



2025 Development Charges Background Study

City of Kawartha Lakes

Final Report for Public Circulation

September 17, 2025

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the Development Charges Act, 1997	1-3
1.3.1 COVID-19 Economic Recovery Act, 2020 (Bill 197)	1-3
1.3.2 Better for People, Smarter for Business Act, 2020, (Bill 213).....	1-5
1.3.3 More Homes for Everyone Act, 2022 (Bill 109)	1-6
1.3.4 More Homes Built Fast Act, 2022 (Bill 23)	1-6
1.3.5 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) ...	1-10
1.3.6 Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17).....	1-11
2. Current D.C. By-law	2-1
2.1 By-law Enactment.....	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-3
2.4 Redevelopment Allowance	2-4
2.5 Exemptions	2-4
3. Anticipated Development in the City of Kawartha Lakes.....	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1



Table of Contents (Cont'd)

	Page
4.4 Local Service Policy	4-6
4.5 Capital Forecast.....	4-6
4.6 Treatment of Credits	4-7
4.7 Eligible Debt and Committed Excess Capacity	4-7
4.8 Existing Reserve Funds	4-8
4.9 Deductions.....	4-9
4.9.1 Reduction Required by Level of Service Ceiling	4-9
4.9.2 Reduction for Uncommitted Excess Capacity	4-9
4.9.3 Reduction for Benefit to Existing Development.....	4-10
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions.....	4-11
4.10 Municipal-Wide vs. Area Rating.....	4-11
4.11 Allocation of Development	4-11
5. D.C.-Eligible Cost Analysis by Service	5-1
5.1 Introduction	5-1
5.2 Service Levels and City-Wide 10-Year Capital Costs for D.C. Calculation	5-1
5.2.1 Parks and Recreation Services.....	5-1
5.2.2 Library Services	5-2
5.2.3 By-law Enforcement Services	5-2
5.2.4 Growth Related Studies	5-3
5.3 Service Levels and City-Wide 15-Year Capital Costs for D.C. Calculation	5-12
5.3.1 Fire Protection Services (City-Wide)	5-12
5.4 Service Levels and City-Wide 20-Year Capital Costs for D.C. Calculation	5-15
5.4.1 Paramedic Services	5-15
5.4.2 Public Health Services	5-15
5.5 Service Levels and City-Wide 26-Year Capital Costs for D.C. Calculation	5-19
5.5.1 Services Related to a Highway	5-19
5.6 Service Levels and 10-Year Capital Costs for Area-Specific D.C. Calculation	5-27
5.6.1 Police Services	5-27
5.6.2 Transit Services	5-27
5.7 Service Levels and 15-Year Capital Costs for Area-Specific D.C. Calculation	5-32
5.7.1 Fire Protection Services (Rural)	5-32
5.8 Area Specific Capital Costs of Buildout for D.C. Calculation.....	5-34
5.8.1 Water Treatment Services	5-34



Table of Contents (Cont'd)

	Page
5.8.2 Water Distribution Services.....	5-34
5.8.3 Wastewater Treatment Services.....	5-34
5.8.4 Wastewater Collection Services.....	5-35
6. D.C. Calculation	6-1
7. D.C. Policy Recommendations and D.C. Policy Rules	7-1
7.1 Introduction.....	7-1
7.2 D.C. By-law Structure	7-2
7.3 D.C. By-law Rules.....	7-2
7.3.1 Payment in any Particular Case.....	7-2
7.3.2 Determination of the Amount of the Charge.....	7-2
7.3.3 Application to Redevelopment of Land (Demolition and Conversion).....	7-4
7.3.4 Exemptions (full or partial)	7-4
7.3.5 Transition	7-5
7.3.6 Timing of Collection	7-5
7.3.7 Indexing	7-6
7.3.8 D.C Spatial Applicability.....	7-6
7.4 Other D.C. By-law Provisions	7-7
7.4.1 Categories of Services for Reserve Fund and Credit Purposes.....	7-7
7.4.2 By-law In-force Date	7-8
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing.....	7-8
7.5 Other Recommendations	7-8
8. Asset Management Plan	8-1
8.1 Introduction.....	8-1
8.2 Non-Transit Services Asset Management Plan	8-3
8.3 Transit Services	8-4
9. By-law Implementation	9-1
9.1 Public Consultation Process	9-1
9.1.1 Introduction	9-1
9.1.2 Public Meeting of Council.....	9-1
9.1.3 Other Consultation Activity.....	9-1
9.2 Anticipated Impact of the Charge on Development.....	9-2
9.3 Implementation Requirements	9-3
9.3.1 Introduction	9-3
9.3.2 Notice of Passage.....	9-3
9.3.3 By-law Pamphlet	9-3
9.3.4 Appeals.....	9-4



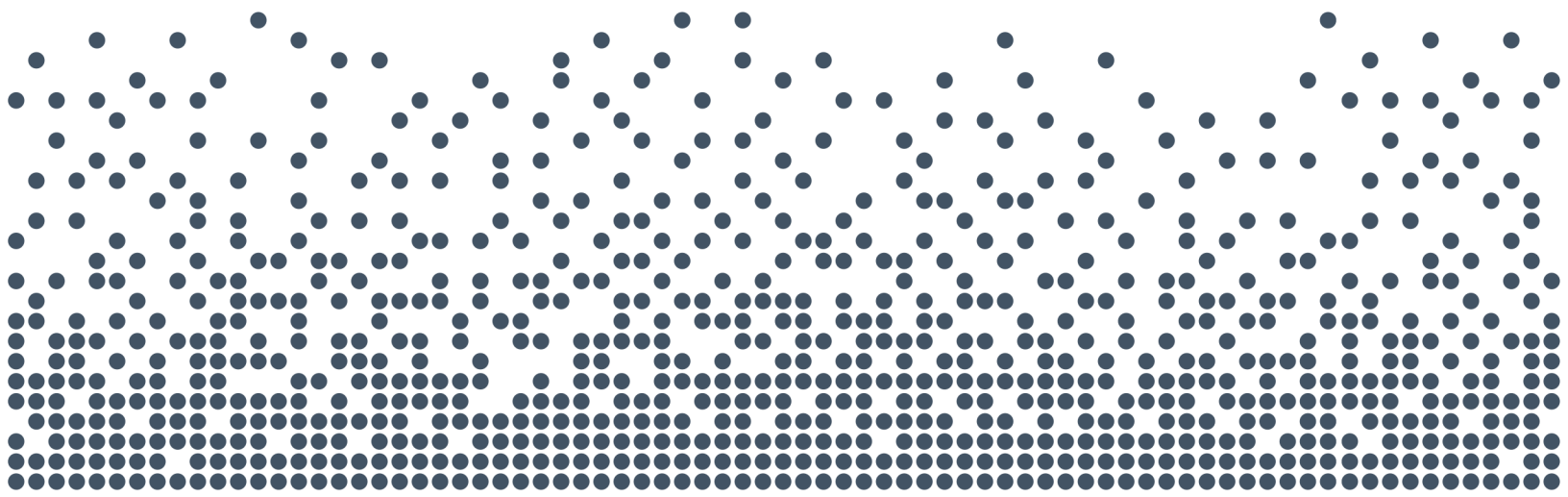
Table of Contents (Cont'd)

	Page
9.3.5 Complaints	9-4
9.3.6 Credits	9-5
9.3.7 Front-Ending Agreements	9-5
9.3.8 Severance and Subdivision Agreement Conditions	9-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast	A-1
Appendix B Level of Service	B-1
Appendix C Long-Term Capital and Operating Cost Examination	C-1
Appendix D Local Service Policy	D-1
Appendix E Proposed Development Charge By-law	E-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
---------	-----------------------------



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the City of Kawartha Lakes (City) required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
 - Chapter 2 – Current City D.C. policy
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the City;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
 - Chapter 8 – Asset management plan requirements of the D.C.A.; and
 - Chapter 9 – By-law implementation.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - a) Grants, subsidies and other contributions;
 - b) Benefit to existing development;
 - c) Amounts in excess of 15-year historical service calculation;
 - d) D.C. reserve funds;
 - 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. calculation.



3. Changes to the D.C.A. were introduced through five bills passed in the Ontario legislature over the past five years: Bills 197, 213, 109, 23, 97, 134, 185 and 17. The following provides a brief summary of the recent changes:

Bill 197, COVID-19 Economic Recovery Act, 2020

The COVID-19 Economic Recovery Act received Royal Assent on July 21, 2020 and was proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- Provincial Offences Act services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
- and
- Additional services as prescribed.



Furthermore, Bill 197 removed the mandatory 10% reduction on soft services, allowed for the creation of classes of service and providing exemptions for additional residential dwelling units.

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

Bill 213 received Royal Assent on December 8, 2020. Bill 213 provided a statutory exemption to the payment of D.C.s. for Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education and if the proposed development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

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

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. Further information is provided in subsection 1.3.5.

Bill 23: *More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.6 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;
- New statutory exemptions for affordable units, attainable units (to be in effect upon proclamation by the Lieutenant Governor);
- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;



- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;
- Capital cost definition has been revised to remove studies;
- Mandatory reduction for new D.C. by-laws passed after November 28, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- D.C. by-law expiry will be 10 years after the date the by-law comes into force (unless repealed earlier);
- D.C. for rental housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications to be set at the average prime rate plus 1%; and
- Requirement to allocate funds received– municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

Bill 185: *Cutting Red Tap to Build More Homes Act, 2024* (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be



reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);

- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.

Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)

The *Protect Ontario by Building Faster and Smarter Act, 2025* was introduced on May 12, 2025 and received Royal Assent on June 5, 2025. The Act amends the D.C.A. as summarized below. Some of the changes took effect upon Royal Assent however, other provisions will come into force on a day to be named by order of the Lieutenant Governor in Council. No regulations have been filed to date under the new regulation-making powers granted to the Province through Bill 17.

Amendments in Force Upon Royal Assent

- Full exemption for long-term care homes as defined in subsection 2 (1) of the *Fixing Long-Term Care Home Act, 2021*, from the payment of D.C.s including future instalment payments.
- Simplified process to amend D.C. by-laws to:
 - Repeal or change a D.C. by-law expiry date (consistent with current provisions);
 - Repeal a D.C. by-law provision for indexing or amend to provide for a D.C. not to be indexed; and
 - Decrease the amount of a D.C. for one or more types of development.
- Impose the lower charge for developments subject to rate freeze i.e., those proceeding through a site plan or zoning by-law amendment application. D.C.s payable are the lower of the “frozen” rate plus interest, or the rate in force on the date D.C.s are payable.
- Provide Province the authority to file regulations to:



- Define eligible capital costs;
 - Group services for the purposes of using credits; and
 - Define local services that would be direct developer responsibility.
- Note: As of August 1, 2025, O.Reg. 82/98 as been amended to include the London series as one of the options for indexing development charge by-laws (section 7 of the regulation) and to require municipalities to spend or allocate 60% of reserve fund balances at the beginning of the year for all services.

In Force on Future Date to be Named By Order of the Lieutenant Governor in Council

- Defer payment of non-rental residential D.C.s to the time of occupancy.
 - Municipalities may require a financial security only in circumstances prescribed by regulation. At present, no regulation has been filed.
 - Municipalities will not be allowed to impose interest on the deferral of D.C. payment to occupancy.
 - Eliminate the requirement for an early payment agreement for residential and institutional development.
 - Remove the ability to charge interest on legislated instalments for rental housing and institutional development. This would also apply to future instalments for existing development that would accrue after June 5, 2025, when Bill 17 received Royal Assent.
4. The City is undertaking a D.C. public process and anticipates passing a new by-law for the eligible services. The mandatory public meeting has been set for October 21, 2025, with adoption of the by-law anticipated for November 18, 2025, with an effective date of January 1, 2026.
5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 10-year period (mid-2025 to mid-2035), 15-year period (mid-2025 to mid-2040), 20-year period (mid-2025 to mid-2045), 26-year period (mid-2025 to mid-2051), buildout period (mid-2025 to buildout).



Table ES-1
Summary of Growth Forecast by Planning Periods

Planning Period	(Net) Population Increase	Residential Unit Increase	Non- Residential – Gross Floor Area Increase (sq.ft.)
10-Year City-wide (2025 to 2035)	18,335	9,240	2,190,800
15-Year City-wide (2025 to 2040)	27,178	13,450	3,538,300
20-Year City-wide (2025 to 2045)	35,739	17,380	4,991,300
26-Year City-wide (2025 to 2051)	48,785	21,972	6,681,300
Buildout Water (2025 to Buildout)	58,699	31,934	8,689,700
Buildout Wastewater Collection (2025 to Buildout)	47,026	25,673	7,266,151
Buildout Wastewater Treatment (2025 to Buildout)	58,493	31,934	8,685,500

Source: Watson & Associates Economists Ltd. forecast 2025.

6. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge.

The following services are calculated based on a 10-year forecast:

- Police services;
- Transit services;
- Parks and recreation services;
- Library services;
- Municipal by-law enforcement services; and
- Growth-related studies.

Fire protection services, city-wide and rural, is calculated based on a 15-year forecast.

The following services are calculated based on a 20-year forecast:



- Paramedic services; and
- Public health services.

Services related to a highway is calculated based on a 26-year forecast.

The following services are calculated based on their respective buildout periods:

- Water treatment services;
- Water distribution services;
- Wastewater treatment services; and
- Wastewater collection services.

A summary of the total growth-related costs is provided below in Table ES-2.

Table ES-2
Summary of Expenditures Anticipated Over the Respective Forecast Periods

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total Gross Capital Costs	2,059,000,000
Less: Benefit to Existing Development	459,000,000
Less: Other Deductions	55,000,000
Less: Post Period Benefit Deductions	10,000,000
Less: Grans, Subsidies and Other Dedcutions	463,000
Less: Reserve Fund Surplus	27,000,000
Net Costs to be Recovered from Development Charges	1,506,000,000

Based on the above table, the total growth related costs are \$2.1 billion over the forecast periods of which \$1.5 billion (73%) is recoverable from D.C.s. Of the net \$1.5 billion included in the calcualtion, \$1.3 billion is recoverable from residential development and \$240 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$553 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs presented in Table ES-2. Charges have been provided on a City-wide basis for fire protection services (city-wide), services related to a highway, parks and



recreation services, library services, municipal by-law enforcement, paramedic services, public health services, and growth related studies. Charges have been provided on an area specific basis for fire protection services (rural), police services, transit services, water treatment services, water distribution services, wastewater treatment services, and wastewater collection services. The calculated schedule of charges is presented in Table ES-3.



Table ES-3
Calculated Schedule of Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Electricity Generation (\$/500 KW of NGC)	Other Non-Residential (Per Sq.M. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Fire Protection Services (City-Wide)	3,400	2,521	2,475	1,547	3,400	20.13
Police Services ¹	1,873	1,389	1,363	852	1,873	11.84
Services Related to a Highway	12,811	9,499	9,324	5,828	12,811	74.81
Transit Services ²	654	485	476	298		4.31
Parks and Recreation Services	3,903	2,894	2,841	1,775		7.75
Library Services	498	369	362	227		0.97
Municipal By-law Enforcement	40	30	29	18		0.22
Paramedic Services	812	602	591	369	812	4.63
Public Health Services	331	245	241	151		0.54
Growth-Related Studies	574	426	418	261		3.98
Total Municipal Wide Services/Class of Services	24,896	18,460	18,120	11,326	18,896	129.17
Urban Services						
Wastewater Treatment Services	11,444	8,485	8,329	5,206		61.46
Wastewater Collection Services ³	7,412	5,496	5,395	3,372		38.21
Water Treatment Services	21,111	15,653	15,365	9,603		113.67
Water Distribution Services	2,834	2,101	2,063	1,289		15.28
Total Urban Services	42,801	31,735	31,152	19,470	-	228.63
Rural Services						
Fire Protection Services (Rural) ⁴	739	548	538	336	739	2.26
Total Rural Services	739	548	538	336	739	2.26
Urban - Lindsay	67,697	50,195	49,272	30,796	18,896	357.79
Urban - NWT	60,285	44,699	43,877	27,424	18,896	319.58
Urban - Other	65,170	48,321	47,433	29,646	17,023	341.65
Rural - Ops	24,981	18,523	18,182	11,364	19,635	127.12
Rural - Other	23,108	17,134	16,819	10,512	17,762	115.28

1. Police Services only payable within Lindsay and the former Township of Ops

2. Transit Services only payable within Lindsay

3. Wastewater Collection Services only payable within municipal service area, outside of the Northwest Lindsay Development Area

4. Rural Fire Services are in addition to the City-Wide Services

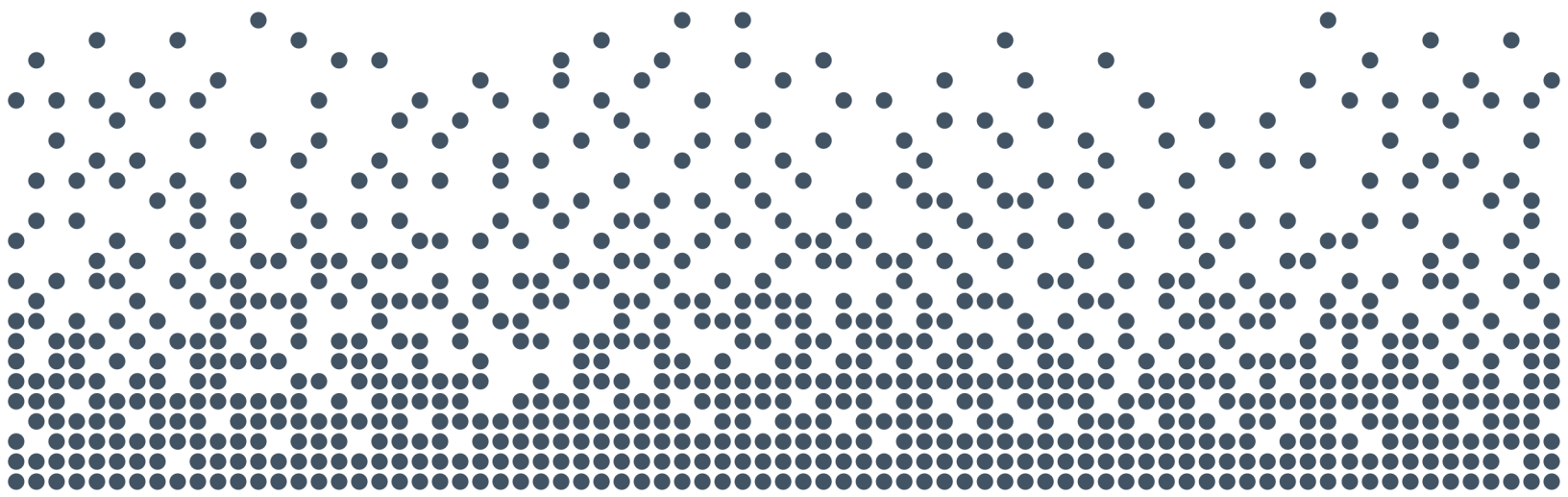


7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

- Timing of Collection:
 - D.C.s to be calculated and payable at the time of building permit issuance
 - D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of 18 months after planning application approval)
 - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
 - Affordable housing
 - Long-term care homes
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount



- Non-Statutory Deductions:
 - a place of worship, non-profit hospice, public hospital, cemetery, burial site or crematorium, as defined in the Assessment Act
 - an agricultural building or structure
 - a park model trailer
 - Temporary buildings or structures
 - As a result of the redevelopment of land, a credit against D.C.s where a residential, non-residential or mixed-use building or structure was capable of being occupied within three years prior to the issuance of a building permit for redevelopment of the lands; and a demolition permit has been issued within three years prior to the issuance of a building permit for redevelopment of the lands.
 - Charges to be indexed annually on January 1st, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix E. These decisions may include:
- adopting the charges and policies recommended herein;
 - considering additional exemptions to the by-law; and
 - considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act 1997* (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for the City of Kawartha Lakes (City).

The City retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the City as well as consulting with the City's D.C. Task Force in preparing this D.C. analysis and the policy recommendations.

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the City's D.C. background study, as summarized in Chapter 4. It also addresses the forecast amount, type, and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7), and the proposed by-law to be made available as part of the approval process (Appendix E).

In addition, the report is designed to set out sufficient background on the legislation and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

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



1.2 Summary of the Process

A public meeting required under Section 12 of the D.C.A. has been scheduled for October 21, 2025, at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the City's website. Its purpose is to present the D.C. background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law for the City.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least 60 days prior to by-law passage.

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

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

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Table 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meeting with staff	March 28, 2024
2. Data collection, staff interviews, D.C. Task Force Meetings, and review of draft findings with City staff	April 2024 to August 2025
3. D.C. Background Study and draft D.C. by-law available to public	September 17, 2025
4. Public Meeting of Council	October 21, 2025
5. D.C. By-law passage (anticipated)	November 18, 2025



Process Steps	Dates
6. D.C. By-Law effective date	January 1, 2026
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since 2020, a number of changes to the *Development Charges Act, 1997*, have been introduced through various legislation including the following:

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

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

1.3.1 COVID-19 Economic Recovery Act, 2020 (Bill 197)

In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020 and was proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:



List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
and
- Additional services as prescribed.

Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in s.s. 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C. eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.



Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

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

Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.

Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a Community Benefits Charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date was September 18, 2022.

1.3.2 Better for People, Smarter for Business Act, 2020, (Bill 213)

The Better for People, Smarter for Business Act (Bill 213) received Royal Assent on December 8, 2020. Bill 213 was introduced to reduce burdens on people and businesses by enacting, amending and repealing various Acts and revoking a



regulation. Schedule 10 of the Bill 213 amends the *Ministry of Training, Colleges and Universities Act R.S.O 1990* to provide for a statutory exemption to the payment of D.C.s. for Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education and if the proposed development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

1.3.3 More Homes for Everyone Act, 2022 (Bill 109)

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

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

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

1.3.4 More Homes Built Fast Act, 2022 (Bill 23)

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently the additional residential unit exemptions were amended through Bill 97 and exemptions for affordable units were further amended through Bill 134. The following provides a summary of the changes to the D.C.A.:



1.3.4.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.
 - Bill 97 (*The Helping Homebuyers, Protecting Tenants Act*), extended the mandatory exemption from payment of D.C.s for addition residential units new residential buildings or in existing houses to all lands versus just urban lands.

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

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

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

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments will be exempt from the payment of D.C.s, as follows:

- Affordable Rental Units:
 - The rent is no greater than the lesser of,



- the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
 - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
 - The price of the residential unit is no greater than the lesser of,
 - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
 - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.4.4 New Statutory Exemption for Non-Profit Housing

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

1.3.4.5 Rental Housing Discount

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

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



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

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

1.3.4.7 Revised Definition of Capital Costs

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

1.3.4.8 Mandatory Phase-in of a D.C.

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

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

1.3.4.9 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's maximum life from what was previously five years.

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

The Act allows interest to be charged on D.C.s calculated at the time of Site Plan or Zoning By-law Amendment applications (S.26.2 of the Act) and for mandatory installment payments (S. 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This



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

1.3.4.11 Requirement to Allocate Funds Received

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

1.3.5 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.



1.3.6 *Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)*

The *Protect Ontario by Building Faster and Smarter Act, 2025* was introduced on May 12, 2025 and received Royal Assent on June 5, 2025. The Act amends the D.C.A. as summarized below. Some of the changes took effect upon Royal Assent however, other provisions will come into force on a day to be named by order of the Lieutenant Governor in Council.

Amendments in Force Upon Royal Assent

- Full exemption for long-term care homes as defined in subsection 2 (1) of the *Fixing Long-Term Care Home Act, 2021*, from the payment of D.C.s including future instalment payments.
- Simplified process to amend D.C. by-laws to:
 - Repeal or change a D.C. by-law expiry date (consistent with current provisions);
 - Repeal a D.C. by-law provision for indexing or amend to provide for a D.C. not to be indexed; and
 - Decrease the amount of a D.C. for one or more types of development.
- Impose the lower charge for developments subject to rate freeze i.e., those proceeding through a site plan or zoning by-law amendment application. D.C.s payable are the lower of the “frozen” rate plus interest, or the rate in force on the date D.C.s are payable.
- Provide Province the authority to file regulations to:
 - Define eligible capital costs;
 - Group services for the purposes of using credits; and
 - Define local services that would be direct developer responsibility.

Note: As of August 1, 2025, O.Reg. 82/98 as been amended to include the London series as one of the options for indexing development charge by-laws (section 7 of the regulation) and to require municipalities to spend or allocate 60% of reserve fund balances at the beginning of the year for all services.

In Force on Future Date to be Named By Order of the Lieutenant Governor in Council

- Defer payment of non-rental residential D.C.s to the time of occupancy.



- Municipalities may require a financial security only in circumstances prescribed by regulation. At present, no regulation has been filed.
 - Municipalities will not be allowed to impose interest on the deferral of D.C. payment to occupancy.
- Eliminate the requirement for an early payment agreement for residential and institutional development.
- Remove the ability to charge interest on legislated instalments for rental housing and institutional development. This would also apply to future instalments for existing development that would accrue after June 5, 2025, when Bill 17 received Royal Assent.



