	161,700
REVENUE											
- DC Receipts: Inflated	\$18.0	\$18.8	\$19.6	\$20.3	\$21.2	\$22.1	\$23.0	\$24.0	\$25.0	\$26.1	\$218.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.6	(\$2.8)	(\$6.8)	(\$6.1)	(\$5.4)	(\$4.5)	(\$3.5)	(\$2.5)	(\$1.3)	(\$32.4)
- Interest on In-year Transactions	\$0.3	(\$1.8)	(\$1.9)	\$0.3	\$0.3	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	(\$0.8)
TOTAL REVENUE	\$18.3	\$17.5	\$14.9	\$13.8	\$15.4	\$17.1	\$18.9	\$20.8	\$22.9	\$25.2	\$184.9
CLOSING CASH BALANCE	\$17.0	(\$51.3)	(\$124.1)	(\$111.6)	(\$97.6)	(\$81.9)	(\$64.4)	(\$45.1)	(\$23.7)	\$0.0	

2018 Adjusted Charge Per Square Metre	\$1.23
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.7

Administration

Appendix B.7

Administration

Development-related studies are eligible to be included in the calculation of the development charges as long as they are permitted under the legislation. Consistent with s.5(1)7 of the DCA, the eligible development-related capital costs for the provision of studies and permitted general government expenditures are reduced by ten per cent when calculating the development charges.

Table 1 2018 – 2027 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

As shown on Table 1, the 2018–2027 development-related gross cost for Administration is \$1.53 million. As required under the DCA, development charges studies must be undertaken every five years, thus two studies are included in the ten-year capital program. The capital plan also includes Community and Development Plans, including Secondary Plans, Growth Related Studies, an Official Plan Update, and a Zoning By-Law Update. Strategic and Master Plans are also identified for Library Services and Parks and Recreation.

No grants or subsidies have been identified for these projects. Recognizing that most of these studies are designed to improve the Town in the future and provide strategies for development going forward, no “benefit to existing” shares have been identified for the majority of the projects with the exception of the Town’s Official Plan Updates, Zoning By-law Update and Asset Management Plans. The benefit to existing share for these projects totals \$490,000. The legislated ten per cent reduction applies, so approximately \$103,500 is discounted from the capital costs. The funds that are available in the DC reserves amount to \$89,800, and are used to help offset the cost of the program. No post-period benefit shares have been identified for this service.

The remaining amount of \$841,800 is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation and is allocated 67 per cent, or \$562,600 to

the residential sector and 33 per cent, or \$279,200 to the non-residential sector based on shares of ten-year growth in population in new units and employment. The resulting unadjusted per capita residential charge is \$120.86 before cash flow adjustments. The non-residential unadjusted charge is \$1.73 per square metre.

Table 2 Cash Flow Analysis

After cash flow analysis, the residential charge increases to \$125.68 per capita and the non-residential charge increases slightly to \$1.80 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Administration development charge.

ADMINISTRATION SUMMARY					
2018 - 2027		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,525,000	\$841,768	\$120.86	\$1.73	\$125.68	\$1.80

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
ADMINISTRATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs			
					BTE %	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027	
7.0 ADMINISTRATION												
7.1 Community and Development Services												
7.1.1	Secondary Plans - Planning	2018	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
7.1.2	Other Growth Related Studies	2019	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 3,000	\$ 27,000	\$ 21,461	\$ 5,539	\$ -
7.1.3	Secondary Plans - Planning	2019	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
7.1.4	Municipal Housing Statement	2020	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
7.1.5	Secondary Plans - Planning	2021	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
7.1.6	Secondary Plans - Planning	2022	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
7.1.7	Official Plan Update	2024	\$ 200,000	\$ -	\$ 200,000	50%	\$ 100,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
7.1.8	Other Growth Related Studies	2024	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
7.1.9	Secondary Plans - Planning	2024	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
7.1.10	Zoning By-Law Update	2025	\$ 200,000	\$ -	\$ 200,000	50%	\$ 100,000	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
	Subtotal Community and Development Services		\$ 760,000	\$ -	\$ 760,000		\$ 200,000	\$ 56,000	\$ 504,000	\$ 66,461	\$ 437,539	\$ -
7.2 Financial Services												
7.2.1	Development Charges Study	2018	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
7.2.2	Asset Management Plan	2018	\$ 235,000	\$ -	\$ 235,000	87%	\$ 203,415	\$ 3,158	\$ 28,426	\$ -	\$ 28,426	\$ -
7.2.3	Development Charges Study	2023	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
7.2.4	Asset Management Plan Update	2023	\$ 50,000	\$ -	\$ 50,000	87%	\$ 43,280	\$ 672	\$ 6,048	\$ -	\$ 6,048	\$ -
	Subtotal Financial Services		\$ 405,000	\$ -	\$ 405,000		\$ 246,695	\$ 15,830	\$ 142,474	\$ -	\$ 142,474	\$ -

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
ADMINISTRATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
7.3 Library Services											
7.3.1 Library Strategic Plan	2020	\$ 10,000	\$ -	\$ 10,000	0%	\$ -	\$ 1,000	\$ 9,000	\$ -	\$ 9,000	\$ -
Subtotal Library Services		\$ 10,000	\$ -	\$ 10,000		\$ -	\$ 1,000	\$ 9,000	\$ -	\$ 9,000	\$ -
7.4 Parks and Recreation Services											
7.4.1 Parks and Open Space Master Plan	2018	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 10,000	\$ 90,000	\$ 23,294	\$ 66,706	\$ -
7.4.2 Asset Management Plan - Parks & Rec	2018	\$ 50,000	\$ -	\$ 50,000	87%	\$ 43,280	\$ 672	\$ 6,048	\$ -	\$ 6,048	\$ -
7.4.3 Coal Docks Civic Park Master Plan	2019	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
Subtotal Parks and Recreation Services		\$ 250,000	\$ -	\$ 250,000		\$ 43,280	\$ 20,672	\$ 186,048	\$ 23,294	\$ 162,754	\$ -
7.5 Other Growth Related Studies											
7.5.1 Provision for Growth Related Studies (Years 1-5)	Various	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
7.5.2 Provision for Growth Related Studies (Years 6-10)	Various	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
Subtotal Other Growth Related Studies		\$ 100,000	\$ -	\$ 100,000		\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
TOTAL ADMINISTRATION		\$ 1,525,000	\$ -	\$ 1,525,000		\$ 489,975	\$ 103,503	\$ 931,523	\$ 89,755	\$ 841,768	\$ -

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	67%	\$562,589
10-Year Growth in Population in New Units		4,655
Unadjusted Development Charge Per Capita		\$120.86
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	33%	\$279,179
10-Year Growth in Square Metres		161,700
Unadjusted Development Charge Per Square Metre		\$1.73

Reserve Fund Balance	
Balance as at December 31, 2017	\$89,755

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TABLE 2

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ADMINISTRATION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

ADMINISTRATION	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	(\$55.54)	(\$104.07)	(\$80.70)	(\$61.28)	(\$41.00)	(\$29.73)	(\$109.04)	(\$122.22)	(\$63.90)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Administration: Non Inflated	\$109.7	\$99.9	\$30.1	\$36.1	\$36.1	\$46.1	\$126.3	\$66.2	\$6.0	\$6.0	\$562.6
- Administration: Inflated	\$109.7	\$101.9	\$31.3	\$38.3	\$39.1	\$51.0	\$142.3	\$76.0	\$7.0	\$7.2	\$603.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	4,655
REVENUE											
- DC Receipts: Inflated	\$55.7	\$57.7	\$59.9	\$61.7	\$62.3	\$64.2	\$66.7	\$69.0	\$71.0	\$73.4	\$641.6
INTEREST											
- Interest on Opening Balance	\$0.0	(\$3.1)	(\$5.7)	(\$4.4)	(\$3.4)	(\$2.3)	(\$1.6)	(\$6.0)	(\$6.7)	(\$3.5)	(\$36.7)
- Interest on In-year Transactions	(\$1.5)	(\$1.2)	\$0.5	\$0.4	\$0.4	\$0.2	(\$2.1)	(\$0.2)	\$1.1	\$1.2	(\$1.1)
TOTAL REVENUE	\$54.2	\$53.4	\$54.7	\$57.7	\$59.3	\$62.2	\$62.9	\$62.8	\$65.4	\$71.1	\$603.8
CLOSING CASH BALANCE	(\$55.5)	(\$104.1)	(\$80.7)	(\$61.3)	(\$41.0)	(\$29.7)	(\$109.0)	(\$122.2)	(\$63.9)	(\$0.0)	

2018 Adjusted Charge Per Capita	\$125.68
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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TABLE 2

**TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ADMINISTRATION
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

ADMINISTRATION	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	(\$28.75)	(\$54.03)	(\$43.57)	(\$34.95)	(\$24.94)	(\$19.04)	(\$57.90)	(\$63.68)	(\$33.47)	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Administration: Non Inflated	\$54.5	\$49.6	\$14.9	\$17.9	\$17.9	\$22.9	\$62.7	\$32.8	\$3.0	\$3.0	\$279.2
- Administration: Inflated	\$54.5	\$50.6	\$15.5	\$19.0	\$19.4	\$25.3	\$70.6	\$37.7	\$3.5	\$3.6	\$299.6
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	161,700
REVENUE											
- DC Receipts: Inflated	\$26.5	\$27.5	\$28.7	\$29.8	\$31.1	\$32.4	\$33.8	\$35.2	\$36.6	\$38.3	\$320.0
INTEREST											
- Interest on Opening Balance	\$0.0	(\$1.6)	(\$3.0)	(\$2.4)	(\$1.9)	(\$1.4)	(\$1.0)	(\$3.2)	(\$3.5)	(\$1.8)	(\$19.8)
- Interest on In-year Transactions	(\$0.8)	(\$0.6)	\$0.2	\$0.2	\$0.2	\$0.1	(\$1.0)	(\$0.1)	\$0.6	\$0.6	(\$0.5)
TOTAL REVENUE	\$25.7	\$25.3	\$26.0	\$27.6	\$29.4	\$31.2	\$31.7	\$31.9	\$33.7	\$37.0	\$299.6
CLOSING CASH BALANCE	(\$28.7)	(\$54.0)	(\$43.6)	(\$35.0)	(\$24.9)	(\$19.0)	(\$57.9)	(\$63.7)	(\$33.5)	(\$0.0)	

2018 Adjusted Charge Per Square Metre	\$1.80
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Allocation of Capital Program	
Residential Sector	66.8%
Non-Residential Sector	33.2%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C

Engineered Services Technical Appendix

Appendix C

Engineered Services Technical Appendix Introduction and Overview

The Engineering Division ensures that the Town's municipal services such as Roads and Related, Water Supply Services, Storm Water Drainage and Control Services and Wastewater Services are designed for the appropriate protection, health and quality of life of the public, and good engineering practices. The department also provides review and inspection services to facilitate new development and to maintain service standards to sustain the existing infrastructure.

This appendix provides a brief outline of the engineered services that are included in the Development Charges Study; Roads and Related, Water Supply Services, Storm Water Drainage and Control Services and Wastewater Services. The following tables set out the capital program and the calculation of the development charge for engineered services. The cost, quantum and description of the projects included in the forecast are based upon servicing plans from the Town's engineering staff. This appendix includes all engineering projects that will meet the servicing demands within the Town.

The development-related engineering infrastructure projects are required to service the demands of population and employment growth from 2018 to 2041.

Appendix C.1

Roads and Related

Appendix C.1

Roads and Related

Table 1 2008-2017 Historical Service Levels

Table 1 demonstrates that the Town's current road infrastructure is comprised of 238 kilometres of rural collector roads, 77 kilometres of semi-urban roads, and 38 kilometres of urban collector roads. The service level also includes 93 bridges and 88 culverts. The total inventory of capital assets has a full replacement value of \$173.76 million. This produces a ten-year historical service level of \$4,057.27 per capita and employment. The resulting maximum allowable funding envelope is \$72.45 million ($\$4,057.27 \times 17,857$ net population and employment growth over the 24-year planning horizon). Calculated excess capacity in the amount of \$8.30 million has been identified in this service and as such, only \$64.15 million has been brought forward to the development charges calculations.

Table 2 2018 – 2041 Development-Related Capital Program

Table 2 provides a summary of the development-related capital program for Roads and Related services.

As shown in Table 2, the capital program totals \$36.91 million gross. This amount is comprised of \$33.98 million in roads and related projects that benefit development across the Town. These projects include road urbanizations, new sidewalks, road widenings, master plan updates, intersection improvements, and road extensions.

The Town has also identified road works that will benefit the Fort Erie Industrial Business District. These projects are mainly along Pettit Road and also incorporate intersection improvements and amount to \$2.93 million.

No subsidies have been identified to offset the cost of the Roads and Related program. However, a share of \$13.33 million has been identified as a non-growth or benefit to existing share; these costs will be recovered from other municipal funding sources. The projects slated to benefit growth beyond 2041, are removed from the DC calculation and are deemed as the post-period benefit share. The share of these works amount to \$7.49 million and

will be considered for recovery in subsequent by-law reviews. The DC recoverable share is then reduced to \$14.02 million.

Table 3 Calculation of the Unadjusted Development Charges

Table 3 displays the shares of the Roads and Related projects to be recovered through development charges. The development-related net capital cost for Roads and Related Services is reduced by the portion of the program deemed to benefit existing development and the shares of the program deemed to benefit development beyond the planning horizon of 2041. In addition, the current Roads reserve fund balance is in a positive position of \$2.07 million and these monies are utilized to fund roads projects that first occur in the program. Therefore, about \$14.02 million is included in the development charges calculation.

Table 3 also displays the DC recoverable costs apportioned to the residential and non-residential sectors; 65.3 per cent, or \$9.16 million to residential and 34.7 per cent, or \$4.86 million to the non-residential, based on shares of anticipated shares of population and employment growth. The residential sector's share of \$9.16 million in development-related net capital costs yields an "unadjusted" development charge of \$749.22 per capita. The non-residential sector's share of \$4.86 million in development-related net capital costs results in an unadjusted charge of \$10.70 per square metre of GFA for the non-residential sector.

Table 4 Cash Flow Analysis

After cash flow and reserve fund analysis, the residential and non-residential calculated charges both increase to \$807.92 per capita and \$11.70 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Roads and Related development charge:

ROADS AND RELATED SUMMARY					
2018 - 2041		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$36,908,300	\$14,021,840	\$749.22	\$10.70	\$807.92	\$11.70

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TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
ROADS AND RELATED

ROADS	# of Kilometres										2018
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	UNIT COST (\$/km)
Type of Road											
Rural Collector Roads	238	238	238	238	238	238	238	238	238	238	\$332,000
Semi-Urban Collector Roads	77	77	77	77	77	77	77	77	77	77	\$427,000
Urban Collector Roads	35	35	35	35	35	35	35	35	37	38	\$564,000
Total (km)	350	350	350	350	350	350	350	350	352	353	
Total (\$000)	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$132,763.0	\$133,327.0	

BRIDGES & CULVERTS	# of Bridges & Culverts										2018
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	UNIT COST (\$/unit)
Description											
Bridges	80	85	85	85	85	85	85	100	100	93	\$316,100
Culverts	21	21	21	21	21	21	21	82	82	88	\$125,350
Total (#)	101	106	106	106	106	106	106	182	182	181	
Total (\$000)	\$27,920.4	\$29,500.9	\$29,500.9	\$29,500.9	\$29,500.9	\$29,500.9	\$29,500.9	\$41,888.7	\$41,888.7	\$40,428.1	

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APPENDIX C.1
TABLE 1

**TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
ROADS AND RELATED**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,022
Historic Employment	<u>11,369</u>	<u>11,104</u>	<u>10,845</u>	<u>10,592</u>	<u>10,376</u>	<u>10,164</u>	<u>9,956</u>	<u>9,753</u>	<u>9,553</u>	<u>9,758</u>
Total Historic Pop. & Emp.	41,308	41,050	40,798	40,552	40,485	40,422	40,364	40,312	40,263	40,780

INVENTORY SUMMARY (\$000)

Roads	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$131,635.0	\$132,763.0	\$133,327.0
Bridges & Culverts	\$27,920.4	\$29,500.9	\$29,500.9	\$29,500.9	\$29,500.9	\$29,500.9	\$29,500.9	\$41,888.7	\$41,888.7	\$40,428.1
Total (\$000)	\$159,555.4	\$161,135.9	\$161,135.9	\$161,135.9	\$161,135.9	\$161,135.9	\$161,135.9	\$173,523.7	\$174,651.7	\$173,755.1

Average
Service
Level

SERVICE LEVEL (\$/pop & emp)

Roads	\$3,186.67	\$3,206.70	\$3,226.51	\$3,246.08	\$3,251.45	\$3,256.52	\$3,261.20	\$3,265.40	\$3,297.40	\$3,269.42	\$3,246.74
Bridges & Culverts	\$675.91	\$718.66	\$723.10	\$727.48	\$728.69	\$729.82	\$730.87	\$1,039.11	\$1,040.38	\$991.37	\$810.54
Total (\$/pop & emp)	\$3,862.58	\$3,925.36	\$3,949.60	\$3,973.56	\$3,980.14	\$3,986.34	\$3,992.07	\$4,304.52	\$4,337.78	\$4,260.79	\$4,057.27

**TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
ROADS AND RELATED**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$4,057.27
Net Population & Employment Growth 2018 - 2041	17,857
Maximum Allowable Funding Envelope	\$72,451,512
Less: Uncommitted Excess Capacity	\$8,299,629
Discounted Maximum Allowable Funding Envelope	\$64,151,883

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$173,755,100
Inventory Using Average Service Level	\$165,455,471
Excess Capacity	\$8,299,629
Excess Capacity:	Uncommitted

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
D2a	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Baker Road to Lawrence Avenue	2018 - 2019	\$441,800	\$0	\$441,800	36%	\$159,048	64%	\$282,752	\$252,000	\$30,752	\$0
R4a	Sidewalk for Walking Web	Gorham Road, West side, Farr Ave to Trail	2018 - 2018	\$51,500	\$0	\$51,500	0%	\$0	100%	\$51,500	\$51,500	\$0	\$0
R4b	Sidewalk for Walking Web	Gorham Road, West side, Trail to Dominion Rd	2018 - 2018	\$20,300	\$0	\$20,300	0%	\$0	100%	\$20,300	\$20,300	\$0	\$0
R4c	Sidewalk for Walking Web	Gorham Road, West side, Dominion Rd to Summit Ave	2018 - 2018	\$35,100	\$0	\$35,100	0%	\$0	100%	\$35,100	\$35,100	\$0	\$0
R4d	Sidewalk for Walking Web	Gorham Road, West side, Nigh Rd to 140m South	2018 - 2018	\$10,900	\$0	\$10,900	50%	\$5,450	50%	\$5,450	\$5,450	\$0	\$0
R4e	Sidewalk for Walking Web	Gorham Road, East side, Summit Ave to Hazel St	2018 - 2018	\$10,900	\$0	\$10,900	50%	\$5,450	50%	\$5,450	\$5,450	\$0	\$0
R4f	Sidewalk for Walking Web	Gorham Road, East side, Pearl St to Hazel St	2018 - 2018	\$9,400	\$0	\$9,400	50%	\$4,700	50%	\$4,700	\$4,700	\$0	\$0
R4g	Sidewalk for Walking Web	Gorham Road, East side, Pearl St to Nigh Rd	2018 - 2018	\$27,300	\$0	\$27,300	50%	\$13,650	50%	\$13,650	\$13,650	\$0	\$0
R4h	Sidewalk for Walking Web	Dominion Road, North side, Gorham Rd to Bellair Blvd	2018 - 2018	\$10,900	\$0	\$10,900	50%	\$5,450	50%	\$5,450	\$5,450	\$0	\$0
R4i	Sidewalk for Walking Web	Hazel St, North side, Gorham rd to Belleview Blvd	2018 - 2018	\$20,300	\$0	\$20,300	50%	\$10,150	50%	\$10,150	\$10,150	\$0	\$0
CB1b	Schooley Road Upgrade	Storm Sewer from Rebstock Road to Glenspring Road , Road upgrade to urban cross section Glenspring to Elizabeth. 33% of STM to DC\$)	2018 - 2019	\$286,400	\$0	\$286,400	50%	\$143,200	50%	\$143,200	\$25,500	\$117,700	\$0
D3	Baker Road Upgrade	Upgrade Baker Road, Netherby Road to Black Creek Road to Urban Standard	2018 - 2020	\$173,900	\$0	\$173,900	36%	\$62,604	64%	\$111,296	\$111,296	\$0	\$0
R6a	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Thunder Bay Rd to Highland Dr	2018 - 2033	\$462,700	\$0	\$462,700	50%	\$231,350	50%	\$231,350	\$231,350	\$0	\$0
G5h	Garrison Rd - 1.5 m wide Sidewalk along Garrison Rd, (Arterial Road, s/w both sides)	S/W south side, Buffalo Rd to YMCA Driveway	2019 - 2019	\$18,700	\$0	\$18,700	50%	\$9,350	50%	\$9,350	\$9,350	\$0	\$0
L6e	Dominion Road Sidewalks	Albert St to Edward Ave, s/w both sides	2019 - 2019	\$31,200	\$0	\$31,200	50%	\$15,600	50%	\$15,600	\$15,600	\$0	\$0
L6f	Dominion Road Sidewalks	Edward Ave to Lakeshore Rd, s/w both sides	2019 - 2019	\$85,800	\$0	\$85,800	50%	\$42,900	50%	\$42,900	\$42,900	\$0	\$0
Town3	Master Plan Updates	Update Master Plan Servicing Studies	2019 - 2019	\$168,200	\$0	\$168,200	0%	\$0	100%	\$168,200	\$168,200	\$0	\$0
BP20a	Thompson Road Upgrade	Upgrade to Urban Standard, Phipps Street to Bowen Rd	2019 - 2023	\$462,700	\$0	\$462,700	50%	\$231,350	50%	\$231,350	\$231,350	\$0	\$0
C6	Buffalo Road Upgrade	Upgrade Buffalo Road to Urban Standard, Evelyn Avenue to 170m north of Nigh Road	2019 - 2023	\$398,200	\$0	\$398,200	50%	\$199,100	50%	\$199,100	\$199,100	\$0	\$0
C7	Evelyn Avenue Upgrade	Upgrade Evelyn Avenue from Ruby Avenue to Buffalo Road	2019 - 2023	\$161,400	\$0	\$161,400	50%	\$80,700	50%	\$80,700	\$80,700	\$0	\$0
CB1a	Schooley Road Upgrade	Upgrade Schooley Road to Urban Standard, Rebstock Road to Michener Road	2019 - 2023	\$143,200	\$0	\$143,200	50%	\$71,600	50%	\$71,600	\$71,600	\$0	\$0

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
R6b	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Highland Dr to Friendship Trail	2019 - 2023	\$333,600	\$0	\$333,600	50%	\$166,800	50%	\$166,800	\$166,800	\$0	\$0
R6c	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Friendship Trail to Cutler St	2019 - 2023	\$118,500	\$0	\$118,500	50%	\$59,250	50%	\$59,250	\$59,250	\$0	\$0
T2	Thunder Bay Road and Drainage	Upgrade Internal Streets (Carry forward existing Special Area DC\$, 79.4% to DC\$)	2019 - 2028	\$2,469,000	\$0	\$2,469,000	21%	\$518,490	79%	\$1,950,510	\$218,306	\$1,732,204	\$0
C9	Sidewalk	Add Sidewalk to Buffalo Road Dominion Road to 70 m south of Orchard Avenue	2020 - 2020	\$156,800	\$0	\$156,800	50%	\$78,400	50%	\$78,400	\$0	\$78,400	\$0
Town1	Intersection Improvements - Turn Lanes (outside Industrial Business District)	Future Turn Lanes - Various Locations	2020 - 2023	\$385,900	\$0	\$385,900	0%	\$0	100%	\$385,900	\$0	\$385,900	\$0
G1a	Louisa Street Upgrade	Upgrade Louisa Street, Alfred Street to Arthur Street, to Urban Standard	2021 - 2021	\$269,000	\$0	\$269,000	50%	\$134,500	50%	\$134,500	\$0	\$134,500	\$0
G3	Arthur Street Upgrade	Upgrade Arthur Street, Louisa Street to Garrison Road to Urban Standard, Local W/M and Collector SAN	2021 - 2021	\$699,500	\$0	\$699,500	50%	\$349,750	50%	\$349,750	\$0	\$349,750	\$0
G6	King St Upgrade	Upgrade King St to Urban Standard, Garrison Rd to Albany St	2022 - 2022	\$263,500	\$0	\$263,500	50%	\$131,750	50%	\$131,750	\$25,000	\$106,750	\$0
L1c	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, King Street to Garrison Road	2022 - 2022	\$607,500	\$0	\$607,500	50%	\$303,750	50%	\$303,750	\$0	\$303,750	\$0
L4	Beatrice Street Upgrade	Upgrade Beatrice Street, King Street to Lakeshore Road to Urban Standard, Local W/M and Trunk SAN Sewer	2022 - 2022	\$166,100	\$0	\$166,100	50%	\$83,050	50%	\$83,050	\$0	\$83,050	\$0
S4b	West Main Street Upgrade	Upgrade West Main Street to Urban Standard, May Avenue to Ott Road	2022 - 2022	\$515,500	\$0	\$515,500	50%	\$257,750	50%	\$257,750	\$0	\$257,750	\$0
S5	Ott Road Upgrade	Upgrade Ott Road to Urban Standard, South Tracks to West Main Street	2022 - 2022	\$171,800	\$0	\$171,800	50%	\$85,900	50%	\$85,900	\$0	\$85,900	\$0
T1c	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Burlleigh Road to Prospect Point Road	2023 - 2023	\$839,400	\$0	\$839,400	50%	\$419,700	50%	\$419,700	\$0	\$419,700	\$0
K3	Basset Avenue Upgrade	Upgrade Basset Avenue, Dominion Road to Edgemere Road to Urban Standard. (assume use existing STM outlet to Lake via Edgemere Ave and Helana St)	2023 - 2023	\$197,600	\$0	\$197,600	50%	\$98,800	50%	\$98,800	\$0	\$98,800	\$0
G2a	Alfred Street Upgrade	Upgrade Alfred Street, Garrison Road to Louisa Street to Urban Standard, Trunk W/M and SAN.	2024 - 2028	\$699,500	\$0	\$699,500	50%	\$349,750	50%	\$349,750	\$0	\$349,750	\$0
L6a	Dominion Road Sidewalks	Rose Ave to Helana Rd, s/w both sides	2024 - 2028	\$62,400	\$0	\$62,400	50%	\$31,200	50%	\$31,200	\$0	\$31,200	\$0
L6b	Dominion Road Sidewalks	Helena Rd to Basset Ave, s/w both sides	2024 - 2028	\$22,600	\$0	\$22,600	50%	\$11,300	50%	\$11,300	\$0	\$11,300	\$0
L6c	Dominion Road Sidewalks	Basset Ave to Bardol Ave, s/w both sides	2024 - 2028	\$74,900	\$0	\$74,900	0%	\$0	100%	\$74,900	\$0	\$74,900	\$0
L6d	Dominion Road Sidewalks	Bardol Ave to Albert Street, s/w both sides	2024 - 2028	\$49,900	\$0	\$49,900	0%	\$0	100%	\$49,900	\$0	\$49,900	\$0
R10a	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Dominion Rd to Parker Ave	2024 - 2028	\$86,900	\$0	\$86,900	50%	\$43,450	50%	\$43,450	\$0	\$43,450	\$0
R10b	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Parker Ave to Grove Ave	2024 - 2028	\$86,900	\$0	\$86,900	50%	\$43,450	50%	\$43,450	\$0	\$43,450	\$0
R11a	Parker Avenue Road Upgrade	Upgrade Parker Ave to Urban Standard, Gordon Ave to Wells Ave	2024 - 2028	\$146,200	\$0	\$146,200	50%	\$73,100	50%	\$73,100	\$0	\$73,100	\$0
R2	Ridge Road North Upgrade	Upgrade Ridge Road to Urban Standard, Nigh Road to South Limit (High School)	2024 - 2028	\$562,900	\$0	\$562,900	50%	\$281,450	50%	\$281,450	\$0	\$281,450	\$0
SH2	Gilmore Road Widening	Widen and Upgrade to Urban Standard from Pettit Road to Sunset Road	2024 - 2028	\$418,900	\$0	\$418,900	50%	\$209,450	50%	\$209,450	\$0	\$209,450	\$0