Chapter 2

Current City D.C. Policy



2. Current D.C. By-law

2.1 By-law Enactment

The City passed D.C. By-law 2015-224 on November 24, 2015 under the statutory authority of the D.C.A.

2.2 Services Covered

D.C. By-law 2015-224 imposes charges for the following services:

Municipal-wide Services

- By-law Enforcement;
- Paramedic;
- Fire;
- Roads and Related;
- Parks and Recreation;
- Library;
- Waste Diversion;
- Administration Studies;

Area-Specific Services

- Police (Lindsay and former Township of Ops);
- Transit (Lindsay);

Urban Services

- Water Treatment;
- Water Distribution;
- Wastewater Treatment; and
- Wastewater Collection (Outside of the Northwest Lindsay Development Area).

Tables 2-1 and 2-2 provide the charges for residential and non-residential development types as well as the breakdown of the charges by service as of January 1, 2019.



Table 2-1
Schedule of Residential D.C.s by Service

Municipal Service	Single or Semi-Detached (\$/Dwelling Unit)	Row or Multiple (\$/Dwelling Unit)	Apartment - Two or More Bedrooms (\$/Dwelling Unit)	Apartment - Other (\$/Dwelling Unit)
By-Law Enforcement	22	19	13	9
Parks and	994	886	597	450
Library	511	454	307	231
Administration	543	484	325	246
Fire	484	432	290	219
Paramedic	284	254	171	130
Police	589	525	355	267
Transit	361	319	217	163
Waste Diversion	50	44	30	22
Roads and Related	9,077	8,074	5,444	4,104
Water Treatment	4,772	4,246	2,862	2,159
Water Distribution	4,956	4,408	2,974	2,240
Wastewater	6,087	5,414	3,652	2,751
Wastewater	8,851	7,873	5,309	3,999
Total	37,581	33,432	22,546	16,990

Service Area	Single or Semi-Detached (\$/Dwelling Unit)	Row or Multiple (\$/Dwelling Unit)	Apartment - Two or More Bedrooms (\$/Dwelling Unit)	Apartment - Other (\$/Dwelling Unit)
Urban-Lindsay	37,581	33,432	22,546	16,990
Urban-NWT	28,730	25,559	17,237	12,991
Urban-Other	36,631	32,588	21,974	16,560
Rural-Ops	12,554	11,172	7,532	5,678
Rural-Other	11,965	10,647	7,177	5,411



Table 2-2
Schedule of Non-Residential D.C.s by Service

Municipal Service	Electricity Generation (\$/500 KW of NGC)	Other Non-Residential (\$/m² of GFA)
By-Law Enforcement	-	0.17
Parks and Recreation	-	2.86
Library	-	1.47
Administration Studies	543	4.42
Fire	484	3.94
Paramedic	284	2.33
Police	589	4.02
Transit	-	2.57
Waste Diversion	-	0.40
Roads and Related	9,077	74.11
Water Treatment	-	33.60
Water Distribution	-	34.87
Wastewater Treatment	-	42.39
Wastewater Collection	-	77.98
Total	10,977	285.13

Municipal Service Area	Electricity Generation (\$/500 KW of NGC)	Other Non-Residential (\$/m² of GFA)
Urban-Lindsay	10,977	285.13
Urban-NWT	10,977	207.15
Urban-Other	10,388	278.54
Rural-Ops	10,977	93.72
Rural-Other	10,388	89.70

2.3 Timing of D.C. Calculation and Payment

D.C.s for services related to a highway, water treatment services, water distribution services, wastewater treatment services, and wastewater collection services may be calculated and payable at the time of Subdivision or Consent agreement. All other D.C.s are calculated and payable at the time the first building permit is issued.

The City may also allow for the payment of D.C.s either before or after they would otherwise be payable under S.27 of the D.C.A. Indexing



The City's D.C.s are indexed on January 1 of each year, based on the percentage change recorded in the most recent Statistics Canada Non-Residential Building Construction Price Index.

2.4 Redevelopment Allowance

As a result of the redevelopment of land, a credit against D.C.s where a residential, non-residential or mixed-use building or structure was capable of being occupied within three years prior to the issuance of a building permit for redevelopment of the lands; and a demolition permit has been issued within three years prior to the issuance of a building permit for redevelopment of the lands.

2.5 Exemptions

The following non-statutory exemptions from the payment of D.C.s the City's D.C. By-law:

- A place of worship;
- A non-profit hospice;
- A public hospital;
- A cemetery, burial site, or crematorium as defined in the *Assessment Act*;
- An agricultural development;
- A municipal housing dwelling unit;
- A park model trailer;
- The first 2,500 sq.m. of G.F.A. for any single commercial development; and
- Industrial development.



Chapter 3

Anticipated Development in the City



3. Anticipated Development in the City of Kawartha Lakes

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services over a 10-year (2025 to 2035), 15-year (2025 to 2040), 20-year (2025 to 2045), longer-term (2025 to 2051) and buildout (2025 to buildout) time horizon.^[1]

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

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

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

- City of Kawartha Lakes Growth Management Strategy, February 2025, by Watson & Associates Economists Ltd.;
- City of Kawartha Lakes Water and Wastewater Servicing and Capacity Master Plan, January 2025;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2015 to 2024 period;
- Residential and non-residential supply opportunities as identified by City of Kawartha Lakes Staff; and

^[1] Build-out refers to the City’s urban area, and has been assessed for designated urban lands, including lands subject to Minister’s Zoning Orders (MZOs), and servicing capacity.



- Discussions with City staff regarding anticipated residential and non-residential development in the City of Kawartha Lakes.

3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, the permanent population in the City of Kawartha Lakes (excluding census undercount) is anticipated to reach approximately 100,020 by mid-2035, 108,310 by mid-2040, 116,320 by mid-2045, 125,380 by mid-2051 and 145,000 by buildout, resulting in an increase of approximately 17,220 persons over the 10-year forecast period, 25,510 persons over the 15-year forecast period, 33,520 persons over the 20-year forecast period, 42,580 persons over the 2025 to 2051 forecast period and 62,200 persons over the buildout forecast period.^[1]

The City's seasonal population is forecast to increase to 33,740 by mid-2035, 35,020 by mid-2040, 36,300 by mid-2045, 37,840 by mid-2051 and 40,880 by buildout. The City's total population (permanent and seasonal population) is forecast to reach 133,760 by mid-2035, 143,330 by mid-2040, 152,620 by mid-2045, 163,220 by mid-2051 and 185,880 by buildout.

^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 4.0%. Population figures presented herein have been rounded.



Figure 2-1
Population and Household Forecast Model

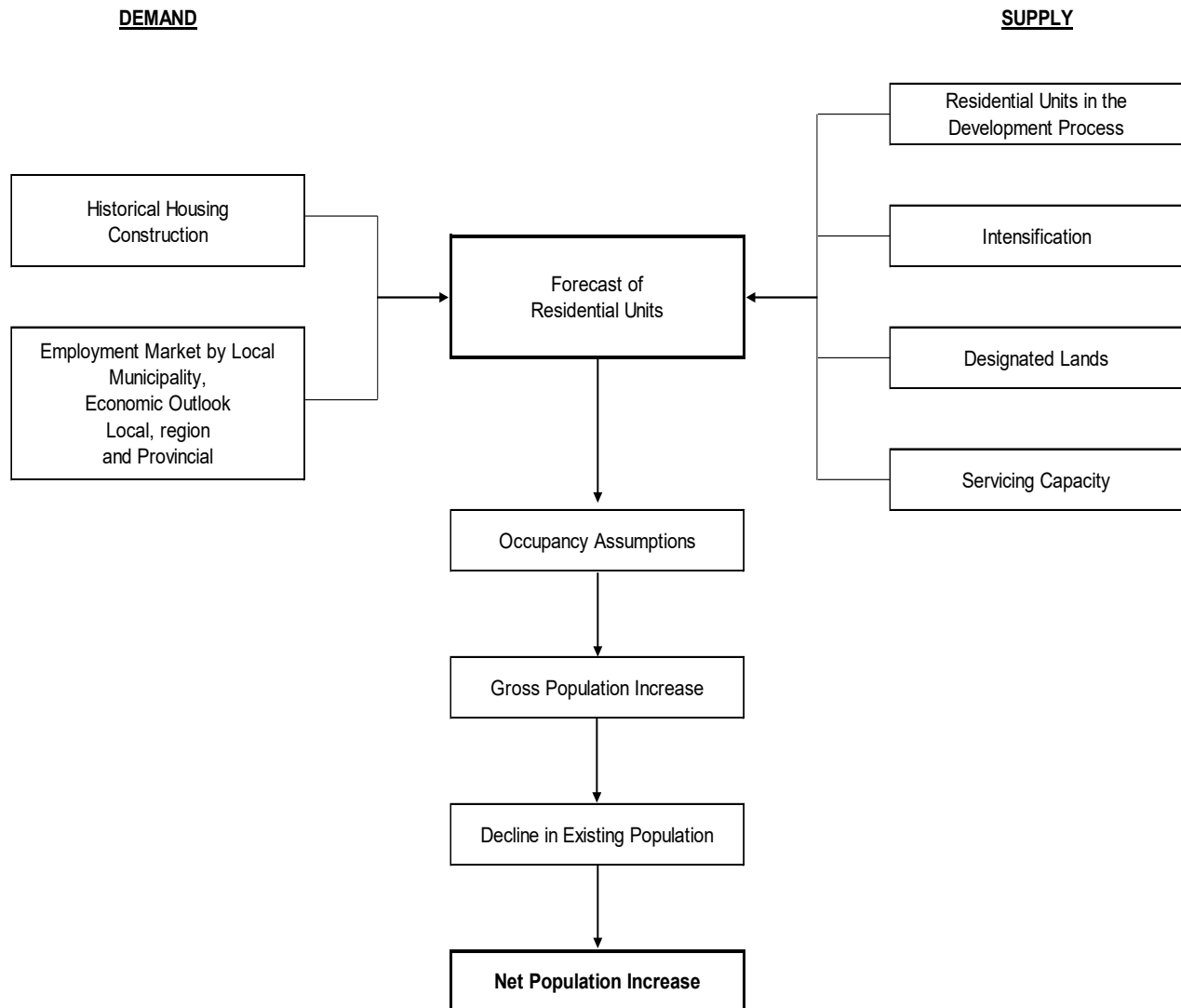




Table 3-1
City of Kawartha Lakes
Residential Growth Forecast Summary

	Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount				Housing Units											Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
			Permanent Population ^[1]	Institutional Population	Permanent Population Excluding Institutional ^[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Singles & Semi-Detached Family With Conversions	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households		
Historical	Mid 2011	75,911	73,214	1,764	71,450	27,375	100,589	25,470	25,470	1,215	2,820	176	29,681	29,681	7,480	37,161	1,604	2,467	2,707
	Mid 2016	78,201	75,423	2,048	73,375	26,855	102,278	26,515	26,515	1,495	2,765	325	31,100	31,100	7,338	38,438	1,862	2,425	2,661
	Mid 2021	82,166	79,247	2,017	77,230	30,150	109,397	27,955	27,955	1,495	2,950	310	32,710	32,710	8,238	40,948	1,834	2,423	2,672
Forecast	Mid 2025	85,850	82,796	2,132	80,664	31,175	113,971	29,198	29,294	1,664	3,580	310	34,752	34,848	8,518	43,366	1,938	2,382	2,628
	Mid 2035	103,700	100,020	2,305	97,715	33,740	133,760	34,000	34,328	3,870	4,880	310	43,060	43,388	9,218	52,606	2,095	2,323	2,543
	Mid 2040	112,300	108,310	2,392	105,918	35,020	143,330	35,760	36,198	4,940	5,800	310	46,810	47,248	9,568	56,816	2,175	2,314	2,523
	Mid 2045	120,600	116,320	2,483	113,837	36,300	152,620	37,150	37,698	6,010	6,810	310	50,280	50,828	9,918	60,746	2,257	2,313	2,512
	Mid 2051	130,000	125,380	2,591	122,789	37,835	163,215	38,470	39,150	7,330	8,210	310	54,320	55,000	10,338	65,338	2,355	2,308	2,498
	Buildout	150,300	145,000	2,664	142,336	40,880	185,880	42,670	43,620	9,890	10,310	310	63,180	64,130	11,170	75,300	2,422	2,295	2,469
Incremental	Mid 2011 - Mid 2016	2,290	2,209	284	1,925	-520	1,689	1,045	1,045	280	-55	149	1,419	1,419	-142	1,277	258		
	Mid 2016 - Mid 2021	3,965	3,824	-31	3,855	3,295	7,119	1,440	1,440	0	185	-15	1,610	1,610	900	2,510	-28		
	Mid 2021 - Mid 2025	3,684	3,549	115	3,434	1,025	4,574	1,243	1,339	169	630	0	2,042	2,138	280	2,418	104		
	Mid 2025 - Mid 2035	17,850	17,224	173	17,051	2,565	19,789	4,802	5,034	2,206	1,300	0	8,308	8,540	700	9,240	157		
	Mid 2025 - Mid 2040	26,450	25,514	260	25,254	3,845	29,359	6,562	6,904	3,276	2,220	0	12,058	12,400	1,050	13,450	237		
	Mid 2025 - Mid 2045	34,750	33,524	351	33,173	5,125	38,649	7,952	8,404	4,346	3,230	0	15,528	15,980	1,400	17,380	319		
	Mid 2025 - Mid 2051	44,150	42,584	459	42,125	6,660	49,244	9,272	9,856	5,666	4,630	0	19,568	20,152	1,820	21,972	417		
	Mid 2025 - Buildout	64,450	62,204	532	61,672	9,705	71,909	13,472	14,326	8,226	6,730	0	28,428	29,282	2,652	31,934	484		

^[1] Population includes the Census undercount estimated at approximately 4% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

Notes:

- Build-out refers to the City's urban area, and has been assessed for designated urban lands, including lands subject to Minister's Zoning Orders (MZOs), and servicing capacity.
- Numbers may not add due to rounding.

Source: Derived from 2025 Growth Management Strategy and 2025 Water and Wastewater Servicing and Capacity Master Plan by Watson & Associates Economists Ltd.



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

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

- The housing unit mix for the City was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with City staff regarding anticipated development trends for the City of Kawartha Lakes
- Based on the above indicators, the 2025 to 2051 household growth forecast for the City is comprised of a unit mix of 45% low density units (single detached and semi-detached), 26% medium density (multiples except apartments) and 21% high density (bachelor, 1-bedroom, and 2-bedroom apartments, and secondary units), and 8% seasonal units.

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the City of Kawartha Lakes
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2025 and 2051 by development location is summarized below.



Table 3-2
City of Kawartha Lakes
Geographic Location of Residential Development

Development Location	Amount of Permanent and Seasonal Housing Growth, 2025 to 2051	Percentage of Housing Growth, 2025 to 2051
Lindsay (Existing Urban Boundary incl. NW Trunk Area)	10,395	47%
Lindsay M.Z.O. Flato	2,820	13%
Lindsay M.Z.O. Bromont	1,920	9%
Fenelon Falls	1,405	6%
Bobcaygeon	1,685	8%
Omeme	285	1%
Other Water Serviced	140	1%
Other Sewer Serviced	45	<1%
Unserviced	3,275	15%
City of Kawartha Lakes	21,970	100%

Note: Figures may not sum precisely due to rounding.

3. Planning Period

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

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

- The number of housing units to be constructed by 2051 in the City of Kawartha Lakes over the forecast period is presented in Table 3-1. Over the 2025 to 2051 forecast period, the City is anticipated to average approximately 845 new permanent and seasonal housing units per year.



- Institutional population ^[1] is anticipated to increase by approximately 460 people between 2025 to 2051.
- Population in new units is derived from Schedules 3 through 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the City of Kawartha Lakes. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.572
 - Medium density: 1.907
 - High density: 1.467
 - Seasonal: 3.660

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

- Existing households for mid-2025 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[2] The forecast population change in existing households over the 2025 to 2051 forecast period is forecast to increase by approximately 1,320.

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

^[2] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.



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

- The employment forecast provided herein is based on the activity rate method, which is defined as the number of jobs in the City divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[1],[2]} (place of work) for the City of Kawartha Lakes is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 450 primary (2%)
 - 3,165 work at home employment (15%);
 - 3,145 industrial (15%);
 - 7,520 commercial/population-related (37%); and
 - 6,305 institutional (31%).
- The 2016 employment by usual place of work, including work at home, is 20,585. Total employment, including work at home, for the City of Kawartha Lakes is anticipated to reach approximately 26,910 by mid-2035, 29,070 by mid-2040, 31,460 by mid-2045, 34,630 by mid-2051 and 40,640 by buildout.^[3] This represents an employment increase of approximately 4,280 over the 10-year forecast period, 6,440 over the 15-year forecast period, 8,830 over the 20-year forecast period, 12,000 over the 2025 to 2051, and 18,010 over the buildout forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. It is important to note that the need for municipal services related to N.F.P.O.W. employees has largely been included in the employment

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

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

^[3] No fixed place of work (N.F.P.O.W.) employment is not included part of the total employment for the purposes of the forecast.



forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

- Total employment for the City of Kawartha Lakes (excluding work at home and N.F.P.O.W.) is anticipated to reach approximately 21,890 by mid-2035, 23,540 by mid-2040, 25,470 by mid-2045, 27,950 by mid-2051, and 32,810 by buildout. This represents an employment increase of approximately 3,010 over the 10-year forecast period, 4,660 over the 15-year forecast period, 6,590 over the 20-year forecast period, 9,070 over the 2025 to 2051 forecast period, and 13,930 over the buildout forecast period.

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

- Square footage estimates were calculated in Schedule 7b based on the following employee density assumptions:
 - 3,000 sq.ft. per primary employee;
 - 1,200 sq.ft. per employee for industrial;
 - 450 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The City-wide incremental G.F.A. is anticipated to increase by approximately 2.2 million sq.ft. over the 10-year forecast period, 3.5 million sq.ft. over the 15-year forecast period, 5.0 million sq.ft. over the 20-year forecast period, 6.7 million sq.ft. over the 2025 to 2051 forecast period, and 10.1 million sq.ft. over the buildout forecast period.
- In terms of percentage growth, the 2025 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 12%;
 - industrial – 27%;
 - commercial/population-related – 27%; and
 - institutional – 34%.



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

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by area for the City of Kawartha Lakes.
- The amount and percentage of forecast total non-residential growth between 2025 and 2051 by development location is summarized below.

Table 3-3
City of Kawartha Lakes
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2051	Percentage of Non-Residential G.F.A., 2025 to 2051
Lindsay (Existing Urban Boundary incl. NW Trunk Area)	4,185,700	63%
Lindsay M.Z.O. Flato	141,100	2%
Lindsay M.Z.O. Bromont	105,100	2%
Fenelon Falls	465,600	7%
Bobcaygeon	461,600	7%
Omemee	122,900	2%
Other Water Serviced	83,200	1%
Other Sewer Serviced	83,700	1%
Unserviced	1,032,400	15%
City of Kawartha Lakes	6,681,300	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-2 lists the full range of municipal services that are provided by a municipality.

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

4.3 Increase in the Need for Service

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



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

The Process of Calculating a Development Charge under the Act that must be followed

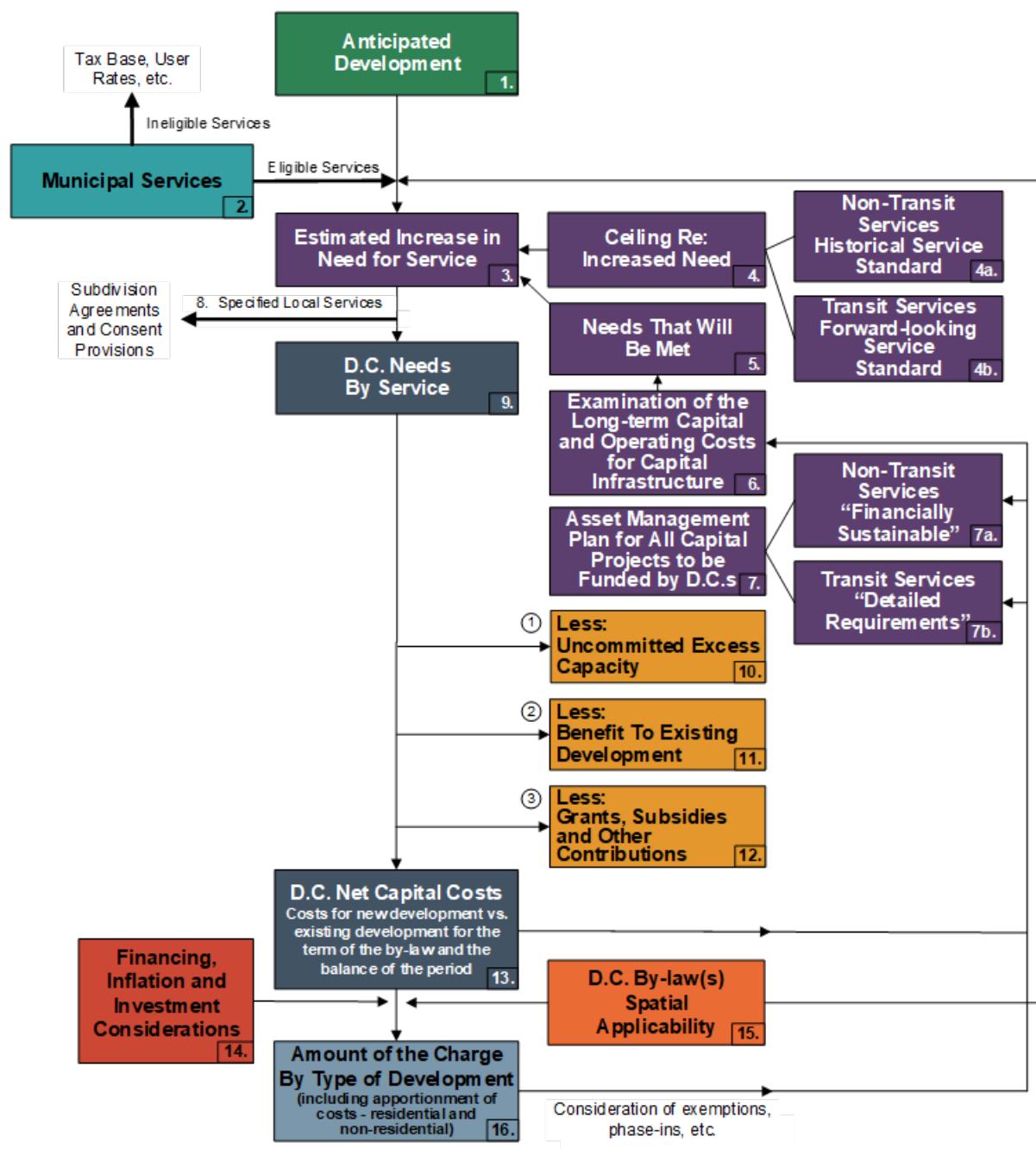




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes Yes No Yes	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	Yes Yes No Yes	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local municipal roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock ¹
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ¹
6. Transit Services	Yes Yes	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	No No	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	Yes Yes Yes	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	Yes Yes	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes Yes Yes	11.1 Public library space (excl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	Ineligible Ineligible	12.1 Long-Term Care space 12.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	Yes Yes	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	Yes Yes	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land [2] and facilities, including the D.C. background study cost

[2] same percentage as service component to which it pertains

4.4 Local Service Policy

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

4.5 Capital Forecast

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

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

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer



equipment), materials acquired for library circulation, reference, or information purposes;

- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

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

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. The City has accounted for outstanding D.C. credit obligations in the estimated D.C. reserve fund balances used in the calculation of the charge.

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O. Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is,



either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.8 Existing Reserve Funds

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

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

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

The City’s uncommitted D.C. Reserve Fund Balance by service as projected for year-end 2024 is presented in the table below. These balances have been applied against future spending requirements for all D.C. services. The adjusted reserve fund balances account for impacts on past funding of capital projects, potential D.C. refunds, and changes to revenue forgone as a result of D.C. exemptions as a result of the appeal to the City’s 2014 D.C. by-law.

Table 4-2
D.C. Reserve Fund Balances

Service	Dec 31, 2024 Balance	Pre-2019 Reserve Fund Adjustments	2019-2024 Reserve Fund Adjustments	Unfunded Exemptions	Refunds (2014 Appeal)	Reconciliation Interest	Adjusted Balance
Fire Services	(1,747,600)	455,826	459,009	103,941	20,057	42,491	(666,275)
Police Services	1,150,574	80,742	(401,099)	110,841	(32,302)	9,654	918,410
Services Related to a Highway	6,722,605	1,695,222	427,316	1,943,846	(1,395,025)	280,444	9,674,408
Transit Services	(421,284)	23,567	(506,944)	70,083	(19,126)	(67,345)	(921,049)
Parks and Recreation Services	274,900	(3,678,490)	(1,616,001)	97,398	2,805	(842,577)	(5,761,965)
Library Services	(1,498,743)	2,554	1,597,250	49,926	(209,770)	29,580	(29,203)
Paramedic Services	55,162	17,244	(202,584)	61,098	9,715	(14)	(59,378)
Municipal By-law Enforcement Services	5,620	-	27,000	4,607	80	1,092	38,398
Growth-Related Studies	(2,600,252)	328,270	(646,687)	116,249	(6,669)	(268,515)	(3,077,603)
Wastewater Treatment Services	(15,629,564)	21,438,046	(3,877,724)	1,127,719	(966,455)	4,643,380	6,735,402
Wastewater Collection Services	6,620,477	(12,990,577)	(5,775,066)	2,016,053	2,468	(3,290,871)	(13,417,516)
Water Treatment Services	5,460,377	538,631	733,146	901,727	(58,786)	289,561	7,864,656
Water Distribution Services	2,034,715	582,359	(1,416,069)	936,191	316,811	(264,658)	2,189,350
Total	426,988	8,493,393	(11,198,452)	7,539,678	(2,336,195)	562,222	3,487,635



4.9 Deductions

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

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

The requirements behind each of these reductions are addressed as follows:

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study...”

O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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



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

4.9.3 Reduction for Benefit to Existing Development

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

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

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

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



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

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Municipal-Wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform Municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential



development and between one type of development and another, to arrive at a schedule of charges.



Chapter 5

D.C. Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

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

This section evaluates the development-related capital requirements for City-wide services over the 10-year planning period (mid-2025 to mid-2035). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Parks and Recreation Services*

The City provides Parks and Recreation Services through 40,741 sq.ft. of parks facility space, various park related amenities, and 465,134 sq.ft. of recreation facility space. The parkland, trails and facilities are maintained and supported through 104 vehicles and items of equipment. This total historical level of investment results in an average level of service of \$4,121 per capita over the past 15 years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 18,335 population including 50% seasonal growth), this allows for a maximum D.C. eligible amount of \$75.6 million to be included in the charge calculation.

To provide service for new development over the 10-year forecast period \$45.6 million in gross capital costs have been identified primarily related to parks and facility needs. These capital needs are based on the City's capital budget, forecast and reports to



Council, Trails Master Plan, and discussions with staff. \$13.7 million has been deducted as a benefit to existing development and \$331,000 has been deducted to account for the benefit of trails projects to growth outside the 10-year forecast period. Further, \$5.8 million has been added to reflect the existing D.C. reserve fund deficit, plus an estimated \$770,000 for the present value of the incremental financing costs on the deficit. This results in \$31.5 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary uses of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Library Services

The City provides Library Services through 50,410 sq.ft. of facility space, 132,877 collection items, and a courier van that's utilized by the City 60% of the time. This total historical level of investment results in an average level of service of \$515 per capita over the past 15 years. When applied against the anticipated population growth over the 10-year forecast period, this allows for a maximum D.C. eligible amount of \$9.4 million to be included in the charge calculation.

To provide service to new development over the 10-year forecast period, gross capital costs of \$6.0 million have been identified from which \$2.0 million has been deducted for the benefit to existing development. The future needs include an expansion to the Lindsay Library, expansion of the collection materials, and future studies. Further, \$29,000 has been added to reflect the existing D.C. reserve fund deficit, plus an estimated \$3,900 for the present value of the incremental financing costs on the deficit. This results in \$4.0 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary users for Library Services. These growth-related projects and costs are detailed in Table 5-2.

5.2.3 By-law Enforcement Services

The City provides By-law Enforcement Services through 2,500 sq.ft. of facility space, seven vans, two ATVs, and 15 equipped officers. This total historical level of investment results in an average level of service of \$27 per capita over the past 15 years. When applied against the anticipated population and employee growth over the



10-year forecast period (i.e. 18,335 population and 3,013 employment), this allows for a maximum D.C. eligible amount of \$572,000 to be included in the charge calculation.

To provide service to new development over the 10-year forecast period, gross capital costs of \$645,000 have been identified for future facility, vehicle, and study costs, from which \$245,000 has been deducted for the benefit to existing development. Further, \$38,000 has been deducted to reflect the existing D.C. reserve fund surplus resulting in \$361,000 being included in the calculation of the charge.

These D.C. eligible costs are then attributed 86% to residential development and 14% to non-residential development based on the relationship of population (i.e., 18,335 population) to employment (i.e., 3,013 employment) growth anticipated over the 10-year forecast period. These growth-related projects and costs are detailed in Table 5-3.

5.2.4 Growth Related Studies

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7 (3) of the D.C.A. states that:

For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth-related studies. This class is comprised of the following City-wide and area specific services:

- Fire Protection Services (City-Wide);
- Fire Protection Services (Rural);
- Police Services;
- Services Related to a Highway;
- Transit Services;
- Parks and Recreation Services;
- Library Services;



- Municipal By-law Enforcement;
- Paramedic Services;
- Public Health Services;
- Wastewater Treatment Services;
- Wastewater Collection Services;
- Water Treatment Services; and
- Water Distribution Services.

The following provides a list of the studies that have been identified for the 2025 to 2035 forecast period:

- Asset Management Plan (3)
- D.C. Background Studies (4)
- Growth Management Strategy (1)
- Official Plan Review / Update (1)
- Rural Zoning By-Law Review/Update (1)
- Urban Zoning By-Law Review/Update (1)
- Commercial Lands Supply Study (1)
- Natural Heritage Systems Study (1)
- Agricultural Land Evaluation and Area Review Study (1)
- Flood Hazard Identification and Mapping (1)
- Urban Design Guidelines Study (1)
- Community Improvement Plan (1)

For planning related studies, a deduction of 10% of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C. eligible services. Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Fire Protection Services (City-Wide) – 2.9%
- Fire Protection Services (Rural) – 0.1%
- Police Services – 0.8%
- Services Related to a Highway – 18.9%
- Transit Services – 0.3%
- Parks and Recreation Services – 2.1%
- Library Services – 0.3%



- Municipal By-law Enforcement – 0.02%
- Paramedic Services – 0.9%
- Public Health Services – 0.9%
- Wastewater Treatment Services – 20.1%
- Wastewater Collection Services – 10.5%
- Water Treatment Services – 37.2%
- Water Distribution Services – 5.0%

The total cost of these studies is \$6.4 million of which \$1.0 million is a benefit to existing development. A deduction of \$130,000 has been made to recognize the portion of planning studies related to D.C. ineligible services, and 38,000 has been deducted for grants. Further, \$3.1 million has been added to reflect the existing D.C. reserve fund deficit, plus an estimated \$411,000 for the present value of the incremental financing costs on the deficit. This results in \$5.2 million being included in the calculation of the charge.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-5 below.



Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2035								95%	5%
	Facilities and Parkland Improvement		-	-	-	-		-	-	-
1	Forbert Memorial Pool Upgrade and Expansion	2031	4,000,000	-	4,000,000	2,133,300		1,866,700	1,773,365	93,335
2	Jennings Creek Parkland Development - Sylvester Park	2025	2,542,000	-	2,542,000	254,200		2,287,800	2,173,410	114,390
	Present Value of Incremental Financing Cost (Growth-Related Share)		305,411	-	305,411	-		305,411	290,140	15,271
3	Jennings Creek Parkland Development - Auden Park	2026	235,000	-	235,000	23,500		211,500	200,925	10,575
4	Lindsay Trail Development - Scugog River Trail Bridge	2029	4,428,000	-	4,428,000	2,214,000		2,214,000	2,103,300	110,700
5	Lindsay Trail Development - Scugog River Crossing to Rivera Park	2028	239,000	-	239,000	23,900		215,100	204,345	10,755
6	Lindsay Trail Development - Logie St. to Rainbow Bridge	2026	11,000	-	11,000	5,500		5,500	5,225	275
7	Lindsay Trail Development - Rotary Trail to Logie Park	2030	924,000	-	924,000	92,400		831,600	790,020	41,580
8	Pioneer Park	2028-2029	7,474,000	-	7,474,000	747,400		6,726,600	6,390,270	336,330
	Present Value of Incremental Financing Cost (Growth-Related Share)		897,971	-	897,971	89,800		808,171	767,762	40,409
9	Manorview Park	2030	589,000	-	589,000	58,900		530,100	503,595	26,505
10	Marlene James Park	2028	470,000	-	470,000	47,000		423,000	401,850	21,150
11	George Street Park	2029	947,000	-	947,000	94,700		852,300	809,685	42,615
12	Dormer Park	2031	693,000	-	693,000	69,300		623,700	592,515	31,185
13	Hamilton Park	2032	673,000	-	673,000	67,300		605,700	575,415	30,285
14	Ops Park	2026	7,060,000	-	7,060,000	3,530,000		3,530,000	3,353,500	176,500
	Present Value of Incremental Financing Cost (Growth-Related Share)		471,239	-	471,239	-		471,239	447,677	23,562
15	Arbour Park	2026	360,000	-	360,000	180,000		180,000	171,000	9,000
16	Wilson Fields West Parking Lot	2026	576,000	-	576,000	57,600		518,400	492,480	25,920
17	Emily Manor Park	2028	169,000	-	169,000	84,500		84,500	80,275	4,225
18	Joan Park Amenities	2025	22,400	-	22,400	-		22,400	21,280	1,120
19	Emily Forest Tract Trails and Rest Areas	2026	324,000	-	324,000	236,200		87,800	83,410	4,390
20	Pontypool Forest Track Pump Park	2027	480,000	-	480,000	350,000		130,000	123,500	6,500
21	Dobson Street Trail Intersection Staging Area	2028	360,000	-	360,000	262,500		97,500	92,625	4,875
22	Victoria Rail Trail / Ski Hill Road Intersection	2029	198,000	-	198,000	144,400		53,600	50,920	2,680
23	Trail Connecting Wilderness Park to Cedartree Lane	2030	96,000	-	96,000	70,000		26,000	24,700	1,300
24	Trail Connecting Riverview Park and Forbert Pool	2030	192,000	-	192,000	140,000		52,000	49,400	2,600
25	Somerville Forest Trail - Maconachie Trail	2031	1,275,000	77,821	1,197,179	929,600		267,579	254,200	13,379
26	Pontypool Forest Tract Staging Area	2032	180,000	48,800	131,200	131,200		-	-	-
27	Pontypool Forest Tract Trail	2033	450,000	121,900	328,100	328,100		-	-	-
28	Victoria Rail Trail / Somerville 3rd Concession Intersection	2034	108,000	29,300	78,700	78,700		-	-	-
29	Trans-Canada Trail / Angeline Street South Intersection	2034	198,000	53,600	144,400	144,400		-	-	-



Table 5-1 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2035								95%	5%
	Fleet and Equipment		-	-	-	-		-	-	-
30	Grass Cutting Unit	2029	53,100	-	53,100	26,600		26,500	25,175	1,325
31	Trailer	2029	15,200	-	15,200	7,600		7,600	7,220	380
32	Parks Forestry Crane Truck	2026	622,000	-	622,000	528,700		93,300	88,635	4,665
33	Parks Forestry Bucket Truck	2026	360,000	-	360,000	306,000		54,000	51,300	2,700
			-	-	-	-		-	-	-
	Studies		-	-	-	-		-	-	-
34	Parks Master Plan	2025	200,000	-	200,000	50,000		150,000	142,500	7,500
35	Parks Master Plan	2035	200,000	-	200,000	50,000		150,000	142,500	7,500
36	Trails Master Plan	2031	200,000	-	200,000	50,000		150,000	142,500	7,500
37	Recreation Facility Master Plan	2026	250,000	-	250,000	62,500		187,500	178,125	9,375
38	Parks and Recreation Strategic Plan	2034	225,000	-	225,000	56,300		168,700	160,265	8,435
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		5,761,965	-	5,761,965	-		5,761,965	5,473,867	288,098
	Present Value of Incremental Reserve Fund Financing Costs		769,196	-	769,196	-		769,196	730,736	38,460
	Total		45,604,482	331,421	45,273,061	13,726,100	-	31,546,961	29,969,613	1,577,348



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	2025 to 2035								
	Facilities		-	-	-		-	-	-
1	Lindsay Library Expansion	2026	3,900,000	3,900,000	1,950,000		1,950,000	1,852,500	97,500
	Present Value of Incremental Financing Cost (Growth-Related Share)		260,316	260,316	-		260,316	247,300	13,016
	Library Materials		-	-	-		-	-	-
2	Collection Expansion	2025	146,230	146,230	-		146,230	138,918	7,311
2	Collection Expansion	2026	146,230	146,230	-		146,230	138,918	7,311
4	Collection Expansion	2027	146,230	146,230	-		146,230	138,918	7,311
5	Collection Expansion	2028	146,230	146,230	-		146,230	138,918	7,311
6	Collection Expansion	2029	146,230	146,230	-		146,230	138,918	7,311
7	Collection Expansion	2030	146,230	146,230	-		146,230	138,918	7,311
8	Collection Expansion	2031	146,230	146,230	-		146,230	138,918	7,311
9	Collection Expansion	2032	146,230	146,230	-		146,230	138,918	7,311
10	Collection Expansion	2033	146,230	146,230	-		146,230	138,918	7,311
11	Collection Expansion	2034	146,230	146,230	-		146,230	138,918	7,311
12	Collection Expansion	2035	146,230	146,230	-		146,230	138,918	7,311
	Studies		-	-	-		-	-	-
13	Library Master Plan	2025	75,000	75,000	18,800		56,200	53,390	2,810
14	Library Master Plan	2030	75,000	75,000	18,800		56,200	53,390	2,810
15	Library Master Plan	2035	75,000	75,000	18,800		56,200	53,390	2,810
			-	-	-		-	-	-
	Reserve Fund Adjustment		29,203	29,203	-		29,203	29,203	-
	Present Value of Incremental Reserve Fund Financing Costs		3,898	3,898	-		3,898	3,704	195
	Total		6,026,947	6,026,947	2,006,400	-	4,020,547	3,820,980	199,567



Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – By-law Enforcement Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2035							86%	14%
	Facilities		-	-	-		-	-	-
1	Present Value of Future Lease Costs	2025-2029	275,191	275,191	220,200		54,991	47,292	7,699
	Equipment		-	-	-		-	-	-
2	Equipped Officers (7)	2025-2035	66,500	66,500	-		66,500	57,190	9,310
3	Vans (3)	2025-2035	203,083	203,083	-		203,083	174,652	28,432
	Studies		-	-	-		-	-	-
4	By-Law Enforcement and Licensing Master Plan	2026	100,000	100,000	25,000		75,000	64,500	10,500
			-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-		(38,398)	(33,023)	(5,376)
	Total		644,774	644,774	245,200	-	361,175	310,611	50,565



Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2025 to 2035							
	General Studies and Plans		-		-	-		-
1	Asset Management Plan	2025	150,000	2,350	147,650	126,500		21,150
2	Asset Management Plan	2029	150,000	2,350	147,650	126,500		21,150
3	Asset Management Plan	2033	150,000	2,350	147,650	126,500		21,150
4	Development Charge Background Study	2025	150,000		150,000	-		150,000
5	Development Charge Background Study	2027	150,000		150,000	-		150,000
6	Development Charge Background Study	2031	150,000		150,000	-		150,000
7	Development Charge Background Study	2035	150,000		150,000	-		150,000
8	Growth Management Strategy	2032	225,000	22,500	202,500	-		202,500
9	Official Plan Review / Update	2034	525,000	26,250	498,750	262,500		236,250
10	Rural Zoning By-Law Review / Update	2035	200,000	10,000	190,000	100,000		90,000
11	Urban Zoning By-Law Review / Update	2035	200,000	10,000	190,000	100,000		90,000
12	Commercial Lands Supply Study	2033	100,000	10,000	90,000	-		90,000
13	Natural Heritage Systems Study	2033	120,000	6,000	114,000	60,000		54,000
14	Agricultural Land Evaluation and Area Review Study	2033	120,000	6,000	114,000	60,000		54,000
15	Flood Hazard Identification and Mapping	2025	150,000	7,500	142,500	75,000	37,500	30,000
16	Urban Design Guidelines Study	2033	100,000	10,000	90,000	-		90,000
17	Community Improvement Plan	2028	150,000	15,000	135,000	-		135,000
			-		-	-		-
	Reserve Fund Adjustment		3,077,603		3,077,603	-		3,077,603
	Present Value of Incremental Reserve Fund Financing Costs		410,846		410,846	-		410,846
	Total		6,428,449	130,300	6,298,149	1,037,000	37,500	5,223,649



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

Service	Total	Residential Share	Non-Residential Share
Fire Protection Services (City-Wide)	152,329	129,479	22,849
Fire Protection Services (Rural)	4,060	3,573	487
Police Services	40,895	35,579	5,316
Services Related to a Highway	989,631	831,290	158,341
Transit Services	14,492	12,608	1,884
Parks and Recreation Services	109,156	103,698	5,458
Library Services	13,911	13,216	696
Municipal By-law Enforcement	1,250	1,075	175
Paramedic Services	46,864	39,365	7,498
Public Health Services	46,864	44,520	2,343
Wastewater Treatment Services	1,050,736	882,619	168,118
Wastewater Collection Services	547,067	459,536	87,531
Water Treatment Services	1,945,251	1,634,011	311,240
Water Distribution Services	261,143	219,360	41,783
Total	5,223,649	4,409,930	813,719
Residential/Non-Residential Share		84%	16%



5.3 Service Levels and City-Wide 15-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for City-wide services over the 15-year planning period (mid-2025 to mid-2040). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.3.1 Fire Protection Services (City-Wide)

Fire Protection Services are provided through 84,035 sq.ft. of facility space, 99 vehicles, and 2,911 equipment items. This historical level of investment results in an average level of service of \$1,584 per capita and employee over the past 15 years. When applied against the anticipated City-wide population and employment growth over the 15-year forecast period (i.e., 27,178 population, including 50% seasonal growth and 4,663 employment), this allows for a maximum D.C. eligible amount of \$50.4 million to be included in the charge calculation.

To provide service to new development over the 15-year forecast period, \$59.9 million in gross capital costs of growth-related projects have been identified, including facility, vehicle, equipment, and study costs. \$15.9 million has been deducted as a benefit to existing development. Further, \$666,000 has been added to reflect the existing D.C. reserve fund deficit, plus an estimated \$89,000 for the present value of the incremental financing costs on the deficit. This results in \$44.0 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 85% to residential development and 15% to non-residential development based on the relationship of population to employment growth anticipated over the 15-year forecast period. These growth-related projects and costs are detailed in Table 5-6.



Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services (City-Wide)

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2040	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
	Facilities		-	-	-		-	-	-
1	Fire Headquarters and Lindsay Fire Hall	2029	32,300,000	32,300,000	3,027,600		29,272,400	24,881,540	4,390,860
	Present Value of Incremental Financing Cost (Growth-Related Share)		3,907,733	3,907,733	-		3,907,733	3,321,573	586,160
2	Regional Training Centre	2027	7,728,000	7,728,000	6,051,200		1,676,800	1,425,280	251,520
3	Training Equipment Storage Facility	2026	550,000	550,000	430,700		119,300	101,405	17,895
4	Fire Central Training Centre (Burn Tower)	2026	200,000	200,000	156,600		43,400	36,890	6,510
5	Fire Central Training Centre (Burn Tower)	2027	200,000	200,000	156,600		43,400	36,890	6,510
6	Fire Central Training Centre (Burn Tower)	2028	200,000	200,000	156,600		43,400	36,890	6,510
7	Fire Central Training Centre (Burn Tower)	2029	200,000	200,000	156,600		43,400	36,890	6,510
8	Fire Central Training Centre (Burn Tower)	2030	200,000	200,000	156,600		43,400	36,890	6,510
9	Bobcaygeon Fire Hall Addition	2030	4,365,911	4,365,911	-		4,365,911	3,711,025	654,887
10	Fenelon Falls Fire Hall Addition	2025	700,000	700,000	586,600		113,400	96,390	17,010
	Fleet and Equipment		-	-	-		-	-	-
11	Extrication Equipment	2026	76,000	76,000	59,500		16,500	14,025	2,475
12	Extrication Equipment	2027	76,000	76,000	59,500		16,500	14,025	2,475
13	Extrication Equipment	2028	76,000	76,000	59,500		16,500	14,025	2,475
14	Extrication Equipment	2029	76,000	76,000	59,500		16,500	14,025	2,475
15	Extrication Equipment	2030	76,000	76,000	59,500		16,500	14,025	2,475
16	Extrication Equipment	2031	76,000	76,000	59,500		16,500	14,025	2,475
17	Extrication Equipment	2032	76,000	76,000	59,500		16,500	14,025	2,475
18	Extrication Equipment	2033	76,000	76,000	59,500		16,500	14,025	2,475
19	Extrication Equipment	2034	76,000	76,000	59,500		16,500	14,025	2,475
20	Extrication Equipment	2035	76,000	76,000	59,500		16,500	14,025	2,475
21	Extrication Equipment	2036	76,000	76,000	59,500		16,500	14,025	2,475
22	Extrication Equipment	2037	76,000	76,000	59,500		16,500	14,025	2,475
23	Extrication Equipment	2038	76,000	76,000	59,500		16,500	14,025	2,475
24	Extrication Equipment	2039	76,000	76,000	59,500		16,500	14,025	2,475
25	Extrication Equipment	2040	76,000	76,000	59,500		16,500	14,025	2,475



Table 5-6 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2040	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
26	Pumper Truck	2027	1,411,000	1,411,000	912,300		498,700	423,895	74,805
27	Pumper Truck	2029	1,411,000	1,411,000	912,300		498,700	423,895	74,805
28	Pumper Truck	2029	1,411,000	1,411,000	912,300		498,700	423,895	74,805
29	Pumper Truck	2030	1,411,000	1,411,000	912,300		498,700	423,895	74,805
30	Pickup Truck	2026	80,000	80,000	-		80,000	68,000	12,000
31	Pickup Truck	2027	80,000	80,000	-		80,000	68,000	12,000
32	Pickup Truck	2028	80,000	80,000	-		80,000	68,000	12,000
33	Pickup Truck	2029	80,000	80,000	-		80,000	68,000	12,000
34	Pickup Truck	2030	80,000	80,000	-		80,000	68,000	12,000
35	SUVs (2)	2026	100,000	100,000	-		100,000	85,000	15,000
36	Boat and Trailer	2027	80,000	80,000	62,600		17,400	14,790	2,610
37	Boat and Trailer	2028	80,000	80,000	62,600		17,400	14,790	2,610
38	ATV and Trailer	2027	80,000	80,000	62,600		17,400	14,790	2,610
39	ATV and Trailer	2028	80,000	80,000	62,600		17,400	14,790	2,610
40	Equipment for Additional Fire Fighters (10)	2025	65,460	65,460	-		65,460	55,641	9,819
41	Equipment for Additional Fire Fighters (4)	2026	16,360	16,360	-		16,360	13,906	2,454
42	Equipment for Additional Fire Fighters (6)	2027	36,820	36,820	-		36,820	31,297	5,523
43	Equipment for Additional Fire Fighters (4)	2028	28,640	28,640	-		28,640	24,344	4,296
	Studies		-	-	-		-	-	-
44	Fire Master Plan and Station Location Study	2026	350,000	350,000	87,500		262,500	223,125	39,375
45	Radio Mapping Study	2026	100,000	100,000	25,000		75,000	63,750	11,250
46	Community Risk Assessment	2026	200,000	200,000	50,000		150,000	127,500	22,500
47	Fire Master Plan	2036	200,000	200,000	50,000		150,000	127,500	22,500
			-	-	-		-	-	-
	Reserve Fund Adjustment		666,275	666,275	-		666,275	566,334	99,941
	Present Value of Incremental Reserve Fund Financing Costs		88,945	88,945	-		88,945	75,603	13,342
	Total		59,908,143	59,908,143	15,883,700	-	44,024,443	37,420,777	6,603,666



5.4 Service Levels and City-Wide 20-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for City-wide services over the 20-year planning period (mid-2025 to mid-2045). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.4.1 Paramedic Services

Paramedic Services are provided through 28,345 sq.ft. of facility space, 29 vehicles, and 218.3 equipment items. This historical level of investment results in an average level of service of \$284 per capita and employee over the past 15 years. When applied against the anticipated population growth over the 20-year forecast period (i.e., 35,736 population including 50% seasonal growth and 6,593 employment), this allows for a maximum D.C. eligible amount of \$12.0 million to be included in the charge calculation.

To provide service to new development over the 20-year forecast period, \$63.0 million in gross capital costs of growth-related projects have been identified, including facility (e.g., Paramedic Headquarters and Fleet Centre), vehicle, equipment, and study costs to meet the demand for service identified in the City’s Paramedics Master Plan. \$43.4 million has been deducted as a benefit to existing development, including the benefit of increase in calls for service from existing constituents and a further \$6.1 million has been deducted to account for growth outside the 20-year planning horizon. Further, \$59,000 has been added to reflect the existing D.C. reserve fund deficit, plus an estimated \$7,900 for the present value of the incremental financing costs on the deficit. This results in \$13.5 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 84% to residential development and 16% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period. These growth-related projects and costs are detailed in Table 5-7.