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
SH3b	Sunset Road Upgrade	Widen to Urban Standard, Sunset Drive, Bertie Street to Garrison Road	2024 - 2028	\$498,400	\$0	\$498,400	50%	\$249,200	50%	\$249,200	\$0	\$249,200	\$0
S9	Stevensville Rd Sidewalk	Provide 1.5 m wide Sidewalk, From Fire Hall to North Urban limit, (Arterial Road, s/w both sides)	2025 - 2025	\$82,900	\$0	\$82,900	0%	\$0	100%	\$82,900	\$0	\$82,900	\$0
T1bi	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Cook Ave to Bernard Rd	2026 - 2026	\$247,500	\$0	\$247,500	50%	\$123,750	50%	\$123,750	\$0	\$123,750	\$0
T1bii	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Cook Ave to Burleigh Rd	2026 - 2026	\$634,900	\$0	\$634,900	50%	\$317,450	50%	\$317,450	\$0	\$317,450	\$0
T1d	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Prospect Point Road to Ridge Road South	2026 - 2026	\$269,000	\$0	\$269,000	50%	\$134,500	50%	\$134,500	\$10,000	\$124,500	\$0
D2b	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Lawrence Avenue to Westbrook Avenue.	2027 - 2027	\$290,600	\$0	\$290,600	36%	\$104,616	64%	\$185,984	\$0	\$185,984	\$0
SH5	Spears Road South	Upgrade Spears Road to Urban Standard, with turn lanes from Garrison Road to Bertie Street.	2027 - 2027	\$714,700	\$0	\$714,700	50%	\$357,350	50%	\$357,350	\$0	\$357,350	\$0
T4	Burleigh Road Upgrade	Upgrade Burleigh Road, Thunder Bay Road to Dominion Road, to Urban Standard	2027 - 2027	\$590,000	\$0	\$590,000	50%	\$295,000	50%	\$295,000	\$0	\$295,000	\$0
W1	Walden Boulevard Upgrade	Upgrade Walden Boulevard to urban standard, Hospitality Drive to Concession Road. Deduct amount paid through SPA.	2027 - 2027	\$261,200	\$0	\$261,200	50%	\$130,600	50%	\$130,600	\$0	\$130,600	\$0
BP17	Sutherland Avenue Upgrade	Widen, Upgrade to Rural, Cairns Cres to Arcadia Street, Widen Road Rural X-Section, Reconstruct/Upgrade Road Base and Drainage, (Widen Structures see B&C)	2029 - 2030	\$499,600	\$0	\$499,600	50%	\$249,800	50%	\$249,800	\$0	\$249,800	\$0
R1	Nigh Road Upgrade	Upgrade Nigh Road to Urban Standard, Ridge Road to Gorham Road	2029 - 2030	\$876,400	\$0	\$876,400	50%	\$438,200	50%	\$438,200	\$0	\$438,200	\$0
SH1b	Pettit Road South Upgrade/Widening	Upgrade Pettit Road South to Urban Standard(two lane) from Bertie Street, to Garrison Road. Replace/Upsize cast iron watermain	2029 - 2030	\$469,700	\$0	\$469,700	50%	\$234,850	50%	\$234,850	\$0	\$234,850	\$0
SH4a	Bertie Street Upgrade	Widen Bertie Street to urban standard, Spears Road to Pettit Road (access to Spears area development).	2029 - 2030	\$821,900	\$0	\$821,900	50%	\$410,950	50%	\$410,950	\$0	\$410,950	\$0
SH7	Benner Avenue	Upgrade Benner Avenue to Urban Standard, Garrison Road to Florence Drive and Replace cast iron wm	2029 - 2030	\$142,900	\$0	\$142,900	50%	\$71,450	50%	\$71,450	\$0	\$71,450	\$0
D2c	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Westbrook Avenue to River Trail.	2029 - 2030	\$247,500	\$0	\$247,500	36%	\$89,100	64%	\$158,400	\$0	\$158,400	\$0
BP18	Arcadia Street Upgrade	Upgrade to Rural, Sutherland Ave to Pettit Rd N, Widen Road Rural X-Section, Reconstruct/Upgrade Road Base and Drainage, (Widen Structures see B&C)	2031 - 2034	\$177,300	\$0	\$177,300	50%	\$88,650	50%	\$88,650	\$0	\$88,650	\$0
BP20b	Thompson Road Upgrade	Upgrade to Urban Standard, Bowen Rd to Arcadia St	2031 - 2034	\$828,600	\$0	\$828,600	50%	\$414,300	50%	\$414,300	\$0	\$414,300	\$0
BP20c	Thompson Road Upgrade	Upgrade to Urban Standard, Arcadia St to Niagara Parkway	2031 - 2034	\$882,500	\$0	\$882,500	50%	\$441,250	50%	\$441,250	\$0	\$441,250	\$0
G2b	Alfred Street Upgrade	Upgrade Alfred Street, Louisa Street to Albany Street	2031 - 2034	\$893,200	\$0	\$893,200	50%	\$446,600	50%	\$446,600	\$0	\$446,600	\$0
R5a	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Rebstock Rd to Rochelle Cr	2031 - 2034	\$209,400	\$0	\$209,400	50%	\$104,700	50%	\$104,700	\$0	\$104,700	\$0
SH1a	Pettit Road South Upgrade	Upgrade and widen Pettit Road South from Gilmore Road to Bertie Street.	2031 - 2034	\$869,300	\$0	\$869,300	50%	\$434,650	50%	\$434,650	\$0	\$434,650	\$0
SH3a	Sunset Road Upgrade	Widen to Urban Standard Sunset Drive, Gilmore Road to Bertie Street.	2031 - 2034	\$616,400	\$0	\$616,400	50%	\$308,200	50%	\$308,200	\$0	\$308,200	\$0

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
T1a	Thunder Bay Road Upgrade	Upgrade Thunder Bay Rd to Urban Standard, Shirley Rd to Bernard Rd	2031 - 2034	\$393,100	\$0	\$393,100	50%	\$196,550	50%	\$196,550	\$0	\$196,550	\$0
T3a	Bernard Road Upgrade	Upgrade Bernard Road, Dominion Road to Risley Ave, to Urban Standard	2031 - 2034	\$297,900	\$0	\$297,900	50%	\$148,950	50%	\$148,950	\$0	\$148,950	\$0
T3b	Bernard Road Upgrade	Upgrade Bernard Road, Risley Ave to Evadere Ave, to Urban Standard	2031 - 2034	\$166,100	\$0	\$166,100	50%	\$83,050	50%	\$83,050	\$0	\$83,050	\$0
T3c	Bernard Road Upgrade	Upgrade Bernard Road, Evadere Ave Thunder Bay Rd, to Urban Standard	2031 - 2034	\$126,000	\$0	\$126,000	50%	\$63,000	50%	\$63,000	\$0	\$63,000	\$0
BP21	Sunset Drive N	Construct Industrial Road, Rural X-Section, (110m Max Length Cul-De-Sac)	2034 - 2038	\$102,700	\$0	\$102,700	50%	\$51,350	50%	\$51,350	\$0	\$51,350	\$0
K2a	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Trunk SAN Sewer to Dominion Road.	2034 - 2038	\$584,300	\$0	\$584,300	50%	\$292,150	50%	\$292,150	\$0	\$292,150	\$0
S2	East Main Street Upgrade	Upgrade East Main Street to Urban Standard, Stevensville Road to East Avenue	2034 - 2038	\$257,300	\$0	\$257,300	50%	\$128,650	50%	\$128,650	\$0	\$128,650	\$0
K2b	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road.	2039 - 2040	\$328,760	\$0	\$328,760	50%	\$164,380	50%	\$164,380	\$0	\$164,380	\$0
K2b	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road.	2041 - 2043	\$493,140	\$0	\$493,140	50%	\$246,570	50%	\$246,570	\$0	\$0	\$246,570
L1b	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, Helena Street to Albert Street	2039 - 2040	\$197,040	\$0	\$197,040	50%	\$98,520	50%	\$98,520	\$0	\$98,520	\$0
L1b	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, Helena Street to Albert Street	2041 - 2043	\$295,560	\$0	\$295,560	50%	\$147,780	50%	\$147,780	\$0	\$0	\$147,780
FE4	Jarvis St Extension	Extend Jarvis St, Two Lane Urban X section, Crooks to Phipps St, Realign Phipps St for intersection	2044 - 2048	\$1,485,100	\$0	\$1,485,100	0%	\$0	100%	\$1,485,100	\$0	\$0	\$1,485,100
FE5a	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section, Bridge St to Jarvis St, Bridge over Railway Tracks	2044 - 2048	\$5,118,900	\$0	\$5,118,900	0%	\$0	100%	\$5,118,900	\$0	\$0	\$5,118,900
FE5b	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section, Gilmore Rd to Dunlop St	2044 - 2048	\$408,900	\$0	\$408,900	0%	\$0	100%	\$408,900	\$0	\$0	\$408,900
S3	East Main Street Upgrade	Upgrade East Main Street to Urban Standard, Utvich Parkway to Winger Road	2044 - 2048	\$163,300	\$0	\$163,300	50%	\$81,650	50%	\$81,650	\$0	\$0	\$81,650
BP2a	Pettit Road North Widen and Upgrade	Upgrade and Widen Pettit Road North from Gilmore Road to T & T Plaza Entrance, Semi Urban X Section C&G, no S/W, 4 lanes and turning lanes.	2019 - 2023	\$330,000	\$0	\$330,000	50%	\$165,000	50%	\$165,000	\$0	\$165,000	\$0
BP2b	Pettit Road North Widening	Upgrade Pettit Road North to Industrial Service Road Standard, from T&T Plaza Entrance to Bridge Street. Semi Urban X Section C&G, no S/W	2019 - 2023	\$707,200	\$0	\$707,200	50%	\$353,600	50%	\$353,600	\$0	\$353,600	\$0
BP15	Intersection Improvements - Fort Erie Industrial Business District	Intersection Improvements (turn lanes etc)- Various Locations	2024 - 2028	\$616,600	\$0	\$616,600	0%	\$0	100%	\$616,600	\$0	\$616,600	\$0
BP2c	Pettit Road North Widening	Widen and upgrade Pettit Road North to Service Road Standard, from Bridge Street to Bowen Road. Watermain Regional DCS	2031 - 2034	\$709,700	\$0	\$709,700	50%	\$354,850	50%	\$354,850	\$0	\$354,850	\$0
BP2d	Pettit Road North Upgrade	Widen and upgrade to Rural, Bowen Rd to Arcadia St to, Widen Road Rural X-Section, Reconstruct/Upgrade Road Base and Drainage, (Widen Structures see B&C)	2034 - 2038	\$567,200	\$0	\$567,200	50%	\$283,600	50%	\$283,600	\$0	\$283,600	\$0
Total Roads and Related Projects				\$36,908,300	\$0	\$36,908,300	\$13,327,508		\$23,580,792		\$2,070,052	\$14,021,840	\$7,488,900

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TABLE 3

**TOWN OF FORT ERIE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
ROADS AND RELATED
2018-2041
TOWN-WIDE UNIFORM CHARGE**

Ultimate Year Growth in Population in New Units	12,226
Employment Growth	6,489
Ultimate Growth in Square Meters	454,245

	Development-Related Capital Forecast								
	Total (Net of Grants/ Subsidies) (\$000)	Non- Growth Related Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
						%	\$000	%	\$000
ROADS AND RELATED									
Total Roads and Related Projects	\$36,908.30	\$13,327.51	\$2,070.05	\$7,488.90	\$14,021.84	65.3%	\$9,159.98	34.7%	\$4,861.86
TOTAL ROADS AND RELATED	\$36,908.30	\$13,327.51	\$2,070.05	\$7,488.90	\$14,021.84		\$9,159.98		\$4,861.86
Unadjusted Development Charge Per Capita (\$)							\$749.22		
Unadjusted Development Charge Per Sq. M. (\$)									\$10.70

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TABLE 4

TOWN OF FORT ERIE
ROADS AND RELATED
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWN-WIDE UNIFORM CHARGES

ROADS AND RELATED: RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPENING CASH BALANCE (\$000)	\$0.0	\$314.8	\$465.1	\$560.6	\$377.2	(\$77.6)	(\$245.3)	(\$256.9)	(\$326.4)	(\$776.5)	(1,576.6)	(1,636.2)	(1,860.5)	(2,092.5)
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS														
Roads and Related: Residential: Non Inflated	\$48.5	\$229.4	\$295.2	\$560.3	\$790.9	\$518.1	\$378.9	\$433.0	\$748.4	\$1,011.8	\$378.9	\$510.7	\$510.7	\$503.8
Roads and Related: Residential: Inflated	\$48.5	\$234.0	\$307.1	\$594.6	\$856.0	\$572.0	\$426.7	\$497.4	\$876.9	\$1,209.2	\$461.8	\$635.0	\$647.7	\$651.7
NEW RESIDENTIAL DEVELOPMENT														
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	496	502	509	516
REVENUE														
- DC Receipts: Inflated	\$357.9	\$370.8	\$385.0	\$397.0	\$400.5	\$413.0	\$428.5	\$443.6	\$456.3	\$472.1	\$488.5	\$504.3	\$521.5	\$539.3
INTEREST														
- Interest on Opening Balance	\$0.0	\$11.0	\$16.3	\$19.6	\$13.2	(\$4.3)	(\$13.5)	(\$14.1)	(\$17.9)	(\$42.7)	(\$86.7)	(\$90.0)	(\$102.3)	(\$115.1)
- Interest on In-year Transactions	\$5.4	\$2.4	\$1.4	(\$5.4)	(\$12.5)	(\$4.4)	\$0.0	(\$1.5)	(\$11.6)	(\$20.3)	\$0.5	(\$3.6)	(\$3.5)	(\$3.1)
TOTAL REVENUE	\$363.3	\$384.2	\$402.6	\$411.1	\$401.2	\$404.4	\$415.1	\$428.0	\$426.7	\$409.2	\$402.2	\$410.7	\$415.7	\$421.1
CLOSING CASH BALANCE	\$314.8	\$465.1	\$560.6	\$377.2	(\$77.6)	(\$245.3)	(\$256.9)	(\$326.4)	(\$776.5)	(\$1,576.6)	(\$1,636.2)	(\$1,860.5)	(\$2,092.5)	(\$2,323.1)

ROADS AND RELATED: RESIDENTIAL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$2,323.1)	(\$2,561.1)	(\$2,806.5)	(\$3,197.6)	(\$2,888.0)	(\$2,542.2)	(\$2,160.2)	(\$1,736.9)	(\$1,249.6)	(\$716.3)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS											
Roads and Related: Residential: Non: Inflated	\$503.8	\$503.8	\$602.5	\$98.7	\$98.7	\$98.7	\$98.7	\$85.9	\$85.9	\$0.0	\$9,095.4
Roads and Related: Residential: Inflated	\$664.7	\$678.0	\$827.1	\$138.3	\$141.0	\$143.8	\$146.7	\$130.2	\$132.8	\$0.0	\$11,021.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	523	530	538	544	552	558	566	574	580	583	12,226
REVENUE											
- DC Receipts: Inflated	\$557.5	\$576.3	\$596.7	\$615.4	\$637.0	\$656.8	\$679.5	\$702.9	\$724.4	\$742.7	\$12,667.5
INTEREST											
- Interest on Opening Balance	(\$127.8)	(\$140.9)	(\$154.4)	(\$175.9)	(\$158.8)	(\$139.8)	(\$118.8)	(\$95.5)	(\$68.7)	(\$39.4)	(\$1,646.5)
- Interest on In-year Transactions	(\$2.9)	(\$2.8)	(\$6.3)	\$8.4	\$8.7	\$9.0	\$9.3	\$10.0	\$10.4	\$13.0	\$0.5
TOTAL REVENUE	\$426.8	\$432.6	\$436.0	\$447.9	\$486.8	\$525.9	\$570.0	\$617.4	\$666.1	\$716.3	\$11,021.5
CLOSING CASH BALANCE	(\$2,561.1)	(\$2,806.5)	(\$3,197.6)	(\$2,888.0)	(\$2,542.2)	(\$2,160.2)	(\$1,736.9)	(\$1,249.6)	(\$716.3)	\$0.0	

2018 Adjusted Charge Per Capita \$ 807.92

Allocation of Capital Program
Residential Sector 65.3%
Non-Residential Sector 34.7%

Rates for 2018
Inflation Rate 2.0%
Interest Rate on Positive Balances 3.5%
Interest Rate on Negative Balances 5.5%

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TABLE 4

TOWN OF FORT ERIE
ROADS AND RELATED
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWN-WIDE UNIFORM CHARGES

ROADS AND RELATED: NON-RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPENING CASH BALANCE (\$000)	\$0.0	\$148.8	\$209.5	\$240.9	\$124.1	(\$130.7)	(\$233.4)	(\$253.4)	(\$303.8)	(\$554.2)	(\$988.7)	(\$1,029.5)	(\$1,155.2)	(\$1,283.8)
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS														
Roads and Related: Non-Residential: Non: Inflated	\$25.7	\$121.8	\$156.7	\$297.4	\$419.8	\$275.0	\$201.1	\$229.8	\$397.2	\$537.1	\$201.1	\$271.1	\$271.1	\$267.4
Roads and Related: Non-Residential: Inflated	\$25.7	\$124.2	\$163.0	\$315.6	\$454.4	\$303.6	\$226.5	\$264.0	\$465.4	\$641.8	\$245.1	\$337.1	\$343.8	\$345.9
NEW NON-RESIDENTIAL DEVELOPMENT														
- New Building GFA - square metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	18,130	18,550	18,900	19,320
REVENUE														
- DC Receipts: Inflated	\$172.0	\$178.8	\$186.6	\$193.8	\$202.1	\$210.7	\$219.5	\$228.6	\$238.0	\$248.6	\$258.5	\$269.8	\$280.4	\$292.4
INTEREST														
- Interest on Opening Balance	\$0.0	\$5.2	\$7.3	\$8.4	\$4.3	(\$7.2)	(\$12.8)	(\$13.9)	(\$16.7)	(\$30.5)	(\$54.4)	(\$56.6)	(\$63.5)	(\$70.6)
- Interest on In-year Transactions	\$2.6	\$1.0	\$0.4	(\$3.3)	(\$6.9)	(\$2.6)	(\$0.2)	(\$1.0)	(\$6.3)	(\$10.8)	\$0.2	(\$1.8)	(\$1.7)	(\$1.5)
TOTAL REVENUE	\$174.5	\$184.9	\$194.3	\$198.9	\$199.5	\$200.9	\$206.5	\$213.7	\$215.0	\$207.3	\$204.4	\$211.4	\$215.1	\$220.3
CLOSING CASH BALANCE	\$148.8	\$209.5	\$240.9	\$124.1	(\$130.7)	(\$233.4)	(\$253.4)	(\$303.8)	(\$554.2)	(\$988.7)	(\$1,029.5)	(\$1,155.2)	(\$1,283.8)	(\$1,409.4)

ROADS AND RELATED: NON-RESIDENTIAL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$1,409.4)	(\$1,536.4)	(\$1,664.5)	(\$1,867.6)	(\$1,693.8)	(\$1,497.7)	(\$1,276.6)	(\$1,029.9)	(\$743.9)	(\$426.2)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS											
Roads and Related: Non-Residential: Non: Inflated	\$267.4	\$267.4	\$319.8	\$52.4	\$52.4	\$52.4	\$52.4	\$45.6	\$45.6	\$0.0	\$4,827.6
Roads and Related: Non-Residential: Inflated	\$352.8	\$359.9	\$439.0	\$73.4	\$74.9	\$76.3	\$77.9	\$69.1	\$70.5	\$0.0	\$5,849.9
NEW NON-RESIDENTIAL DEVELOPMENT											
- New Building GFA - square metres	19,740	20,160	20,580	21,070	21,490	21,980	22,400	22,890	23,380	23,955	454,245
REVENUE											
- DC Receipts: Inflated	\$304.7	\$317.4	\$330.5	\$345.1	\$359.1	\$374.6	\$389.4	\$405.9	\$422.9	\$441.9	\$6,871.2
INTEREST											
- Interest on Opening Balance	(\$77.5)	(\$84.5)	(\$91.5)	(\$102.7)	(\$93.2)	(\$82.4)	(\$70.2)	(\$56.6)	(\$40.9)	(\$23.4)	(\$1,024.0)
- Interest on In-year Transactions	(\$1.3)	(\$1.2)	(\$3.0)	\$4.8	\$5.0	\$5.2	\$5.5	\$5.9	\$6.2	\$7.7	\$2.7
TOTAL REVENUE	\$225.9	\$231.7	\$236.0	\$247.2	\$270.9	\$297.4	\$324.6	\$355.1	\$388.1	\$426.2	\$5,849.9
CLOSING CASH BALANCE	(\$1,536.4)	(\$1,664.5)	(\$1,867.6)	(\$1,693.8)	(\$1,497.7)	(\$1,276.6)	(\$1,029.9)	(\$743.9)	(\$426.2)	(\$0.0)	

2018 Adjusted Charge Per Square Metre	\$11.70
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Allocation of Capital Program	
Residential Sector	65.3%
Non-Residential Sector	34.7%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C.2

Water Supply Services

Appendix C.2

Water Supply Services

Table 1 2018 – 2041 Development-Related Capital Program

The development-related capital program for the Water Supply System amounts to \$5.25 million and is required to service development to build-out of the Town's current designated lands. The program provides for the recovery of the past commitment for works completed on Thompson Road as well as several watermain upgrades.

Table 2 Calculation of the Unadjusted Development Charges

Table 2 displays the calculated development charge rates for Water Supply Services. The total capital program amounts to \$5.25 million. A prior growth share is identified as funds available in the Water Supply Services DC reserve fund balance of \$76,500 and is applied to program. The benefit to existing share of \$830,300 is also removed from the calculations, which will need to be funded through non-DC sources. A further share of \$1.84 million is removed from the calculations as this represents the post period benefit share.

The DC eligible amount related to new development is reduced to \$2.50 million and is allocated 65.3 per cent to the residential sector, and 34.7 per cent to the non-residential sector (based on shares of future population and employment growth). As such, the residential sector bears \$1.64 million of the development-related capital program. This cost, divided by the anticipated population growth in new units yields a calculated charge of \$133.83 per capita. The non-residential costs of \$868,500 divided by the anticipated new non-residential floor space, which yields a charge of \$1.91 per square metre.