5.4.2 Public Health Services

Public Health Services are provided through 28,090 sq.ft. of facility space. This historical level of investment results in an average level of service of \$313 per capita



and employee over the past 15 years. When applied against the anticipated population growth over the 20-year forecast period, this allows for a maximum D.C. eligible amount of \$10.9 million to be included in the charge calculation.

To provide service for new development over the 20-year forecast period, \$18.1 million in gross capital costs for growth-related projects have been identified, that relates to the Coboconk Wellness Centre. \$12.8 million has been deducted as a benefit to existing development and a further \$425,000 has been deducted to account for grants. Further, \$5,300 has been deducted to reflect the existing D.C. reserve fund surplus. This results in \$4.9 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary users for Public Health Services. These growth-related projects and costs are detailed in Table 5-8.



Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Paramedic Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2045								84%	16%
	Facilities		-	-	-	-		-	-	-
1	Paramedic Headquarters and Fleet Centre (including land)	2025	50,279,984	3,633,017	46,646,967	35,314,600		11,332,367	9,519,188	1,813,179
	Present Value of Incremental Financing Cost (Growth-Related Share)		1,512,820	-	1,512,820	-		1,512,820	1,270,768	242,051
2	Coboconk Paramedic Base Addition	2030-2035	824,000	342,370	481,630	481,630		-	-	-
3	Fenelon Falls Paramedic Base	2030	5,561,000	647,000	4,914,000	4,914,000		-	-	-
	Fleet and Equipment		-	-	-	-		-	-	-
4	Ambulance and Equipment	2025	570,000	-	570,000	333,200		236,800	198,912	37,888
5	Ambulance and Equipment	2027	570,000	-	570,000	333,200		236,800	198,912	37,888
6	Ambulance and Equipment	2029	570,000	236,800	333,200	333,200		-	-	-
7	Ambulance and Equipment	2031	570,000	236,800	333,200	333,200		-	-	-
8	Ambulance and Equipment	2033	570,000	236,800	333,200	333,200		-	-	-
9	Ambulance and Equipment	2035	570,000	236,800	333,200	333,200		-	-	-
10	Emergency Response Vehicle and Equipment	2026	230,000	-	230,000	134,400		95,600	80,304	15,296
11	Emergency Response Vehicle and Equipment	2028	230,000	95,600	134,400	134,400		-	-	-
12	Administrative Vehicle	2029	80,000	33,200	46,800	46,800		-	-	-
13	Administrative Vehicle	2033	80,000	33,200	46,800	46,800		-	-	-
14	Logistics Vehicle and Equipment	2027	150,000	-	150,000	87,700		62,300	52,332	9,968
15	Community Paramedic Response Vehicle	2028	80,000	33,200	46,800	46,800		-	-	-
16	Community Paramedic Response Vehicle	2030	80,000	33,200	46,800	46,800		-	-	-
	Studies		-	-	-	-		-	-	-
17	Paramedic Master Plan	2028	200,000	150,000	50,000	50,000		-	-	-
18	Paramedic Master Plan	2038	200,000	150,000	50,000	50,000		-	-	-
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		59,378	-	59,378	-		59,378	49,878	9,501
	Present Value of Incremental Reserve Fund Financing Costs		7,927	-	7,927	-		7,927	6,658	1,268
	Total		62,995,109	6,097,987	56,897,121	43,353,130	-	13,543,991	11,376,953	2,167,039



Table 5-8
Infrastructure Costs Covered in the D.C. Calculation – Public Health Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2045							95%	5%
1	Coboconk Wellness Centre	2025	17,500,000	17,500,000	12,759,500	425,287	4,315,213	4,099,453	215,761
	Present Value of Incremental Financing Cost (Growth-Related Share)		576,061	576,061	-		576,061	547,258	28,803
			-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-		(5,328)	(5,062)	(266)
	Total		18,076,061	18,076,061	12,759,500	425,287	4,885,947	4,641,649	244,297



5.5 Service Levels and City-Wide 26-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for City-wide services over the 26-year planning period (mid-2025 to mid-2051). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.5.1 *Services Related to a Highway*

The City currently provides Services Related to a Highway utilizing an inventory of 5,697 km of roads and sidewalks, 364 bridges and culverts, 70 traffic signals, 5,068 streetlights, 149 storm drains, and 319 vehicles and equipment items. The vehicles, equipment, salt, and sand utilized to maintain the City’s roads network is housed in 84,064 sq.ft. of depots, 25,936 sq.ft. of equipment storage structures, 13,363 of salt storage structures, and 35,025 cubic yards of sand storage structures. This historical level of investment results in an average level of service of \$24,441 per capita and employee over the past 15 years. When applied against the anticipated population and employment growth (i.e., 48,785 population including 100% seasonal and 9,073 employment) over the 26-year forecast period, and accounting for the 1.4% incline in population in existing dwelling units, this allows for a maximum D.C. eligible amount of \$1.4 billion to be included in the charge calculation.

To provide service to new development over the 26-year forecast period, \$605.1 million in gross capital costs of growth-related projects have been identified, including facility, vehicle, equipment, and study costs based on the City’s 2025 Transportation Master Plan, staff updates, and capital budget and forecast. \$294.0 million has been deducted as a benefit to existing development (including the benefit of the incline in existing housing) and a further \$15.5 million has been deducted to account for boundary roads related to the rural arterial road resurfacing program. Further, \$9.7 million has been deducted to reflect the existing D.C. reserve fund. This results in \$286.0 million being included in the calculation of the charge.

The benefit to existing development deductions of \$294.0 million includes the following:

- \$30.5 million for the replacement of existing facility space



- \$238,000 for fleet
- \$42.3 million for the road widenings and bridges
- \$1.9 million for the intersection improvements and signalizations
- \$210.5 million for the replacement share of rural arterial road resurfacing (growth related costs are for a portion of new paved shoulders to address active transportation needs for new development)
- \$4.4 million for study costs

These D.C. eligible costs are then attributed 84% to residential development and 16% to non-residential development based on the relationship of population to employment growth anticipated over the 26-year forecast period. These growth-related projects and costs are detailed in Table 5-9.



Table 5-9
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
							Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to 2051									
	Land		-		-	-		-	-	-
1	Roads Operations Depots	2027-2031	1,133,600		1,133,600	583,600		550,000	462,000	88,000
	Facilities		-		-	-		-	-	-
	North		-		-	-		-	-	-
2	Coboconk Roads and Fleet Operations Depot Addition	2028	4,035,000		4,035,000	1,681,300		2,353,700	1,977,108	376,592
3	Carden Roads Operations Depot Addition	2029	3,814,000		3,814,000	2,582,100		1,231,900	1,034,796	197,104
	Central		-		-	-		-	-	-
4	Central Roads Operations Depot EA Study	2025	365,000		365,000	124,200		240,800	202,272	38,528
5	Central Roads Operations Depot	2028	20,374,000		20,374,000	6,930,200		13,443,800	11,292,792	2,151,008
	Present Value of Incremental Financing Cost (Growth-Related Share)		1,794,686		1,794,686	-		1,794,686	1,507,537	287,150
6	Fenelon Roads Operations Depot Addition	2030	807,000		807,000	-		807,000	677,880	129,120
	South		-		-	-		-	-	-
7	Manvers Roads Operations Depot Addition	2031	1,556,000		1,556,000	1,074,500		481,500	404,460	77,040
8	South Roads Operations Depot	2034	25,424,000		25,424,000	17,556,900		7,867,100	6,608,364	1,258,736
	Fleet & Equipment		-		-	-		-	-	-
9	Backhoe	2025-2035	290,000		290,000	-		290,000	243,600	46,400
10	Loader	2025-2035	400,000		400,000	-		400,000	336,000	64,000
11	Trackless Tractor	2025-2035	235,000		235,000	-		235,000	197,400	37,600
12	Trackless Tractor	2025-2035	235,000		235,000	-		235,000	197,400	37,600
13	Trackless Tractor	2025-2035	235,000		235,000	-		235,000	197,400	37,600
14	Trackless Tractor	2025-2035	235,000		235,000	-		235,000	197,400	37,600
15	Trackless Tractor	2025-2035	235,000		235,000	-		235,000	197,400	37,600
16	Trackless Tractor	2025-2035	235,000		235,000	-		235,000	197,400	37,600
17	Truck - Single Axle	2025-2035	380,000		380,000	-		380,000	319,200	60,800
18	Truck - Single Axle	2025-2035	380,000		380,000	-		380,000	319,200	60,800
19	Truck - Single Axle	2025-2035	380,000		380,000	-		380,000	319,200	60,800
20	Sidewalk Machine Support Truck	2026	380,000		380,000	237,500		142,500	119,700	22,800
21	Provision for additional Fleet	2036-2051	5,792,000		5,792,000	-		5,792,000	4,865,280	926,720
	Roads		-		-	-		-	-	-
22	Lindsay St. - Highway 7 to Russell St.	2040	11,375,000		11,375,000	2,275,000		9,100,000	7,644,000	1,456,000
23	Colborne St. - Highway 35 to Charles St.	2025	6,200,000		6,200,000	1,240,000		4,960,000	4,166,400	793,600
24	Colborne St. - Charles St. to Adelaide St.	2027	5,000,000		5,000,000	1,000,000		4,000,000	3,360,000	640,000
25	Colborne St. - Highway 35 to Highway 7	2031	3,150,000		3,150,000	630,000		2,520,000	2,116,800	403,200
26	Angeline St. - Kent St. to Highway 7	2040	11,250,000		11,250,000	2,250,000		9,000,000	7,560,000	1,440,000
27	Angeline St. - Colborne St. to Kent St. - Land	2026	2,000,000		2,000,000	400,000		1,600,000	1,344,000	256,000
28	Angeline St. - Colborne St. to Kent St. - Reconstruction	2028	5,000,000		5,000,000	1,000,000		4,000,000	3,360,000	640,000
29	Angeline St. and Thunder Bridge Rd. - Colborne St. to Highway 35	2040	12,000,000		12,000,000	2,400,000		9,600,000	8,064,000	1,536,000
30	Wellington St. and Queen St. - Victoria Ave. to Verulam Rd.	2045	11,200,000		11,200,000	2,240,000		8,960,000	7,526,400	1,433,600



Table 5-9 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to 2051									
31	East St. - King St. to Duke St.	2040	5,100,000		5,100,000	1,020,000		4,080,000	3,427,200	652,800
32	North St. - Joseph St. to 500m West of West St.	2038	4,500,000		4,500,000	900,000		3,600,000	3,024,000	576,000
33	Colborne St. - Charles St. to Verulam Rd.	2051	22,300,000		22,300,000	4,460,000		17,840,000	14,985,600	2,854,400
34	Verulam Rd. - Parkside Dr. to Needham St.	2050	14,200,000		14,200,000	2,840,000		11,360,000	9,542,400	1,817,600
35	Kent St. - Victoria Ave. to Angeline St. - EA and Design	2025	500,000		500,000	100,000		400,000	336,000	64,000
36	Kent St. - Victoria Ave. to Angeline St. - Reconstruction	2029	11,375,000		11,375,000	2,275,000		9,100,000	7,644,000	1,456,000
37	Fieldside Rd. - 2Km South of Pigeon Lake Rd. to 2Km North of Pigeon Lake Rd.	2050	14,600,000		14,600,000	2,920,000		11,680,000	9,811,200	1,868,800
38	Pigeon Lake Rd. - Fieldside Rd. to Verulam Rd.	2048	5,500,000		5,500,000	1,100,000		4,400,000	3,696,000	704,000
39	Weldon Rd. - Verulam Rd. to Pigeon Lake Rd.	2048	3,700,000		3,700,000	740,000		2,960,000	2,486,400	473,600
40	Somerville 3rd Concession - Highway 35 to CKL Rd. 121 - EA and Design	2025	300,000		300,000	60,000		240,000	201,600	38,400
41	Somerville 3rd Concession - Highway 35 to CKL Rd. 121 - Reconstruction	2031	17,500,000		17,500,000	3,500,000		14,000,000	11,760,000	2,240,000
	Bridges and Large Culverts		-		-	-		-	-	-
42	East Jennings Creek Culverts	2027	775,000		775,000	387,500		387,500	325,500	62,000
43	Fenelon River Bridge	2025	35,000,000		35,000,000	-		35,000,000	29,400,000	5,600,000
	Present Value of Incremental Financing Cost (Growth-Related Share)		4,672,341		4,672,341	-		4,672,341	3,924,767	747,575
44	Colborne St. Bridge	2026	15,700,000		15,700,000	6,280,000		9,420,000	7,912,800	1,507,200
45	McKay Ave. / Storm Drain Twin Culverts	2027	2,000,000		2,000,000	-		2,000,000	1,680,000	320,000
46	McKay Ave. / Ops #1 Drain Culvert	2027	3,800,000		3,800,000	-		3,800,000	3,192,000	608,000
47	Somerville 3rd Concession Bridge - EA and Design	2025	1,400,000		1,400,000	140,000		1,260,000	1,058,400	201,600
48	Somerville 3rd Concession Bridge - Construction	2031	21,000,000		21,000,000	2,100,000		18,900,000	15,876,000	3,024,000
	Present Value of Incremental Financing Cost (Growth-Related Share)		2,523,064		2,523,064	-		2,523,064	2,119,374	403,690
	Intersections		-		-	-		-	-	-
49	Angeline St./Colborne St. Intersection - Land	2025	1,340,000		1,340,000	67,000		1,273,000	1,069,320	203,680
50	Angeline St./Colborne St. Intersection - Upgrade	2027	1,971,000		1,971,000	98,600		1,872,400	1,572,816	299,584
51	Colborne St./Lindsay St. Intersection	2026	2,660,000		2,660,000	133,000		2,527,000	2,122,680	404,320
52	Colborne St./William St. Intersection	2026	2,660,000		2,660,000	133,000		2,527,000	2,122,680	404,320
53	Kent St./Angeline St. Intersection - Land	2026	1,750,000		1,750,000	87,500		1,662,500	1,396,500	266,000
54	Kent St./Angeline St. Intersection - Upgrade	2028	2,575,000		2,575,000	128,800		2,446,200	2,054,808	391,392
55	King St./Sturgeon Rd. Intersection	2044	350,000		350,000	17,500		332,500	279,300	53,200
56	Colborne St./Adelaide St. Intersection	2027	700,000		700,000	35,000		665,000	558,600	106,400
57	Helen St./Duke St. Intersection	2025	300,000		300,000	15,000		285,000	239,400	45,600
58	Little Britian Rd./Elm Tree Rd. Intersection	2041	850,000		850,000	42,500		807,500	678,300	129,200
59	East St./Main St. Intersection	2051	700,000		700,000	35,000		665,000	558,600	106,400
60	West St./North St. Intersection	2039	1,250,000		1,250,000	62,500		1,187,500	997,500	190,000



Table 5-9 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
							Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	Traffic Signals		-		-	-		-	-	-
61	Angeline St./Orchard Park Rd./Connolly Rd. Traffic Signal	2028	500,000		500,000	50,000		450,000	378,000	72,000
62	Colborne St./St. Joseph Rd. Traffic Signal	2025	500,000		500,000	50,000		450,000	378,000	72,000
63	Kent St./Whitney Town Centre Traffic Signal	2026	500,000		500,000	50,000		450,000	378,000	72,000
64	Queen St./St. David St. Traffic Signal	2032	500,000		500,000	50,000		450,000	378,000	72,000
65	Logie St./Lindsay St. Traffic Signal	2041	500,000		500,000	50,000		450,000	378,000	72,000
66	East St./Boyd St./Canal St. Traffic Signal	2025	500,000		500,000	50,000		450,000	378,000	72,000
67	East St./Cedartree Lane/Duke St. Traffic Signal	2025	500,000		500,000	50,000		450,000	378,000	72,000
68	Main St./Duke St. Traffic Signal	2050	500,000		500,000	50,000		450,000	378,000	72,000
69	Bond St./Colborne St. Traffic Signal	2036	500,000		500,000	50,000		450,000	378,000	72,000
70	CKL Rd. 121 (Lindsay St.) Pedestrian Signals	2027	170,000		170,000	17,000		153,000	128,520	24,480
71	King St./Deane St. Traffic Signal	2043	500,000		500,000	50,000		450,000	378,000	72,000
72	Angleine St./St. Joseph Rd./Northlin Park Rd. Traffic Signal	2028	500,000		500,000	50,000		450,000	378,000	72,000
73	Colborne St./McKay Ave. Traffic Signal	2025	500,000		500,000	50,000		450,000	378,000	72,000
74	Colborne St./Verulam Rd. Traffic Signal	2030	500,000		500,000	50,000		450,000	378,000	72,000
75	Verulam Rd./Weldon Rd./Riverview Rd. Traffic Signal	2030	500,000		500,000	50,000		450,000	378,000	72,000
76	Albert St./Fair Ave./Wellington St. Traffic Signal	2051	500,000		500,000	50,000		450,000	378,000	72,000
77	CKL Rd. 121/Northline Rd./CKL Rd. 8 Traffic Signal	2049	500,000		500,000	50,000		450,000	378,000	72,000
78	Angeline St./Exhibition Dr. Traffic Signal	2028	500,000		500,000	50,000		450,000	378,000	72,000
79	Traffic Signal Timing Optimization - 31 Signals	2028	93,000		93,000	46,500		46,500	39,060	7,440
80	Traffic Signal Timing Optimization - 35 Signals	2035	105,000		105,000	52,500		52,500	44,100	8,400
81	Traffic Signal Timing Optimization - 42 Signals	2045	126,000		126,000	63,000		63,000	52,920	10,080



Table 5-9 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
							Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to 2051									
	Rural Arterial Road Resurfacing		-		-	-		-	-	-
82	CKL Rd. 14 - CKL Rd. 7 to CKL Rd. 10 (Emily Park Rd.)	2025	1,404,000		1,404,000	1,274,500		129,500	108,780	20,720
83	CKL Rd. 38 - Highway 7 to Highway 7A	2025	5,304,000	2,652,000	2,652,000	2,407,400		244,600	205,464	39,136
84	CKL Rd. 503 - Bobcaygeon Rd. to CKL Rd. 121	2025	62,000		62,000	56,300		5,700	4,788	912
85	CKL Rd. 121 - Ranchers Rd. to West St.	2026	2,430,000		2,430,000	2,205,900		224,100	188,244	35,856
86	CKL Rd. 121 - Boundary Road to North Limit of Kinmount	2026	293,000		293,000	266,000		27,000	22,680	4,320
87	CKL Rd. 121 - Kinmount Bridge to CKL Rd. 49	2026	4,365,000	2,182,500	2,182,500	1,981,200		201,300	169,092	32,208
88	CKL Rd. 57 - Highway 35 to Cartwright-Manvers Boundary Rd.	2027	2,835,000		2,835,000	2,573,500		261,500	219,660	41,840
89	CKL Rd. 57 - Cartwright-Manvers Boundary Rd. to 1.2Km South of View Lake	2027	675,000	337,500	337,500	306,400		31,100	26,124	4,976
90	CKL Rd. 5 - CKL Rd. 57 to Pigeon Creek Rd.	2027	675,000		675,000	612,700		62,300	52,332	9,968
91	CKL Rd. 35 - CKL Rd. 8 to CKL Rd. 48	2027	5,175,000		5,175,000	4,697,700		477,300	400,932	76,368
92	CKL Rd. 32 - Highway 7A to Highway 115	2027	3,420,000		3,420,000	3,104,600		315,400	264,936	50,464
93	CKL Rd. 18 - CKL Rd. 4 to Valentia Rd.	2027	4,410,000		4,410,000	4,003,300		406,700	341,628	65,072
94	CKL Rd. 2 - CKL Rd. 9 to CKL Rd. 8	2028	2,745,000	1,372,500	1,372,500	1,245,900		126,600	106,344	20,256
95	CKL Rd. 2 - Highway 7 to Durham Regional Rd. 6	2028	5,265,000	2,632,500	2,632,500	2,389,700		242,800	203,952	38,848
96	CKL Rd. 28 - CKL Rd. 2 to Valentia Rd.	2028	5,490,000		5,490,000	4,983,700		506,300	425,292	81,008
97	CKL Rd. 8 - Highway 35 to North St.	2029	1,575,000		1,575,000	1,429,700		145,300	122,052	23,248
98	CKL Rd. 48 - CKL 35 to Simcoe St.	2029	6,795,000		6,795,000	6,168,300		626,700	526,428	100,272
99	CKL Rd. 17 - Colony Rd. to CKL Rd. 36	2029	3,195,000		3,195,000	2,900,300		294,700	247,548	47,152
100	CKL Rd. 6 - CKL Rd. 9 to CKL Rd. 8	2030	2,880,000		2,880,000	2,614,400		265,600	223,104	42,496
101	CKL Rd. 10 (Emily Park Rd.) - CKL Rd. 14 to Hayes Line	2030	3,735,000		3,735,000	3,390,500		344,500	289,380	55,120
102	CKL Rd. 26 - CKL Rd. 14 to Highway 7	2030	2,835,000		2,835,000	2,573,500		261,500	219,660	41,840
103	CKL Rd. 121 - CKL Rd. 49 to Clifton St.	2030	10,530,000		10,530,000	9,558,800		971,200	815,808	155,392
104	CKL Rd. 14 - CKL Rd. 10 to Boundary Rd.	2030	3,465,000		3,465,000	3,145,400		319,600	268,464	51,136
105	Durham Regional Rd. 2 - CKL Rd. 9 to Highway 7	2031-2051	4,275,000	2,137,500	2,137,500	1,940,400		197,100	165,564	31,536
106	CKL Rd. 4 - CKL Rd. 2 to Highway 7	2031-2051	9,900,000		9,900,000	8,986,900		913,100	767,004	146,096
107	CKL Rd. 5 - Pigeon Creek Rd. to Highway 7A	2031-2051	2,610,000		2,610,000	2,369,300		240,700	202,188	38,512
108	CKL Rd. 6 - CKL Rd. 8 to Simcoe County Rd. 46	2031-2051	13,815,000		13,815,000	12,540,900		1,274,100	1,070,244	203,856
109	CKL Rd. 6 - Simcoe County Rd. 46 to CKL Rd. 45	2031-2051	2,610,000	1,305,000	1,305,000	1,184,600		120,400	101,136	19,264
110	CKL Rd. 7 - Highway 7 to Hazel St.	2031-2051	9,990,000		9,990,000	9,068,600		921,400	773,976	147,424
111	CKL Rd. 8 - CKL Rd. 2 to Highway 35	2031-2051	10,800,000		10,800,000	9,803,900		996,100	836,724	159,376
112	CKL Rd. 8 - CKL Rd. 121 to West St.	2031-2051	6,570,000		6,570,000	5,964,100		605,900	508,956	96,944
113	CKL Rd. 9 - CKL Rd. 2 to Maple Hills Dr.	2031-2051	900,000		900,000	817,000		83,000	69,720	13,280
114	CKL Rd. 9 - Kirkfield Rd. to Highway 35	2031-2051	5,580,000		5,580,000	5,065,400		514,600	432,264	82,336
115	CKL Rd. 11 - CKL Rd. 36 to Leslie Frost Lane	2031-2051	1,215,000		1,215,000	1,102,900		112,100	94,164	17,936
116	CKL Rd. 16 - CKL Rd. 28 to Cottage Rd.	2031-2051	1,260,000		1,260,000	1,143,800		116,200	97,608	18,592



Table 5-9 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
							Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
117	CKL Rd. 17 - Verulam Rd. to McGinnis Rd.	2031-2051	3,105,000		3,105,000	2,818,600		286,400	240,576	45,824
118	CKL Rd. 18 - CKL Rd. 4 to CKL Rd. 9	2031-2051	4,995,000		4,995,000	4,534,300		460,700	386,988	73,712
119	CKL Rd. 25 - CKL Rd. 8 to Irene Ave.	2031-2051	3,690,000		3,690,000	3,349,700		340,300	285,852	54,448
120	CKL Rd. 28 - Ramsey Rd. to CKL Rd. 18	2031-2051	630,000		630,000	571,900		58,100	48,804	9,296
121	CKL Rd. 31 - Highway 35 to Highway 7	2031-2051	5,130,000		5,130,000	4,656,900		473,100	397,404	75,696
122	CKL Rd. 33 - CKL Rd. 48 to CKL Rd. 6	2031-2051	3,015,000		3,015,000	2,736,900		278,100	233,604	44,496
123	CKL Rd. 34 - West Lake Ct. to CKL Rd. 8	2031-2051	3,330,000		3,330,000	3,022,900		307,100	257,964	49,136
124	CKL Rd. 34 - East Limit of Cameron to Jones Ave.	2031-2051	1,575,000		1,575,000	1,429,700		145,300	122,052	23,248
125	CKL Rd. 35 - CKL Rd. 48 to CKL Rd. 45	2031-2051	8,595,000		8,595,000	7,802,300		792,700	665,868	126,832
126	CKL Rd. 36 - Highway 7 to 600m North of Main St.	2031-2051	16,560,000		16,560,000	15,032,700		1,527,300	1,282,932	244,368
127	CKL Rd. 37 - CKL Rd. 49 to CKL Rd. 121	2031-2051	5,040,000		5,040,000	4,575,200		464,800	390,432	74,368
128	CKL Rd. 44 - CKL Rd. 121 to CKL Rd. 121	2031-2051	1,755,000		1,755,000	1,593,100		161,900	135,996	25,904
129	CKL Rd. 45 - CKL Rd. 2 to CKL Rd. 121	2031-2051	22,500,000		22,500,000	20,424,900		2,075,100	1,743,084	332,016
130	CKL Rd. 46 - Highway 7 to CKL Rd. 48	2031-2051	11,430,000		11,430,000	10,375,800		1,054,200	885,528	168,672
131	CKL Rd. 47 - Simcoe County Rd. 47 to Campbell Beach Rd.	2031-2051	2,295,000	1,147,500	1,147,500	1,041,700		105,800	88,872	16,928
132	CKL Rd. 47 - Campbell Beach Rd. to CKL Rd. 6	2031-2051	1,305,000		1,305,000	1,184,600		120,400	101,136	19,264
133	Durham Regional Rd. 20 - Darlington-Manvers Townline to Highway 115	2031-2051	3,375,000	1,687,500	1,687,500	1,531,900		155,600	130,704	24,896



Table 5-9 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
							Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	Studies		-		-	-		-	-	-
134	Bridge and Culvert Structures Study	2026	240,000		240,000	166,200		73,800	61,992	11,808
135	Bridge and Culvert Structures Study	2028	240,000		240,000	166,200		73,800	61,992	11,808
136	Bridge and Culvert Structures Study	2030	240,000		240,000	166,200		73,800	61,992	11,808
137	Bridge and Culvert Structures Study	2032	240,000		240,000	166,200		73,800	61,992	11,808
138	Bridge and Culvert Structures Study	2034	240,000		240,000	166,200		73,800	61,992	11,808
139	Bridge and Culvert Structures Study	2036	240,000		240,000	166,200		73,800	61,992	11,808
140	Bridge and Culvert Structures Study	2038	240,000		240,000	166,200		73,800	61,992	11,808
141	Bridge and Culvert Structures Study	2040	240,000		240,000	166,200		73,800	61,992	11,808
142	Bridge and Culvert Structures Study	2042	240,000		240,000	166,200		73,800	61,992	11,808
143	Bridge and Culvert Structures Study	2044	240,000		240,000	166,200		73,800	61,992	11,808
144	Bridge and Culvert Structures Study	2046	240,000		240,000	166,200		73,800	61,992	11,808
145	Bridge and Culvert Structures Study	2048	240,000		240,000	166,200		73,800	61,992	11,808
146	Bridge and Culvert Structures Study	2050	240,000		240,000	166,200		73,800	61,992	11,808
147	Roads Needs Study	2026	270,000		270,000	187,000		83,000	69,720	13,280
148	Roads Needs Study	2031	270,000		270,000	187,000		83,000	69,720	13,280
149	Roads Needs Study	2036	270,000		270,000	187,000		83,000	69,720	13,280
150	Roads Needs Study	2041	270,000		270,000	187,000		83,000	69,720	13,280
151	Roads Needs Study	2046	270,000		270,000	187,000		83,000	69,720	13,280
152	Roads Needs Study	2051	270,000		270,000	187,000		83,000	69,720	13,280
153	Stormwater Master Plan	2025	1,000,000		1,000,000	250,000		750,000	630,000	120,000
154	Stormwater Master Plan	2035	1,000,000		1,000,000	250,000		750,000	630,000	120,000
155	Stormwater Master Plan	2045	1,000,000		1,000,000	250,000		750,000	630,000	120,000
156	Roads Operations Master Plan	2026	225,000		225,000	56,300		168,700	141,708	26,992
157	Roads Operations Master Plan	2036	225,000		225,000	56,300		168,700	141,708	26,992
158	Roads Operations Master Plan	2046	225,000		225,000	56,300		168,700	141,708	26,992
159	Transportation and Active Transportation Master Plan	2033	400,000		400,000	100,000		300,000	252,000	48,000
160	Transportation and Active Transportation Master Plan	2043	400,000		400,000	100,000		300,000	252,000	48,000
			-		-	-		-	-	-
	Adjustment Related to Existing Population Incline		-		-	4,042,999		(4,042,999)	(4,042,999)	-
			-		-	-		-	-	-
	Reserve Fund Adjustments		-		-	-		(9,674,408)	(8,126,503)	(1,547,905)
	Total		605,058,692	15,454,500	589,604,192	293,917,299	-	286,012,485	239,603,607	46,408,877



5.6 Service Levels and 10-Year Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital requirements for area specific services over the 10-year planning period (mid 2025 to mid-2035) inside Lindsay and Ops for police services and inside Lindsay for transit services. The service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.6.1 Police Services

Police Services are provided through 19,580 sq.ft. of facility space, 26 vehicles, and 59 equipment items. This historical level of investment results in an average level of service of \$1,000 per capita and employee over the past 15 years. When applied against the anticipated population and employment growth over the 10-year forecast period, this allows for a maximum D.C. eligible amount of \$14.1 million to be included in the charge calculation.

To provide service to new development over the 10-year forecast period, \$13.4 million in gross capital costs of growth-related projects have been identified, including the required Police Headquarters Expansion, vehicle, equipment, and study costs. \$614,000 has been deducted as a benefit to existing development, primarily related to the new radio system. Further, \$918,000 has been deducted to reflect the existing D.C. reserve fund surplus. This results in \$11.8 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 87% to residential development and 13% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period. These growth-related projects and costs are detailed in Table 5-10.

5.6.2 Transit Services

Ontario Regulation 82/98 sets forth the requirements for transit services and the available capacity of capital costs to provide for the increase in need. Subsection 8(2) of the regulation states that for transit services the background study shall set out:



1. “The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study.”

Transit ridership is anticipated to increase based on the City’s objective of providing 0.9 revenue hours per capita and 10 passengers per revenue hour. This increase in demand would result in the City’s ridership to increase from their prior peak ridership of 125,000 to 339,200 by 2035.

Based on the forecast ridership and the fact that transit improvements will be used by both new and existing residents, approximately 33% of the incremental ridership is attributed to new development.

Anticipated needs of the system include a transit operations centre, transit stops, busses, and future study costs. The gross capital cost for these projects is \$7.4 million from which \$3.3 million has been deducted as a benefit to existing development. Further, \$920,000 has been added to reflect the existing D.C. reserve fund deficit, plus an estimated \$123,000 for the present value of the incremental financing costs on the deficit. This results in a total of \$4.2 million of growth-related needs being included in the D.C. calculation.



The net growth-related costs for transit services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 10-year forecast period (i.e., 87% residential to 13% non-residential).

These growth-related projects and costs are detailed in Table 5-11.



Table 5-10
Infrastructure Costs Covered in the D.C. Calculation – Police Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2035	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
	Facilities		-	-	-		-	-	-
1	Police Headquarters Expansion	2029	10,300,000	10,300,000	-		10,300,000	8,961,000	1,339,000
	Present Value of Incremental Financing Cost (Growth-Related Share)		1,375,003	1,375,003	-		1,375,003	1,196,253	178,750
	Fleet and Equipment		-	-	-		-	-	-
2	Special Constable Equipment (4)	2025	22,000	22,000	-		22,000	19,140	2,860
3	Police Officer Equipment (15)	2025-2035	187,950	187,950	-		187,950	163,517	24,434
4	Marked Uniform Vehicles (4)	2025	378,000	378,000	-		378,000	328,860	49,140
5	Radio System	2028	800,000	800,000	561,400		238,600	207,582	31,018
6	Drone Equipment	2025	3,320	3,320	2,300		1,020	887	133
	Studies		-	-	-		-	-	-
7	Strategic Plan	2026	200,000	200,000	50,000		150,000	130,500	19,500
8	Facility Expansion Feasibility Study	2026	85,000	85,000	-		85,000	73,950	11,050
			-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-		(918,410)	(799,017)	(119,393)
	Total		13,351,273	13,351,273	613,700	-	11,819,163	10,282,672	1,536,491



Table 5-11
Infrastructure Costs Covered in the D.C. Calculation – Transit Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2035	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to	Total	Residential Share 87%	Non-Residential Share 13%
	Facilities		-	-	-		-	-	-
1	Transit Operations Centre	2027	4,500,000	4,500,000	2,721,200		1,778,800	1,547,556	231,244
	Present Value of Incremental Financing Cost (Growth-Related Share)		237,462	237,462	-		237,462	206,592	30,870
2	Transit Stop	2029	130,000	130,000	42,900		87,100	75,777	11,323
3	Transit Stop	2034	130,000	130,000	42,900		87,100	75,777	11,323
	Fleet and Equipment		-	-	-		-	-	-
4	Bus	2029	600,000	600,000	198,000		402,000	349,740	52,260
5	Bus	2034	600,000	600,000	198,000		402,000	349,740	52,260
	Studies		-	-	-		-	-	-
6	Transit Master Plan	2029	200,000	200,000	50,000		150,000	130,500	19,500
			-	-	-		-	-	-
	Reserve Fund Adjustment		921,049	921,049	-		921,049	801,312	119,736
	Present Value of Incremental Reserve Fund Financing Costs		122,956	122,956			122,956	106,972	15,984
	Total		7,441,466	7,441,466	3,253,000	-	4,188,466	3,643,966	544,501



5.7 Service Levels and 15-Year Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital requirements for Transportation Services over the 15-year planning period (mid 2025 to mid-2040) outside of the Seaton Lands. The service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.7.1 Fire Protection Services (Rural)

Section 5.3.1. describes the City’s average City-wide level of service over the past 15 years which results in an average level of service of \$1,584 per capita and employee which equates to a maximum D.C. eligible amount of \$50.4 million to be included in the charge calculation. The per capita and employee amount utilized by City-wide fire protection services is \$1,259 resulting in a maximum of \$324 that can be utilized by rural fire protection services.

To provide service to new development, within rural areas, over the 15-year forecast period, \$10.0 million in gross capital costs of growth-related projects have been identified, including facility and vehicle costs. \$5.0 million has been deducted as a benefit to existing development and further \$3.8 million has been deducted as a benefit to development outside the 15-year forecast period. This results in \$1.2 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 88% to residential development and 12% to non-residential development based on the relationship of population to employment growth anticipated over the 15-year forecast period. These growth-related projects and costs are detailed in Table 5-12.



Table 5-12
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services (Rural)

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2040	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
	Facilities		-	-	-	-		-	-	-
1	Norland Fire Hall	2026-2027	4,921,000	2,613,100	2,307,900	2,307,900		-	-	-
	Fleet and Equipment		-	-	-	-		-	-	-
2	Tanker Truck	2027	1,655,000		1,655,000	910,300		744,700	655,336	89,364
	Present Value of Incremental Financing Cost (Growth-Related Share)		99,414	-	99,414	-		99,414	87,484	11,930
3	Tanker Truck	2028	1,655,000	580,051	1,074,949	910,300		164,649	144,891	19,758
4	Tanker Truck	2030	1,655,000	580,051	1,074,949	910,300		164,649	144,891	19,758
			-	-	-	-		-	-	-
	Total		9,985,414	3,773,202	6,212,212	5,038,800	-	1,173,412	1,032,602	140,809



5.8 Area Specific Capital Costs of Buildout for D.C. Calculation

This section evaluates the development-related capital requirements for area-specific water and wastewater services over the urban serviced area buildout planning period (2025-Buildout). Water and Wastewater Service needs and growth have been informed by the City's Water and Wastewater Master Plan with updated costing and project phasing where available as well as outstanding D.C. credits, study costs, and incremental interest costs associated with the capital program.

5.8.1 Water Treatment Services

Capital needs of \$581.5 million for Water Treatment Services have been identified including new treatment plants in Lindsay Bobcaygeon and Fenelon Falls. \$11.4 million has been deducted as benefit to existing development (related to growth within existing housing) and a further \$7.9 million has been deducted to account for the existing reserve fund surplus. The net growth-related costs of \$562.2 million (as detailed in Table 5-13) have been allocated to residential and non-residential development based on the relationship of population to employment growth anticipated over the buildout period (i.e., 58,699 population and 12,891 employment).

5.8.2 Water Distribution Services

Capital needs of \$96.6 million for Water Distribution Services have been identified. \$8.1 million has been deducted as benefit to existing development representing the replacement of existing water mains and the benefit to growth within existing housing, and a further \$10.8 in other deductions has been deducted to account for the local service components on certain projects as per the City's local service policy. \$2.2 million has been deducted to account for the existing reserve fund surplus. The net growth-related costs of \$75.5 million (as detailed in Table 5-14) have been allocated to residential and non-residential development based on the relationship of population to employment growth anticipated over the buildout period (i.e., 58,699 population and 12,891 employment).

5.8.3 Wastewater Treatment Services

Capital needs of \$319.4 million for Wastewater Treatment Services have been identified, including water pollution control plant expansions in Lindsay, Bobcaygeon,



and Fenelon Falls. \$9.0 million has been deducted as benefit to existing development and a further \$6.7 million has been deducted to account for the existing reserve fund surplus. The net growth-related costs of \$303.7 million (as detailed in Table 5-15) have been allocated to residential and non-residential development based on the relationship of population to employment growth anticipated over the buildout period (i.e., 58,493 population and 12,965 employment).

5.8.4 Wastewater Collection Services

Capital needs of \$226.2 million for Wastewater Collection Services have been identified that are of a benefit to growth within the urban serviced area, excluding the North West Trunk Area of Lindsay. \$39.1 million has been deducted as benefit to existing development (including the benefit to growth within existing housing) and a further \$29.0 in other deductions has been deducted to account for the local service components on certain projects as per the City's local service policy. \$13.4 million has been added to account for the existing reserve fund deficit, plus an estimated \$1.8 million for the present value of the incremental financing costs on the deficit. The net growth-related costs of \$158.1 million (as detailed in Table 5-16) have been allocated to residential and non-residential development based on the relationship of population to employment growth anticipated over the buildout period (i.e., 47,026 population and 10,868 employment).



Table 5-13
Infrastructure Costs Covered in the D.C. Calculation – Water Treatment Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to Buildout									
	Studies and Special Projects				-	-		-	-	-
1	Omeme Water System Supply and Storage Assessment		2026	100,000	100,000	25,000		75,000	63,000	12,000
2	Water Master Plan		2033	550,000	550,000	-		550,000	462,000	88,000
3	Water Master Plan		2043	550,000	550,000	-		550,000	462,000	88,000
				-	-	-		-	-	-
	Treatment Facilities			-	-	-		-	-	-
4	2009 D.C. Growth Related Debt Payments (NPV of Principal and Interest)		2025-2028	393,330	393,330	-		393,330	330,397	62,933
5	Lindsay WTP	WAT-LIN-11			-	-		-	-	-
	EA		2025	3,000,000	3,000,000	-		3,000,000	2,520,000	480,000
	Phase 1 Design		2027	13,000,000	13,000,000	-		13,000,000	10,920,000	2,080,000
	Phase 1 Construction		2030	250,000,000	250,000,000	-		250,000,000	210,000,000	40,000,000
	Phase 2 Design		2036	8,000,000	8,000,000	-		8,000,000	6,720,000	1,280,000
	Phase 2 Construction		2038	135,000,000	135,000,000	-		135,000,000	113,400,000	21,600,000
	Present Value of Incremental Financing Cost (Growth-Related Share)			54,599,646	54,599,646	-		54,599,646	45,863,702	8,735,943
6	Bobcaygeon WTP	WAT-BOB-10			-	-		-	-	-
	EA		2027	683,000	683,000	-		683,000	573,720	109,280
	Design		2029	4,095,000	4,095,000	-		4,095,000	3,439,800	655,200
	Construction		2031	63,473,000	63,473,000	-		63,473,000	53,317,320	10,155,680
7	Fenelon Falls WTP	WAT-FF-05			-	-		-	-	-
	EA		2034	248,000	248,000	-		248,000	208,320	39,680
	Design		2036	1,485,000	1,485,000	-		1,485,000	1,247,400	237,600
	Construction		2039	23,018,000	23,018,000	-		23,018,000	19,335,120	3,682,880
8	Woodville WTP	WAT-WV-01			-	-		-	-	-
	EA		2044	72,000	72,000	-		72,000	60,480	11,520
	Design		2046	429,000	429,000	-		429,000	360,360	68,640
	Construction		2048	6,650,000	6,650,000	-		6,650,000	5,586,000	1,064,000



Table 5-13 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Water Treatment Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to Buildout									
9	Omeme Water System Supply and Storage		2030	1,100,000	1,100,000	-		1,100,000	924,000	176,000
10	Janetville Water System Supply and Storage		2028	1,500,000	1,500,000	-		1,500,000	1,260,000	240,000
11	Kinmount System Supply and Storage		2025-2051	4,711,000	4,711,000	-		4,711,000	3,957,240	753,760
12	Manilla System Supply and Storage		2025-2051	4,421,000	4,421,000	-		4,421,000	3,713,640	707,360
13	Pinewood System Supply and Storage		2025-2051	4,392,000	4,392,000	-		4,392,000	3,689,280	702,720
				-	-	-		-	-	-
	Adjustment Related to Existing Population Incline			-	-	11,384,640		(11,384,640)	(11,384,640)	-
				-	-	-		-	-	-
	Reserve Fund Adjustment			-	-	-		(7,864,656)	(6,606,311)	(1,258,345)
	Total			581,469,975	581,469,975	11,409,640	-	562,195,680	470,422,829	91,772,851



Table 5-14
Infrastructure Costs Covered in the D.C. Calculation – Water Distribution Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to Buildout	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
1	Vertical Distribution			-		-	-		-	-	-
	Northwest Lindsay Water Tower	WAT-LIN-12				-	-		-	-	-
	EA		2025	150,000		150,000	-		150,000	126,000	24,000
	Design		2027	900,000		900,000	-		900,000	756,000	144,000
	Construction		2030	13,950,000		13,950,000	-		13,950,000	11,718,000	2,232,000
	Present Value of Incremental Financing Cost (Growth-Related Share)			2,002,432		2,002,432	-		2,002,432	1,682,043	320,389
2	Thornhill Rd. Reservoir	WAT-LIN-13				-	-		-	-	-
	EA		2025	136,000		136,000	-		136,000	114,240	21,760
	Design		2027	813,000		813,000	-		813,000	682,920	130,080
	Construction		2031	12,602,000		12,602,000	-		12,602,000	10,585,680	2,016,320
	Present Value of Incremental Financing Cost (Growth-Related Share)			1,808,997		1,808,997	-		1,808,997	1,519,558	289,440
3	Oakwood Reservoir	WAT-OAK-02				-	-		-	-	-
	EA		2025	16,000		16,000	-		16,000	13,440	2,560
	Design		2027	95,000		95,000	-		95,000	79,800	15,200
	Construction		2030	1,479,000		1,479,000	-		1,479,000	1,242,360	236,640
4	Bobcaygeon Water Tower	WAT-BOB-09				-	-		-	-	-
	EA		2042	38,000		38,000	-		38,000	31,920	6,080
	Design		2044	226,000		226,000	-		226,000	189,840	36,160
	Construction		2047	3,497,000		3,497,000	-		3,497,000	2,937,480	559,520
5	Fenelon Falls Booster WPS	WAT-FF-08				-	-		-	-	-
	EA		2026	7,000		7,000	-		7,000	5,880	1,120
	Design		2028	42,000		42,000	-		42,000	35,280	6,720
	Construction		2030	651,000		651,000	-		651,000	546,840	104,160
6	Fenelon Falls Water Tower or Reservoir	WAT-FF-06				-	-		-	-	-
	EA		2026	49,000		49,000	-		49,000	41,160	7,840
	Design		2028	291,000		291,000	-		291,000	244,440	46,560
	Construction		2030	4,511,000		4,511,000	-		4,511,000	3,789,240	721,760



Table 5-14 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Water Distribution Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to Buildout										
	Horizontal Distribution			-		-	-		-	-	-
7	Thunderbridge Rd. and Angeline St. Watermains - Springdale Dr. to New Water Tower	WAT-LIN-01	2029	1,530,000		1,530,000	-		1,530,000	1,285,200	244,800
8	St. Joseph Rd. Watermain - Colborne St. to Kent St.	WAT-LIN-02A	2029	625,000		625,000	-		625,000	525,000	100,000
9	Kent St. Watermain - St. Joseph Rd. to Commerce Rd.	WAT-LIN-02B	2029	145,000		145,000	-		145,000	121,800	23,200
10	Commerce Rd. Watermain - Kent St. to 275m South of Kent St.	WAT-LIN-03	2030	370,000		370,000	106,305		263,695	221,504	42,191
11	Glenelg St. Watermain - Lindsay St. to Victoria Ave.	WAT-LIN-04A	2025	1,067,000		1,067,000	249,105		817,895	687,032	130,863
12	Glenelg St./Victoria Ave. Intersection Watermain	WAT-LIN-04B	2031	25,000		25,000	2,236		22,764	19,122	3,642
13	Glenelg St. Watermain - Victoria Ave. to Sussex St.	WAT-LIN-04C	2031	200,000		200,000	59,922		140,078	117,665	22,412
14	Glenelg St. Watermain - Sussex St. to Albert St.	WAT-LIN-04D	2031	280,000		280,000	65,370		214,630	180,289	34,341
15	Glenelg St. Watermain - Albert St. to Adelaide St.	WAT-LIN-04E	2031	420,000		420,000	125,837		294,163	247,097	47,066
16	Mary St. Watermain - Lindsay St. to Albert St.	WAT-LIN-06A	2029	2,224,000		2,224,000	472,021		1,751,979	1,471,663	280,317
17	Mary St. Watermain - Albert St. to Angeline St.	WAT-LIN-06B	2029	1,696,000		1,696,000	170,620		1,525,380	1,281,319	244,061
18	Lindsay St. Watermain - Logie St. to Highway 7	WAT-LIN-10	2025	1,500,000		1,500,000	-		1,500,000	1,260,000	240,000
19	Lindsay Heights Development Watermain	WAT-LIN-15	2031	2,570,000	1,751,400	818,600	-		818,600	687,624	130,976
20	Angeline St. Watermain - Mary St. to Kent St.	WAT-LIN-05	2035	7,660,000		7,660,000	1,980,403		5,679,597	4,770,861	908,735
21	Dobson St. Watermain - Logie St. to Brock St.	WAT-LIN-07A	2043	816,000		816,000	100,365		715,635	601,133	114,502
22	Dobson St. Watermain - Brock St. to Verulam Rd.	WAT-LIN-07B	2028	574,000	268,800	305,200	-		305,200	256,368	48,832
23	Verulam Rd./Queen St. Intersection Watermain	WAT-LIN-08A	2045	34,000		34,000	3,530		30,470	25,595	4,875
24	Verulam Rd. Watermain - Central East Correctional Centre to Parkside Dr.	WAT-LIN-08B	2045	5,326,000		5,326,000	1,139,560		4,186,440	3,516,609	669,830
25	Verulam Rd. Watermain - Parkside Dr. to Dobson St.	WAT-LIN-08C	2043	750,000		750,000	-		750,000	630,000	120,000
26	Verulam Rd. Watermain - Dobson St. to #57 County Rd. 36	WAT-LIN-09	2047	1,330,000		1,330,000	-		1,330,000	1,117,200	212,800
27	East Lindsay Watermain - Verulam Rd./Dobson St. to Verulam Rd./Walsh Rd.	WAT-LIN-14	2047	11,070,000	5,829,600	5,240,400	-		5,240,400	4,401,936	838,464
28	North Bobcaygeon Watermain - North St./St. Joseph St. to Balaclava St./Hillview Dr.	WAT-BOB-01	2031	1,240,000		1,240,000	325,148		914,852	768,476	146,376
29	Canal St. Watermain - Sherwood St. to East St.	WAT-BOB-03A	2025	1,256,000		1,256,000	341,572		914,428	768,120	146,308
30	Boyd St., Navigators Tr., and Olde Forest Ln. Watermain - East St. to Island Bay Dr.	WAT-BOB-03B	2033	681,000		681,000	157,311		523,689	439,899	83,790
31	King St. and Kingsway Dr. Watermain - Need St. to East St.	WAT-BOB-04	2033	340,000		340,000	99,531		240,469	201,994	38,475
32	Trail Easement Watermain - Squires Row to 294m Northeast of Squires Row	WAT-BOB-05	2033	360,000		360,000	54,250		305,750	256,830	48,920
33	Main St. and Boyd Island Twin Watermain - Bobcaygeon WTP to Front St.	WAT-BOB-06	2033	400,000		400,000	-		400,000	336,000	64,000
34	Balaclava St. Watermain - Hillview Dr. to Dunn St.	WAT-BOB-08	2033	290,000		290,000	-		290,000	243,600	46,400
35	Sherwood St. and Park St. Watermain - Canal St. to Lance St.	WAT-BOB-02	2037	810,000		810,000	360,735		449,265	377,383	71,882