Table 3 Cash Flow Analysis

After cash flow and reserve fund analysis, the residential calculated charge increased to \$136.19 per capita and the non-residential calculated charge increased to \$1.96 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Water Supply Services development charge:

WATER SUPPLY SERVICES SUMMARY					
2018 - 2041		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$5,253,576	\$2,504,669	\$133.83	\$1.91	\$136.19	\$1.96

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
WATER SUPPLY SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
BP20a	Thompson Road Upgrade	Upgrade to Urban Standard, Phipps Street to Bowen Rd, 300mm dia PVC WM to complete loop, reinforce system to Marina	2019 - 2023	\$261,300	\$0	\$261,300	0%	\$0	100%	\$261,300	\$76,538	\$184,762	\$0
2011-74	Thompson Road DC Debt	Remaining Principal and Interest Payments as at Dec.31, 2013	2019 - 2031	\$287,176.40	\$0	\$287,176	0%	\$0	100%	\$287,176	\$0	\$287,176	\$0
Town3	Master Plan Updates	Update Master Plan Servicing Studies	2023 - 2023	\$168,200	\$0	\$168,200	0%	\$0	100%	\$168,200	\$0	\$168,200	\$0
D2b	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Lawrence Avenue to Westbrook Avenue. W/M already installed, carry forward from 1999 Special Area DC\$	2024 - 2028	\$69,300	\$0	\$69,300	0%	\$0	100%	\$69,300	\$0	\$69,300	\$0
D2c	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Westbrook Avenue to River Trail. W/M already installed, development portion remaining to be collected,carry forward from 1999 Special Area DC\$	2024 - 2028	\$84,700	\$0	\$84,700	0%	\$0	100%	\$84,700	\$0	\$84,700	\$0
R5a	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Rebstock Rd to Rochelle Cr	2024 - 2028	\$132,900	\$0	\$132,900	50%	\$66,450	50%	\$66,450	\$0	\$66,450	\$0
SH7	Benner Avenue	Upgrade Benner Avenue to Urban Standard, Garrison Road to Florence Drive and Replace cast iron wn	2029 - 2030	\$325,800	\$0	\$325,800	50%	\$162,900	50%	\$162,900	\$0	\$162,900	\$0
BP20b	Thompson Road Upgrade	Upgrade to Urban Standard, Bowen Rd to Arcadia St., 300mm dia PVC WM, to complete loop, reinforce system to Marina	2031 - 2034	\$467,800	\$0	\$467,800	0%	\$0	100%	\$467,800	\$0	\$467,800	\$0
BP20c	Thompson Road Upgrade	Upgrade to Urban Standard, Arcadia St to Niagara Pkwy, 300mm dia PVC WM, to complete loop, reinforce system to Marina	2031 - 2034	\$498,200	\$0	\$498,200	0%	\$0	100%	\$498,200	\$0	\$498,200	\$0
SH1b	Pettit Road South Upgrade/Widening	Upgrade Pettit Road South to Urban Standard(two lane) from Garrison Road to Nathaniel Rd. Replace/Upsize cast iron watermain	2031 - 2034	\$196,400	\$0	\$196,400	50%	\$98,200	50%	\$98,200	\$0	\$98,200	\$0
S6	Watermain to Complete Loop	Watermain on Easement, Stevensville Road to east limit, Village Creek	2034 - 2038	\$369,900	\$0	\$369,900	0%	\$0	100%	\$369,900	\$0	\$369,900	\$0
FE4	Jarvis St Extension	Extend Jarvis St, Two Lane Urban X section, Crooks to Phipps St, Realign Phipps St for intersection	2044 - 2048	\$767,300	\$0	\$767,300	0%	\$0	100%	\$767,300	\$0	\$0	\$767,300
FE5a	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section,Bridge St to Jarvis St, Bridge over Railway Tracks	2044 - 2048	\$383,700	\$0	\$383,700	0%	\$0	100%	\$383,700	\$0	\$0	\$383,700
K1a	Helena Street Upgrade	Helena Street, Phillips St to Garrison Rd. Collector SAN Sewer & STM	2044 - 2048	\$591,200	\$0	\$591,200	50%	\$295,600	50%	\$295,600	\$0	\$0	\$295,600
K1b	Helena Street Upgrade	Dominion Rd to Phillips St Collector SAN Sewer & STM	2044 - 2048	\$414,300	\$0	\$414,300	50%	\$207,150	50%	\$207,150	\$0	\$0	\$207,150
BP7c	Bowen Road	West Ave to Thompson Rd Watermain and Sanitary Sewer Extension	2040 - 2040	\$47,080	\$0	\$47,080	0%	\$0	100%	\$47,080	\$0	\$47,080	\$0
BP7c	Bowen Road	West Ave to Thompson Rd Watermain and Sanitary Sewer Extension	2041 - 2044	\$188,320	\$0	\$188,320	0%	\$0	100%	\$188,320	\$0	\$0	\$188,320
Total Water Supply Services Projects				\$5,253,576	\$0	\$5,253,576	\$830,300		\$4,423,276		\$76,538	\$2,504,669	\$1,842,070

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TABLE 2

**TOWN OF FORT ERIE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WATER SUPPLY SERVICES
TOWN-WIDE UNIFORM CHARGE**

Ultimate Year Growth in Population in New Units	12,226
Employment Growth	6,489
Ultimate Growth in Square Meters	454,245

	Development-Related Capital Forecast								
	Total (Net of Grants/ Subsidies) (\$000)	Non- Growth Related Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
						%	\$000	%	\$000
WATER SUPPLY SERVICES									
Total Water Supply Services Projects	\$5,253.58	\$830.30	\$76.54	\$1,842.07	\$2,504.67	65.3%	\$1,636.21	34.7%	\$868.45
TOTAL WATER SUPPLY SERVICES	\$5,253.58	\$830.30	\$76.54	\$1,842.07	\$2,504.67		\$1,636.21		\$868.45
Unadjusted Development Charge Per Capita (\$)							\$133.83		
Unadjusted Development Charge Per Sq. M. (\$)									\$1.91

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TABLE 3

TOWN OF FORT ERIE
WATER SUPPLY SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWN-WIDE UNIFORM CHARGES

WATER SUPPLY SERVICES: RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPENING CASH BALANCE (\$000)	\$0.0	\$61.4	\$87.1	\$115.4	\$145.8	\$177.2	\$86.5	\$113.5	\$143.0	\$174.7	\$209.3	\$246.8	\$256.3	\$267.5
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS														
Water Supply Services: Residential: Non Inflated	\$0.0	\$38.6	\$38.6	\$38.6	\$38.6	\$148.5	\$43.2	\$43.2	\$43.2	\$43.2	\$43.2	\$67.6	\$67.6	\$188.2
Water Supply Services: Residential: Inflated	\$0.0	\$39.3	\$40.1	\$40.9	\$41.8	\$163.9	\$48.7	\$49.7	\$50.7	\$51.7	\$52.7	\$84.1	\$85.8	\$243.5
NEW RESIDENTIAL DEVELOPMENT														
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	496	502	509	516
REVENUE														
- DC Receipts: Inflated	\$60.3	\$62.5	\$64.9	\$66.9	\$67.5	\$69.6	\$72.2	\$74.8	\$76.9	\$79.6	\$82.3	\$85.0	\$87.9	\$90.9
INTEREST														
- Interest on Opening Balance	\$0.0	\$2.1	\$3.0	\$4.0	\$5.1	\$6.2	\$3.0	\$4.0	\$5.0	\$6.1	\$7.3	\$8.6	\$9.0	\$9.4
- Interest on In-year Transactions	\$1.1	\$0.4	\$0.4	\$0.5	\$0.5	(\$2.6)	\$0.4	\$0.4	\$0.5	\$0.5	\$0.5	\$0.0	\$0.0	(\$4.2)
TOTAL REVENUE	\$61.4	\$65.1	\$68.4	\$71.4	\$73.1	\$73.2	\$75.7	\$79.2	\$82.4	\$86.2	\$90.2	\$93.7	\$96.9	\$96.1
CLOSING CASH BALANCE	\$61.4	\$87.1	\$115.4	\$145.8	\$177.2	\$86.5	\$113.5	\$143.0	\$174.7	\$209.3	\$246.8	\$256.3	\$267.5	\$120.0

WATER SUPPLY SERVICES: RESIDENTIAL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	\$120.0	(\$14.8)	(\$156.2)	(\$374.7)	(\$358.6)	(\$339.3)	(\$317.0)	(\$290.9)	(\$186.4)	(\$120.8)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS											
Water Supply Services: Residential: Non: Inflated	\$173.8	\$173.8	\$222.1	\$48.3	\$48.3	\$48.3	\$48.3	\$0.0	\$30.8	\$0.0	\$1,636.2
Water Supply Services: Residential: Inflated	\$229.3	\$233.9	\$304.9	\$67.7	\$69.0	\$70.4	\$71.8	\$0.0	\$47.5	\$0.0	\$2,087.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	523	530	538	544	552	558	566	574	580	583	12,226
REVENUE											
- DC Receipts: Inflated	\$94.0	\$97.1	\$100.6	\$103.7	\$107.4	\$110.7	\$114.5	\$118.5	\$122.1	\$125.2	\$2,135.4
INTEREST											
- Interest on Opening Balance	\$4.2	(\$0.8)	(\$8.6)	(\$20.6)	(\$19.7)	(\$18.7)	(\$17.4)	(\$16.0)	(\$10.3)	(\$6.6)	(\$41.6)
- Interest on In-year Transactions	(\$3.7)	(\$3.8)	(\$5.6)	\$0.6	\$0.7	\$0.7	\$0.7	\$2.1	\$1.3	\$2.2	(\$6.4)
TOTAL REVENUE	\$94.5	\$92.6	\$86.4	\$83.8	\$88.3	\$92.8	\$97.9	\$104.6	\$113.2	\$120.8	\$2,087.5
CLOSING CASH BALANCE	(\$14.8)	(\$156.2)	(\$374.7)	(\$358.6)	(\$339.3)	(\$317.0)	(\$290.9)	(\$186.4)	(\$120.8)	(\$0.0)	

2018 Adjusted Charge Per Capita \$ 136.19

Allocation of Capital Program	
Residential Sector	65.3%
Non-Residential Sector	34.7%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX C.2
TABLE 3

TOWN OF FORT ERIE
WATER SUPPLY SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWN-WIDE UNIFORM CHARGES

WATER SUPPLY SERVICES: NON-RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPENING CASH BALANCE (\$000)	\$0.0	\$29.4	\$39.7	\$51.2	\$64.0	\$78.2	\$27.9	\$40.0	\$53.6	\$68.8	\$85.7	\$104.4	\$108.7	\$114.0
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS														
Water Supply Services: Non-Residential: Non: Inflated	\$0.0	\$20.5	\$20.5	\$20.5	\$20.5	\$78.8	\$22.9	\$22.9	\$22.9	\$22.9	\$22.9	\$35.9	\$35.9	\$99.9
Water Supply Services: Non-Residential: Inflated	\$0.0	\$20.9	\$21.3	\$21.7	\$22.2	\$87.0	\$25.8	\$26.4	\$26.9	\$27.4	\$28.0	\$44.6	\$45.5	\$129.2
NEW NON-RESIDENTIAL DEVELOPMENT														
- New Building GFA - square metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	18,130	18,550	18,900	19,320
REVENUE														
- DC Receipts: Inflated	\$28.9	\$30.0	\$31.3	\$32.5	\$33.9	\$35.3	\$36.8	\$38.4	\$39.9	\$41.7	\$43.4	\$45.3	\$47.1	\$49.1
INTEREST														
- Interest on Opening Balance	\$0.0	\$1.0	\$1.4	\$1.8	\$2.2	\$2.7	\$1.0	\$1.4	\$1.9	\$2.4	\$3.0	\$3.7	\$3.8	\$4.0
- Interest on In-year Transactions	\$0.5	\$0.2	\$0.2	\$0.2	\$0.2	(\$1.4)	\$0.2	\$0.2	\$0.2	\$0.2	\$0.3	\$0.0	\$0.0	(\$2.2)
TOTAL REVENUE	\$29.4	\$31.2	\$32.9	\$34.5	\$36.4	\$36.7	\$38.0	\$40.0	\$42.0	\$44.4	\$46.7	\$48.9	\$50.9	\$50.8
CLOSING CASH BALANCE	\$29.4	\$39.7	\$51.2	\$64.0	\$78.2	\$27.9	\$40.0	\$53.6	\$68.8	\$85.7	\$104.4	\$108.7	\$114.0	\$35.6

WATER SUPPLY SERVICES: NON-RESIDENTIAL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	\$35.6	(\$35.6)	(\$110.5)	(\$225.8)	(\$215.9)	(\$203.7)	(\$189.0)	(\$171.7)	(\$111.9)	(\$71.5)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS											
Water Supply Services: Non-Residential: Non: Inflated	\$92.2	\$92.2	\$117.9	\$25.7	\$25.7	\$25.7	\$25.7	\$0.0	\$16.3	\$0.0	\$868.5
Water Supply Services: Non-Residential: Inflated	\$121.7	\$124.2	\$161.9	\$35.9	\$36.6	\$37.4	\$38.1	\$0.0	\$25.2	\$0.0	\$1,108.0
NEW NON-RESIDENTIAL DEVELOPMENT											
- New Building GFA - square metres	19,740	20,160	20,580	21,070	21,490	21,980	22,400	22,890	23,380	23,955	454,245
REVENUE											
- DC Receipts: Inflated	\$51.1	\$53.3	\$55.5	\$57.9	\$60.2	\$62.9	\$65.3	\$68.1	\$70.9	\$74.1	\$1,152.9
INTEREST											
- Interest on Opening Balance	\$1.2	(\$2.0)	(\$6.1)	(\$12.4)	(\$11.9)	(\$11.2)	(\$10.4)	(\$9.4)	(\$6.2)	(\$3.9)	(\$41.9)
- Interest on In-year Transactions	(\$1.9)	(\$1.9)	(\$2.9)	\$0.4	\$0.4	\$0.4	\$0.5	\$1.2	\$0.8	\$1.3	(\$3.0)
TOTAL REVENUE	\$50.4	\$49.3	\$46.5	\$45.9	\$48.8	\$52.1	\$55.4	\$59.8	\$65.6	\$71.5	\$1,108.0
CLOSING CASH BALANCE	(\$35.6)	(\$110.5)	(\$225.8)	(\$215.9)	(\$203.7)	(\$189.0)	(\$171.7)	(\$111.9)	(\$71.5)	(\$0.0)	

2018 Adjusted Charge Per Square Metre	\$1.96
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Allocation of Capital Program	
Residential Sector	65.3%
Non-Residential Sector	34.7%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C.3

Wastewater Services

Appendix C.3

Wastewater Services

Table 1 2018 – 2041 Development-Related Capital Program

The capital program for Wastewater Services projects amounts to \$33.86 million. Two large recoveries include the Arcadia Street Sewage Pumping Station and Forcemain and the remaining principal and interest payments for works completed at Frenchman’s Creek and Garrison Road. Other works include various wastewater main upgrades and a provision for a new wastewater master plan.

Table 2 Calculation of the Unadjusted Development Charges

In total, the Wastewater Services DC capital program amounts to \$33.86 million. No funds are available in the Wastewater Services DC reserve fund and as such, no deductions are made. A post period benefit share of \$3.41 million is removed from DC recovery and will be considered for recovery in subsequent DC Study updates. In total, \$30.45 million is brought forward to the DC calculation. 65.3 per cent of these costs are apportioned to the residential sector, while the remaining 34.7 per cent are apportioned to the non-residential sector (based on shares of future population and employment growth). This yields a calculated charge of \$1,626.90 per capita and \$23.24 per square metre.

Table 3 Cash Flow Analysis

After cash flow and reserve fund analysis, the residential calculated charge increases to \$1,643.77 per capita and the non-residential charge increases to \$23.68 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Wastewater development charge:

WASTEWATER SERVICES SUMMARY					
2018 - 2041		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$33,859,243	\$30,447,803	\$1,626.90	\$23.24	\$1,643.77	\$23.68

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTEWATER SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Cost	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
	Recovery of Negative Reserve Fund Balance		2018 - 2018	\$136,589	\$0	\$136,589	0%	\$0.00	100%	\$136,589	\$0	\$136,589	\$0
2011-74	Frenchman's Creek DC Debt	Remaining Principal and Interest Payments as at Dec.31, 2018	2019 - 2031	\$1,073,600	\$0	\$1,073,600	0%	\$0	100%	\$1,073,600	\$0	\$1,073,600	\$0
2012-741	Garrison Road DC Debt	Remaining Principal and Interest Payments as at Dec.31, 2018	2019 - 2031	\$2,530,555	\$0	\$2,530,555	0%	\$0	100%	\$2,530,555	\$0	\$2,530,555	\$0
G1a	Louisa Street Upgrade	Upgrade Louisa Street, Alfred Street to Arthur Street, to Urban Standard - 250mm dia SAN	2021 - 2021	\$162,000	\$0	\$162,000	0%	\$0	100%	\$162,000	\$0	\$162,000	\$0
G1b	Louisa Street Trunk Servicing	Trunk W/M, SAN and STM. Unimproved Road, Road Costs are Excluded Local Service) - 250mm dia SAN	2021 - 2021	\$207,300	\$0	\$207,300	0%	\$0	100%	\$207,300	\$0	\$207,300	\$0
G3	Arthur Street Upgrade	Upgrade Arthur Street, Louisa Street to Garrison Road to Urban Standard. Local W/M and Collector SAN - 200mm dia SAN	2021 - 2021	\$411,000	\$0	\$411,000	0%	\$0	100%	\$411,000	\$0	\$411,000	\$0
Town3	Master Plan Updates	Update Master Plan Servicing Studies, SAN sewer System Master Plan Update	2023 - 2023	\$168,200	\$0	\$168,200	0%	\$0	100%	\$168,200	\$0	\$168,200	\$0
SH12	Alliston Road Collector Sewers	Provide Alliston Road Collector SAN and Trunk STM sewer, Garrison Road to Bertie Street - 375mm dia SAN Morrison Ave to Garrison Rd	2026 - 2026	\$448,600	\$0	\$448,600	0%	\$0	100%	\$448,600	\$0	\$448,600	\$0
SH5	Spears Road South	Upgrade Spears Road to Urban Standard, with turn lanes from Garrison Road to Bertie Street. - 375mm dia SAN (Seymour Ave to Morrison ave), includes interim trench and reinstatement.	2027 - 2027	\$277,800	\$0	\$277,800	0%	\$0	100%	\$277,800	\$0	\$277,800	\$0
SH11	Morrison Ave Collector SAN Sewer	Provide Morrison Avenue SAN, Spears Road to Alliston Road 375mm dia SAN	2029 - 2030	\$226,300	\$0	\$226,300	0%	\$0	100%	\$226,300	\$0	\$226,300	\$0
SH16	High Pointe East Storm	Provide Collector SAN and Trunk STM Sewer, High Pointe Area to Garrison Road. - 250mm dia SAN MH-A3 (Rockwood Dr extension) to Garrison Rd	2029 - 2030	\$421,200	\$0	\$421,200	0%	\$0	100%	\$421,200	\$0	\$421,200	\$0
SH19	Ellis Ave & Seymour Ave Collector SAN Sewer	Ellis Ave & Seymour Avenue Collector SAN sewer, Bertie St to Spears Road - 300mm dia SAN & 375mm dia SAN	2029 - 2030	\$872,900	\$0	\$872,900	0%	\$0	100%	\$872,900	\$0	\$872,900	\$0
BP19	Crooks Street	Gravity SAN Sewer from Arcadia St to Anger Ave STP, (outlet for Arcadia St F/M, Marina) - 750mm dia Conc SAN	2031 - 2034	\$1,200,000	\$0	\$1,200,000	0%	\$0	100%	\$1,200,000	\$0	\$1,200,000	\$0
G2a	Alfred Street Upgrade	Upgrade Alfred Street, Garrison Road to Louisa Street to Urban Standard, Trunk W/M and SAN. - 250mm dia SAN	2031 - 2034	\$421,200	\$0	\$421,200	0%	\$0	100%	\$421,200	\$0	\$421,200	\$0
SH1a	Pettit Road South Upgrade	Upgrade and widen Pettit Road South from Gilmore Road to Bertie Street. - 250mm dia SAN, include trench reinstatement	2031 - 2034	\$277,800	\$0	\$277,800	0%	\$0	100%	\$277,800	\$0	\$277,800	\$0
SH4a	Bertie Street Upgrade	Widen Bertie Street to urban standard, Spears Road to Pettit Road (access to Spears area development). - 300mm dia SAN (pettit Rd to 300m east) includes interim trench and reinstatement.	2031 - 2034	\$253,900	\$0	\$253,900	0%	\$0	100%	\$253,900	\$0	\$253,900	\$0

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTEWATER SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Cost	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
SH15	Florence Drive Sewers	Provide Florence Avenue STM sewer, Zella Place to Kraft #2 pond and outlet. Collector SAN Sewer, Ellis Avenue to Benner Avenue - 200mm dia SAN	2034 - 2038	\$132,800	\$0	\$132,800	0%	\$0	100%	\$132,800	\$0	\$132,800	\$0
SH15	Florence Drive Sewers	Provide Florence Avenue STM sewer, Zella Place to Kraft #2 pond and outlet. Collector SAN Sewer, Ellis Avenue to Benner Avenue	2034 - 2038	\$38,300	\$0	\$38,300	0%	\$0	100%	\$38,300	\$0	\$38,300	\$0
K1b	Helena Street Upgrade	Dominion Rd to Phillips St Collector SAN Sewer & STM - 200mm dia SAN	2039 - 2040	\$189,880	\$0	\$189,880	0%	\$0	100%	\$189,880	\$0	\$189,880	\$0
K1b	Helena Street Upgrade	Dominion Rd to Phillips St Collector SAN Sewer & STM - 200mm dia SAN	2041 - 2043	\$284,820	\$0	\$284,820	0%	\$0	100%	\$284,820	\$0	\$0	\$284,820
K2a	Kraft Road Upgrade	Upgrade Kraft Road, Phillips Road Allowance to Dominion Road to Urban Standard. Trunk SAN Sewer to Dominion Road. - 250 mm dia SAN	2039 - 2040	\$252,880	\$0	\$252,880	0%	\$0	100%	\$252,880	\$0	\$252,880	\$0
K2a	Kraft Road Upgrade	Upgrade Kraft Road, Phillips Road Allowance to Dominion Road to Urban Standard. Trunk SAN Sewer to Dominion Road. - 250 mm dia SAN	2041 - 2043	\$379,320	\$0	\$379,320	0%	\$0	100%	\$379,320	\$0	\$0	\$379,320
FE4	Jarvis St Extension	Extend Jarvis St, Two Lane Urban X section, Crooks to Phipps St, Realign Phipps St for intersection - 250mm dia SAN	2044 - 2048	\$894,200	\$0	\$894,200	0%	\$0	100%	\$894,200	\$0	\$0	\$894,200
FE5a	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section, Bridge St to Jarvis St, Bridge over Railway Tracks - 250mm dia SAN	2044 - 2048	\$252,700	\$0	\$252,700	0%	\$0	100%	\$252,700	\$0	\$0	\$252,700
K1a	Helena Street Upgrade	Upgrade Helena Street, Phillips St to Garrison Road to Urban Industrial Standard. - 250mm dia SAN	2044 - 2048	\$619,600	\$0	\$619,600	0%	\$0	100%	\$619,600	\$0	\$0	\$619,600
K2b	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard, Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road - 250mm dia SAN	2044 - 2048	\$657,500	\$0	\$657,500	0%	\$0	100%	\$657,500	\$0	\$0	\$657,500
BP2c	Pettit Road North Widening	Widen and Upgrade Pettit Road, from Bridge Street to Bowen Road, 250mm dia PVC SAN and Trench Reinstatement	2031 - 2034	\$703,000	\$0	\$703,000	0%	\$0	100%	\$703,000	\$0	\$703,000	\$0
BP2d	Pettit Road North Upgrade	Widen and Upgrade to Rural, Bowen Rd to Arcadia Street, 250mm dia PVC SAN and Trench Reinstatement	2031 - 2034	\$1,770,000	\$0	\$1,770,000	0%	\$0	100%	\$1,770,000	\$0	\$1,770,000	\$0
BP6b	Arcadia St Sewage Pumping Station and Forcemain	To service lands north of Bridge Street, including Marina. Expect this will be assumed be REGION after constructed. 386 l/s SPS and 400mm dia F/M includes Trench Reinstatement of Arcadia only East of Thompson	2031 - 2034	\$15,903,000	\$0	\$15,903,000	0%	\$0	100%	\$15,903,000	\$0	\$15,903,000	\$0
BP7	Bowen Road	Bowen Rd Upgrade, QEW to Pettit Road. 525mm PVC, SAN and Trench Reinstatement	2031 - 2034	\$2,369,000	\$0	\$2,369,000	0%	\$0	100%	\$2,369,000	\$0	\$2,369,000	\$0
BP7c	Bowen Road	West Ave to Thompson Rd Watermain and Sanitary Sewer Extension	2044 - 2048	\$323,300	\$0	\$323,300	0%	\$0	100%	\$323,300	\$0	\$0	\$323,300
Total Wastewater Services Projects				\$33,859,243	\$0	\$33,859,243	\$0	\$0	\$33,859,243	\$0	\$30,447,803	\$3,411,440	

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APPENDIX C.3
TABLE 2

**TOWN OF FORT ERIE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WASTEWATER SERVICES
TOWN-WIDE UNIFORM CHARGE**

Ultimate Year Growth in Population in New Units	12,226
Employment Growth	6,489
Ultimate Growth in Square Meters	454,245

	Development-Related Capital Forecast								
	Total (Net of Grants/ Subsidies) (\$000)	Non- Growth Related Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
						%	\$000	%	\$000
WASTEWATER SERVICES									
Total Wastewater Services Projects	\$33,859.24	\$0.00	\$0.00	\$3,411.44	\$30,447.80	65.3%	\$19,890.50	34.7%	\$10,557.30
TOTAL WASTEWATER SERVICES	\$33,859.24	\$0.00	\$0.00	\$3,411.44	\$30,447.80		\$19,890.50		\$10,557.30
Unadjusted Development Charge Per Capita (\$)							\$1,626.90		
Unadjusted Development Charge Per Sq. M. (\$)									\$23.24

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APPENDIX C.3
TABLE 3

TOWN OF FORT ERIE
WASTEWATER SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWN-WIDE UNIFORM CHARGES

WASTEWATER SERVICES: RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPENING CASH BALANCE (\$000)	\$0.0	\$650.1	\$1,252.6	\$1,901.7	\$2,044.1	\$2,745.3	\$3,369.5	\$4,167.0	\$5,019.5	\$5,574.5	\$6,306.1	\$7,313.4	\$7,755.9	\$8,232.5
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS														
Wastewater Services: Residential: Non Inflated	\$89.2	\$181.1	\$181.1	\$690.9	\$181.1	\$291.0	\$181.1	\$181.1	\$474.2	\$362.6	\$181.1	\$677.7	\$677.7	\$3,920.7
Wastewater Services: Residential: Inflated	\$89.2	\$184.7	\$188.4	\$733.1	\$196.0	\$321.3	\$204.0	\$208.0	\$555.6	\$433.3	\$220.8	\$842.7	\$859.5	\$5,071.9
NEW RESIDENTIAL DEVELOPMENT														
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	496	502	509	516
REVENUE														
- DC Receipts: Inflated	\$728.2	\$754.5	\$783.3	\$807.6	\$814.9	\$840.3	\$871.9	\$902.5	\$928.3	\$960.6	\$993.9	\$1,026.0	\$1,061.1	\$1,097.2
INTEREST														
- Interest on Opening Balance	\$0.0	\$22.8	\$43.8	\$66.6	\$71.5	\$96.1	\$117.9	\$145.8	\$175.7	\$195.1	\$220.7	\$256.0	\$271.5	\$288.1
- Interest on In-year Transactions	\$11.2	\$10.0	\$10.4	\$1.3	\$10.8	\$9.1	\$11.7	\$12.2	\$6.5	\$9.2	\$13.5	\$3.2	\$3.5	(\$109.3)
TOTAL REVENUE	\$739.4	\$787.2	\$837.5	\$875.5	\$897.3	\$945.4	\$1,001.5	\$1,060.5	\$1,110.5	\$1,165.0	\$1,228.1	\$1,285.2	\$1,336.1	\$1,276.0
CLOSING CASH BALANCE	\$650.1	\$1,252.6	\$1,901.7	\$2,044.1	\$2,745.3	\$3,369.5	\$4,167.0	\$5,019.5	\$5,574.5	\$6,306.1	\$7,313.4	\$7,755.9	\$8,232.5	\$4,436.7