Table 5-14 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Water Distribution Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to Buildout										
36	Birch Cres. Watermain - Cedartree Ln. to Riverside Dr.	WAT-BOB-07	2038	210,000		210,000	-		210,000	176,400	33,600
37	Fenelon Trails Development Watermain	WAT-FF-01-04	2030	2,400,000	2,400,000	-	-		-	-	-
38	#551 County Rd. 121 Development Watermain - #563 County Rd. 121 to Veteran's Way	WAT-FF-07	2030	580,000	580,000	-	-		-	-	-
39	Colborne St. Watermain - Highway 35 to Highway 7	WAT-OAK-01A	2031	4,013,000		4,013,000	716,579		3,296,421	2,768,994	527,427
40	Highway 7 Watermain - Elm Tree Rd. to Chase Pl.	WAT-OAK-01B	2031	377,000		377,000	52,456		324,544	272,617	51,927
41	Colborne St. Watermain - William St. to Scugog River		2026	200,000		200,000	30,200		169,800	142,632	27,168
				-		-	-		-	-	-
	Adjustment Related to Existing Population Incline			-		-	1,528,349		(1,528,349)	(1,528,349)	-
				-		-	-		-	-	-
	Reserve Fund Adjustment						-		(2,189,350)	(1,839,054)	(350,296)
						-	-		-	-	-
	Total			96,633,429	10,829,800	85,803,629	8,141,405	-	75,472,874	63,152,678	12,320,196



Table 5-15
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Treatment Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to Buildout									
	Studies and Special Projects			-	-	-		-	-	-
1	Sewer Flow Monitoring Study		2026	400,000	400,000	100,000		300,000	252,000	48,000
2	Sewer Flow Monitoring Study		2031	400,000	400,000	100,000		300,000	252,000	48,000
3	Sewer Flow Monitoring Study		2036	400,000	400,000	100,000		300,000	252,000	48,000
4	Sewer Flow Monitoring Study		2041	400,000	400,000	100,000		300,000	252,000	48,000
5	Sewer Flow Monitoring Study		2046	400,000	400,000	100,000		300,000	252,000	48,000
6	Sewer Flow Monitoring Study		2051	400,000	400,000	100,000		300,000	252,000	48,000
7	Wastewater Master Plan		2033	550,000	550,000	-		550,000	462,000	88,000
8	Wastewater Master Plan		2043	550,000	550,000	-		550,000	462,000	88,000
				-	-	-		-	-	-
	Treatment Facilities			-	-	-		-	-	-
9	2009 D.C. Growth Related Debt Payments (NPV of Principal and Interest)		2025-2029	58,678	58,678	-		58,678	49,289	9,388
11	Lindsay WPCP	WW-LIN-33			-	-		-	-	-
	EA		2025	2,000,000	2,000,000	-		2,000,000	1,680,000	320,000
	Phase 1 Design		2027	8,000,000	8,000,000	-		8,000,000	6,720,000	1,280,000
	Phase 1 Construction		2031-2035	120,000,000	120,000,000	-		120,000,000	100,800,000	19,200,000
	Phase 2 Design		2036	6,000,000	6,000,000	-		6,000,000	5,040,000	960,000
	Phase 2 Construction		2038-2041	70,000,000	70,000,000	-		70,000,000	58,800,000	11,200,000
	Present Value of Incremental Financing Cost (Growth-Related Share)			27,500,066	27,500,066	-		27,500,066	23,100,055	4,400,011
12	Bobcaygeon WPCP	WW-BOB-08			-	-		-	-	-
	EA		2027	465,000	465,000	-		465,000	390,600	74,400
	Design		2029	2,790,000	2,790,000	-		2,790,000	2,343,600	446,400
	Construction		2031	43,245,000	43,245,000	-		43,245,000	36,325,800	6,919,200
	Present Value of Incremental Financing Cost (Growth-Related Share)			6,207,539	6,207,539	-		6,207,539	5,214,333	993,206
13	Fenelon Falls WPCP	WW-FF-13			-	-		-	-	-
	EA		2027	204,000	204,000	-		204,000	171,360	32,640
	Design		2029	1,224,000	1,224,000	-		1,224,000	1,028,160	195,840
	Construction		2031	18,972,000	18,972,000	-		18,972,000	15,936,480	3,035,520
	Present Value of Incremental Financing Cost (Growth-Related Share)			2,723,308	2,723,308	-		2,723,308	2,287,578	435,729



Table 5-15 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Treatment Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to Buildout									
14	Omemee WPCP		2025	6,500,000	6,500,000	2,210,000		4,290,000	3,603,600	686,400
				-	-	-		-	-	-
	Adjustment Related to Existing Population Incline			-	-	6,171,564		(6,171,564)	(6,171,564)	-
				-	-	-		-	-	-
	Reserve Fund Adjustment					-		(6,735,402)	(5,657,738)	(1,077,664)
								-	-	-
	Total			319,389,590	319,389,590	8,981,564	-	303,672,625	254,097,555	49,575,070



Table 5-16
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Distribution Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to Buildout										
1	cal Collection			-		-	-		-	-	-
	at St. SPS	WW-LIN-34				-	-		-	-	-
	.		2025	16,000		16,000	14,000		2,000	1,680	320
	sign		2025	94,000		94,000	82,300		11,700	9,828	1,872
2	nstruction		2026	1,451,000		1,451,000	1,269,600		181,400	152,376	29,024
	view (Barron Blvd.) SPS	WW-LIN-36				-	-		-	-	-
	.		2030	5,000		5,000	1,300		3,700	3,108	592
	sign		2031	28,000		28,000	7,500		20,500	17,220	3,280
3	nstruction		2026	428,000		428,000	114,700		313,300	263,172	50,128
	St. SPS and Forcemain	WW-LIN-43				-	-		-	-	-
	.		2028	36,000		36,000	15,800		20,200	16,968	3,232
	sign		2029	217,000		217,000	95,500		121,500	102,060	19,440
4	nstruction		2030	3,357,000		3,357,000	1,477,100		1,879,900	1,579,116	300,784
	St. SPS and Forcemain	WW-LIN-35				-	-		-	-	-
	.		2025	98,000		98,000	6,500		91,500	76,860	14,640
	sign		2025	585,000		585,000	38,600		546,400	458,976	87,424
	nstruction		2026	9,068,000		9,068,000	598,500		8,469,500	7,114,380	1,355,120
5	Present Value of Incremental Financing Cost (Growth-Related Share)			1,215,797		1,215,797	80,200		1,135,597	953,901	181,695
	ay Fairgrounds SPS	WW-LIN-37				-	-		-	-	-
	.		2033	8,000		8,000	3,700		4,300	3,612	688
	sign		2034	49,000		49,000	22,400		26,600	22,344	4,256
6	nstruction		2035	753,000		753,000	344,100		408,900	343,476	65,424
	east Lindsay SPS and Forcemain	WW-LIN-42A				-	-		-	-	-
	.		2038	132,000		132,000	-		132,000	110,880	21,120
	sign		2039	795,000		795,000	-		795,000	667,800	127,200
7	nstruction		2040	12,315,000		12,315,000	-		12,315,000	10,344,600	1,970,400
	east Lindsay SPS and Forcemain	WW-LIN-42B				-	-		-	-	-
	.		2038	63,000		63,000	-		63,000	52,920	10,080
	sign		2039	377,000		377,000	-		377,000	316,680	60,320
8	nstruction		2040	5,839,000		5,839,000	-		5,839,000	4,904,760	934,240
	St. SPS	WW-BOB-10				-	-		-	-	-
	.		2025	18,000		18,000	4,100		13,900	11,676	2,224
	sign		2025	106,000		106,000	24,200		81,800	68,712	13,088
	nstruction		2026	1,646,000		1,646,000	375,300		1,270,700	1,067,388	203,312



Table 5-16 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Distribution Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2025 to Buildout											
9	St. SPS and Forcemain	WW-BOB-11				-	-		-	-	-
			2025	105,000		105,000	28,200		76,800	64,512	12,288
	sign		2025	627,000		627,000	168,700		458,300	384,972	73,328
	nstruction		2026	9,719,000		9,719,000	2,614,400		7,104,600	5,967,864	1,136,736
	Present Value of Incremental Financing Cost (Growth-Related Share)			1,019,865		1,019,865	274,300		745,565	626,275	119,290
10	Bob Dr. SPS	WW-BOB-12				-	-		-	-	-
			2037	4,000		4,000	1,800		2,200	1,848	352
	sign		2038	26,000		26,000	11,800		14,200	11,928	2,272
	nstruction		2039	409,000		409,000	184,900		224,100	188,244	35,856
11	St. SPS	WW-BOB-09				-	-		-	-	-
			2041	18,000		18,000	10,500		7,500	6,300	1,200
	sign		2042	106,000		106,000	61,900		44,100	37,044	7,056
	nstruction		2043	1,646,000		1,646,000	961,300		684,700	575,148	109,552
12	orne St. SPS and Forcemain	WW-FF-14				-	-		-	-	-
			2027	52,000		52,000	14,100		37,900	31,836	6,064
	sign		2029	313,000		313,000	85,100		227,900	191,436	36,464
	nstruction		2031	4,845,000		4,845,000	1,317,800		3,527,200	2,962,848	564,352
13	St. SPS and Forcemain	WW-FF-15				-	-		-	-	-
			2027	96,000		96,000	38,200		57,800	48,552	9,248
	sign		2029	575,000		575,000	228,900		346,100	290,724	55,376
	nstruction		2031	8,909,000		8,909,000	3,545,800		5,363,200	4,505,088	858,112
	Present Value of Incremental Financing Cost (Growth-Related Share)			769,882		769,882	306,400		463,482	389,325	74,157
14	cis St. SPS	WW-FF-16				-	-		-	-	-
			2027	15,000		15,000	1,900		13,100	11,004	2,096
	sign		2029	87,000		87,000	10,800		76,200	64,008	12,192
	nstruction		2031	1,349,000		1,349,000	167,300		1,181,700	992,628	189,072
15	ay St. North SPS Fencing		2026	70,000		70,000	70,000		-	-	-
16	ay St. North SPS Pump #4		2027	1,610,000	1,610,000	-	-		-	-	-
17	a Park SPS Pumps #2 and #4		2030	1,000,000		1,000,000	800,000		200,000	168,000	32,000
18	ay 7 SPS and Forcemain		2025	4,000,000		4,000,000	-		4,000,000	3,360,000	640,000



Table 5-16 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Distribution Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2025 to Buildout			-		-	-		-	-	-
	Horizontal Collection			-		-	-		-	-	-
19	bbon Blvd. Sewer - Laurent Blvd. to Angeline St.	WW-LIN-02	2040	610,000		610,000	99,589		510,411	428,745	81,666
20	line St. Sewer - #260 Angeline St. S. to Auk Trail	WW-LIN-03	2040	3,270,000		3,270,000	272,581		2,997,419	2,517,832	479,587
21	Trail Sewer - Angeline St. to Adelaide St.	WW-LIN-04	2029	2,230,000		2,230,000	549,806		1,680,194	1,411,363	268,831
22	side St. Sewer - Auk Trail to Mary St.	WW-LIN-05	2029	1,400,000		1,400,000	345,170		1,054,830	886,057	168,773
23	Dr. Sewer - #6 L.O.F. Dr. to Roundtree Rd.	WW-LIN-17	2034	680,000		680,000	217,798		462,202	388,249	73,952
24	ay St. Sewer - Russell St. to Glenelg St.	WW-LIN-20B	2027	1,118,000		1,118,000	241,237		876,763	736,481	140,282
25	ay Heights Development Sewer	WW-LIN-40	2031	6,720,000	6,720,000	-	-		-	-	-
26	ay St. Sewer - Logie St. to Riverside Cemetery	WW-LIN-41	2025	1,500,000		1,500,000	-		1,500,000	1,260,000	240,000
27	a St. Sewer - George St. to Durham St.	WW-LIN-44	2030	1,110,000		1,110,000	485,131		624,869	524,890	99,979
28	am St. Sewer - Wolfe St. to Huron St.	WW-LIN-45	2029	860,000		860,000	357,108		502,892	422,429	80,463
29	n St. Sewer - Durham St. to Melbourne St.	WW-LIN-46	2026	450,000		450,000	178,100		271,900	228,396	43,504
30	ent Blvd. Sewer - McGibbon Blvd. to McQuarrie Rd.	WW-LIN-01	2037	5,180,000		5,180,000	1,255,785		3,924,215	3,296,341	627,874
31	t St. Sewer - Mary St. to Durham St.	WW-LIN-06A	2034	2,784,000		2,784,000	846,577		1,937,423	1,627,435	309,988
32	t St./Durham St. Intersection Sewer	WW-LIN-06B	2034	186,000		186,000	37,215		148,785	124,980	23,806
33	am St. Sewer - Albert St. to Sussex St.	WW-LIN-07	2034	1,370,000		1,370,000	141,552		1,228,448	1,031,897	196,552
34	ex St. Sewer - Durham St. to Glenelg St.	WW-LIN-08	2033	1,930,000		1,930,000	627,598		1,302,402	1,094,018	208,384
35	ex St. Sewer - Glenelg St. to Kent St.	WW-LIN-09	2033	1,590,000		1,590,000	564,135		1,025,865	861,727	164,138
36	St. Sewer - Sussex St. to Victoria Ave.	WW-LIN-10	2029	880,000		880,000	220,931		659,069	553,618	105,451
37	ria Ave. Sewer - Kent St. to Peel St.	WW-LIN-11A	2029	1,050,000		1,050,000	372,542		677,458	569,065	108,393
38	ria Ave. Sewer - Peel St. to Wellington St.	WW-LIN-11B	2032	1,050,000		1,050,000	391,423		658,577	553,205	105,372
39	ngton St. Sewer - Victoria Ave. to Cambridge St.	WW-LIN-12	2032	920,000		920,000	188,342		731,658	614,592	117,065
40	bridge St. Sewer - Wellington St. to Bond St.	WW-LIN-13	2031	930,000		930,000	324,177		605,823	508,892	96,932
41	l St. Sewer - Cambridge St. to William St.	WW-LIN-14	2031	1,340,000		1,340,000	926,772		413,228	347,111	66,116
42	m St. Sewer - Bond St. to Francis St.	WW-LIN-15	2030	1,040,000		1,040,000	170,471		869,529	730,405	139,125
43	cis St. Sewer - William St. to Scugog River	WW-LIN-16	2030	600,000		600,000	234,700		365,300	306,852	58,448
44	n Ln. Sewer - #53 Logan Ln. to Maguire St.	WW-LIN-21	2038	640,000		640,000	46,991		593,009	498,127	94,881
45	ire St. Sewer - Logie St. to Logan Ln.	WW-LIN-22	2038	1,550,000		1,550,000	92,300		1,457,700	1,224,468	233,232
46	ire St. Sewer - Logan Ln. to Victoria Rail Trail	WW-LIN-23	2038	250,000		250,000	28,942		221,058	185,689	35,369
47	St. Sewer - Dobson St. to Logie St. SPS	WW-LIN-24A	2038	1,478,000		1,478,000	188,285		1,289,715	1,083,361	206,354
48	St. Sewer - Maguire St. to Dobson St.	WW-LIN-24B	2038	5,522,000		5,522,000	577,265		4,944,735	4,153,577	791,158
49	St. Sewer (Easement) - Parkside Dr. to Hillside Dr.	WW-LIN-25	2041	1,200,000		1,200,000	224,679		975,321	819,270	156,051
50	St. Sewer - Hillside Dr. to Riverview Rd.	WW-LIN-26	2041	3,520,000		3,520,000	622,642		2,897,358	2,433,780	463,577
51	view Rd. Sewer - Logie St. to Ridout St. SPS	WW-LIN-27	2041	1,570,000		1,570,000	341,025		1,228,975	1,032,339	196,636
52	ity Rd. 36 Sewer - Needham St. to Wilson Rd.	WW-LIN-28	2041	10,660,000		10,660,000	-		10,660,000	8,954,400	1,705,600
53	on Rd. Sewer - County Rd. 36 to Lagoon Rd.	WW-LIN-29	2041	930,000		930,000	-		930,000	781,200	148,800
54	on Rd. Sewer - Wilson Rd. to Lindsay WPCP Entrance	WW-LIN-30	2041	3,080,000		3,080,000	-		3,080,000	2,587,200	492,800
55	Lagoon Rd. Sewer - Lindsay WPCP Entrance to Lindsay WPCP Headworks	WW-LIN-31	2041	590,000		590,000	-		590,000	495,600	94,400



Table 5-16 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Distribution Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Project #	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to Buildout									84%	16%
56	North Flato Development Sewers	WW-LIN-38	2041	15,440,000	9,147,560	6,292,440	-		6,292,440	5,285,650	1,006,790
57	South Flato Development Sewers	WW-LIN-39	2041	9,580,000	6,594,980	2,985,020	-		2,985,020	2,507,417	477,603
58	Heritage Way and Easement Sewer - Heritage Way South End to Chadwin Dr.	WW-LIN-18	2048	3,060,000		3,060,000	987,723		2,072,277	1,740,713	331,564
59	Adelaide St. Sewer - Chadwin Dr. to Colborne St.	WW-LIN-19A	2030	635,000		635,000	189,561		445,439	374,169	71,270
60	Adelaide St. Sewer - Colborne St. to Regent St.	WW-LIN-19B	2048	635,000		635,000	238,305		396,695	333,223	63,471
61	Easement Sewer Between #338 and #334 William St. N. - William St. to Victoria Rail Trail	WW-LIN-32	2048	580,000		580,000	387,275		192,725	161,889	30,836
62	Helen St. Sewer - Prince St. to #72 Helen St.	WW-BOB-01	2034	600,000		600,000	36,539		563,461	473,307	90,154
63	West St. Sewer - Queen St. to Front St.	WW-BOB-02	2038	330,000		330,000	65,421		264,579	222,246	42,333
64	Pinecrest Nursing Home Sewer - #3418 County Rd. 36 to Little Bob Dr.	WW-BOB-03	2038	930,000		930,000	172,251		757,749	636,509	121,240
65	Helen St. Sewer - #72 Helen St. to East St./Cedartree Ln. Intersection	WW-BOB-04	2048	1,210,000		1,210,000	201,053		1,008,947	847,515	161,432
66	Cedartree Ln. Sewer - East St. to #90 Cedartree Ln.	WW-BOB-05	2048	3,640,000		3,640,000	642,002		2,997,998	2,518,318	479,680
67	Front St. Sewer - #444 Front St. W. to #359 Front St. W.	WW-BOB-06	2048	2,070,000		2,070,000	505,459		1,564,541	1,314,215	250,327
68	Need St. Sewer - Boyd St. to Need St. SPS	WW-BOB-07	2048	640,000		640,000	183,233		456,767	383,685	73,083
69	Bond St. Sewer - Clifton St. to Kennedy Dr.	WW-FF-01	2034	770,000		770,000	179,254		590,746	496,226	94,519
70	Lindsay St. Sewer - Elliot St. to Victoria Rail Trail Easement	WW-FF-02	2028	1,400,000		1,400,000	365,142		1,034,858	869,280	165,577
71	Bond St. Sewer - Kennedy Dr. to Elgin St.	WW-FF-03	2040	550,000		550,000	140,391		409,609	344,071	65,537
72	Elgin St. Sewer - Bond St. to Concession Rd.	WW-FF-04	2040	700,000		700,000	144,913		555,087	466,273	88,814
73	Clifton St. Sewer - Bond St. to Francis St.	WW-FF-05	2040	860,000		860,000	261,440		598,560	502,791	95,770
74	Francis St. Sewer - Colborne St. to Clifton St.	WW-FF-06	2040	2,050,000		2,050,000	982,590		1,067,410	896,624	170,786
75	Colborne St. Sewer - Francis St. to Colborne St. SPS	WW-FF-07	2040	710,000		710,000	272,940		437,060	367,130	69,930
76	Lindsay St. Sewer - Helen St. to Elliot St.	WW-FF-08	2040	480,000		480,000	230,267		249,733	209,776	39,957
77	Elliot St. Sewer - Lindsay St. to Clifton St.	WW-FF-09A	2026	1,650,000		1,650,000	491,574		1,158,426	973,078	185,348
78	Ellice St. Sewer - Clifton St. to Ellice St. SPS	WW-FF-09B	2040	2,690,000		2,690,000	223,752		2,466,248	2,071,648	394,600
79	Fenelon Trails Development Sewer	WW-FF-10	2040	4,930,000	4,930,000	-	-		-	-	-
80	Short St. Sewer - 130m West of Clifton St. to 200m East of Clifton St.	WW-FF-11	2040	1,300,000		1,300,000	-		1,300,000	1,092,000	208,000
81	Francis St. Sewer - #205 Francis St. E. to Francis St. SPS	WW-FF-12	2047	520,000		520,000	224,860		295,140	247,917	47,222
82	Omemee WPCP Sewer - Beaver Rd. Forcemain Discharge to Omemee WPCP Headworks	WW-OME-01	2047	4,960,000		4,960,000	2,169,755		2,790,245	2,343,806	446,439
83	Carew Park Sewer - MH100A to MH103		2026	250,000		250,000	4,400		245,600	206,304	39,296
	Adjustment Related to Existing Population Incline			-		-	3,176,827		(3,176,827)	(3,176,827)	-
	Reserve Fund Adjustment			13,417,516		13,417,516	-		13,417,516	11,270,714	2,146,803
	Present Value of Incremental Reserve Fund Financing Costs			1,791,178		1,791,178	-		1,791,178	1,504,589	286,588
	Total			226,237,237	29,002,540	197,234,697	39,127,296	-	158,107,401	132,301,925	25,805,477



Chapter 6

D.C. Calculation



6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council has been undertaken for the growth-related capital costs identified in Chapter 5. The calculations are presented in Tables 6-1 to 6-10 for the following services, service areas, and forecast periods:

- Table 6-1 – Water Treatment and Distribution Services imposed in the urban serviced area over the buildout period;
- Table 6-2 – Wastewater Treatment Services imposed in the urban serviced area over the buildout period;
- Table 6-3 – Wastewater Collection Services imposed in the urban serviced area, excluding the Northwest Development Area of Lindsay, over the buildout period;
- Table 6-4 – Fire Protection Services (City-Wide) over the 15-year forecast period;
- Table 6-5 – Fire Protection Services (Rural) over the 15-year forecast period;
- Table 6-6 – City-wide Services Related to a Highway over the 26-year forecast period;
- Table 6-6 – City-wide Paramedic Services and Public Health Services over the 20-year forecast period;
- Table 6-8 – Police Services imposed in the Town of Lindsay and the former Township of Ops;
- Table 6-9 – Transit Services imposed in the Town of Lindsay; and
- Table 6-10 – City-wide services imposed over the 10-year period to 2035 (i.e., Parks and Recreation Services, Library Services, Municipal By-Law Enforcement, and Growth-Related Studies).

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and rows or multiples). The non-residential D.C. has been calculated on a per sq.m. of G.F.A. basis for non-residential development. The non-residential charge is also calculated for electrical generation development (i.e., wind turbines and solar farms) on a residential equivalent basis (for fire protection services, police services, services related to a highway, paramedic services, and growth-related studies) for each 500 kW of nameplate generating capacity.



With respect to non-residential development, the total costs are allocated to non-residential development based on need for service and have been divided by the anticipated development by type over the planning period to calculate a cost per sq.m of G.F.A.

Table 6-11 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.ft. of G.F.A. for non-residential development, and non-residential electrical generation development (per 500 kW nameplate generating capacity). Tables 6-12 and 6-13 compare the City's existing charges to the charges proposed herein (Table 6-11), for a single detached residential dwelling unit (S.D.U.), and per sq.m. of G.F.A. for uniform non-residential charges.