WASTEWATER SERVICES: RESIDENTIAL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	\$4,436.7	\$687.5	(\$3,255.1)	(\$7,493.1)	(\$6,663.1)	(\$5,743.4)	(\$4,732.9)	(\$3,620.3)	(\$2,587.4)	(\$1,457.5)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS											
Wastewater Services: Residential: Non: Inflated	\$3,739.6	\$3,739.6	\$3,762.0	\$22.4	\$22.4	\$22.4	\$22.4	\$144.6	\$144.6	\$0.0	\$19,890.5
Wastewater Services: Residential: Inflated	\$4,934.3	\$5,033.0	\$5,164.4	\$31.3	\$31.9	\$32.6	\$33.2	\$219.2	\$223.6	\$0.0	\$25,812.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	523	530	538	544	552	558	566	574	580	583	12,226
REVENUE											
- DC Receipts: Inflated	\$1,134.3	\$1,172.5	\$1,214.0	\$1,252.1	\$1,295.9	\$1,336.2	\$1,382.5	\$1,430.1	\$1,473.9	\$1,511.2	\$25,773.0
INTEREST											
- Interest on Opening Balance	\$155.3	\$24.1	(\$179.0)	(\$412.1)	(\$366.5)	(\$315.9)	(\$260.3)	(\$199.1)	(\$142.3)	(\$80.2)	\$195.6
- Interest on In-year Transactions	(\$104.5)	(\$106.2)	(\$108.6)	\$21.4	\$22.1	\$22.8	\$23.6	\$21.2	\$21.9	\$26.4	(\$156.5)
TOTAL REVENUE	\$1,185.1	\$1,090.4	\$926.4	\$861.3	\$951.6	\$1,043.1	\$1,145.8	\$1,252.1	\$1,353.5	\$1,457.5	\$25,812.1
CLOSING CASH BALANCE	\$687.5	(\$3,255.1)	(\$7,493.1)	(\$6,663.1)	(\$5,743.4)	(\$4,732.9)	(\$3,620.3)	(\$2,587.4)	(\$1,457.5)	\$0.0	

2018 Adjusted Charge Per Capita \$ 1,643.77

Allocation of Capital Program
Residential Sector 65.3%
Non-Residential Sector 34.7%

Rates for 2018
Inflation Rate 2.0%
Interest Rate on Positive Balances 3.5%
Interest Rate on Negative Balances 5.5%

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APPENDIX C.3
TABLE 3

TOWN OF FORT ERIE
WASTEWATER SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWN-WIDE UNIFORM CHARGES

WASTEWATER SERVICES: NON-RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPENING CASH BALANCE (\$000)	\$0.0	\$306.0	\$585.1	\$888.1	\$922.4	\$1,265.0	\$1,569.7	\$1,966.5	\$2,393.7	\$2,667.6	\$3,038.9	\$3,558.5	\$3,783.7	\$4,029.4
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS														
Wastewater Services: Non-Residential: Non: Inflated	\$47.4	\$96.1	\$96.1	\$366.7	\$96.1	\$154.5	\$96.1	\$96.1	\$251.7	\$192.5	\$96.1	\$359.7	\$359.7	\$2,081.0
Wastewater Services: Non-Residential: Inflated	\$47.4	\$98.1	\$100.0	\$389.1	\$104.1	\$170.5	\$108.3	\$110.4	\$294.9	\$230.0	\$117.2	\$447.3	\$456.2	\$2,692.0
NEW NON-RESIDENTIAL DEVELOPMENT														
- New Building GFA - square metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	18,130	18,550	18,900	19,320
REVENUE														
- DC Receipts: Inflated	\$348.1	\$361.8	\$377.7	\$392.3	\$409.1	\$426.4	\$444.3	\$462.7	\$481.6	\$503.2	\$523.3	\$546.2	\$567.6	\$591.8
INTEREST														
- Interest on Opening Balance	\$0.0	\$10.7	\$20.5	\$31.1	\$32.3	\$44.3	\$54.9	\$68.8	\$83.8	\$93.4	\$106.4	\$124.5	\$132.4	\$141.0
- Interest on In-year Transactions	\$5.3	\$4.6	\$4.9	\$0.1	\$5.3	\$4.5	\$5.9	\$6.2	\$3.3	\$4.8	\$7.1	\$1.7	\$1.9	(\$57.8)
TOTAL REVENUE	\$353.4	\$377.1	\$403.0	\$423.4	\$446.7	\$475.2	\$505.1	\$537.7	\$568.7	\$601.3	\$636.8	\$672.4	\$702.0	\$675.1
CLOSING CASH BALANCE	\$306.0	\$585.1	\$888.1	\$922.4	\$1,265.0	\$1,569.7	\$1,966.5	\$2,393.7	\$2,667.6	\$3,038.9	\$3,558.5	\$3,783.7	\$4,029.4	\$2,012.5

WASTEWATER SERVICES: NON-RESIDENTIAL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	\$2,012.5	\$25.7	(\$2,058.1)	(\$4,300.4)	(\$3,842.9)	(\$3,332.0)	(\$2,761.4)	(\$2,129.2)	(\$1,528.8)	(\$862.7)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS											
Wastewater Services: Non-Residential: Non: Inflated	\$1,984.9	\$1,984.9	\$1,996.7	\$11.9	\$11.9	\$11.9	\$11.9	\$76.8	\$76.8	\$0.0	\$10,557.3
Wastewater Services: Non-Residential: Inflated	\$2,619.0	\$2,671.4	\$2,741.1	\$16.6	\$16.9	\$17.3	\$17.6	\$116.3	\$118.7	\$0.0	\$13,700.3
NEW NON-RESIDENTIAL DEVELOPMENT											
- New Building GFA - square metres	19,740	20,160	20,580	21,070	21,490	21,980	22,400	22,890	23,380	23,955	454,245
REVENUE											
- DC Receipts: Inflated	\$616.8	\$642.5	\$669.0	\$698.6	\$726.8	\$758.2	\$788.2	\$821.5	\$855.9	\$894.5	\$13,908.1
INTEREST											
- Interest on Opening Balance	\$70.4	\$0.9	(\$113.2)	(\$236.5)	(\$211.4)	(\$183.3)	(\$151.9)	(\$117.1)	(\$84.1)	(\$47.4)	(\$129.4)
- Interest on In-year Transactions	(\$55.1)	(\$55.8)	(\$57.0)	\$11.9	\$12.4	\$13.0	\$13.5	\$12.3	\$12.9	\$15.7	(\$78.4)
TOTAL REVENUE	\$632.2	\$587.6	\$498.8	\$474.0	\$527.9	\$587.9	\$649.8	\$716.8	\$784.7	\$862.7	\$13,700.3
CLOSING CASH BALANCE	\$25.7	(\$2,058.1)	(\$4,300.4)	(\$3,842.9)	(\$3,332.0)	(\$2,761.4)	(\$2,129.2)	(\$1,528.8)	(\$862.7)	\$0.0	

2018 Adjusted Charge Per Square Metre	\$23.68
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Allocation of Capital Program	
Residential Sector	65.3%
Non-Residential Sector	34.7%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C.4

Storm Water Drainage and Control Services

Appendix C.4

Storm Water Drainage and Control Services

Table 1 2018 – 2041 Development-Related Capital Program

The Town's Storm Water Drainage and Control Services capital program is the most substantial of all the engineered services and amounts to \$42.73 million in Town-wide projects. Of the 84 projects, many are related to upgrading roads to urban standards, and some are distinct storm draining works such as those on Crescent Park, Schooley Road, Lawrence Avenue, Ferndale Avenue, and Lakeside Road.

Table 2 Calculation of the Unadjusted Development Charges

The total cost of the Storm Water Drainage and Control Services capital program is \$42.73 million. There is \$1.99 million available in the Storm Water Drainage and Control Services DC reserve fund to offset the cost of the projects. A benefit to existing share of \$11.40 million is removed from the DC calculations, in addition to a post period benefit share of \$4.19 million.

As such, \$25.15 million is brought forward to the DC calculation. This net development-related capital cost is apportioned 65.3 per cent to the residential sector and 34.7 per cent to the non-residential sector (based on future shares of population and employment growth). This yields a calculated charge of \$1,343.69 per capita and \$19.20 per square metre of new non-residential GFA.

Table 3 Cash Flow Analysis

After cash flow and reserve fund analysis, both the residential and non-residential calculated charges increase to \$1,404.77 per capita and \$20.31 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Storm Water Drainage and Control Services development charge:

STORM WATER DRAINAGE AND CONTROL SERVICES SUMMARY

2018 - 2041		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$42,725,300	\$25,147,422	\$1,343.69	\$19.20	\$1,404.77	\$20.31

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
STORM WATER DRAINAGE AND CONTROL SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Town Timing		Gross Cost	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
				Timing										
D2a	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Baker Road to Lawrence Avenue - 450mm dia STM, Mainline and CB's Only Adjusted to UCC July 2013 cost estimate	1 to 5	2018 - 2019	\$89,700	\$0	\$89,700	36%	\$32,292	64%	\$57,408	\$52,000	\$5,408	\$0
D4b	Lawrence Avenue Storm Outlet	Arrowsmith Rd section of Storm Outlet for Black Creek Road, Lawrence Avenue, lands to west of Black Creek Road. Mainline STM sewer only, laterals and CBs not included. Cost share 50% town/developer. Costs based on Developer's Engineer Estimate July 2013. Only Town portion of cost shown	1 to 5	2018 - 2019	\$143,500	\$0	\$143,500	36%	\$51,660	64%	\$91,840	\$91,840	\$0	\$0
D4c	Lawrence Avenue Storm Outlet	Outlet pipe from SWM pond to Creek, includes road trench reinstatement for Storm Outlet for Black Creek Road, Lawrence Avenue, lands to west of Black Creek Road. Mainline STM sewer only, laterals and CBs not included. Cost share 50% town/developer. Costs based on Developer's Engineer Estimate July 2013. Only Town portion of cost shown	1 to 5	2018 - 2019	\$63,900	\$0	\$63,900	36%	\$23,004	64%	\$40,896	\$40,896	\$0	\$0
CB1b	Schooley Road Storm Sewer	Storm Sewer from Rebstock Road to Glenspring Road, Road upgrade to urban cross section Glenspring to Elizabeth. 33% of STM to DCS)	1 to 5	2018 - 2019	\$524,100	\$0	\$524,100	67%	\$351,147	33%	\$172,953	\$82,500	\$90,453	\$0
D3	Baker Road Upgrade	Upgrade Baker Road, Netherby Road to Black Creek Road to Urban Standard	1 to 5	2018 - 2020	\$137,600	\$0	\$137,600	36%	\$49,536	64%	\$88,064	\$88,064	\$0	\$0
R6a	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Thunder Bay Rd to Highland Dr	1 to 5	2018 - 2022	\$215,500	\$0	\$215,500	50%	\$107,750	50%	\$107,750	\$107,750	\$0	\$0
Town3	Master Plan Updates	Update Master Plan Servicing Studies	1 to 5	2019 - 2020	\$168,200	\$0	\$168,200	0%	\$0	100%	\$168,200	\$168,200	\$0	\$0
C13aii	Crescent Park Storm Drainage Works PH2	Daytona Dr, Edgewood Ave to Phillips St, 675 mm dia STM	1 to 5	2019 - 2023	\$411,200	\$0	\$411,200	67%	\$275,504	33%	\$135,696	\$135,696	\$0	\$0
C13b	Crescent Park Storm Drainage Works PH2	Grandview Rd, Orchard Ave to Phillips St		2019 - 2023	\$1,080,800	\$0	\$1,080,800	67%	\$724,136	33%	\$356,664	\$356,664	\$0	\$0
C6	Buffalo Road Upgrade	Upgrade Buffalo Road to Urban Standard, Evelyn Avenue to 170m north of Nigh Road	1 to 5	2019 - 2023	\$307,300	\$0	\$307,300	50%	\$153,650	50%	\$153,650	\$153,650	\$0	\$0
C7	Evelyn Avenue Upgrade	Upgrade Evelyn Avenue from Ruby Avenue to Buffalo Road	1 to 5	2019 - 2023	\$111,000	\$0	\$111,000	50%	\$55,500	50%	\$55,500	\$55,500	\$0	\$0
CB1a	Schooley Road Storm Sewer	Upgrade Schooley Road to Urban Standard, Rebstock Road to Michener Road	1 to 5	2019 - 2023	\$156,400	\$0	\$156,400	0%	\$0	100%	\$156,400	\$156,400	\$0	\$0
CB1d	Schooley Road Storm Sewer Outlet	Storm Sewer Outlet, from Erie Road into Lake Erie, (33% to DCS)	1 to 5	2019 - 2023	\$285,200	\$0	\$285,200	67%	\$191,084	33%	\$94,116	\$94,116	\$0	\$0
L3	Erie Beach Area Storm Drainage Works	Trunk Sewers for Outlet for Lands Upstream	1 to 5	2019 - 2023	\$357,200	\$0	\$357,200	0%	\$0	100%	\$357,200	\$148,630	\$208,570	\$0
R6b	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Highland Dr to Friendship Trail	1 to 5	2019 - 2023	\$706,200	\$0	\$706,200	50%	\$353,100	50%	\$353,100	\$0	\$353,100	\$0
R6c	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Friendship Trail to Cutler St	1 to 5	2019 - 2023	\$152,500	\$0	\$152,500	50%	\$76,250	50%	\$76,250	\$0	\$76,250	\$0
T2	Thunder Bay Road and Drainage	Upgrade Internal Streets (Carry forward existing Special Area DCS, 79.4% to DCS)	1 to 5	2019 - 2028	\$1,926,000	\$0	\$1,926,000	21%	\$404,460	79%	\$1,521,540	\$0	\$1,521,540	\$0
C13c	Crescent Park Storm Drainage Works PH2	Parkdale Ave, Orchard Ave to Edgewood Ave	1 to 5	2020 - 2020	\$667,400	\$0	\$667,400	67%	\$447,158	33%	\$220,242	\$0	\$220,242	\$0
C4	Storm Drainage Works	Lakeside Road, Hollywood Avenue to Dominion Road	1 to 5	2020 - 2020	\$941,000	\$0	\$941,000	67%	\$630,470	33%	\$310,530	\$0	\$310,530	\$0
G1a	Louisa Street Upgrade	Upgrade Louisa Street, Alfred Street to Arthur Street, to Urban Standard	1 to 5	2021 - 2021	\$216,100	\$0	\$216,100	0%	\$0	100%	\$216,100	\$0	\$216,100	\$0

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
STORM WATER DRAINAGE AND CONTROL SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Town Timing	Timing	Gross Cost	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
G1b	Louisa Street Trunk Servicing	Trunk W/M, SAN and STM. Unimproved Road, Road Costs are Excluded Local Service)	1 to 5	2021 - 2021	\$262,200	\$0	\$262,200	0%	\$0	100%	\$262,200	\$0	\$262,200	\$0
G3	Arthur Street Upgrade	Upgrade Arthur Street, Louisa Street to Garrison Road to Urban Standard. Local W/M and Collector SAN		2021 - 2021	\$486,000	\$0	\$486,000	0%	\$0	100%	\$486,000	\$0	\$486,000	\$0
BP20a	Thompson Road Upgrade	Upgrade to Urban Standard, Phipps Street to Bowen Rd	1 to 5	2022 - 2022	\$454,800	\$0	\$454,800	0%	\$0	100%	\$454,800	\$0	\$454,800	\$0
C3	Storm Drainage Works	Ferndale Avenue, Hollywood Avenue to Dominion Road,	1 to 5	2022 - 2022	\$941,000	\$0	\$941,000	67%	\$630,470	33%	\$310,530	\$0	\$310,530	\$0
G6	King St Upgrade	Upgrade King St to Urban Standard, Garrison Rd to Albany St	1 to 5	2022 - 2022	\$487,800	\$0	\$487,800	25%	\$121,950	75%	\$365,850	\$250,000	\$115,850	\$0
L1c	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, King Street to Garrison Road		2022 - 2022	\$508,400	\$0	\$508,400	50%	\$254,200	50%	\$254,200	\$0	\$254,200	\$0
L4	Beatrice Street Upgrade	Upgrade Beatrice Street, King Street to Lakeshore Road to Urban Standard, Local W/M and Trunk SAN Sewer	1 to 5	2022 - 2022	\$261,700	\$0	\$261,700	50%	\$130,850	50%	\$130,850	\$0	\$130,850	\$0
S4b	West Main Street Upgrade	Upgrade West Main Street to Urban Standard, May Avenue to Ott Road	1 to 5	2022 - 2022	\$812,200	\$0	\$812,200	50%	\$406,100	50%	\$406,100	\$0	\$406,100	\$0
S5	Ott Road Upgrade	Upgrade Ott Road to Urban Standard, South Tracks to West Main Street	1 to 5	2022 - 2022	\$216,600	\$0	\$216,600	50%	\$108,300	50%	\$108,300	\$0	\$108,300	\$0
T1c	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Burleigh Road to Prospect Point Road	1 to 5	2023 - 2023	\$507,000	\$0	\$507,000	50%	\$253,500	50%	\$253,500	\$0	\$253,500	\$0
K3	Basset Avenue Upgrade	Upgrade Basset Avenue, Dominion Road to Edgemere Road to Urban Standard. (assume use existing STM outlet to Lake via Edgemere Ave and Station 23)		2023 - 2023	\$251,000	\$0	\$251,000	50%	\$125,500	50%	\$125,500	\$0	\$125,500	\$0
G2a	Alfred Street Upgrade	Upgrade Alfred Street, Garrison Road to Louisa Street to Urban Standard, Trunk W/M and SAN.	1 to 5	2024 - 2028	\$492,300	\$0	\$492,300	0%	\$0	100%	\$492,300	\$0	\$492,300	\$0
R10a	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Dominion Rd to Parker Ave	1 to 5	2024 - 2028	\$62,600	\$0	\$62,600	50%	\$31,300	50%	\$31,300	\$0	\$31,300	\$0
R10b	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Parker Ave to Grove Ave	1 to 5	2024 - 2028	\$155,600	\$0	\$155,600	50%	\$77,800	50%	\$77,800	\$0	\$77,800	\$0
R11a	Parker Avenue Road Upgrade	Upgrade Parker Ave to Urban Standard, Gordon Ave to Wells Ave		2024 - 2028	\$133,600	\$0	\$133,600	50%	\$66,800	50%	\$66,800	\$0	\$66,800	\$0
R2	Ridge Road North Upgrade	Upgrade Ridge Road to Urban Standard, Nigh Road to South Limit (High School)		2024 - 2028	\$701,400	\$0	\$701,400	50%	\$350,700	50%	\$350,700	\$0	\$350,700	\$0
SH12	Alliston Road Collector Sewers	Provide Alliston Road Collector SAN and Trunk STM sewer, Garrison Road to Bertie Street		2024 - 2028	\$381,900	\$0	\$381,900	0%	\$0	100%	\$381,900	\$0	\$381,900	\$0
SH2	Gilmore Road Widening	Widen and Upgrade to Urban Standard from Pettit Road to Sunset Road	1 to 5	2024 - 2028	\$409,900	\$0	\$409,900	50%	\$204,950	50%	\$204,950	\$0	\$204,950	\$0
SH3b	Sunset Road Upgrade	Widen to Urban Standard, Sunset Drive, Bertie Street to Garrison Road	6 to 10	2024 - 2028	\$922,600	\$0	\$922,600	50%	\$461,300	50%	\$461,300	\$0	\$461,300	\$0
C14	Crescent Park Storm Drainage Works PH3	Ferndale Ave, Garrison Rd to Edgewood Ave.	6 to 10	2025 - 2025	\$855,500	\$0	\$855,500	67%	\$573,185	33%	\$282,315	\$0	\$282,315	\$0
SH13	Wellesley Avenue Trunk Sewer	Provide Wellesley Avenue STM sewer, Spears Road to Alliston Road	6 to 10	2025 - 2025	\$835,300	\$0	\$835,300	0%	\$0	100%	\$835,300	\$0	\$835,300	\$0
SH10	Garrison Road Sewer Upgrade	Upsize Garrison Road STM, Rockwood Drive to Crescent Road. Upsize Garrison Rd SAN, Green Acres DR to Benner Ave (PH2)	6 to 10	2025 - 2028	\$552,000	\$0	\$552,000	0%	\$0	100%	\$552,000	\$0	\$552,000	\$0

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
STORM WATER DRAINAGE AND CONTROL SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Town Timing	Timing	Gross Cost	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
R8	Storm Drainage Outlets	Provide drainage outlet from Ridgeway Yard/Townhouse Sites and for Development Area between Nigh Rd, Ridge Rd, Hazel St	6 to 10	2026 - 2026	\$1,127,100	\$0	\$1,127,100	40%	\$450,840	60%	\$676,260	\$0	\$676,260	\$0
SH16	High Pointe East Storm	Provide Collector SAN and Trunk STM Sewer, High Pointe Area to Garrison Road.	6 to 10	2026 - 2026	\$730,800	\$0	\$730,800	0%	\$0	100%	\$730,800	\$0	\$730,800	\$0
T1a	Thunder Bay Road Upgrade	Upgrade Thunder Bay Rd to Urban Standard, Shirley Rd to Bernard Rd.	6 to 10	2026 - 2026	\$380,300	\$0	\$380,300	50%	\$190,150	50%	\$190,150	\$0	\$190,150	\$0
T1b	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Cook Ave to Burleigh Rd.	6 to 10	2026 - 2026	\$341,900	\$0	\$341,900	50%	\$170,950	50%	\$170,950	\$0	\$170,950	\$0
T1d	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Prospect Point Road to Ridge Road South	6 to 10	2026 - 2026	\$172,600	\$0	\$172,600	50%	\$86,300	50%	\$86,300	\$11,000	\$75,300	\$0
D2bi	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Lawrence Avenue to Westbrook Avenue. (Requires STM along Lawrence Ave to connect to Proj D4)	6 to 10	2027 - 2027	\$161,900	\$0	\$161,900	36%	\$58,284	64%	\$103,616	\$0	\$103,616	\$0
D2bii	Black Creek Road Upgrade	Lawrence Ave, Black Creek Rd to Edinburgh 525mm dia STM, Mainline Only for Outlet for Upgrade Black Creek Road to Urban Standard, Lawrence Avenue to Westbrook Avenue.		2027 - 2027	\$58,300	\$0	\$58,300	36%	\$20,988	64%	\$37,312	\$0	\$37,312	\$0
SH5	Spears Road South	Upgrade Spears Road to Urban Standard, with turn lanes from Garrison Road to Bertie Street.	6 to 10	2027 - 2027	\$1,260,700	\$0	\$1,260,700	0%	\$0	100%	\$1,260,700	\$0	\$1,260,700	\$0
T4	Burleigh Road Upgrade	Upgrade Burleigh Road, Thunder Bay Road to Dominion Road, to Urban Standard	6 to 10	2027 - 2027	\$929,500	\$0	\$929,500	50%	\$464,750	50%	\$464,750	\$0	\$464,750	\$0
W1	Walden Boulevard Upgrade	Upgrade Walden Boulevard to urban standard, Hospitality Drive to Concession Road. Deduct amount paid through SPA.	6 to 10	2027 - 2027	\$207,200	\$0	\$207,200	50%	\$103,600	50%	\$103,600	\$0	\$103,600	\$0
R1	Nigh Road Upgrade	Upgrade Nigh Road to Urban Standard, Ridge Road to Gorham Road	6 to 10	2029 - 2030	\$869,500	\$0	\$869,500	50%	\$434,750	50%	\$434,750	\$0	\$434,750	\$0
SH1b	Pettit Road South Upgrade/Widening	Upgrade Pettit Road South to Urban Standard(two lane) from Bertie Street. to Garrison Road. Replace/Upsize cast iron watermain	6 to 10	2029 - 2030	\$618,800	\$0	\$618,800	50%	\$309,400	50%	\$309,400	\$0	\$309,400	\$0
BP20b	Thompson Road Upgrade	Upgrade to Urban Standard, Bowen Rd to Arcadia Street	6 to 10	2031 - 2034	\$496,200	\$0	\$496,200	0%	\$0	100%	\$496,200	\$0	\$496,200	\$0
BP20c	Thompson Road Upgrade	Upgrade to Urban Standard, Arcadia Street to Niagara Parkway	6 to 10	2031 - 2034	\$903,000	\$0	\$903,000	0%	\$0	100%	\$903,000	\$0	\$903,000	\$0
D2c	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Westbrook Avenue to River Trail.	6 to 10	2031 - 2034	\$137,900	\$0	\$137,900	36%	\$49,644	64%	\$88,256	\$0	\$88,256	\$0
G2b	Alfred Street Upgrade	Upgrade Alfred Street, Louisa Street to Albany Street	6 to 10	2031 - 2034	\$647,600	\$0	\$647,600	0%	\$0	100%	\$647,600	\$0	\$647,600	\$0
R5a	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Rebstock Rd to Rochelle Cr	6 to 10	2031 - 2034	\$187,700	\$0	\$187,700	0%	\$0	100%	\$187,700	\$0	\$187,700	\$0
SH14	Osgood Place Sewers	Provide Osgood Place Trunk STM sewer, Seymour Ave to Spears Road	6 to 10	2031 - 2034	\$800,000	\$0	\$800,000	0%	\$0	100%	\$800,000	\$0	\$800,000	\$0
SH15	Florence Drive Sewers	Provide Florence Avenue STM sewer, Zella Place to Kraft #2 pond and outlet. Collector SAN Sewer, Ellis Avenue to Benner Avenue	6 to 10	2031 - 2034	\$1,386,900	\$0	\$1,386,900	0%	\$0	100%	\$1,386,900	\$0	\$1,386,900	\$0
SH1a	Pettit Road South Upgrade	Upgrade and widen Pettit Road South from Gilmore Road to Bertie Street.	6 to 10	2031 - 2034	\$992,600	\$0	\$992,600	0%	\$0	100%	\$992,600	\$0	\$992,600	\$0
SH3a	Sunset Road Upgrade	Widen to Urban Standard Sunset Drive, Gilmore Road to Bertie Street.	6 to 10	2031 - 2034	\$703,900	\$0	\$703,900	50%	\$351,950	50%	\$351,950	\$0	\$351,950	\$0
SH4a	Bertie Street Upgrade	Widen Bertie Street to urban standard, Spears Road to Pettit Road (access to Spears area development).	6 to 10	2031 - 2034	\$804,400	\$0	\$804,400	0%	\$0	100%	\$804,400	\$0	\$804,400	\$0

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
STORM WATER DRAINAGE AND CONTROL SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Town Timing	Timing	Gross Cost	Grants and Subsidies	Net Municipal Costs	Non-Growth Share		Growth Share		Available DC Reserves	Net Growth-Related	Post Period Allocation
SH7	Benner Avenue	Upgrade Benner Avenue to Urban Standard, Garrison Road to Florence Drive and Replace cast iron wm	6 to 10	2031 - 2034	\$661,400	\$0	\$661,400	0%	\$0	100%	\$661,400	\$0	\$661,400	\$0
T3a	Bernard Road Upgrade	Upgrade Bernard Road, Dominion Road to Risley Ave, to Urban Standard	6 to 10	2031 - 2034	\$115,700	\$0	\$115,700	50%	\$57,850	50%	\$57,850	\$0	\$57,850	\$0
T3a	Bernard Road Upgrade	Upgrade Bernard Road, Dominion Road to Risley Ave, to Urban Standard	6 to 10	2031 - 2034	\$320,400	\$0	\$320,400	50%	\$160,200	50%	\$160,200	\$0	\$160,200	\$0
T3b	Bernard Road Upgrade	Upgrade Bernard Road, Risley Ave to Evadere Ave, to Urban Standard	6 to 10	2031 - 2034	\$257,800	\$0	\$257,800	50%	\$128,900	50%	\$128,900	\$0	\$128,900	\$0
K1b	Helena Street Upgrade	Dominion Rd toPhillips St Collector SAN Sewer & STM	6 to 10	2034 - 2038	\$1,343,900	\$0	\$1,343,900	0%	\$0	100%	\$1,343,900	\$0	\$1,343,900	\$0
K2a	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Trunk SAN Sewer to Dominion Road.	6 to 10	2034 - 2038	\$789,000	\$0	\$789,000	0%	\$0	100%	\$789,000	\$0	\$789,000	\$0
S2	East Main Street Upgrade	Upgrade East Main Street to Urban Standard, Stevensville Road to East Avenue	6 to 10	2034 - 2038	\$168,900	\$0	\$168,900	50%	\$84,450	50%	\$84,450	\$0	\$84,450	\$0
K2b	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road.	11 to 15	2039 - 2040	\$452,040	\$0	\$452,040	0%	\$0	100%	\$452,040	\$0	\$452,040	\$0
K2b	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road.	1 to 5	2041 - 2043	\$678,060	\$0	\$678,060	0%	\$0	100%	\$678,060	\$0	\$0	\$678,060
L1b	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, Helena Street to Albert Street	11 to 15	2039 - 2040	\$267,880	\$0	\$267,880	50%	\$133,940	50%	\$133,940	\$0	\$133,940	\$0
L1b	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, Helena Street to Albert Street	11 to 15	2041 - 2043	\$401,820	\$0	\$401,820	50%	\$200,910	50%	\$200,910	\$0	\$0	\$200,910
FE4	Jarvis St Extension	Extend Jarvis St, Two Lane Urban X section, Crooks to Phipps St, Realign Phipps St for intersection	11 to 15	2044 - 2048	\$1,031,800	\$0	\$1,031,800	0%	\$0	100%	\$1,031,800	\$0	\$0	\$1,031,800
FE5a	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section,Bridge St to Jarvis St, Bridge over Railway Tracks	11 to 15	2044 - 2048	\$291,600	\$0	\$291,600	0%	\$0	100%	\$291,600	\$0	\$0	\$291,600
FE5b	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section,Gilmore Rd to Dunlop St	11 to 15	2044 - 2048	\$291,600	\$0	\$291,600	0%	\$0	100%	\$291,600	\$0	\$0	\$291,600
K1a	Helena Street Upgrade	Helena Street, Phillips St to Garrison Rd. Collector SAN Sewer &STM	26 to 30	2044 - 2048	\$854,700	\$0	\$854,700	0%	\$0	100%	\$854,700	\$0	\$0	\$854,700
S3	East Main Street Upgrade	Upgrade East Main Street to Urban Standard, Utvich Parkway to Winger Road	26 to 30	2044 - 2048	\$255,300	\$0	\$255,300	50%	\$127,650	50%	\$127,650	\$0	\$0	\$127,650
BP7a	Bowen Road	Bowen Rd Upgrade , QEW to Pettit Road.	26 to 30	2039 - 2040	\$364,560	\$0	\$364,560	0%	\$0	100%	\$364,560	\$0	\$364,560	\$0
BP7a	Bowen Road	Bowen Rd Upgrade , QEW to Pettit Road.	26 to 30	2041 - 2043	\$546,840	\$0	\$546,840	0%	\$0	100%	\$546,840	\$0	\$0	\$546,840
BP7c	Bowen Road	West Ave to Thompson Rd Watermain and Sanitary Sewer Extension	26 to 30	2039 - 2040	\$144,400	\$0	\$144,400	25%	\$36,100	75%	\$108,300	\$0	\$108,300	\$0
BP7c	Bowen Road	West Ave to Thompson Rd Watermain and Sanitary Sewer Extension	26 to 30	2041 - 2043	\$216,600	\$0	\$216,600	25%	\$54,150	75%	\$162,450	\$0	\$0	\$162,450
Total Storm Water Drainage And Control Services Projects					\$42,725,300	\$0	\$42,725,300	\$11,399,362		\$31,325,938		\$1,992,906	\$25,147,422	\$4,185,610

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TABLE 2

**TOWN OF FORT ERIE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
STORM WATER DRAINAGE AND CONTROL SERVICES
TOWN-WIDE UNIFORM CHARGE**

Ultimate Year Growth in Population in New Units	12,226
Employment Growth	6,489
Ultimate Growth in Square Meters	454,245

	Development-Related Capital Forecast					Residential Share		Non-Residential Share	
	Total (Net of Grants/ Subsidies) (\$000)	Non- Growth Related Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	%	\$000	%	\$000
	STORM WATER DRAINAGE AND CONTROL SERVICES								
Total Storm Water Drainage and Control Services Projects	\$42,725.30	\$11,399.36	\$1,992.91	\$4,185.61	\$25,147.42	65.3%	\$16,427.94	34.7%	\$8,719.48
TOTAL STORM WATER DRAINAGE AND CONTROL SERVICES	\$42,725.30	\$11,399.36	\$1,992.91	\$4,185.61	\$25,147.42		\$16,427.94		\$8,719.48
Unadjusted Development Charge Per Capita (\$)							\$1,343.69		
Unadjusted Development Charge Per Sq. M. (\$)									\$19.20

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TABLE 3

TOWN OF FORT ERIE
STORM WATER DRAINAGE AND CONTROL SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWN-WIDE UNIFORM CHARGES

STORM WATER DRAINAGE AND CONTROL SERVICES: R	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPENING CASH BALANCE (\$000)	\$0.0	\$601.3	\$1,056.3	\$1,213.9	\$1,079.4	\$335.8	\$686.9	\$1,045.7	\$470.7	(\$700.8)	(\$2,040.5)	(\$1,858.6)	(\$1,376.2)	(\$842.8)
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS														
Storm Water Drainage And Control Services: Residential: I	\$31.3	\$214.1	\$529.5	\$812.7	\$1,346.0	\$348.3	\$369.5	\$1,189.7	\$1,663.9	\$1,746.5	\$459.6	\$243.1	\$243.1	\$1,252.1
Storm Water Drainage And Control Services: Residential: I	\$31.3	\$218.3	\$550.9	\$862.4	\$1,456.9	\$384.6	\$416.1	\$1,366.6	\$1,949.5	\$2,087.3	\$560.3	\$302.2	\$308.3	\$1,619.8
NEW RESIDENTIAL DEVELOPMENT														
- Population Growth in New Units	443	450	458	463	458	463	471	478	482	489	496	502	509	516
REVENUE														
- DC Receipts: Inflated	\$622.3	\$644.8	\$669.4	\$690.2	\$696.4	\$718.1	\$745.1	\$771.3	\$793.3	\$820.9	\$849.4	\$876.8	\$906.8	\$937.7
INTEREST														
- Interest on Opening Balance	\$0.0	\$21.0	\$37.0	\$42.5	\$37.8	\$11.8	\$24.0	\$36.6	\$16.5	(\$38.5)	(\$112.2)	(\$102.2)	(\$75.7)	(\$46.4)
- Interest on In-year Transactions	\$10.3	\$7.5	\$2.1	(\$4.7)	(\$20.9)	\$5.8	\$5.8	(\$16.4)	(\$31.8)	(\$34.8)	\$5.1	\$10.1	\$10.5	(\$18.8)
TOTAL REVENUE	\$632.7	\$673.3	\$708.4	\$728.0	\$713.3	\$735.7	\$774.9	\$791.6	\$778.0	\$747.6	\$742.2	\$784.7	\$841.6	\$872.6
CLOSING CASH BALANCE	\$601.3	\$1,056.3	\$1,213.9	\$1,079.4	\$335.8	\$686.9	\$1,045.7	\$470.7	(\$700.8)	(\$2,040.5)	(\$1,858.6)	(\$1,376.2)	(\$842.8)	(\$1,590.0)

STORM WATER DRAINAGE AND CONTROL SERVICES: R	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$1,590.0)	(\$2,379.0)	(\$3,211.8)	(\$4,497.3)	(\$4,068.6)	(\$3,586.5)	(\$3,051.2)	(\$2,454.9)	(\$1,879.8)	(\$1,245.5)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS											
Storm Water Drainage And Control Services: Residential: I	\$1,252.1	\$1,252.1	\$1,541.8	\$289.7	\$289.7	\$289.7	\$289.7	\$345.9	\$345.9	\$0.0	\$16,346.0
Storm Water Drainage And Control Services: Residential: I	\$1,652.2	\$1,685.2	\$2,116.6	\$405.7	\$413.8	\$422.0	\$430.5	\$524.2	\$534.7	\$0.0	\$20,299.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	523	530	538	544	552	558	566	574	580	583	12,226
REVENUE											
- DC Receipts: Inflated	\$969.4	\$1,002.0	\$1,037.5	\$1,070.1	\$1,107.5	\$1,141.9	\$1,181.5	\$1,222.1	\$1,259.6	\$1,291.5	\$22,025.8
INTEREST											
- Interest on Opening Balance	(\$87.5)	(\$130.8)	(\$176.7)	(\$247.3)	(\$223.8)	(\$197.3)	(\$167.8)	(\$135.0)	(\$103.4)	(\$68.5)	(\$1,686.0)
- Interest on In-year Transactions	(\$18.8)	(\$18.8)	(\$29.7)	\$11.6	\$12.1	\$12.6	\$13.1	\$12.2	\$12.7	\$22.6	(\$40.6)
TOTAL REVENUE	\$863.2	\$852.4	\$831.2	\$834.3	\$895.9	\$957.3	\$1,026.8	\$1,099.3	\$1,168.9	\$1,245.5	\$20,299.3
CLOSING CASH BALANCE	(\$2,379.0)	(\$3,211.8)	(\$4,497.3)	(\$4,068.6)	(\$3,586.5)	(\$3,051.2)	(\$2,454.9)	(\$1,879.8)	(\$1,245.5)	(\$0.0)	

2018 Adjusted Charge Per Capita \$ 1,404.77

Allocation of Capital Program
Residential Sector 65.3%
Non-Residential Sector 34.7%

Rates for 2018
Inflation Rate 2.0%
Interest Rate on Positive Balances 3.5%
Interest Rate on Negative Balances 5.5%

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TABLE 3

TOWN OF FORT ERIE
STORM WATER DRAINAGE AND CONTROL SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWN-WIDE UNIFORM CHARGES

STORM WATER DRAINAGE AND CONTROL SERVICES: NON-RE	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
OPENING CASH BALANCE (\$000)	\$0.0	\$286.8	\$494.6	\$544.0	\$438.3	\$19.6	\$184.6	\$354.0	\$28.8	(\$609.0)	(\$1,337.5)	(\$1,257.0)	(\$1,012.8)	(\$739.7)
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS														
Storm Water Drainage And Control Services: Non-Residential: Non	\$16.6	\$113.6	\$281.0	\$431.4	\$714.4	\$184.9	\$196.1	\$631.5	\$883.1	\$927.0	\$243.9	\$129.0	\$129.0	\$664.6
Storm Water Drainage And Control Services: Non-Residential: Infile	\$16.6	\$115.9	\$292.4	\$457.8	\$773.3	\$204.1	\$220.8	\$725.4	\$1,034.7	\$1,107.9	\$297.4	\$160.4	\$163.6	\$859.7
NEW NON-RESIDENTIAL DEVELOPMENT														
- New Building GFA - square metres	14,700	14,980	15,330	15,610	15,960	16,310	16,660	17,010	17,360	17,780	18,130	18,550	18,900	19,320
REVENUE														
- DC Receipts: Inflated	\$298.5	\$310.3	\$323.9	\$336.4	\$350.8	\$365.7	\$381.0	\$396.8	\$413.0	\$431.5	\$448.8	\$468.4	\$486.7	\$507.5
INTEREST														
- Interest on Opening Balance	\$0.0	\$10.0	\$17.3	\$19.0	\$15.3	\$0.7	\$6.5	\$12.4	\$1.0	(\$33.5)	(\$73.6)	(\$69.1)	(\$55.7)	(\$40.7)
- Interest on In-year Transactions	\$4.9	\$3.4	\$0.6	(\$3.3)	(\$11.6)	\$2.8	\$2.8	(\$9.0)	(\$17.1)	(\$18.6)	\$2.6	\$5.4	\$5.7	(\$9.7)
TOTAL REVENUE	\$303.4	\$323.7	\$341.7	\$352.1	\$354.5	\$369.2	\$390.2	\$400.1	\$396.9	\$379.4	\$377.9	\$404.6	\$436.7	\$457.1
CLOSING CASH BALANCE	\$286.8	\$494.6	\$544.0	\$438.3	\$19.6	\$184.6	\$354.0	\$28.8	(\$609.0)	(\$1,337.5)	(\$1,257.0)	(\$1,012.8)	(\$739.7)	(\$1,142.3)

STORM WATER DRAINAGE AND CONTROL SERVICES: NON-RE	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$1,142.3)	(\$1,562.7)	(\$2,001.6)	(\$2,676.6)	(\$2,433.3)	(\$2,156.4)	(\$1,841.3)	(\$1,487.3)	(\$1,135.4)	(\$739.8)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS											
Storm Water Drainage And Control Services: Non-Residential: Non	\$664.6	\$664.6	\$818.4	\$153.8	\$153.8	\$153.8	\$153.8	\$183.6	\$183.6	\$0.0	\$8,676.0
Storm Water Drainage And Control Services: Non-Residential: Infile	\$876.9	\$894.5	\$1,123.4	\$215.3	\$219.6	\$224.0	\$228.5	\$278.2	\$283.8	\$0.0	\$10,774.3
NEW NON-RESIDENTIAL DEVELOPMENT											
- New Building GFA - square metres	19,740	20,160	20,580	21,070	21,490	21,980	22,400	22,890	23,380	23,955	454,245
REVENUE											
- DC Receipts: Inflated	\$528.9	\$551.0	\$573.7	\$599.1	\$623.3	\$650.2	\$675.9	\$704.5	\$734.0	\$767.1	\$11,926.8
INTEREST											
- Interest on Opening Balance	(\$62.8)	(\$85.9)	(\$110.1)	(\$147.2)	(\$133.8)	(\$118.6)	(\$101.3)	(\$81.8)	(\$62.4)	(\$40.7)	(\$1,135.0)
- Interest on In-year Transactions	(\$9.6)	(\$9.4)	(\$15.1)	\$6.7	\$7.1	\$7.5	\$7.8	\$7.5	\$7.9	\$13.4	(\$17.5)
TOTAL REVENUE	\$456.5	\$455.6	\$448.5	\$458.6	\$496.5	\$539.1	\$582.5	\$630.2	\$679.4	\$739.8	\$10,774.3
CLOSING CASH BALANCE	(\$1,562.7)	(\$2,001.6)	(\$2,676.6)	(\$2,433.3)	(\$2,156.4)	(\$1,841.3)	(\$1,487.3)	(\$1,135.4)	(\$739.8)	\$0.0	

2018 Adjusted Charge Per Square Metre	\$20.31
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Allocation of Capital Program	
Residential Sector	65.3%
Non-Residential Sector	34.7%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix D

Reserve Fund Balances

Appendix D

Development Charges Reserve Fund Unallocated Balances

The DCA requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances that are available to help fund the growth-related net capital costs identified in this study. The opening balances of the development charges reserve funds as of December 1, 2017¹ have been adjusted to account for existing commitments and adjustments to reserve fund projects as well as outstanding intra fund borrowing. In addition, the available reserve fund balances include area-specific reserve fund balances that were established under previous development charge by-laws, including balances related to the Thunder Bay Service Area and Fort Erie/Business District Service Area. All of the available reserve fund balances are therefore accounted for in this study.

As shown on Table 1, the December 31, 2017 total adjusted reserve fund balance was in a positive position of \$7.80 million. The application of the available uncommitted balance in each of the reserve funds is discussed in the appendix section related to each service. The funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charges calculation and the cash flow analysis.

¹ The DC reserve fund balances as of December 31, 2017 are based on the information included in Report CS-04-2018

**APPENDIX D
TABLE 1**

**TOWN OF FORT ERIE
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2017**

Service	A Reserve Fund Balance as at Dec. 31, 2017	B Existing Commitments & Adjustments	C Outstanding Intrafund Borrowing	(A+B+C) Net Adjusted Reserve Fund Balance
Library Services	\$221,089.73	\$0.00	\$0.00	\$221,089.73
Fire Protection	\$102,982.03	\$0.00	\$0.00	\$102,982.03
Parks And Recreation	\$2,158,390.13	\$441,250.00	\$216,172.00	\$2,815,812.13
Public Works And Fleet	\$486,741.08	\$0.00	\$0.00	\$486,741.08
Parking	\$78,775.66	\$0.00	\$0.00	\$78,775.66
Transit Services	\$1,445.23	\$0.00	\$0.00	\$1,445.23
Administration	\$66,460.52	\$23,294.00	\$0.00	\$89,754.52
Roads And Related	\$1,818,052.46	\$252,000.00	\$0.00	\$2,070,052.46
Storm Water Drainage And Control Services	\$1,940,905.75	\$52,000.00	\$0.00	\$1,992,905.75
Wastewater Services	\$79,583.14	\$0.00	(\$216,172.00)	(\$136,588.86)
Water Supply Services	\$76,537.60	\$0.00	\$0.00	\$76,537.60
Total Development Charge Reserves	\$7,030,963.33	\$768,544.00	\$0.00	\$7,799,507.33

Appendix E

Long-Term Capital and Operating Impacts

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APPENDIX E
TABLE 1

TOWN OF FORT ERIE
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2018 dollars)

	Net Cost (in 2018\$)		Estimated Operating Costs (\$000)									
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Library Services			\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Collection materials	N/A	no additional costs	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fire Protection			\$0.0	\$0.0	\$0.0	\$0.0	\$136.5	\$136.5	\$136.5	\$136.5	\$136.5	\$136.5
- Station upgrades (2,400 sq.ft.)	\$60	per sq.ft. added	\$0.0	\$0.0	\$0.0	\$0.0	\$136.5	\$136.5	\$136.5	\$136.5	\$136.5	\$136.5
Parks And Recreation			\$181.3	\$251.4	\$353.1	\$457.6	\$621.2	\$717.9	\$746.2	\$839.4	\$843.9	\$873.4
- Pool	\$60,000	per year	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0
- Community Hub	\$12	per sq.ft. added	\$0.0	\$0.0	\$0.0	\$0.0	\$123.5	\$123.5	\$123.5	\$123.5	\$123.5	\$123.5
- Park Development and Amenities	\$0.05	per \$1.00 of new infrastructure	\$181.3	\$251.4	\$353.1	\$457.6	\$497.7	\$534.4	\$562.7	\$655.9	\$660.4	\$689.9
Public Works			\$0.0	\$0.0	\$105.0	\$123.5	\$123.5	\$123.5	\$123.5	\$128.5	\$128.5	\$128.5
- Buildings, Land and Fleet	\$0.10	per \$1.00 of new infrastructure	\$0.0	\$0.0	\$105.0	\$123.5	\$123.5	\$123.5	\$123.5	\$128.5	\$128.5	\$128.5
Parking			\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Surfaces	N/A	fee recovery	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Transit			\$0.0	\$16.8	\$33.9	\$34.3	\$38.4	\$42.7	\$43.4	\$44.1	\$44.8	\$45.5
- Additional Buses		pop+emp growth	\$0.0	\$16.8	\$33.9	\$34.3	\$38.4	\$42.7	\$43.4	\$44.1	\$44.8	\$45.5
ROADS AND RELATED			\$45.8	\$92.3	\$139.5	\$187.3	\$234.5	\$282.3	\$330.8	\$380.0	\$429.8	\$480.3
- Development-Related Roads Infrastructure	\$250	per household	\$45.8	\$92.3	\$139.5	\$187.3	\$234.5	\$282.3	\$330.8	\$380.0	\$429.8	\$480.3
TOTAL ESTIMATED OPERATING COSTS			\$227.1	\$360.4	\$631.5	\$802.7	\$1,154.1	\$1,302.9	\$1,380.4	\$1,528.5	\$1,583.5	\$1,664.3

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APPENDIX E
TABLE 2

**TOWN OF FORT ERIE
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	TOTAL (\$000)
LIBRARY SERVICES											
Total Net Cost (1)	38.8	38.8	38.8	38.8	38.8	38.8	38.8	38.8	38.8	38.8	387.7
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	23.2	34.9	34.9	34.9	127.8
Net Cost From Non-DC Sources	38.8	38.8	38.8	38.8	38.8	38.8	15.6	3.9	3.9	3.9	259.9
- Discount Portion (3)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	38.8
- Available DC Reserves (4)	34.9	34.9	34.9	34.9	34.9	34.9	11.7	0.0	0.0	0.0	221.1
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2027 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FIRE PROTECTION											
Total Net Cost (1)	0.0	0.0	0.0	752.6	0.0	0.0	0.0	0.0	0.0	0.0	752.6
Net Cost From Development Charges (2)	0.0	0.0	0.0	649.6	0.0	0.0	0.0	0.0	0.0	0.0	649.6
Net Cost From Non-DC Sources	0.0	0.0	0.0	103.0	0.0	0.0	0.0	0.0	0.0	0.0	103.0
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	0.0	103.0	0.0	0.0	0.0	0.0	0.0	0.0	103.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2027 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PARKS AND RECREATION											
Total Net Cost (1)	3,626.0	1,401.0	5,535.0	5,590.0	801.0	735.5	565.0	1,865.0	90.0	590.0	20,798.5
Net Cost From Development Charges (2)	1,375.0	0.0	1,626.9	3,016.0	401.5	422.9	508.5	1,539.1	81.0	292.0	9,262.8
Net Cost From Non-DC Sources	2,251.1	1,401.0	3,908.1	2,574.0	399.5	312.6	56.5	325.9	9.0	298.0	11,535.7
- Discount Portion (3)	220.8	81.1	350.1	335.1	44.6	47.0	56.5	171.0	9.0	32.4	1,347.7
- Available DC Reserves (4)	612.3	730.1	1,473.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,815.8
- Replacement & Benefit to Existing	1,418.0	589.7	2,033.8	2,238.9	354.9	265.6	0.0	154.9	0.0	265.6	7,321.4
- For Post 2027 Development (5)	0.0	0.0	50.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.8
PUBLIC WORKS AND FLEET											
Total Net Cost (1)	0.0	0.0	1,050.0	1,235.0	0.0	0.0	0.0	50.0	0.0	0.0	2,335.0
Net Cost From Development Charges (2)	0.0	0.0	563.3	1,235.0	0.0	0.0	0.0	50.0	0.0	0.0	1,848.3
Net Cost From Non-DC Sources	0.0	0.0	486.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	486.7
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	486.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	486.7
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2027 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Notes: (1) For total development-related capital program see Appendix B.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Mandatory 10% reduction for applicable services

(4) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).