Table 6-1
Area-Specific Water Treatment and Water Distribution Services D.C. Calculation
2025-Urban Buildout

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
1. Water Treatment Services	\$ 470,422,829	\$ 91,772,851	\$ 21,111	\$ 10.56
2. Water Distribution Services	63,152,678	12,320,196	2,834	1.42
TOTAL	\$533,575,507	\$104,093,047	\$23,945	\$11.98
D.C.-Eligible Capital Cost	\$533,575,507	\$104,093,047		
2025-Buildout Gross Population/GFA Growth (sq.ft.)	57,312	8,689,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$9,310.01	\$11.98		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$23,945		
Other Multiples	1.907	\$17,754		
Apartments - 2 Bedrooms +	1.872	\$17,428		
Apartments - Bachelor and 1 Bedroom	1.170	\$10,893		

Table 6-2
Area-Specific Wastewater Treatment Services D.C. Calculation
2025-Urban Buildout

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
3. Wastewater Treatment Services	\$ 254,097,555	\$ 49,575,070	\$ 11,444	\$ 5.71
TOTAL	\$254,097,555	\$49,575,070	\$11,444	\$5.71
D.C.-Eligible Capital Cost	\$254,097,555	\$49,575,070		
2025-Buildout Gross Population/GFA Growth (sq.ft.)	57,106	8,685,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,449.58	\$5.71		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$11,444		
Other Multiples	1.907	\$8,485		
Apartments - 2 Bedrooms +	1.872	\$8,330		
Apartments - Bachelor and 1 Bedroom	1.170	\$5,206		



Table 6-3
Area-Specific Wastewater Collection Services D.C. Calculation
2025-Urban Buildout (Excluding Lindsay Northwest Development Area)

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
4. Wastewater Collection Services	\$ 132,301,925	\$ 25,805,477	\$ 7,412	\$ 3.55
TOTAL	\$132,301,925	\$25,805,477	\$7,412	\$3.55
D.C.-Eligible Capital Cost	\$132,301,925	\$25,805,477		
2025-Buildout Gross Population/GFA Growth (sq.ft.)	45,911	7,266,151		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,881.74	\$3.55		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$7,412		
Other Multiples	1.907	\$5,495		
Apartments - 2 Bedrooms +	1.872	\$5,395		
Apartments - Bachelor and 1 Bedroom	1.170	\$3,372		

Table 6-4
City-Wide Fire Protection Services (City-Wide) D.C. Calculation
2025-2040

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
5. Fire Protection Services (City-Wide)	\$ 37,420,777	\$ 6,603,666	\$ 3,400	\$ 1.87
TOTAL	\$37,420,777	\$6,603,666	\$3,400	\$1.87
D.C.-Eligible Capital Cost	\$37,420,777	\$6,603,666		
2025-Buildout Gross Population/GFA Growth (sq.ft.)	28,304	3,538,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,322.10	\$1.87		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$3,400		
Other Multiples	1.907	\$2,521		
Apartments - 2 Bedrooms +	1.872	\$2,475		
Apartments - Bachelor and 1 Bedroom	1.170	\$1,547		



Table 6-5
Area Specific Fire Protection Services (Rural) D.C. Calculation
2025-2040

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
6. Fire Protection Services (Rural)	\$ 1,032,602	\$ 140,809	\$ 739	\$ 0.21
TOTAL	\$1,032,602	\$140,809	\$739	\$0.21
D.C.-Eligible Capital Cost	\$1,032,602	\$140,809		
15-Year Gross Population/GFA Growth (sq.ft.)	3,592	664,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$287.47	\$0.21		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$739		
Other Multiples	1.907	\$548		
Apartments - 2 Bedrooms +	1.872	\$538		
Apartments - Bachelor and 1 Bedroom	1.170	\$336		

Table 6-6
City-Wide Services Related to a Highway D.C. Calculation
2025-2051

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
7. Services Related to a Highway	\$ 239,603,607	\$ 46,408,877	\$ 12,811	\$ 6.95
TOTAL	\$239,603,607	\$46,408,877	\$12,811	\$6.95
D.C.-Eligible Capital Cost	\$239,603,607	\$46,408,877		
26-Year Gross Population/GFA Growth (sq.ft.)	48,105	6,681,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,980.85	\$6.95		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$12,811		
Other Multiples	1.907	\$9,498		
Apartments - 2 Bedrooms +	1.872	\$9,324		
Apartments - Bachelor and 1 Bedroom	1.170	\$5,828		



Table 6-7
City-Wide Services D.C. Calculation
2025-2045

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
8. Paramedic Services	\$ 11,376,953	\$ 2,167,039	\$ 812	\$ 0.43
9. Public Health Services	4,641,649	244,297	331	0.05
TOTAL	\$16,018,602	\$2,411,336	\$1,143	\$0.48
D.C.-Eligible Capital Cost	\$16,018,602	\$2,411,336		
20-Year Gross Population/GFA Growth (sq.ft.)	36,041	4,991,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$444.45	\$0.48		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$1,143		
Other Multiples	1.907	\$848		
Apartments - 2 Bedrooms +	1.872	\$832		
Apartments - Bachelor and 1 Bedroom	1.170	\$520		

Table 6-8
Area Specific Police Services D.C. Calculation
2025-2035

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
10. Policing Services	\$ 10,282,672	\$ 1,536,491	\$ 1,873	\$ 1.10
TOTAL	\$10,282,672	\$1,536,491	\$1,873	\$1.10
D.C.-Eligible Capital Cost	\$10,282,672	\$1,536,491		
10-Year Gross Population/GFA Growth (sq.ft.)	14,121	1,396,971		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$728.21	\$1.10		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$1,873		
Other Multiples	1.907	\$1,389		
Apartments - 2 Bedrooms +	1.872	\$1,363		
Apartments - Bachelor and 1 Bedroom	1.170	\$852		



Table 6-9
Area Specific Transit Services D.C. Calculation
2025-2035

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
11. Transit Services	\$ 3,643,966	\$ 544,501	\$ 654	\$ 0.40
TOTAL	\$3,643,966	\$544,501	\$654	\$0.40
D.C.-Eligible Capital Cost	\$3,643,966	\$544,501		
10-Year Gross Population/GFA Growth (sq.ft.)	14,323	1,355,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$254.41	\$0.40		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$654		
Other Multiples	1.907	\$485		
Apartments - 2 Bedrooms +	1.872	\$476		
Apartments - Bachelor and 1 Bedroom	1.170	\$298		

Table 6-10
City-Wide Services D.C. Calculation
2025-2035

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft
12. Parks and Recreation Services	\$ 29,969,613	\$ 1,577,348	\$ 3,904	\$ 0.72
13. Library Services	3,820,980	199,567	498	0.09
14. Municipal By-law Enforcement	310,611	50,565	40	0.02
15. Growth-Related Studies	4,404,775	818,874	574	0.37
TOTAL	\$38,505,978	\$2,646,354	\$5,016	\$1.20
D.C.-Eligible Capital Cost	\$38,505,978	\$2,646,354		
10-Year Gross Population/GFA Growth (sq.ft.)	19,746	2,190,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,950.06	\$1.21		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.572	\$5,016		
Other Multiples	1.907	\$3,719		
Apartments - 2 Bedrooms +	1.872	\$3,651		
Apartments - Bachelor and 1 Bedroom	1.170	\$2,282		



Table 6-11
Calculated Schedule of Residential and Non-Residential Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Electricity Generation (\$/500 KW of NGC)	Other Non-Residential (Per Sq.M. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Fire Protection Services (City-Wide)	3,400	2,521	2,475	1,547	3,400	20.13
Police Services ¹	1,873	1,389	1,363	852	1,873	11.84
Services Related to a Highway	12,811	9,499	9,324	5,828	12,811	74.81
Transit Services ²	654	485	476	298		4.31
Parks and Recreation Services	3,903	2,894	2,841	1,775		7.75
Library Services	498	369	362	227		0.97
Municipal By-law Enforcement	40	30	29	18		0.22
Paramedic Services	812	602	591	369	812	4.63
Public Health Services	331	245	241	151		0.54
Growth-Related Studies	574	426	418	261		3.98
Total Municipal Wide Services/Class of Services	24,896	18,460	18,120	11,326	18,896	129.17
Urban Services						
Wastewater Treatment Services	11,444	8,485	8,329	5,206		61.46
Wastewater Collection Services ³	7,412	5,496	5,395	3,372		38.21
Water Treatment Services	21,111	15,653	15,365	9,603		113.67
Water Distribution Services	2,834	2,101	2,063	1,289		15.28
Total Urban Services	42,801	31,735	31,152	19,470	-	228.63
Rural Services						
Fire Protection Services (Rural) ⁴	739	548	538	336	739	2.26
Total Rural Services	739	548	538	336	739	2.26
Urban - Lindsay	67,697	50,195	49,272	30,796	18,896	357.79
Urban - NWT	60,285	44,699	43,877	27,424	18,896	319.58
Urban - Other	65,170	48,321	47,433	29,646	17,023	341.65
Rural - Ops	24,981	18,523	18,182	11,364	19,635	127.12
Rural - Other	23,108	17,134	16,819	10,512	17,762	115.28

1. Police Services only payable within Lindsay and the former Township of Ops

2. Transit Services only payable within Lindsay

3. Wastewater Collection Services only payable within municipal service area, outside of the Northwest Lindsay Development Area

4. Rural Fire Services are in addition to the City-Wide Services



Table 6-12
Comparison of Current and Calculated Residential Development Charges

Residential (Single Detached) Comparison				
Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
City-Wide Services/Classes:				
Fire Protection Services (City-Wide)	484	3,400	2,916	602%
Police Services ¹	589	1,873	1,284	218%
Services Related to a Highway	9,077	12,811	3,734	41%
Transit Services ²	361	654	293	81%
Parks and Recreation Services	994	3,904	2,910	293%
Library Services	511	498	(13)	-3%
Municipal By-law Enforcement	22	40	18	82%
Paramedic Services	284	812	528	186%
Public Health Services	-	331	331	0%
Waste Diversion	50		(50)	-100%
Growth-Related Studies	543	574	31	6%
Total City-Wide Services/Classes	12,915	24,897	11,982	93%
Urban Services				
Wastewater Treatment Services	6,087	11,444	5,357	88%
Wastewater Collection Services ³	8,851	7,412	(1,439)	-16%
Water Treatment Services	4,772	21,111	16,339	342%
Water Distribution Services	4,956	2,834	(2,122)	-43%
Total Urban Services	24,666	42,801	18,135	74%
Rural Services				
Fire Protection Services (Rural) ⁴	-	739	739	0%
Total Rural Services	-	739	739	0%
Urban - Lindsay	37,581	67,698	30,117	80%
Urban - NWT	28,730	60,286	31,556	110%
Urban - Other	36,631	65,171	28,540	78%
Rural - Ops	12,554	24,982	12,428	99%
Rural - Other	11,965	23,109	11,144	93%

1. Police Services only payable within Lindsay and the former Township of Ops

2. Transit Services only payable within Lindsay

3. Wastewater Collection Services only payable within municipal service area, outside of the Northwest Lindsay Development Area

4. Rural Fire Services are in addition to the City-Wide Services



Table 6-13
Comparison of Current and Calculated Non-Residential Development Charges

Non-Residential (per sq.m.) Comparison				
Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
City-Wide Services/Classes:				
Fire Protection Services (City-Wide)	3.94	20.13	16.19	411%
Police Services 1	4.02	11.84	7.82	195%
Services Related to a Highway	74.11	74.81	0.70	1%
Transit Services 2	2.57	4.31	1.74	68%
Parks and Recreation Services	2.86	7.75	4.89	171%
Library Services	1.47	0.97	(0.50)	-34%
Municipal By-law Enforcement	0.17	0.22	0.05	27%
Paramedic Services	2.33	4.63	2.30	99%
Public Health Services	-	0.54	0.54	0%
Waste Diversion	0.40		(0.40)	-100%
Growth-Related Studies	4.42	3.98	(0.44)	-10%
Total City-Wide Services/Classes	96.29	129.17	32.88	34%
Urban Services				
Wastewater Treatment Services	42.39	61.46	19.07	45%
Wastewater Collection Services 3	77.98	38.21	(39.77)	-51%
Water Treatment Services	33.60	113.67	80.07	238%
Water Distribution Services	34.87	15.28	(19.59)	-56%
Total Urban Services	188.84	228.63	39.79	21%
Rural Services				
Fire Protection Services (Rural) 4	-	2.26	2.26	0%
Total Area Specific Services	223.71	246.17	2.26	1%
Urban - Lindsay	285.13	357.79	72.66	25%
Urban - NWT	207.15	319.58	112.43	54%
Urban - Other	278.54	341.65	63.11	23%
Rural - Ops	93.72	127.12	33.40	36%
Rural - Other	89.70	115.28	25.58	29%

1. Police Services only payable within Lindsay and the former Township of Ops

2. Transit Services only payable within Lindsay

3. Wastewater Collection Services only payable within municipal service area, outside of the Northwest Lindsay Development Area

4. Rural Fire Services are in addition to the City-Wide Services



Chapter 7

D.C. Policy Recommendations and D.C. Policy Rules



7. D.C. Policy Recommendations and D.C. Policy Rules

7.1 Introduction

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

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

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

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

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

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

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

The rules provided give consideration for the recent changes to the D.C.A. resulting from Bills 197, 213, 109, 23, 97, 134, 185, and 17. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- The City uses a uniform City-wide D.C. calculation for Fire Protection Services (City-Wide), Parks and Recreation Services, Library Services, Paramedic Services, Public Health Services, Services Related to a Highway, and Growth-Related Studies. Area-specific D.C. calculations are to be used for Police Services, Transit Services, Fire Protection Services (Rural), Water Treatment Services, Water Distribution Services, Wastewater Treatment Services, and Wastewater Collection Services in the areas to which the services apply; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

7.3.1 *Payment in any Particular Case*

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

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

7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:



- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25-year period. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For Parks and Recreation Services, Library Services, and Public Health Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector over the 10-year forecast period;
 - For Services Related to a Highway, an 84% residential and 16% non-residential attribution has been made based on a population vs. employment growth ratio over the 26-year forecast period;
 - For Paramedic Services, an 84% residential and 16% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
 - For Transit Services and Police Services, an 87% residential and 13% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period;
 - For Municipal By-law Enforcement, an 86% residential and 14% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period;
 - For Wastewater Treatment Services, Wastewater Collection Services, Water Treatment Services, and Water Distribution Services a 84% residential and 16% non-residential attribution has been made based on a population vs. employment growth ratio over the buildout forecast period;
 - For Fire Protection Services (City-Wide) an 85% residential and 15% non-residential attribution has been made based on a population vs. employment growth ratio over the 15-year forecast period;
 - For Fire Protection Services (Rural) an 88% residential and 12% non-residential attribution has been made based on a population vs. employment growth ratio over the 15-year forecast period;
 - For Growth-Related Studies, an 84% residential and 16% non-residential attribution has been made based on the allocations summarized in Table 5-5.



7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than three years 60 months (5 years) prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

Statutory

- The municipality or local board thereof;
- A board of education;
- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s. Exemptions will only apply to 50% of the G.F.A. prior to the first expansion for which there was an exemption to the payment of D.C.s.
- An enlargement to an existing dwelling unit;
- Additional units in existing and new residential buildings:
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Affordable Units, Attainable Units, and Inclusionary Zoning Units;
- Non-Profit Housing;



- Universities; and
- Long-Term Care.

Non-Statutory

- a place of worship, non-profit hospice, public hospital, cemetery, burial site or crematorium, as defined in the Assessment Act
- an agricultural building or structure
- a park model trailer
- Temporary buildings or structures

For the purposes of funding the D.C. exemptions for agricultural development, the charge amounts are presented in Table 7-1 below for the respective development areas reflective of the lower density of development.

Table 7-1
Agricultural Development Charge

Description	Agricultural Development (per sq.m. of G.F.A.)
Urban - Lindsay	45.05
Urban - NWT	40.41
Urban - Other	43.15
Rural - Ops	17.29
Rural - Other	15.88

7.3.5 Transition

The by-law will come into effect on January 1, 2026. No additional transition measures are proposed.

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments



occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted and approved after January 1, 2020, and before June 5, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications received on or after January 1, 2020, that had not received approval prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application may be subject to annual interest charges. The maximum interest rate the Municipality can impose is the average prime rate plus 1% as defined in s.s. 26.3 (1) of the Act.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st each year, commencing on January 1, 2026, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent 3rd quarter year-over-year change.

7.3.8 D.C Spatial Applicability

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

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



it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

The City is proposing to maintain its current approach of imposing City-wide and area-specific D.C.s as follows:

- City-wide services:
 - Parks and recreation services
 - Library services
 - Municipal by-law enforcement services
 - Growth-related studies
 - Fire protection services
 - Paramedic services
 - Public health services
- Area-Specific Services
 - Police services
 - Transit services
 - Fire protection services
 - Water treatment services;
 - Water distribution services;
 - Wastewater treatment services; and
 - Wastewater collection services.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Municipality's D.C. collections be contributed into 15 separate reserve funds, including:

- Fire Protection Services (City-Wide);
- Fire Protection Services (Rural);
- Police Services;
- Services Related to a Highway;
- Transit Services;



- Parks and Recreation Services;
- Library Services;
- Municipal By-law Enforcement;
- Paramedic Services;
- Public Health Services;
- Wastewater Treatment Services;
- Wastewater Collection Services;
- Water Treatment Services;
- Water Distribution Services; and
- Growth-Related Studies.

7.4.2 *By-law In-force Date*

The by-law will come into force on January 1, 2026.

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

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

7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated September 17, 2026, subject to further annual review during the capital budget process”.

“Approve the D.C. Background Study dated September 17, 2026.”

“Determine that no further public meeting is required.” And

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

The D.C.A. (new section 10(c.2)) requires that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

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

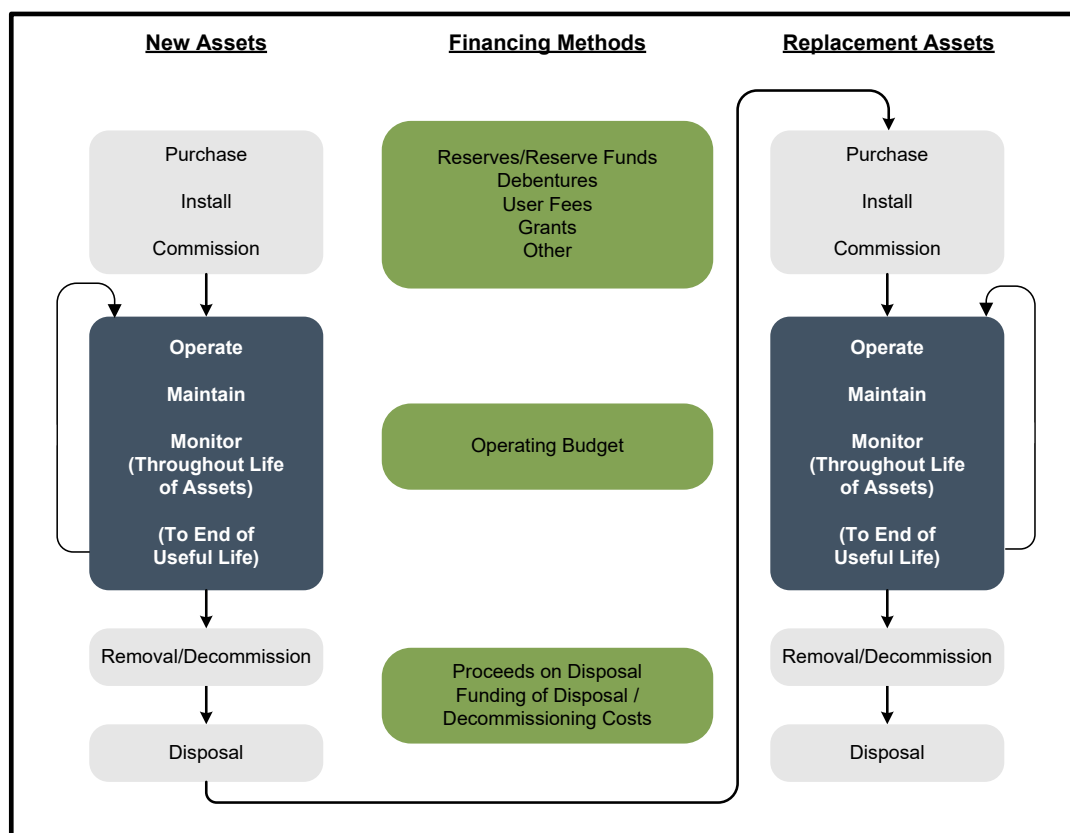
At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related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

The Province's *Infrastructure for Jobs and Prosperity Act, 2015* (IIPA) was proclaimed on May 1, 2016. This legislation detailed principles for evidence-based and sustainable long-term infrastructure planning. The IIPA also gave the Province the authority to guide municipal asset management planning by way of regulation. In late 2017, the Province introduced O. Reg. 588/17 under the IIPA. The intent of O. Reg. 588/17 is to establish standard content for municipal asset management plans. Specifically, the regulations require that asset management plans be developed that define the current levels of service, identify the lifecycle activities that would be undertaken to achieve these levels of service, and provide a financial strategy to support the levels of service and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial AMP requirements, as follows:



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

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



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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.



The asset management requirement for this D.C. Background Study has been undertaken independently of any Municipality A.M.P.s.

8.2 Non-Transit Services Asset Management Plan

In recognition to the schematic in Section 8.1, the following table has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from City financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 30-year financing.
2. Lifecycle costs for the 2025 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$99 million. Of this total, \$24.5 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$76.2 million. This amount, totalled with the existing operating revenues of \$300.6 million, provides annual revenues of \$376.8 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2025\$)

Asset Management - Future Expenditures and Associated Revenues	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	24,571,920
Annual Debt Payment on Post Period Capital ²	572,669
Lifecycle:	
Annual Lifecycle - City-wide Services	16,922,201
Annual Lifecycle - Area-specific Services ³	25,598,355
Sub-Total - Annual Lifecycle	\$42,520,556
Incremental Operating Costs (for D.C. Services)	\$31,342,829
Total Expenditures	\$99,007,974
Revenue (Annualized)	
Total Existing Revenue ⁴	\$300,603,737
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$76,243,717
Total Revenues	\$376,847,454

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been

⁴ As per Sch. 10 of FIR

8.3 Transit Services



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 9.1.2), as well as the optional, informal consultation process (section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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

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



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

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

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 *Introduction*

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

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

9.3.2 *Notice of Passage*

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

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

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

9.3.3 *By-law Pamphlet*

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

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

9.3.4 Appeals

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

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

9.3.5 Complaints

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

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

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



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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

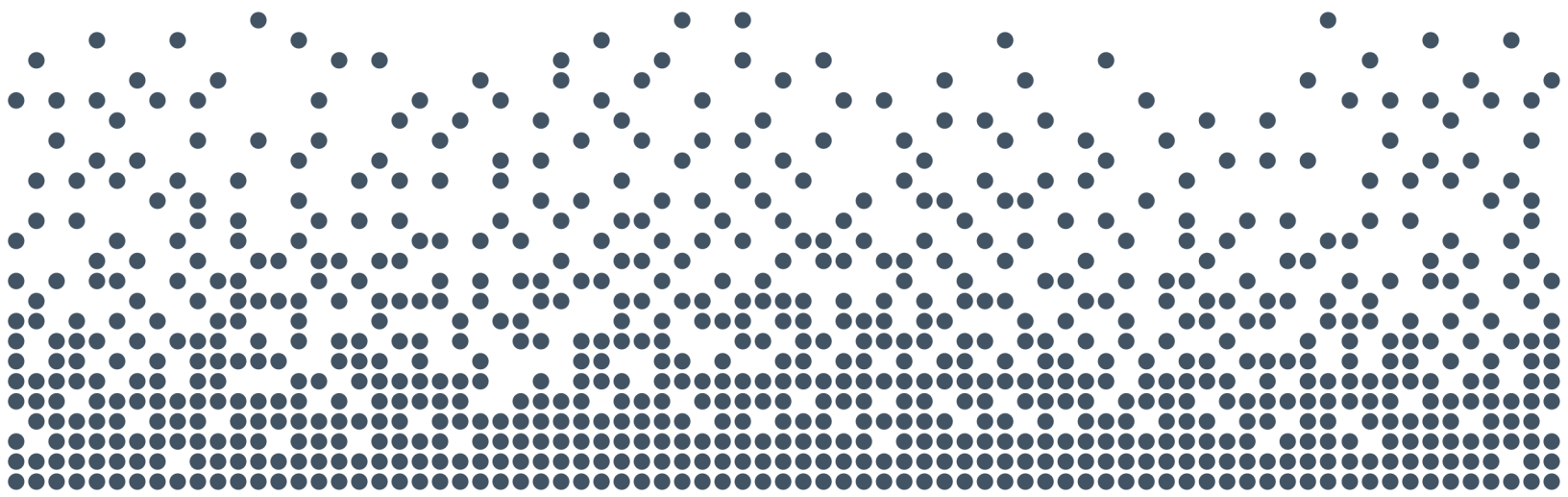


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 City of Kawartha Lakes Residential Growth Forecast Summary

Year		Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
			Permanent Population ^[1]	Institutional Population	Permanent Population Excluding Institutional ^[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Singles & Semi-Detached Family With Conversions	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households		
Historical	Mid 2011	75,911	73,214	1,764	71,450	27,375	100,589	25,470	25,470	1,215	2,820	176	29,681	29,681	7,480	37,161	1,604	2,467	2,707
	Mid 2016	78,201	75,423	2,048	73,375	26,855	102,278	26,515	26,515	1,495	2,765	325	31,100	31,100	7,338	38,438	1,862	2,425	2,661
	Mid 2021	82,166	79,247	2,017	77,230	30,150	109,397	27,955	27,955	1,495	2,950	310	32,710	32,710	8,238	40,948	1,834	2,423	2,672
Forecast	Mid 2025	85,850	82,796	2,132	80,664	31,175	113,971	29,198	29,294	1,664	3,580	310	34,752	34,848	8,518	43,366	1,938	2,382	2,628
	Mid 2035	103,700	100,020	2,305	97,715	33,740	133,760	34,000	34,328	3,870	4,880	310	43,060	43,388	9,218	52,606	2,095	2,323	2,543
	Mid 2040	112,300	108,310	2,392	105,918	35,020	143,330	35,760	36,198	4,940	5,800	310	46,810	47,248	9,568	56,816	2,175	2,314	2,523
	Mid 2045	120,600	116,320	2,483	113,837	36,300	152,620	37,150	37,698	6,010	6,810	310	50,280	50,828	9,918	60,746	2,257	2,313	2,512
	Mid 2051	130,000	125,380	2,591	122,789	37,835	163,215	38,470	39,150	7,330	8,210	310	54,320	55,000	10,338	65,338	2,355	2,308	2,498
	Buildout	150,300	145,000	2,664	142,336	40,880	185,880	42,670	43,620	9,890	10,310	310	63,180	64,130	11,170	75,300	2,422	2,295	2,469
Incremental	Mid 2011 - Mid 2016	2,290	2,209	284	1,925	-520	1,689	1,045	1,045	280	-55	149	1,419	1,419	-142	1,277	258		
	Mid 2016 - Mid 2021	3,965	3,824	-31	3,855	3,295	7,119	1,440	1,440	0	185	-15	1,610	1,610	900	2,510	-28		
	Mid 2021 - Mid 2025	3,684	3,549	115	3,434	1,025	4,574	1,243	1,339	169	630	0	2,042	2,138	280	2,418	104		
	Mid 2025 - Mid 2035	17,850	17,224	173	17,051	2,565	19,789	4,802	5,034	2,206	1,300	0	8,308	8,540	700	9,240	157		
	Mid 2035 - Mid 2040	26,450	25,514	260	25,254	3,845	29,359	6,562	6,904	3,276	2,220	0	12,058	12,400	1,050	13,450	237		
	Mid 2040 - Mid 2045	34,750	33,524	351	33,173	5,125	38,649	7,952	8,404	4,346	3,230	0	15,528	15,980	1,400	17,380	319		
	Mid 2045 - Mid 2051	44,150	42,584	459	42,125	6,660	49,244	9,272	9,856	5,666	4,630	0	19,568	20,152	1,820	21,972	417		
	Mid 2051 - Buildout	64,450	62,204	532	61,672	9,705	71,909	13,472	14,326	8,226	6,730	0	28,428	29,282	2,652	31,934	484		

^[1] Population includes the Census undercount estimated at approximately 4.0% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

Notes:

- Build-out refers to the City's urban area, and has been assessed for designated urban lands, including lands subject to Minister's Zoning Orders (MZOs), and servicing capacity.
- Numbers may not add due to rounding.