(5) Post 2027 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

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APPENDIX E
TABLE 2

**TOWN OF FORT ERIE
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	TOTAL (\$000)
PARKING											
Total Net Cost (1)	0.0	0.0	187.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	187.0
Net Cost From Development Charges (2)	0.0	0.0	71.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	71.4
Net Cost From Non-DC Sources	0.0	0.0	115.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	115.6
- Discount Portion (3)	0.0	0.0	18.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.7
- Available DC Reserves (4)	0.0	0.0	78.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	78.8
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2027 Development (5)	0.0	0.0	18.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.1
TRANSIT SERVICES											
Total Net Cost (1)	35.1	535.1	535.1	35.1	35.1	35.1	35.1	35.1	35.1	35.1	1,350.9
Net Cost From Development Charges (2)	3.9	253.9	253.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	538.8
Net Cost From Non-DC Sources	31.2	281.2	281.2	31.2	31.2	31.2	31.2	31.2	31.2	31.2	812.1
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1.4
- Replacement & Benefit to Existing	31.1	281.1	281.1	31.1	31.1	31.1	31.1	31.1	31.1	31.1	810.7
- For Post 2027 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ADMINISTRATION											
Total Net Cost (1)	505.0	190.0	50.0	60.0	60.0	120.0	310.0	210.0	10.0	10.0	1,525.0
Net Cost From Development Charges (2)	164.2	149.5	45.0	54.0	54.0	69.0	189.0	99.0	9.0	9.0	841.8
Net Cost From Non-DC Sources	340.8	40.5	5.0	6.0	6.0	51.0	121.0	111.0	1.0	1.0	683.2
- Discount Portion (3)	25.8	19.0	5.0	6.0	6.0	7.7	21.0	11.0	1.0	1.0	103.5
- Available DC Reserves (4)	68.3	21.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	89.8
- Replacement & Benefit to Existing	246.7	0.0	0.0	0.0	0.0	43.3	100.0	100.0	0.0	0.0	490.0
- For Post 2027 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL MUNICIPAL SERVICES											
Total Net Cost (1)	4,204.9	2,164.9	7,395.9	7,711.4	934.9	929.4	948.9	2,198.9	173.9	673.9	27,336.7
Net Cost From Development Charges (2)	1,543.0	403.4	2,560.4	4,958.4	459.4	495.9	724.5	1,726.9	128.8	339.8	13,340.4
Net Cost From Non-DC Sources	2,661.9	1,761.4	4,835.5	2,753.0	475.5	433.5	224.3	472.0	45.1	334.1	13,996.3
- Discount Portion (3)	250.5	104.0	377.7	345.0	54.5	58.5	81.4	185.9	13.9	37.3	1,508.7
- Available DC Reserves (4)	715.6	786.6	2,074.0	138.0	35.0	35.0	11.9	0.1	0.1	0.1	3,796.6
- Replacement & Benefit to Existing	1,695.8	870.8	2,314.9	2,270.0	386.0	339.9	131.1	286.0	31.1	296.6	8,622.1
- For Post 2027 Development (5)	0.0	0.0	68.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	68.9

Notes: (1) For total development-related capital program see Appendix B.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Mandatory 10% reduction for applicable services

(4) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).

(5) Post 2023 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

Appendix F

Asset Management Plan

Appendix F

Asset Management Plan

The DCA now requires that municipalities complete an Asset Management Plan before passing a DC By-law. A key function of the Asset Management Plan, as required by the legislation, is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1 and Table 2. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. The exception and the justification is as follows:

- Some of the works identified may represent one-time expenditures and may be temporary in nature. Therefore, the assets would not be required to be replaced and no ongoing operation and maintenance costs exist. Such assets are identified as “not a long-term asset” in the table.
- Some projects do not relate to the emplacement of a tangible capital asset– some examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as “not infrastructure” in the table.

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

Table 1	
Summary of Municipal Assets Considered General Services	
Capital Project Description	Estimated Useful Life (Years)
Recovery of Negative DC Reserve Fund Balances	Not a Long-Term Asset
Land acquisition	Not Infrastructure
Studies	Not Infrastructure
Library Collection Materials	7 years
Buildings & Facilities	50 years
Community Pool	30 years
General Park Improvements	15 years
Accessibility Park Improvements	20 years
Multi-Use facilities	30 years
Park Surfaces	20 years
Playground Equipment	15 years
Parks Vehicles	10 years
General Equipment	10-15 years
Public Works Fleet	10-15 years
Parking Lot Surface	20 years
Parking Pay and Display Machines	10 years
Transit Stops and Facilities	30 years
Transit Bus	15 years

Table 2	
Summary of Municipal Assets Considered Engineered Services	
Capital Project Description	Estimated Useful Life (Years)
Master Plans and Studies	Not Infrastructure
Roads	40 years
Sidewalks	30 years
Trunk Sewers	75 years
Storm Water Linear Infrastructure	75 years

No annual provisions have been identified for Administration as the development-related studies included in the Administration development charge category are not infrastructure and therefore have no long-term financial requirements.

Annual Provision

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

Based on the information obtained from Town staff regarding useful life assumptions and the capital cost of acquiring and/or replacing each asset, a provision for infrastructure replacement has been calculated for both the Town-wide general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

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

Table 3 and 4 provide an overview of the capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law for both general and engineered services. As shown in Table 3, by 2027, the Town will need to fund an additional \$890,000 per annum in order to properly fund the full life-cycle costs of the new assets related to the general services supported under the DC By-law.

Table 4 provides a separate analysis of the annual provisions required for the engineered services capital program as the program extends to 2041. As shown in Table 4, the annual provision in 2031 amounts to \$1.39 million.

Table 3
Calculated Annual Provision by 2027 General Services

Service	2018 - 2027 Capital Program		Calculated AMP Annual Provision by 2027	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
Library Services	\$ 388,000	\$ -	\$ 54,000	\$ -
Fire Protection	\$ 753,000	\$ -	\$ 15,000	\$ -
Parks And Recreation	\$ 13,339,000	\$ 8,310,000	\$ 673,000	\$ 400,000
Public Works And Fleet	\$ 2,335,000	\$ -	\$ 100,000	\$ -
Parking	\$ 167,000	\$ 20,000	\$ 12,000	\$ 2,000
Transit Services	\$ 540,000	\$ 960,000	\$ 36,000	\$ 50,000
Administration	\$ 1,035,000	\$ 490,000	\$ -	\$ -
Total 2027 Provision	\$ 18,557,000	\$ 9,780,000	\$ 890,000	\$ 452,000

Table 4
Calculated Annual Provision by 2041 Engineering Services

Service	2018 - 2041 Capital Program		Calculated AMP Annual Provision by 2041	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
Roads And Related	\$ 16,092,000	\$ 20,816,000	\$ 500,000	\$ 405,000
Storm Water Drainage And Control Services	\$ 27,140,000	\$ 15,585,000	\$ 416,000	\$ 156,000
Wastewater Services	\$ 30,448,000	\$ 3,411,000	\$ 443,000	\$ -
Water Supply Services	\$ 2,581,000	\$ 2,672,000	\$ 35,000	\$ 5,000
Total 2041 Provision	\$ 76,261,000	\$ 42,484,000	\$ 1,394,000	\$ 566,000

Transit Asset Management in the Town

The Town of Fort Erie currently operates three routes serviced by five conventional buses and two mobility vehicles. The Town aims to maintain the transit fleet in state of good repair through regular maintenance and inspections to achieve public transit safety and reliability standards. The Town has also completed a peer review of its transit system and has developed an operating budget for the 2017-2021 period which identified variable and fixed operating costs, future transit ridership and revenues and future dedicated gas tax funding. A copy of the document can be found at the following link: [The Town of Fort Erie Transit Route and Service Plan Phase I and II Final Draft Report.](#)

The Town currently plans to add two new buses and several additional stops in order to achieve the ridership target identified in the *Town of Fort Erie*

Transit Route and Service Plan Phase I and II Final Draft Report. The full cost of the capital program for Transit is valued at \$1.5 million over the ten-year planning period. Details on the capital projects and anticipated ridership forecast is found in Appendix B.6.

The additional buses and stops are expected to have a yearly net operating impact of \$45,500 per year by 2027 (see Appendix F). The Town also maintains a Transit Capital Reserve Fund and makes contributions from the operating budget a yearly basis. The Town ensures that the transit system will be financially sustainable through yearly capital and operating budget reviews

Financial Sustainability of the Program

Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next ten years (to 2027) the Town is projected to increase by approximately 1,900 households, which represents a 14 per cent increase over the existing base. In addition, the Town will also add roughly 2,300 new employees that will result in approximately 161,700 square metres of additional non-residential building space.

By 2041, there will be an increase of nearly 5,000 new dwelling units and 454,200 square metres of non-residential building space. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Town's reserves for the future replacement of these assets.

Annual Budgetary Reviews

As part of the annual budget update, the Town also contributes to asset replacement reserves and annual asset replacement needs. The Town collects the Capital Tax Levy annually, and amounted to \$26.37 million in 2018.

Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long term. Life cycle funding methodologies are also reviewed in

order to ensure that the Town is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

The Program is Deemed Financially Sustainable

The calculated annual provisions identified in Tables 3 and 4 are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term. Importantly, the Town's annual budgeting process and Capital Tax Levy will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable.

Appendix G

Local Service Definitions

Appendix G

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

The following guidelines set out in general terms the size and nature of engineered infrastructure that is included in the Town of Fort Erie 2018 Development Charges Study. For a project to be eligible to be funded completely or in part by development charges, the following will apply:

1. The project will be identified in the most current Town of Fort Erie Development Charges Study.
2. If any infrastructure does not add any additional capacity over and above the capacity requirement for that development, these projects are assumed to be the sole responsibility of the developer.
3. Infrastructure that provides servicing or capacity for more than one development is not necessarily fully or partially funded from development charges. If a project is considered fully or partially local in nature, the Town will require the benefiting land owners to fund the works directly.

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

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

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

1.0 Watermains

1.1 Related to a Specific Development

Watermains internal to a specific development, as well as external watermains (generally 200mm or smaller in size) to be connected to an existing local/regional main are considered to be the developer's responsibility through a subdivision or development agreement with the Town.

1.2 Unrelated to a Specific Development (Local Trunk Watermains)

Local trunk watermains are water mains intended to primarily meet local neighbourhood area water demands and provide system reinforcement and for fire flows. Generally, these watermains are larger than 20 mm diameter in size. As such mains, when not constructed for a specific development(s) are considered to be development charge projects completely or in part.

2.0 Sanitary Sewer Mains

2.1 Related to a Specific Development

Local wastewater mains internal to a specific development, as well as external sewers (generally 200 mm or smaller in size) to connect a development to an existing local/regional sewer are considered to be the developer's responsibility through a subdivision or development agreement with the Town.

2.2 Unrelated to a Specific Development

Local collector wastewater mains (sanitary sewers) are considered to be development charge projects. Local Collector Wastewater mains are intended to collect/convey sewage from neighbourhood areas. Generally these sewers are larger than 200mm in size.

3.0 Land Acquisition

3.1 Related to a Specific Development

All land acquisition associated with providing access right-of-ways and utility easements to new or existing Town facilities, as well as property intended to accommodate the necessary building setbacks from Town facilities, as per Ministry of the Environment (MOE) requirements and/or other engineering design standards, are considered to be the developer's responsibility through the *Planning Act* and/or subdivision agreement with the local municipality.

Land acquisitions deemed excessive are considered to be development charge projects (normally included as part of the capital works project).

3.2 Unrelated to a Specific Development

Land acquisition for Town facilities and utilities unrelated to a specific development will be considered for development charge projects.

4.0 Road Related Works

4.1 Related to a Specific Development (Internal Roads)

All new roads are considered to be the developer's responsibility through a subdivision or development agreement with the Town.

Intersection improvements (turn lanes, traffic signals) to any Town roads for municipal entrance roads to specific developments or private entrances necessitated by abutting or nearby development(s) are considered to be the developer's responsibility through an agreement with the Town.

4.2 Unrelated to a Specific Development

Upgraded arterial and collector Town roads necessitated by increased traffic volumes or by an abutting specific development are considered to be development charge projects.

Intersection improvements to any Town arterial or collector roads, necessitated by increased volumes are considered to be development charge projects.

5.0 Streetlight and Sidewalks

5.1 Related to a Specific Development (Internal Roads)

Streetlights and sidewalks on all new roads within a specific development are considered to be the developer's responsibility through a subdivision agreement with the Town.

5.2 Unrelated to a Specific Development

Streetlights and sidewalks external to a development, which are necessary to connect the development to public areas and/or existing sidewalks, are considered to be development charge projects.

Streetlights and sidewalks on Town arterial or collector roads are considered to be the mandated responsibility of the local municipality and can be considered as development charge projects.

6.0 Bike Lanes / Bike Paths / Trails

6.1 Related to a Specific Development

Bike paths / lanes / trails within and outside of road allowances within a specific development are considered to be the developer's responsibility through a subdivision agreement with the Town.

6.2 Unrelated to a Specific Development (External)

Bike paths / lanes / trails external to a development, which are necessary to connect the development to public spaces and/or other bike / trail infrastructure, are considered to be development charge projects.

Bike paths / lanes / trails within the Town road allowances located separate from or combined with the road pavement are considered to be development charge projects.

7.0 Noise Abatement Measures

7.1 Related to a Specific Development

Noise abatement measures internal to a development, related or unrelated to local arterial and collector roads, are considered to be the developer's responsibility through a subdivision agreement with the Town.

7.2 Unrelated to a Specific Development

Noise abatement measures unrelated to a specific development(s) on Town arterial or collector roads are considered to be development charge projects.

8.0 Transportation Studies

8.1 Related to a Specific Development

Traffic studies undertaken for the benefit of a specific development are considered to be the responsibility of the developer.

8.2 Unrelated to a Specific Development

Master Plans and secondary corridor studies are to be considered development charge projects.

9.0 Land Acquisition (Including Right-Of-Way Utility Easements)

9.1 Related to a Specific Development

Land acquisition to upgrade Town arterial or collector roads and/or provided utility corridors to the widths required by approved engineering design standards, is considered to be the developer's responsibility and primarily provided by dedications under the *Planning Act*.

Land acquisition for grade separations, new Town arterial roads or other excessive needs beyond normal dedication requirements are considered to be development charge projects (normally included as part of the capital works project).

9.2 Unrelated to a Specific Development

In areas where limited or no development is anticipated and direct dedication is unlikely within the time constraints of the proposed capital works projects, such land acquisitions are considered to be development charge projects (normally included as part of the capital works project).

10.0 Storm Drainage Works (Storm Sewers, Culverts, Ditching, Outfalls, Stormwater Management Facilities)

10.1 Related to a Specific Development

All storm drainage works related to a specific development(s) and not providing a benefit to Town property and/or infrastructure are considered to be the developer's responsibility through a subdivision or development agreement with the Town.

All Town costs associated with over-sizing of storm drainage works by a developer are considered to be development charge projects for which an agreement will be required between the Town and the developer).

10.2 Unrelated to a Specific Development

All storm drainage works relating to future Town road construction, are considered to be development charge projects (normally included as part of the capital works project).

Storm drainage works relating to road maintenance best practices may be considered as development charge projects in whole or part.

11.0 Storm Water Management (Retention / Detention Storage, Erosion Remediation)**11.1 Related to a Specific Development**

All storm water management works related to a specific development(s) and not providing benefit to Town property and/or infrastructure are considered to be the developer's responsibility through a subdivision agreement with the Town.

Where a mutual benefit is identified for shared storm water management facilities that benefit more than one landowner, these works may be considered under a special area development charge).

Appendix H

Proposed Draft 2018 DC By-Law



The Municipal Corporation of the Town of Fort Erie

By-law No. 47-2019

Being a By-law to Establish Development Charges For The Town of Fort Erie and to Repeal By-law No. 43-2014

Whereas subsection 2(1) of the *Development Charges Act, 1997, c. 27* (hereinafter called "the Act") provides that the council of a municipality may pass by-laws for the imposition of development charges against land for increased capital costs required because of the needs for services arising from development of the area to which the by-law applies; and

Whereas the Council of The Corporation of the Town of Fort Erie ("Town of Fort Erie") has given Notice in accordance with Section 12 of the *Act* of its intention to pass a by-law under Section 2 of the said Act; and

Whereas the Council of the Town of Fort Erie received a report entitled Development Charges Background Study dated December 13, 2018 prepared by Hemson Consulting Ltd., wherein it was indicated that the development of any land within the Town of Fort Erie will increase the need for services as defined herein; and

Whereas copies of the Development Charges Background Study were made available on December 13, 2018 and copies of the proposed Development Charges By-law were made available on December 13, 2018 to the public in accordance with Section 12 of the *Act*; and

Whereas the Council of the Town of Fort Erie on March 4, 2019 approved the Development Charges Background Study, dated December 13, 2018, as amended (the "Study"), in which recommendations were made relating to the establishment of a development charge policy for the Town of Fort Erie pursuant to the *Act*; and

Whereas the Council of the Town of Fort Erie heard all persons who applied to be heard no matter whether in objection to, or in support of, the proposed development charges at a Public Meeting held on January 14, 2019; and

Whereas the Council of the Town of Fort Erie on March 4, 2019 determined that the increase in the need for services attributable to the anticipated development as contemplated in the Study, including any capital costs, will be met by updating the capital budget and forecast for the Town of Fort Erie, where appropriate; and

Whereas the Council of the Town of Fort Erie on March 4, 2019 approved the Study and determined that no further public meetings were required under Section 12 of the *Act*; and

Whereas the Council of the Town of Fort Erie on March 4, 2019 determined that the future excess capacity identified in the Study, shall be paid for by the development charges contemplated in the said Study, or other similar charges; and

Whereas the Council of the Town of Fort Erie has given consideration of the use of more than one Development Charge By-law to reflect different needs for services in different areas, also known as “area rating” or “area specific development charges”, and has determined that for the services, and associated infrastructure proposed to be funded by development charges under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide uniform basis; and

Whereas the Study includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the Development Charge By-law and that such assets are considered to be financially sustainable over their full life-cycle; and

Whereas the Council of the Town of Fort Erie will give consideration to incorporating the Asset Management Plan outlined in the Study within the Town of Fort Erie’s ongoing practices and Corporate Asset Management Plan; and

Whereas the Council of the Town of Fort Erie approved the planned level of service for Transit services, as identified in the Study which has been estimated in accordance with the requirements of the *Act* and Ontario Regulation 82/98.

Now therefore the Municipal Council of the Town of Fort Erie enacts as follows:

1.0 DEFINITIONS

1.1 In this by-law,

- (a) “**Act**” means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, or any successor thereto;
- (b) “**agricultural use**” means use or intended use for farming or hobby farming purposes
 - a. including (but not limited to):
 - (i) cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, marijuana, sod, trees, shrubs, flowers, and ornamental plants;
 - (ii) raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish; and
 - (iii) agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening;
 - b. but excludes any portion used for residential, commercial or industrial use;

- (c) “**apartment**” means a building consisting of one or more dwelling units with a private bathroom and kitchen facilities in each dwelling unit which is not a single detached dwelling, a semi-detached dwelling, a farm help house or a multiple dwelling;
- (d) “**bedroom**” means a room located within a dwelling unit and used primarily for sleeping;
- (e) “**benefitting area**” means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- (f) “**Board of Education**” means a board defined in subsection 1(1) of the *Education Act*, R.S.O. 1990, c. E. 2 as amended, or any successor thereto;
- (g) “**Building canopy**” means an overhead fixed roof structure that does not contain any walls or is enclosed by other means that is attached to a principal structure which is able to provide shelter from the weather or is decorative;
- (h) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended, or any successor thereto;
- (i) “**brownfield sites**” means abandoned, vacant, derelict, idled or underutilized property in the urban area of the Town of Fort Erie with an active potential for redevelopment, where redevelopment is complicated by real or perceived environmental contamination. Brownfields are also often characterized by building deterioration/obsolescence, and/or inadequate infrastructure. Brownfields can include many uses such as old landfills and abandoned factories to dry cleaners and former gasoline stations. Most brownfields are located in urban areas and many are located in key areas such as the downtown or along the waterfront;
- (j) “**capital cost**” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by the municipality or local board, as set out in Section 5 of the *Act*;
- (k) “**cellar**” means that portion of a building between two floor levels with a minimum height of 1.9 m which is partly or completely underground, and which has more than one-half of its height from floor to ceiling below grade;
- (l) “**commercial**” when used in reference to a building, structure, lot, use or activity, means a building, structure, lot, use or activity pertaining to the buying or selling of commodities or the supplying of services for remuneration, but does not include activities associated with the manufacturing, warehousing or assembling of goods, or with any construction work;

- (m) “**Council**” means the Council of The Corporation of the Town of Fort Erie;
- (n) “**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 substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot;
- (o) “**development charge**” means a charge imposed pursuant to this By-law;
- (p) “**dwelling unit**” means a suite of habitable rooms which:
 - (i) is located in a building;
 - (ii) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
 - (iii) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and
 - (iv) has a private entrance directly from outside the building or from a common hallway or stairway inside the building;
- (q) “**existing industrial building**” has the same meaning as in O.Reg. 82/98, as amended;
- (r) “**farm help house**” means a dwelling unit constructed on agricultural land used for agricultural uses and not attached to any other building or structure, with sleeping, cooking, living and sanitary facilities, and used for seasonal, interim or occasional residential uses by farm labourers;
- (q) “**grade**” means the average elevation of the finished surface of the ground of a building or structure, exclusive of any artificial embankment abutting such building or structure;
- (r) “**gross floor area**” means the aggregate of the floor areas of all storeys of a building or structure, other than an attic or a cellar, excluding the floor area of any private garage;
- (s) “**industrial**” means the use of land, buildings or structures for the manufacturing, production, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses;
- (t) “**institutional**” means the use of land, buildings or structures for religious, charitable, educational, health or welfare purposes, and without limiting the generality of the foregoing includes churches, places of worship, public or private schools, day nursery, public or private hospital, children’s home, nursing home, home for the aged or infirm, monastery, convent, and training school;
- (u) “**local board**” has the same meaning as in the *Act*;

- (v) “**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.O. 1990, c. P. 13 as amended, or any successor thereto;
- (w) “**marijuana production facilities**” means a building used, designed or intended for growing, producing, testing, destroying, storing or distribution of marijuana or cannabis and does not include retail sales;
- (x) “**mobile home**” means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, notwithstanding that such vehicle is jacked up or that its running gear is removed, but not including any vehicle used or intended for the living, sleeping, or eating accommodation of persons therein for permanent year-round use;
- (y) “**multiple dwelling**” means a residential building consisting of three or more dwelling units where units may be attached by a vertical wall or walls. Multiple dwelling units refer to all dwellings units other than single detached dwellings, secondary suites, semis and apartments and may include but is not limited to townhouses, street townhouses, back to back townhouses, stacked townhouses and duplexes;
- (z) “**Municipality**” means The Corporation of the Town of Fort Erie;
- (aa) “**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;
- (bb) “**Non-profit housing**” means housing which is or is intended to be offered primarily to persons or families of low income on a leasehold or co-operative basis and which is owned or operated by i) a non-profit corporation being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof; or ii) a non-profit housing co-operative having the same meaning as in the Co-operative Corporations Act, R.S.O. 1990, c.C.35, as amended;
- (cc) “**Owner**” means any person whose interest in a parcel of land is registered on title in the appropriate Land Registry Office;
- (dd) “**place of worship**” means any building or part thereof that is owned by a church or religious organization that is exempt from taxation as a place of worship pursuant to the *Assessment Act*, R.S.O. 1990, c A.31 as amended, but excludes a residential use;
- (ee) “**Regulation**” means O. Reg. 82/98; as amended, or a successor thereto, made under the *Development Charges Act, 1997*;

- (ff) “**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 but does not include a room or suite of rooms in hotels or motels;
- (gg) “**secondary dwelling unit**” means a dwelling unit, whether contained within an existing or proposed single detached dwelling, semi-detached dwelling, or multiple dwelling or located in an accessory building to a single detached dwelling, a semi-detached dwelling or multiple dwelling including but not limited to a structure constructed above an existing garage or other structure separate from the primary dwelling unit, which:
 - (i) comprises an area less than the gross floor area of the primary dwelling unit; and
 - (ii) is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;
- (hh) “**semi-detached dwelling**” means a residential building containing two dwelling units separated by vertical division, each of which units has a separate entrance to grade;
- (ii) “**services**” (or “**service**”) means those services set out in Schedule “A” to this By-law;
- (jj) “**servicing agreement**” means an agreement entered into in connection with the development of land including an agreement under Section 51 or Section 53 of the *Planning Act*, but not including an agreement under Section 41 of the *Planning Act*;
- (kk) “**single detached dwelling unit**” means a dwelling unit which is freestanding, separate and detached from other main buildings or main structures;
- (ll) “**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 identical ownership;
- (mm) “**special care/special needs dwelling unit**” means a residential building or the residential portion of a mixed-use building that has a common entrance at street level, where such units may or may not have exclusive use of sanitary or culinary facilities, or both and which occupants have the right to use, in common, hallways, stairs, yards, common rooms and where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services may be provided as appropriate to occupants and includes but is not limited to retirement homes, senior living accommodations, group homes, and hospitals;
- (nn) “**stacked townhouse building**” means a residential building containing four (4) or more dwelling units which are horizontally and vertically separated with dwelling units entirely or partially above another and where

each dwelling unit egresses directly outside to grade (no egress to a common corridor) and for the purposes of this by-law are defined as apartment units;

- (oo) **“Vehicle canopy”** means an overhead fixed roof structure that is used to shelter areas used for parking and loading or unloading of vehicles from the weather and includes canopies over a gas bar.

2.0 DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) library services;
- (b) fire protection services;
- (c) parks and recreation services;
- (d) public works and fleet;
- (e) parking services;
- (f) transit services;
- (g) administration;
- (h) roads and related;
- (i) storm water drainage and control services;
- (j) wastewater services; and
- (k) water supply services.

2.2 A development charge shall include a charge in respect of:

- (a) library services;
- (b) fire protection services;
- (c) parks and recreation services;
- (d) public works and fleet;
- (e) parking services;
- (f) transit services;
- (g) administration;
- (h) roads and related;
- (i) storm water drainage and control services;
- (j) wastewater services, if available; and
- (k) water supply service, if available.

2.3 Components of the services designated in Subsection 2.1 are described in Schedule "A" to this By-law.

3.0 APPLICATION OF DEVELOPMENT CHARGES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in Subsection 3.2; and
- (b) the development of the lands requires any of the approvals set out in Subsection 3.5 (a).

Area to Which By-law Applies

3.2 (a) Subject to Subsection 3.3, this by-law applies to all lands in the geographic area of the Town of Fort Erie whether or not the land or the use of the land is exempt from taxation under Section 3 of the *Assessment Act*.

- (b) The Development Charges described in Schedule "B" to this By-law shall be calculated and collected on all lands in the geographic area of the Town of Fort Erie.

3.3 This By-law shall not apply to development of lands that are owned by and used for the purposes of:

- (a) The Corporation of the Town of Fort Erie or a local board thereof;
- (b) a Board of Education;
- (c) The Regional Municipality of Niagara or a local board thereof;
- (d) the Niagara Peninsula Conservation Authority;
- (e) the Crown in right of Ontario or the Crown in right of Canada;
- (f) the Niagara Parks Commission.

3.4 This By-law shall not apply to development of lands that are leased by the Niagara Parks Commission.

Approvals for Development

3.5 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (i) the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the *Planning Act*;
- (ii) the approval of a minor variance under Section 45 of the *Planning Act*;
- (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act*, applies;

- (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*,
 - (v) a consent under Section 53 of the *Planning Act*,
 - (vi) the approval of a description under Section 50 of the *Condominium Act, 1998*, S.O. 1998, c. 19 as amended, or any successor hereto; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) 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 3.5(a) are required before the lands, buildings or structures can be developed.
- (c) Despite Subsection 3.5(b), if two or more of the actions described in Subsection 3.5(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions for Intensification of Housing

- 3.6 (a) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (i) an enlargement of an existing dwelling unit;
 - (ii) the creation of the first two additional dwelling units in an existing single detached dwelling; or
 - (iii) the creation of the first additional dwelling unit in any other existing residential building;
- (b) Despite Subsection 3.6(a), development charges shall be imposed if the total gross floor area of the additional one or two dwelling units exceeds the gross floor area of the existing single detached dwelling.
- (c) Despite Subsection 3.6(a), development charges shall be imposed if the additional unit has a gross floor area greater than:
- (i) in the case of a semi-detached dwelling or multiple dwelling, the gross floor area of the existing dwelling unit; and
 - (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the existing residential building.

Exemption for Industrial Expansion

- 3.7 (a) Notwithstanding any other provisions of this By-law, no development charge is payable with respect to one or more enlargements of an existing industrial building on the same site up to a maximum of fifty percent (50%)

of the existing gross floor area on that site before the first enlargement;
and

- (b) For greater certainty in applying the exemption in this Subsection, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment, and the existing industrial building, and the enlarged area is to be used for or in connection with an industrial purpose as set out in Subsection 1(1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this Subsection shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or parking facility.

Other Exemptions

3.8 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (a) lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
- (b) places of worship;
- (c) agricultural uses;
- (d) secondary dwelling units;
- (e) development in relation to institutional use;
- (f) vehicle canopies;
- (g) rooms associated with building services that include but are not limited to electrical rooms, mechanical rooms, garbage rooms, elevator machine rooms;
- (h) development occurring within the boundaries of the core areas as set out in Schedules “H”, “I” “J”, “K” and “L” to this By-law;
- (i) Properties subject to eligibility in the Brownfield Development Charge Exemption Program. Exemptions /reductions to development charges shall be subject to the Brownfield Development Charge Exemption Program as outlined herein.

The Brownfields Development Charge Exemption Program will provide a financial incentive in the form of a reduction of Town’s portion of development charges payable equal to the cost of environmental remediation (Items a) – f) in Section 5.4.2 of the Brownfields Rehabilitation Grant Program of the Town of Fort Erie Community Improvement Plan, approved by By-law 109-10, as amended. This reduction of development charges will equal up to 75% of the Town

development charge payable with respect to development on a brownfield site.

The applicant with an approved application and agreement for a property under the Brownfields Rehabilitation Grant Program will have the option of applying the costs of environmental remediation against the Town development charges payable for that property (after any demolition charge credits are applied). If the applicant chooses to exercise this option, the costs of remediation applied against the Town's development charges payable (development charges exempted) will be deducted from the Brownfields Rehabilitation Grant to be paid. In the case of any project that achieves at least an 80% tax increment grant level under the Brownfields Rehabilitation Grant Program, the costs of remediation applied against the development charges payable (development charges exempted) will not be deducted from the Brownfields Rehabilitation Grant to be paid.

The Development Charge Exemption Program is not an application based program. Therefore, an application for a development charge exemption at the time of building permit application will not be required. The development charge exemption will be applied at the time development charges are normally paid, i.e., building permit.

Requirements for the Development Charge Exemption Program are specifically outlined in Section 5.6.3 of the Town of Fort Erie Community Improvement Plan;

Notwithstanding the above, the total accumulated amount of credit and/or exemption by both the Municipal Corporation of the Town of Fort Erie, and the Regional Municipal of Niagara By-law 2017-98, shall not exceed more than 100% of the total remediation costs;

- (j) lands, buildings and structures used for industrial purposes;
- (k) lands and buildings used or intended to be used as municipal housing project facilities, as set out in section 110 of the *Municipal Act, 2001*, S.O. 2001 c. 25, O.Reg.603/06 under the *Municipal Act, 2001*, and the Region's Municipal Housing Facility By-law, all as may be amended;
- (l) lands and buildings used for affordable housing projects that receive funding or are developed in conjunction with Niagara Regional Housing or a department or designated agency of the Niagara Region, the Canada Mortgage and Housing Corporation (CMHC) or other affordable housing provider provided that:
 - (i) this exemption shall only apply to that proportion or number of units in a development which are designated or identified as affordable housing; and
 - (ii) the owner of the lands continues to use the lands and buildings for affordable housing. If the owner ceases to use the proportionate share of the lands and buildings for affordable housing, the development charges exempted under this section shall become due and payable. The owner shall be required to enter into an

agreement with the Town under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands.

- (m) lands and buildings used for affordable housing projects constructed by Habitat for Humanity or a non-profit housing provider provided that:
 - (i) this exemption shall only apply to that proportion or number of units in a development which are designated or identified as affordable housing; and
 - (ii) the owner of the lands continues to use the lands and buildings for affordable housing. If the owner ceases to use the proportionate share of the lands and buildings for affordable housing, the development charges exempted under this section shall become due and payable. The owner shall be required to enter into an agreement with the Town under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands.

3.9 Notwithstanding the provisions of this By-law, a partial development charges exemption shall be given with respect to:

- (i) Building canopies in which case the total development charges shall be 50% of the amount that would otherwise be payable.

Reduction of Development Charges Where Redevelopment

3.10 In the case of the demolition of all or part of a residential building or structure:

- (a) A credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the last five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit was issued;
- (b) If a development or redevelopment involves the demolition of and replacement of a residential building or structure, the credit shall be equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable;
- (c) If a development or redevelopment involves the demolition of a replacement of a non-residential building or structure, the credit shall be equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable; and

- (d) No credit shall exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt from the payment of development charges under this By-law.

4.0 CALCULATION OF DEVELOPMENT CHARGES

Residential

- 4.1 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

- 4.2 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.

Time of Payment of Development Charges

- 4.3 Development charges shall be calculated, payable and collected as of the date a building permit is issued in respect of each dwelling unit, building or structure.
- 4.4 Notwithstanding Subsection 4.3, the Municipality may enter into an agreement with any person who has negotiated to pay a development charge providing for all or part of the development charge to be paid before or after the time it would otherwise be payable.
- 4.5 Where any Development Charge, or part thereof, remain unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected in like manner as taxes.
- 4.6 Where any unpaid Development Charges are collected as taxes under Subsection 4.5 the monies so collected shall be credited to the Development Charges reserve fund or funds.
- 4.7 Despite the payments required under Section 4.0, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this By-law.

5.0 INDEXING

- 5.1 Development charges imposed pursuant to this By-law as set out in Schedule “B” shall be adjusted annually, without amendment to this By-law, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) as follows:

- (a) The initial adjustment shall be January 1, 2020, and
- (b) Thereafter, adjustment shall be made on January 1 of each year.

5.2 For greater certainty, on January 1 of each year, the annual indexation adjustment shall be applied to the development charge as set out in Schedule “B” plus the accumulated annual indexation adjustment from previous years if any.

6.0 PHASE-IN OF DEVELOPMENT CHARGES AND TRANSITION PROVISIONS

6.1 The development charges imposed pursuant to this by-law are being phased-in pursuant to Schedules “B-1”, “B-2” and “B-3”, subject to the exemptions and indexing provision herein, from the effective date of this by-law.

7.0 RESERVE FUNDS

7.1 Development charge payments received by the Municipality pursuant to this By-law shall be maintained in a separate reserve fund or funds for each service to which the development charge relates and shall be spent only for the capital costs determined under paragraphs 2 to 8 of Subsection 5(1) of the Act.

8.0 INTEREST

8.1 The Municipality shall pay interest on a refund under Subsection 18(3), and 25(2) of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

9.0 FRONT ENDING AGREEMENTS

9.1 The Municipality may enter into agreements with an owner or owners of land in accordance with Section 44 of the Act.

10.0 SCHEDULES

10.1 The following schedules to this by-law form an integral part thereof:

Schedule “A” - Components of Services Designated in Subsection 2.1

Schedule “B” - Residential and Non-Residential Development Charges

Schedule “C” to Schedule “G” - Urban serviced lands for which Development Charges apply

Schedule “H” to Schedule “L” – Core Areas for Municipal Exemption

11.0 SERVICES INSTALLED PURSUANT TO THE PLANNING ACT

11.1 Nothing in this by-law prevents Council from requiring, as a condition of approval under Sections 41, 51 or 53 of the Planning Act that an owner, at his or her own expense, install such local services as Council may require, or that the owner pay for local connections to watermains, sanitary sewers and storm drainage facilities installed at the owner’s expense.

12.0 DATE BY-LAW IN FORCE

12.1 This By-law shall come into force upon its final passage thereof.

13.0 DATE BY-LAW EXPIRES

13.1 This By-law shall expire five years from the date of passage, unless it is repealed at an earlier date.

14.0 REPEAL

14.1 By-law No. 43-2014 is hereby repealed.

15.0 CORRECTIONS

15.1 The Clerk of the Town is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 18th day of March, 2019.

Mayor

Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true copy of By-law No. 47-2019 of the said Town. Given under my hand and the seal of the said Corporation this ___ day of _____, 20__.

Schedule "A"
To By-law No. 47-2019
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Library Services
 - Buildings
 - Land
 - Materials
 - Furniture and Equipment
2. Fire Protection Services
 - Buildings
 - Land
 - Furniture and Equipment at Stations
 - Vehicles
 - Equipment and Gear
3. Parks and Recreation Services
 - Indoor Recreation
 - Neighbourhood Parks
 - Community Parks
 - Specialized Parks
 - Parks and Open Space Vehicles
4. Public Works and Fleet
 - Buildings
 - Land
 - Furniture and Equipment
 - Vehicles and Equipment
5. Parking Services
 - Parking Spaces
 - Equipment
6. Transit Services
 - Equipment
 - Vehicles
7. Administration
 - Studies
8. Roads and Related
 - Roads
 - Bridges and Culverts
9. Storm Water Drainage and Control Services
 - Channels, Drainage and Ponds
10. Wastewater Services
 - Sewers
11. Water Supply Services
 - Supply Systems

Schedule "B-1"
To By-law No. 47-2019

DEVELOPMENT CHARGES EFFECTIVE FROM THE DATE THE BY-LAW COMES INTO FORCE TO SEPTEMBER 18, 2019

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre	
	Singles & Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Commercial	Industrial
Library Services	\$48	\$39	\$36	\$22	\$0.00	\$0.00
Fire Protection	\$185	\$150	\$136	\$84	\$1.34	\$0.00
Parks And Recreation	\$3,811	\$3,092	\$2,806	\$1,725	\$0.00	\$0.00
Public Works And Fleet	\$525	\$426	\$386	\$238	\$3.81	\$0.00
Parking	\$21	\$17	\$15	\$9	\$0.15	\$0.00
Transit Services	\$158	\$128	\$116	\$72	\$1.15	\$0.00
Administration	\$232	\$188	\$171	\$105	\$1.68	\$0.00
Roads And Related	\$1,491	\$1,209	\$1,097	\$675	\$10.94	\$0.00
Subtotal Town-Wide Services	\$6,471	\$5,249	\$4,763	\$2,930	\$19.07	\$0.00
Storm Water Drainage And Control Services	\$2,591	\$2,103	\$1,907	\$1,174	\$18.99	\$0.00
Wastewater Services	\$3,032	\$2,461	\$2,232	\$1,373	\$22.13	\$0.00
Water Supply Services	\$251	\$204	\$185	\$114	\$1.84	\$0.00
Subtotal Urban Area Services	\$5,874	\$4,768	\$4,324	\$2,661	\$42.96	\$0.00
TOTAL CHARGE PER UNIT	\$12,345	\$10,017	\$9,087	\$5,591	\$62.03	\$0.00

Schedule "B-2"
To By-law No. 47-2019
DEVELOPMENT CHARGES EFFECTIVE SEPTEMBER 19, 2019 TO MARCH 17, 2020

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre	
	Singles & Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Commercial	Industrial
Library Services	\$58	\$43	\$40	\$25	\$0.00	\$0.00
Fire Protection	\$222	\$165	\$153	\$97	\$1.39	\$0.00
Parks And Recreation	\$4,581	\$3,413	\$3,160	\$1,999	\$0.00	\$0.00
Public Works And Fleet	\$630	\$470	\$435	\$275	\$3.94	\$0.00
Parking	\$25	\$19	\$17	\$11	\$0.16	\$0.00
Transit Services	\$190	\$142	\$131	\$83	\$1.19	\$0.00
Administration	\$278	\$208	\$192	\$122	\$1.74	\$0.00
Roads And Related	\$1,791	\$1,335	\$1,235	\$782	\$11.32	\$0.00
Subtotal Town-Wide Services	\$7,775	\$5,795	\$5,363	\$3,394	\$19.74	\$0.00
Storm Water Drainage And Control Services	\$3,113	\$2,321	\$2,148	\$1,359	\$19.65	\$0.00
Wastewater Services	\$3,643	\$2,716	\$2,513	\$1,591	\$22.90	\$0.00
Water Supply Services	\$301	\$225	\$208	\$132	\$1.90	\$0.00
Subtotal Urban Area Services	\$7,057	\$5,262	\$4,869	\$3,082	\$44.45	\$0.00
TOTAL CHARGE PER UNIT	\$14,832	\$11,057	\$10,232	\$6,476	\$64.19	\$0.00

Schedule "B-3"
To By-law No. 47-2019
DEVELOPMENT CHARGES EFFECTIVE FROM MARCH 18, 2020 TO BY-LAW EXPIRY




Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre	
	Singles & Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Commercial	Industrial
Library Services	\$68	\$48	\$45	\$29	\$0.00	\$0.00
Fire Protection	\$259	\$181	\$170	\$110	\$1.43	\$0.00
Parks And Recreation	\$5,347	\$3,735	\$3,512	\$2,273	\$0.00	\$0.00
Public Works And Fleet	\$736	\$514	\$484	\$313	\$4.08	\$0.00
Parking	\$29	\$20	\$19	\$12	\$0.16	\$0.00
Transit Services	\$222	\$155	\$146	\$94	\$1.23	\$0.00
Administration	\$325	\$227	\$214	\$138	\$1.80	\$0.00
Roads And Related	\$2,091	\$1,460	\$1,373	\$889	\$11.70	\$0.00
Subtotal Town-Wide Services	\$9,077	\$6,340	\$5,963	\$3,858	\$20.40	\$0.00
Storm Water Drainage And Control Services	\$3,635	\$2,539	\$2,388	\$1,545	\$20.31	\$0.00
Wastewater Services	\$4,254	\$2,971	\$2,794	\$1,808	\$23.68	\$0.00
Water Supply Services	\$352	\$246	\$232	\$150	\$1.96	\$0.00
Subtotal Urban Area Services	\$8,241	\$5,756	\$5,414	\$3,503	\$45.95	\$0.00
TOTAL CHARGE PER UNIT	\$17,318	\$12,096	\$11,377	\$7,361	\$66.35	\$0.00

Town of Fort Erie

Development Charges Background Study

URBAN AREAS

LEGEND

-  Urban Area Boundary
-  Roadways
-  Municipal Boundary



Town of Fort Erie

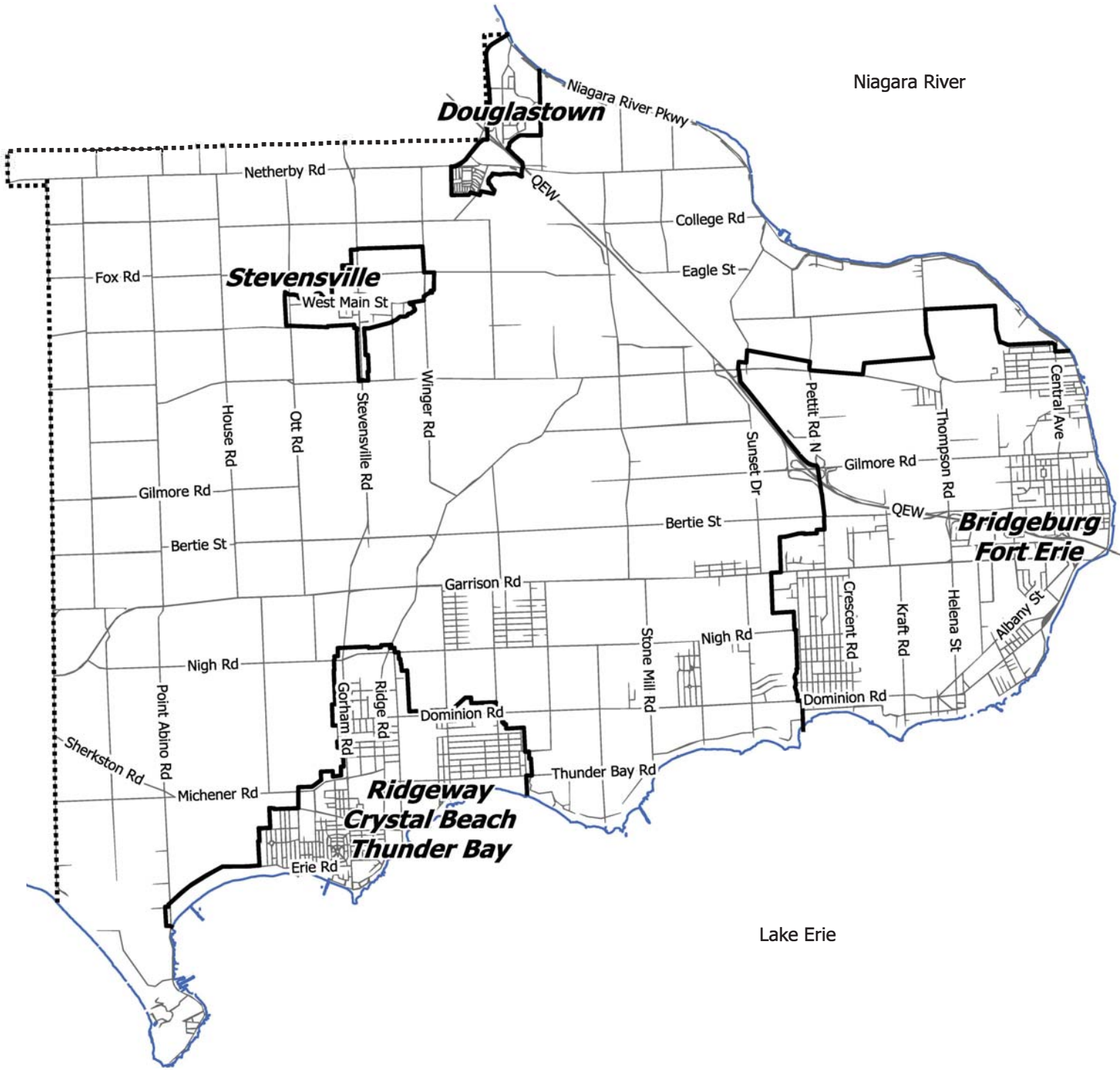
Community & Development Services
March 2014

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**SCHEDULE "C" to
By-law 47-2019**






Town of Fort Erie

Development Charges Background Study

BRIDGEBURG
AND FORT ERIE
URBAN AREA

LEGEND

-  Urban Area Boundary
-  Roadways
-  Parcel Fabric



Town of Fort Erie

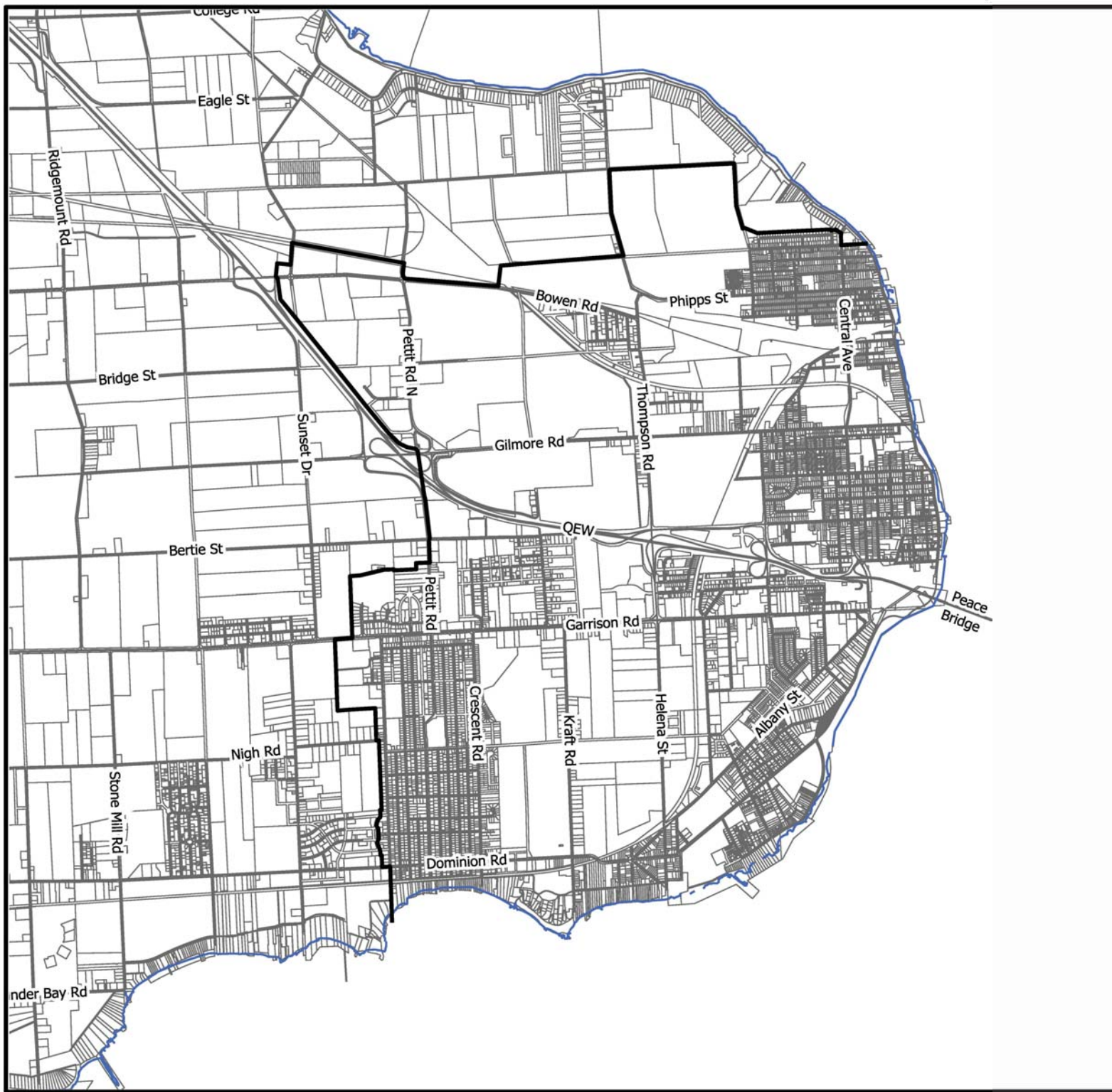
Community & Development Services
March 2014

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**SCHEDULE "D" to
By-law 47-2019**






Town of Fort Erie

Development Charges Background Study

CRYSTAL BEACH, RIDGEWAY
AND THUNDER BAY
URBAN AREA

LEGEND

-  Urban Area Boundary
-  Roadways
-  Parcel Fabric



Town of Fort Erie

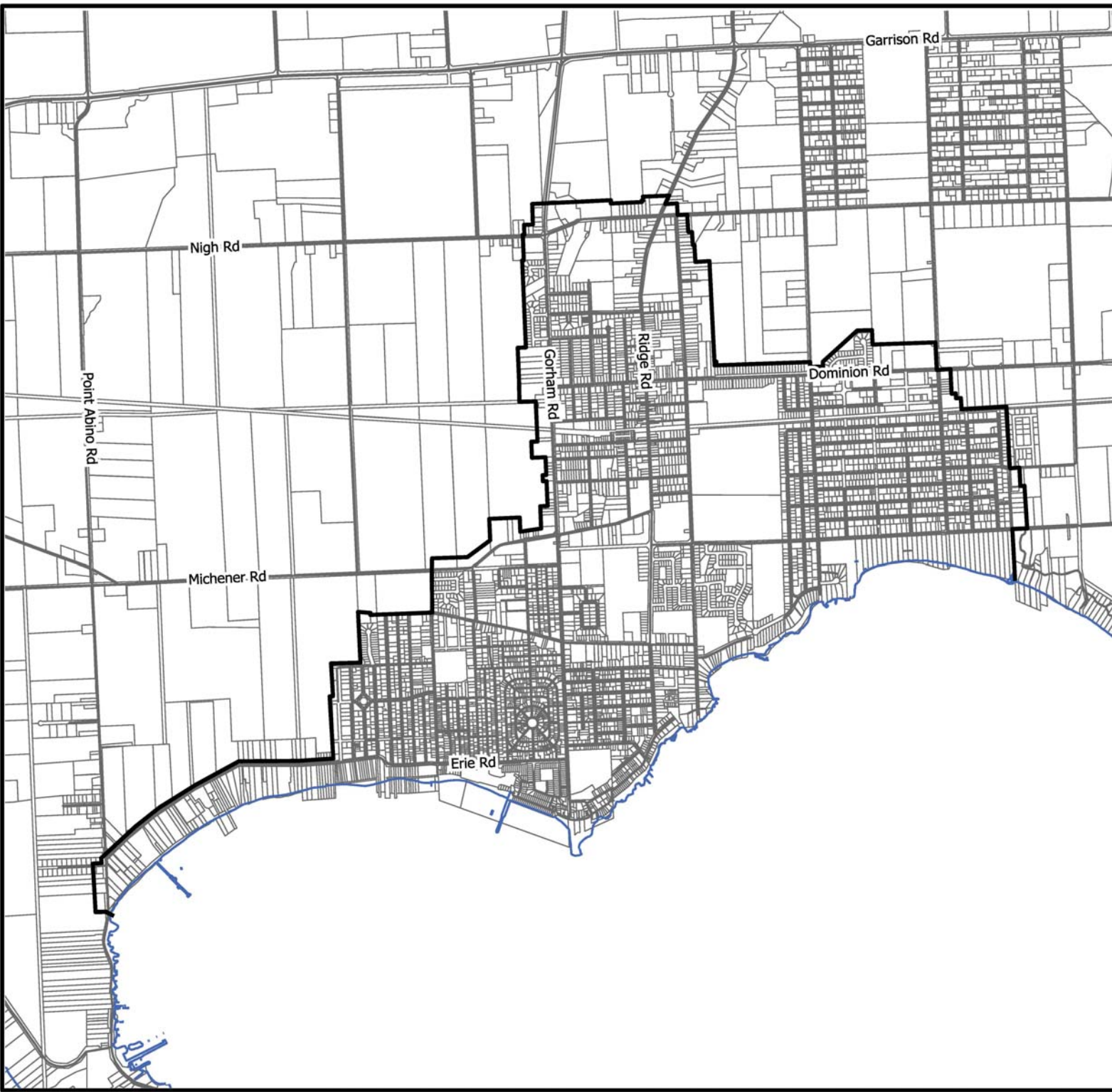
Community & Development Services
March 2014

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**SCHEDULE "E" to
By-law 47-2019**






Town of Fort Erie

Development Charges Background Study

DOUGLASTOWN

LEGEND

-  Urban Area Boundary
-  Roadways
-  Parcel Fabric



Town of Fort Erie

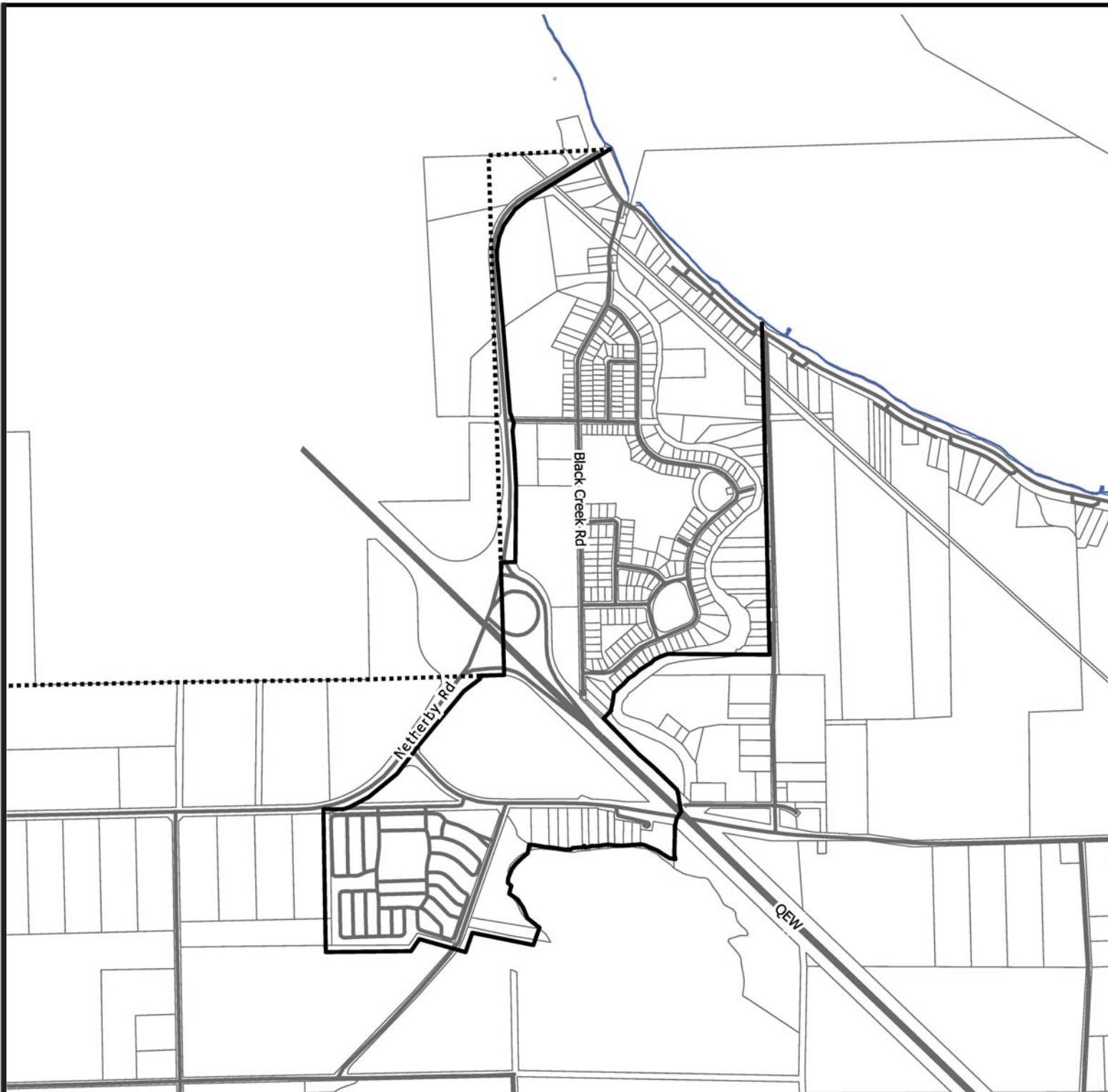
Community & Development Services
March 2014

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**SCHEDULE "F" to
By-law 47-2019**






Town of Fort Erie

Development Charges Background Study

STEVENSVILLE

LEGEND

-  Urban Area Boundary
-  Roadways
-  Parcel Fabric



Town of Fort Erie

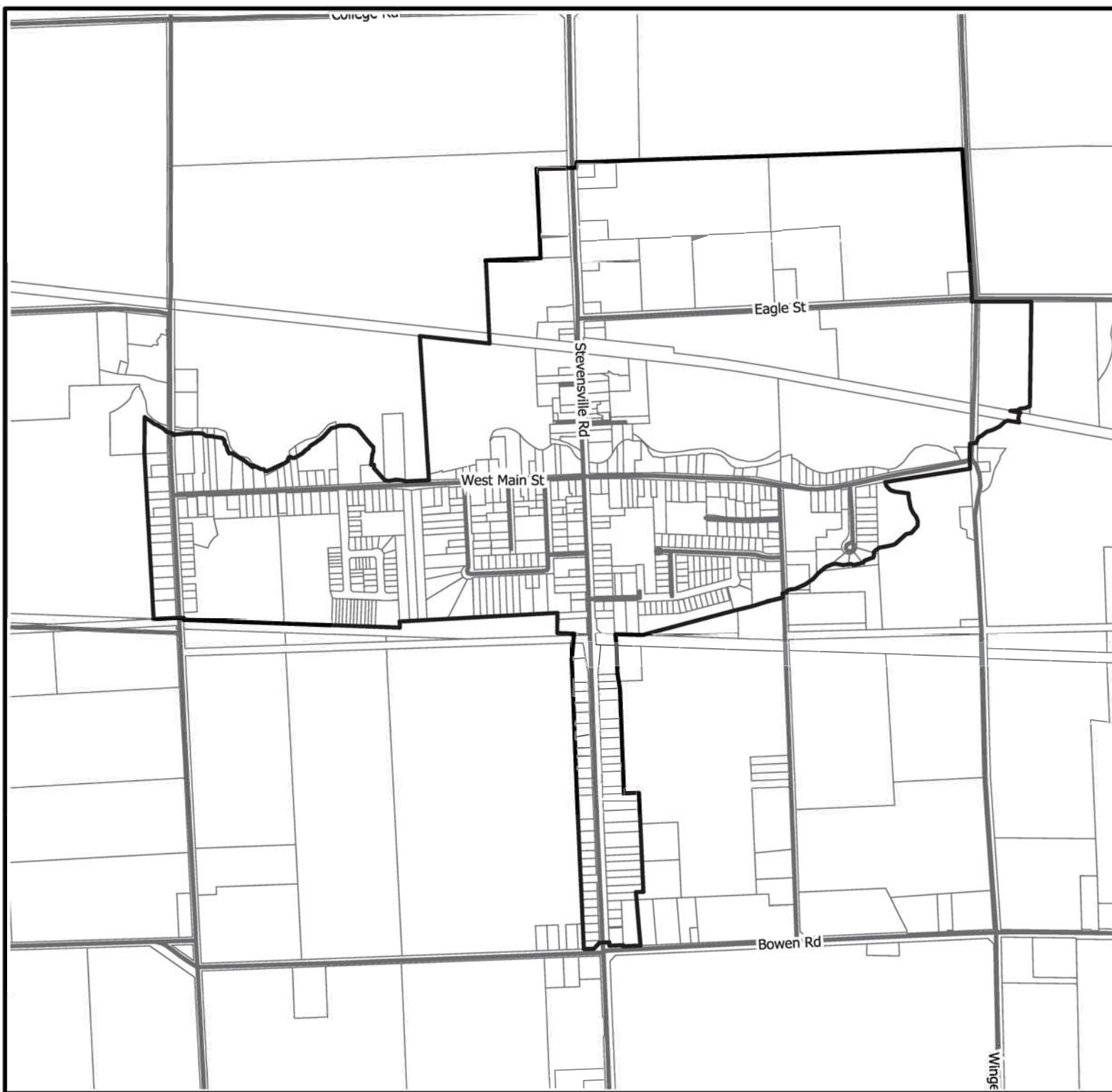
Community & Development Services
March 2014

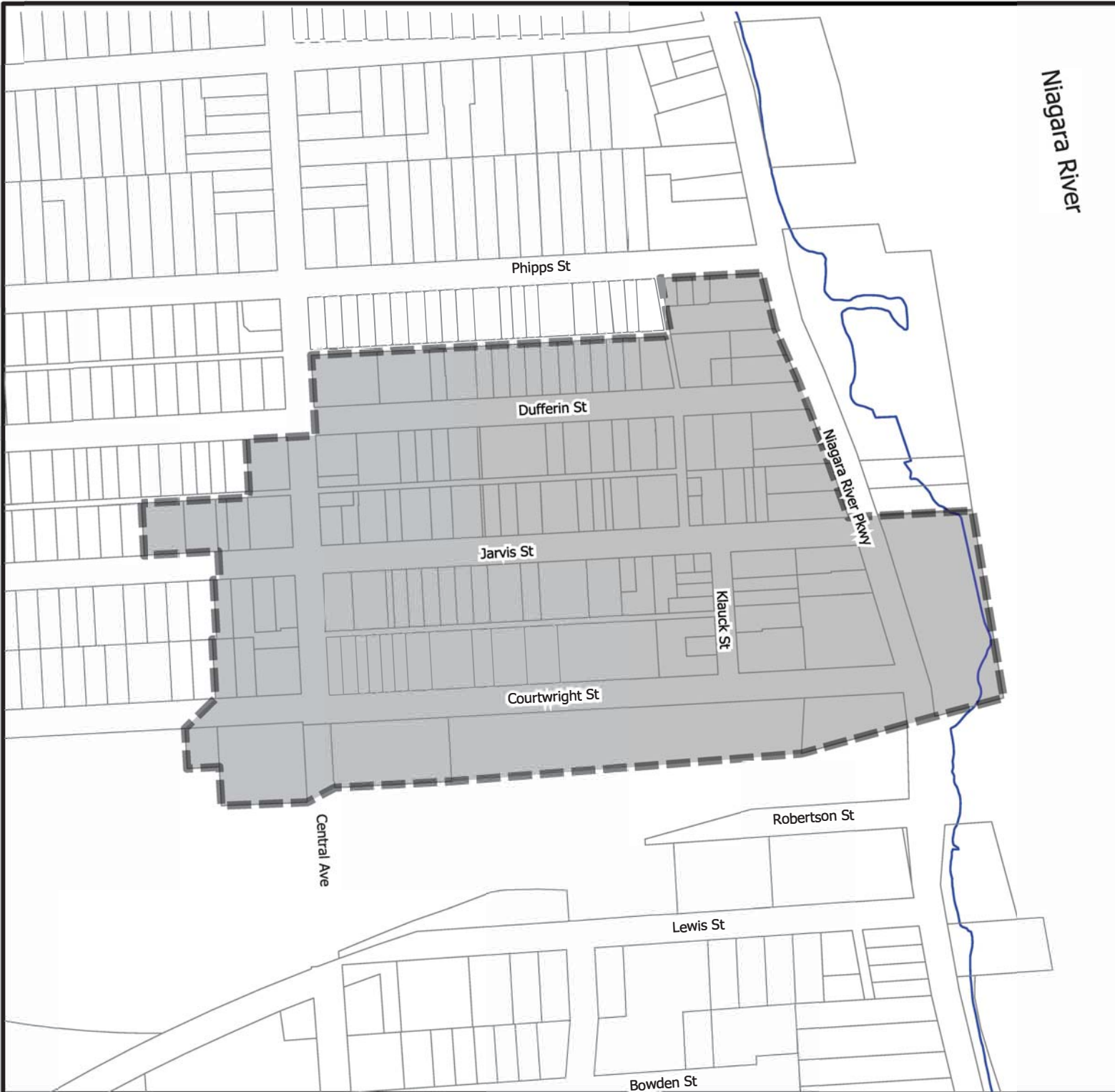
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**SCHEDULE "G" to
By-law 47-2019**







Niagara River

Town of Fort Erie

Development Charges Background Study

BRIDGEBURG
CORE AREA
EXEMPTION

LEGEND

-  - Property Lines
-  - Exemption Area



Town of Fort Erie
Planning & Development Services
December 2018



Scale:
1:4000



**SCHEDULE "H" to
By-law 47-2019**

Town of Fort Erie

Development Charges Background Study

RIDGEWAY
CORE AREA
EXEMPTION

LEGEND

-  - Property Lines
-  - Exemption Area



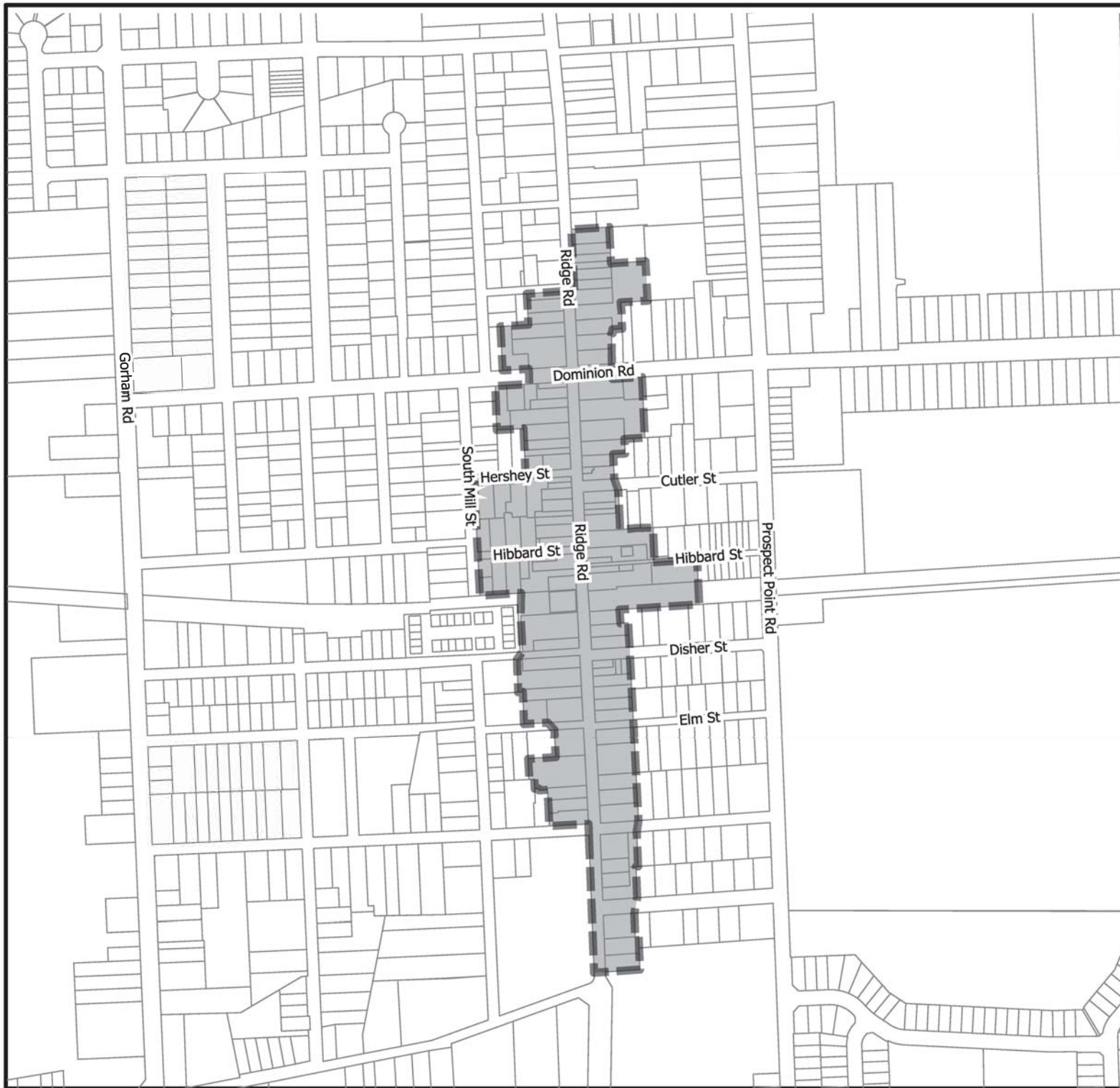
Town of Fort Erie
Planning & Development Services
December 2018

N



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**SCHEDULE "I" to
By-law 47-2019**





Town of Fort Erie

Development Charges Background Study

CRYSTAL BEACH
CORE AREA
EXEMPTION

LEGEND

-  - Property Lines
-  - Exemption Area

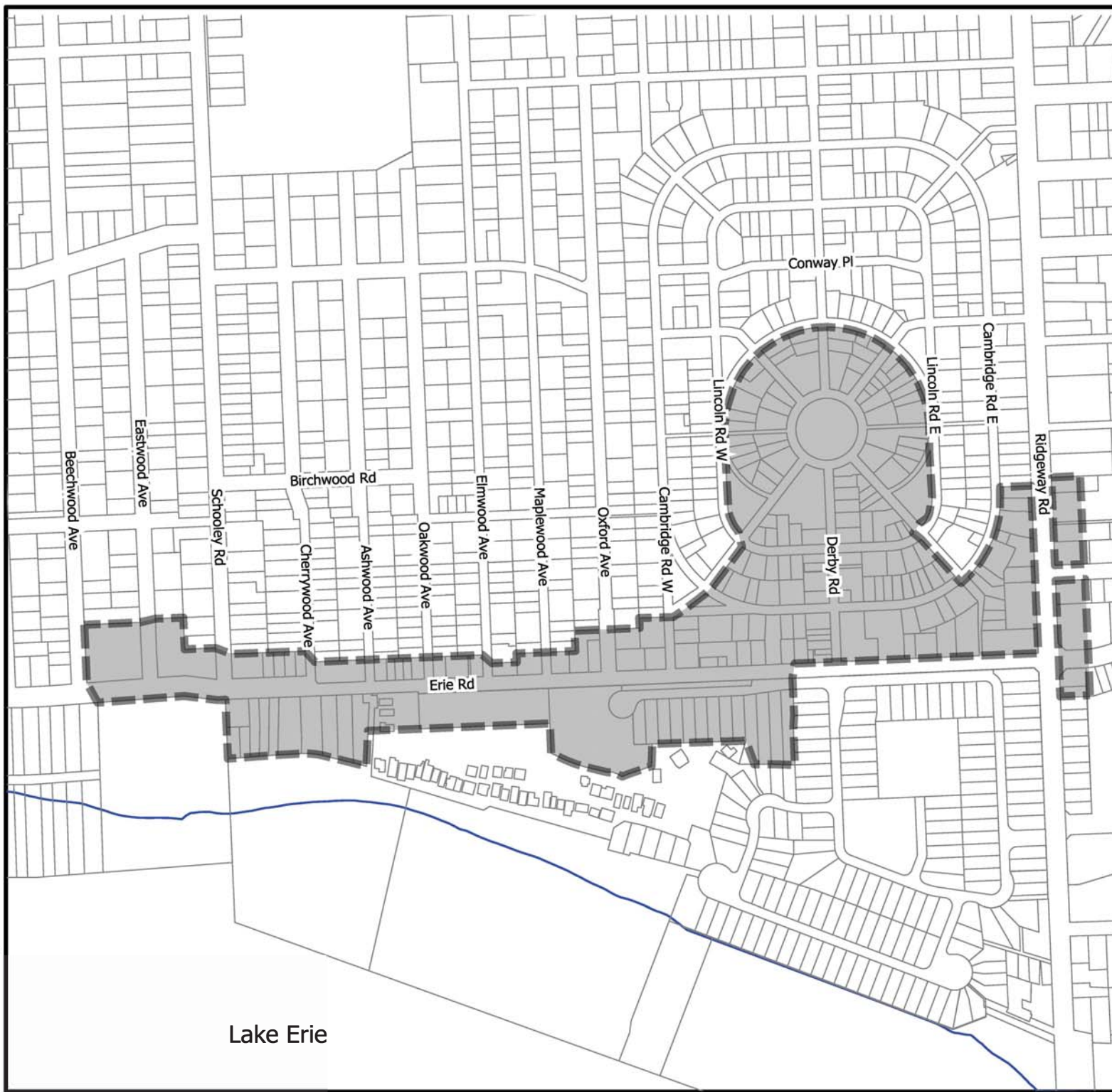


Town of Fort Erie
Planning & Development Services
December 2018



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**SCHEDULE "J" to
By-law 47-2019**





Lake Erie

Town of Fort Erie

Development Charges Background Study

STEVENSVILLE
CORE AREA
EXEMPTION

LEGEND

-  - Property Lines
-  - Exemption Area



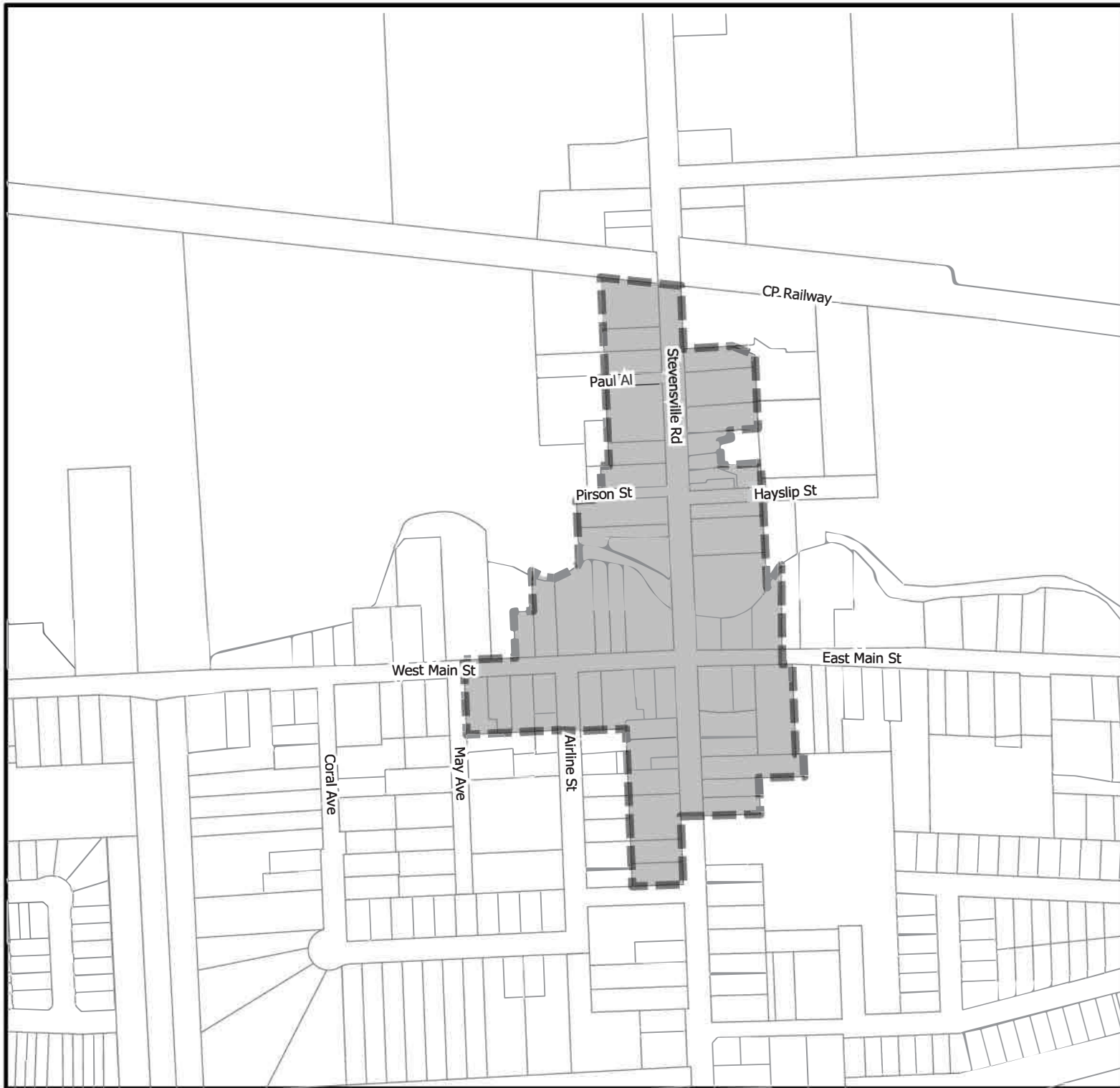
Town of Fort Erie
Planning & Development Services
December 2018

N



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**SCHEDULE "K" to
By-law 47-2019**





Town of Fort Erie

Development Charges Background Study

SOUTH END
CORE AREA
EXEMPTION

LEGEND

-  - Property Lines
-  - Exemption Area



Town of Fort Erie
Planning & Development Services
December 2018

N



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**SCHEDULE "L" to
By-law 47-2019**



Niagara River