Source: Derived from 2025 Growth Management Strategy Report and 2025 Water and Wastewater Servicing and Capacity Master Plan by Watson & Associates Economists Ltd.



Schedule 2
City of Kawartha Lakes
Estimate of the Anticipated Amount, Type and Location of Development for Which Development Charges Can Be Imposed

Development Location	Timing	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units Unadjusted for Conversions	Total Units Including Gross Seasonal
Lindsay (Existing Urban Boundary incl. NW Trunk Area)	2025-2035	2,498.00	866.00	1,066.00	4,430.00	4,430.00
	2025 - 2040	2,854.00	1,482.00	1,755.00	6,091.00	6,091.00
	2025-2045	3,459.00	1,967.00	2,553.00	7,979.00	7,979.00
	2025 - 2051	3,901.00	2,763.00	3,733.00	10,397.00	10,397.00
	2025 - Buildout	5,014.00	3,538.00	4,997.00	13,549.00	13,549.00
Lindsay M.Z.O. Flato	2025-2035	421.00	729.00	134.00	1,284.00	1,284.00
	2025 - 2040	1,005.00	709.00	178.00	1,892.00	1,892.00
	2025-2045	1,218.00	940.00	259.00	2,417.00	2,417.00
	2025 - 2051	1,539.00	998.00	284.00	2,821.00	2,821.00
	2025 - Buildout	4,013.00	2,508.00	1,035.00	7,556.00	7,556.00
Lindsay M.Z.O. Bromont	2025-2035	463.00	410.00	30.00	903.00	903.00
	2025 - 2040	511.00	524.00	116.00	1,151.00	1,151.00
	2025-2045	619.00	695.00	169.00	1,483.00	1,483.00
	2025 - 2051	718.00	946.00	256.00	1,920.00	1,920.00
	2025 - Buildout	841.00	1,109.00	300.00	2,250.00	2,250.00
Fenelon Falls	2025-2035	389.00	57.00	22.00	468.00	468.00
	2025 - 2040	592.00	239.00	57.00	888.00	888.00
	2025-2045	717.00	317.00	83.00	1,117.00	1,117.00
	2025 - 2051	834.00	412.00	157.00	1,403.00	1,403.00
	2025 - Buildout	844.00	417.00	159.00	1,420.00	1,420.00
Bobcaygeon	2025-2035	444.00	97.00	35.00	576.00	576.00
	2025 - 2040	735.00	260.00	92.00	1,087.00	1,087.00
	2025-2045	891.00	345.00	134.00	1,370.00	1,370.00
	2025 - 2051	1,074.00	451.00	160.00	1,685.00	1,685.00
	2025 - Buildout	1,281.00	538.00	191.00	2,010.00	2,010.00
Omeme	2025-2035	39.00	47.00	13.00	99.00	99.00
	2025 - 2040	118.00	62.00	22.00	202.00	202.00
	2025-2045	142.00	82.00	32.00	256.00	256.00
	2025 - 2051	151.00	96.00	40.00	287.00	287.00
	2025 - Buildout	182.00	116.00	48.00	346.00	346.00
Other Water Serviced	2025-2035	72.00	-	-	72.00	72.00
	2025 - 2040	98.00	-	-	98.00	98.00
	2025-2045	119.00	-	-	119.00	119.00
	2025 - 2051	139.00	-	-	139.00	139.00
	2025 - Buildout	171.00			171.00	171.00
Other Sewer Serviced	2025-2035	24.00	-	-	24.00	24.00
	2025 - 2040	33.00	-	-	33.00	33.00
	2025-2045	40.00	-	-	40.00	40.00
	2025 - 2051	46.00	-	-	46.00	46.00
	2025 - Buildout	91.00			91.00	91.00
Unserviced	2025-2035	452.00	-	-	452.00	1,384.00
	2025 - 2040	616.00	-	-	616.00	2,008.00
	2025-2045	747.00	-	-	747.00	2,599.00
	2025 - 2051	870.00	-	-	870.00	3,274.00
	2025 - Buildout	1,035.00			1,035.00	4,541.00
City of Kawartha Lakes	2025-2035	4,802	2,206	1,300	8,308	9,240
	2025 - 2040	6,562	3,276	2,220	12,058	13,450
	2025-2045	7,952	4,346	3,230	15,528	17,380
	2025 - 2051	9,272	5,666	4,630	19,568	21,972
	2025 - Buildout	13,472	8,226	6,730	28,428	31,934

¹ Includes townhomes and apartments in duplexes.

² Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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

Source: Derived from 2025 Growth Management Strategy and 2025 Water and Wastewater Servicing and Capacity Master Plan by Watson & Associates Economists Ltd.



Schedule 2 (Cont'd)
City of Kawartha Lakes
Estimate of the Anticipated Amount, Type and Location of Development for Which Development Charges Can Be Imposed

Development Location	Gross Permanent Population in New Units	Existing Unit Population Change	Permanent Net Population Increase	Institutional Population	50% Seasonal Population Equivalent Excluding Conversion	100% Seasonal Population Equivalent Excluding Conversion	Net Population Increase (including Institutional and 50% Seasonal Population Equivalent) Excluding Conversions	Net Population Increase (including Institutional and 100% Seasonal Population Equivalent) Excluding Conversions	Population Change From Conversion of Seasonal to Permanent Units	Net Population Increase (including Institutional and 50% Seasonal Population Equivalent) Including Conversions	Net Population Increase (including Institutional and 100% Seasonal Population Equivalent) Including Conversions
Lindsay (Existing Urban Boundary incl. NW Trunk Area)	9,640.00	(440.00)	9,200.00	110.00	-	-	9,310.00	9,310.00	-	9,310.00	9,310.00
	12,741.00	(287.00)	12,454.00	167.00	-	-	12,621.00	12,621.00	-	12,621.00	12,621.00
	16,391.00	70.00	16,461.00	223.00	-	-	16,684.00	16,684.00	-	16,684.00	16,684.00
	20,778.00	499.00	21,277.00	294.00	-	-	21,571.00	21,571.00	-	21,571.00	21,571.00
	26,971.00	908.00	27,879.00	340.00	-	-	28,219.00	28,219.00	-	28,219.00	28,219.00
Lindsay M.Z.O. Flato	2,669.00	-	2,669.00				2,669.00	2,669.00		2,669.00	2,669.00
	4,198.00	-	4,198.00				4,198.00	4,198.00		4,198.00	4,198.00
	5,305.00	-	5,305.00				5,305.00	5,305.00		5,305.00	5,305.00
	6,278.00	-	6,278.00				6,278.00	6,278.00		6,278.00	6,278.00
	16,623.00	-	16,623.00				16,623.00	16,623.00		16,623.00	16,623.00
Lindsay M.Z.O. Bromont	2,017.00	-	2,017.00				2,017.00	2,017.00		2,017.00	2,017.00
	2,484.00	-	2,484.00				2,484.00	2,484.00		2,484.00	2,484.00
	3,165.00	-	3,165.00				3,165.00	3,165.00		3,165.00	3,165.00
	4,026.00	-	4,026.00				4,026.00	4,026.00		4,026.00	4,026.00
	4,718.00	-	4,718.00				4,718.00	4,718.00		4,718.00	4,718.00
Fenelon Falls	1,142.00	(35.00)	1,107.00	12.00			1,119.00	1,119.00		1,119.00	1,119.00
	2,062.00	(23.00)	2,039.00	18.00			2,057.00	2,057.00		2,057.00	2,057.00
	2,571.00	6.00	2,577.00	25.00			2,602.00	2,602.00		2,602.00	2,602.00
	3,161.00	39.00	3,200.00	32.00			3,232.00	3,232.00		3,232.00	3,232.00
	3,199.00	72.00	3,271.00	37.00			3,308.00	3,308.00		3,308.00	3,308.00
Bobcaygeon	1,378.00	(58.00)	1,320.00	12.00			1,332.00	1,332.00		1,332.00	1,332.00
	2,521.00	(38.00)	2,483.00	18.00			2,501.00	2,501.00		2,501.00	2,501.00
	3,146.00	9.00	3,155.00	25.00			3,180.00	3,180.00		3,180.00	3,180.00
	3,857.00	66.00	3,923.00	32.00			3,955.00	3,955.00		3,955.00	3,955.00
	4,601.00	120.00	4,721.00	37.00			4,758.00	4,758.00		4,758.00	4,758.00
Omeme	209.00	(23.00)	186.00	9.00			195.00	195.00		195.00	195.00
	454.00	(15.00)	439.00	13.00			452.00	452.00		452.00	452.00
	569.00	4.00	573.00	18.00			591.00	591.00		591.00	591.00
	630.00	26.00	656.00	23.00			679.00	679.00		679.00	679.00
	760.00	48.00	808.00	27.00			835.00	835.00		835.00	835.00
Other Water Serviced	185.00	(116.00)	69.00	7.00			76.00	76.00		76.00	76.00
	252.00	(75.00)	177.00	10.00			187.00	187.00		187.00	187.00
	306.00	19.00	325.00	14.00			339.00	339.00		339.00	339.00
	358.00	132.00	490.00	18.00			508.00	508.00		508.00	508.00
	440.00	239.00	679.00	21.00			700.00	700.00		700.00	700.00
Other Sewer Serviced	62.00	(116.00)	(54.00)	9.00			(45.00)	(45.00)		(45.00)	(45.00)
	85.00	(75.00)	10.00	13.00			23.00	23.00		23.00	23.00
	103.00	19.00	122.00	18.00			140.00	140.00		140.00	140.00
	118.00	132.00	250.00	23.00			273.00	273.00		273.00	273.00
	234.00	239.00	473.00	27.00			500.00	500.00		500.00	500.00
Unserviced	1,163.00	(371.00)	792.00	14.00	1,281.00	2,562.00	2,087.00	3,368.00	(252.00)	1,835.00	3,116.00
	1,585.00	(241.00)	1,344.00	21.00	1,922.00	3,843.00	3,287.00	5,208.00	(372.00)	2,915.00	4,836.00
	1,922.00	60.00	1,982.00	28.00	2,563.00	5,125.00	4,573.00	7,135.00	(492.00)	4,081.00	6,643.00
	2,238.00	421.00	2,659.00	37.00	3,331.00	6,661.00	6,027.00	9,357.00	(635.00)	5,392.00	8,722.00
	2,662.00	765.00	3,427.00	43.00	4,854.00	9,707.00	8,324.00	13,177.00	(929.00)	7,395.00	12,248.00
City of Kawartha Lakes	18,465	(1,159)	17,306	173	1,281	2,562	18,760	20,041	(252)	18,508	19,789
	26,382	(754)	25,628	260	1,922	3,843	27,810	29,731	(372)	27,438	29,359
	33,478	187	33,665	351	2,563	5,125	36,579	39,141	(492)	36,087	38,649
	41,444	1,315	42,759	459	3,331	6,661	46,549	49,879	(635)	45,914	49,244
	60,208	2,391	62,599	532	4,854	9,707	67,985	72,838	(929)	67,056	71,909

[1] Includes townhomes and apartments in duplexes.

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

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

Source: Derived from 2025 Growth Management Strategy and 2025 Water and Wastewater Servicing and Capacity Master Plan by Watson & Associates Economists Ltd.



Schedule 3 City of Kawartha Lakes Current Year Growth Forecast Mid 2021 to Mid 2025

			Population
Mid 2021 Population			109,397
Occupants of Permanent New Housing Units, Mid 2021 to Mid 2025	Units (2)	2,042	
	multiplied by P.P.U. (3)	2,299	
	gross population increase	4,695	4,695
Occupants of Converted Units Mid 2021 to Mid 2025	Conversion Units (2)	96	
	multiplied by P.P.U. (3)	2,744	
	gross population increase	263	263
Occupants of New Seasonal Units Mid 2021 to Mid 2025	Net Seasonal Units (2)	280	
	multiplied by P.P.U. (3)	3,660	
	gross population increase	1,025	1,025
Occupants of New Equivalent Institutional Units Mid 2021 to Mid 2025	Units	104	
	multiplied by P.P.U. (3)	1,100	
	gross population increase	114	114
Total Units (Permanent and Seasonal)	Total Units	2,418	
	Total gross population increase		6,097
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2025	Units (4)	32,710	
	multiplied by P.P.U. change rate (5)	-0.047	
	total change in population	-1,523	-1,523
Population Estimate to Mid 2025			113,971
Net Population Increase, Mid 2021 to Mid 2025			4,574

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, - to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit* (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.744	61%	1.670
<i>Multiples (6)</i>	1.909	8%	0.158
<i>Apartments (7)</i>	1.526	31%	0.471
Total		100%	2.299

* Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 households taken from StatsCan Census.
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes townhomes and apartments in duplexes.
 (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 4a City of Kawartha Lakes Growth Forecast to 2035 Mid-2025 to Mid-2035

			Population
Mid 2025 Population			113,971
Occupants of Permanent New Housing Units, Mid 2025 to Mid 2035	Units (2)	8,308	
	multiplied by P.P.U. (3)	2,223	
	gross population increase	18,465	18,465
Occupants of Converted Units Mid 2025 to Mid 2035	Conversion Units (2)	232	
	multiplied by P.P.U. (3)	2,572	
	gross population increase	597	597
Occupants of New Seasonal Units Mid 2025 to Mid 2035	Net Seasonal Units (2)	468	
	multiplied by P.P.U. (3)	3,660	
	gross population increase	1,713	1,713
Occupants of New Equivalent Institutional Units Mid 2025 to Mid 2035	Units	157	
	multiplied by P.P.U. (3)	1,100	
	gross population increase	173	173
Total Units (Permanent and Seasonal)	Total Units	9,008	
	Total gross population increase		20,948
Decline in Housing Unit Occupancy, Mid 2025 to Mid 2035	Units (4)	34,752	
	multiplied by P.P.U. change rate (5)	-0.033	
	total change in population	-1,159	-1,159
Population Estimate to Mid 2035			133,760
Net Population Increase, Mid 2025 to Mid 2035			19,789

(1) Mid 2025 Population based on:

2021 Population (109,397) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (2,042 x 2.3 = 4,695) + (32,710 x -0.0466 = -1,523) + Seasonal population (280 x 3.66 = 1,025) + Conversions (96 x 2.3 = 263) = 113,971

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Singles & Semi Detached	2.572	58%	1.487
Multiples (6)	1.907	27%	0.506
Apartments (7)	1.467	16%	0.229
one bedroom or less	1.170		
two bedrooms or more	1.872		
Total		100%	2.223

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

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

(4) Mid 2025 households based upon 32,710 (2011 Census) + 2,042 (Mid 2011 to Mid 2025 unit estimate) = 34,752

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 4b City of Kawartha Lakes Growth Forecast to 2040 Mid-2025 to Mid-2040

		Population
Mid 2025 Population		113,971
Occupants of Permanent New Housing Units, Mid 2025 to Mid 2040	Units (2)	12,058
	multiplied by P.P.U. (3)	2.188
	gross population increase	26,382
Occupants of Converted Units Mid 2025 to Mid 2040	Conversion Units (2)	342
	multiplied by P.P.U. (3)	2.572
	gross population increase	880
Occupants of New Seasonal Units Mid 2025 to Mid 2040	Net Seasonal Units (2)	708
	multiplied by P.P.U. (3)	3.660
	gross population increase	2,591
Occupants of New Equivalent Institutional Units Mid 2025 to Mid 2040	Units	237
	multiplied by P.P.U. (3)	1.100
	gross population increase	261
Total Units (Permanent and Seasonal)	Total Units	13,108
	Total gross population increase	30,114
Decline in Housing Unit Occupancy, Mid 2025 to Mid 2040	Units (4)	34,752
	multiplied by P.P.U. change rate (5)	-0.022
	total change in population	-754
Population Estimate to Mid 2030		143,330
Net Population Increase, Mid 2025 to Mid 2040		29,359

(1) Mid 2025 Population based on:

2021 Population (109,397) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (2,042 x 2.3 = 4,695) + (32,710 x -0.0466 = -1,523) + Seasonal population (280 x 3.66 = 1,025) + Conversions (96 x 2.3 = 263) = 113,971

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Singles & Semi Detached	2.572	54%	1.400
Multiples (6)	1.907	27%	0.518
Apartments (7)	1.467	18%	0.270
one bedroom or less	1.170		
two bedrooms or more	1.872		
Total		100%	2.188

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

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

(4) Mid 2025 households based upon 32,710 (2011 Census) + 2,042 (Mid 2011 to Mid 2025 unit estimate) = 34,752

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 4c City of Kawartha Lakes Growth Forecast to 2045 Mid-2025 to Mid-2045

Mid 2025 Population		113,971
Occupants of Permanent New Housing Units, Mid 2025 to Mid 2045	Units (2)	15,528
	multiplied by P.P.U. (3)	2,156
	gross population increase	33,478
Occupants of Converted Units Mid 2025 to Mid 2045	Conversion Units (2)	452
	multiplied by P.P.U. (3)	2,572
	gross population increase	1,163
Occupants of New Seasonal Units Mid 2025 to Mid 2045	Net Seasonal Units (2)	948
	multiplied by P.P.U. (3)	3,660
	gross population increase	3,470
Occupants of New Equivalent Institutional Units Mid 2025 to Mid 2045	Units	319
	multiplied by P.P.U. (3)	1,100
	gross population increase	351
Total Units (Permanent and Seasonal)	Total Units	16,928
	Total gross population increase	38,462
Decline in Housing Unit Occupancy, Mid 2025 to Mid 2045	Units (4)	34,752
	multiplied by P.P.U. change rate (5)	0.0054
	total change in population	187
Population Estimate to Mid 2045		152,620
Net Population Increase, Mid 2025 to Mid 2045		38,649

- (1) Mid 2025 Population based on:
2021 Population (109,397) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (2,042 x 2.3 = 4,695) + (32,710 x -0.0466 = -1,523) + Seasonal population (280 x 3.66 = 1,025) + Conversions (96 x 2.3 = 263) = 113,971

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

- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Singles & Semi Detached	2.572	51%	1.317
Multiples (6)	1.907	28%	0.534
Apartments (7)	1.467	21%	0.305
one bedroom or less	1.170		
two bedrooms or more	1.872		
Total		100%	2.156

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

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

- (4) Mid 2025 households based upon 32,710 (2011 Census) + 2,042 (Mid 2011 to Mid 2025 unit estimate) = 34,752

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

- (6) Includes townhomes and apartments in duplexes.

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



Schedule 4d City of Kawartha Lakes Growth Forecast to 2051 Mid-2025 to Mid-2051

Mid 2025 Population		113,971
Occupants of Permanent New Housing Units, Mid 2025 to Mid 2051	Units (2)	19,568
	multiplied by P.P.U. (3)	2,118
	gross population increase	41,444
Occupants of Converted Units Mid 2025 to Mid 2051	Conversion Units (2)	584
	multiplied by P.P.U. (3)	2,572
	gross population increase	1,502
Occupants of New Seasonal Units Mid 2025 to Mid 2051	Net Seasonal Units (2)	1,236
	multiplied by P.P.U. (3)	3,660
	gross population increase	4,524
Occupants of New Equivalent Institutional Units 2025 to 2051	Units	417
	multiplied by P.P.U. (3)	1,100
	gross population increase	459
Total Units (Permanent and Seasonal)	Total Units	21,388
	Total gross population increase	47,929
Decline in Housing Unit Occupancy, Mid 2025 to Mid 2051	Units (4)	34,752
	multiplied by P.P.U. change rate (5)	0.0379
	total change in population	1,315
Population Estimate to 2051		163,215
Net Population Increase, Mid 2025 to Mid 2051		49,244

(1) Mid 2025 Population based on:
2021 Population (109,397) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (2,042 x 2.3 = 4,695) + (32,710 x -0.0466 = -1,523) + Seasonal population (280 x 3.66 = 1,025) + Conversions (96 x 2.3 = 263) = 113,971

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Singles & Semi Detached	2.572	47%	1.219
Multiples (6)	1.907	29%	0.552
Apartments (7)	1.467	24%	0.347
one bedroom or less	1.170		
two bedrooms or more	1.872		
Total		100%	2.118

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

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

(4) Mid 2025 households based upon 32,710 (2011 Census) + 2,042 (Mid 2011 to Mid 2025 unit estimate) = 34,752

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 5 City of Kawartha Lakes Growth Forecast to Buildout Mid-2025 to Urban Buildout

			Population
Mid 2025 Population			113,971
Occupants of Permanent New Housing Units, Mid 2025 to Buildout	Units (2)	28,428	
	multiplied by P.P.U. (3)	2,118	
	gross population increase	60,208	60,208
Occupants of Converted Units Mid 2025 to Buildout	Conversion Units (2)	854	
	multiplied by P.P.U. (3)	2,572	
	gross population increase	2,197	2,197
Occupants of New Seasonal Units 2025 to Buildout	Net Seasonal Units (2)	1,798	
	multiplied by P.P.U. (3)	3,660	
	gross population increase	6,581	6,581
Occupants of New Equivalent Institutional Units 2025 to Buildout	Units	484	
	multiplied by P.P.U. (3)	1,100	
	gross population increase	532	532
Total Units (Permanent and Seasonal)	Total Units	31,080	
	Total gross population increase		69,518
Decline in Housing Unit Occupancy, Mid 2025 to Buildout	Units (4)	34,752	
	multiplied by P.P.U. change rate (5)	0.0688	
	total change in population	2,391	2,391
Population Estimate to Buildout			185,880
Net Population Increase, Mid 2025 to Buildout			71,909

(1) Mid 2025 Population based on:

2021 Population (109,397) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (2,042 x 2.3 = 4,695) + (32,710 x -0.0466 = -1,523) + Seasonal population (280 x 3.66 = 1,025) + Conversions (96 x 2.3 = 263) = 113,971

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Singles & Semi Detached	2.572	47%	1.219
Multiples (6)	1.907	29%	0.552
Apartments (7)	1.467	24%	0.347
one bedroom or less	1.170		
two bedrooms or more	1.872		
Total		100%	2.118

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

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

(4) Mid 2025 households based upon 32,710 (2011 Census) + 2,042 (Mid 2011 to Mid 2025 unit estimate) = 34,752

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 6
City of Kawartha Lakes
Summary of Housing Supply Potential

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[2]	Apartments ^[3]	Total
Final Approved	2,021	27	112	2,160
<i>% Breakdown</i>	94%	1%	5%	100%
Draft Plans Approved	1,300	394	56	1,750
<i>% Breakdown</i>	74%	23%	3%	100%
Application Under Review	2,613	558	57	3,228
<i>% Breakdown</i>	81%	17%	2%	100%
Total	5,934	979	225	7,138
<i>% Breakdown</i>	83%	14%	3%	100%

^[1] Includes townhomes and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: The above figure excludes 10,690 units proposed under M.Z.O.s.

Source: Supply data presented in City of Kawartha Lakes Growth Management Strategy, 2025.



Schedule 7
City of Kawartha Lakes
Historical Residential Building Permits
Years 2015 to 2024

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2015	213	30	5	248
2016	287	0	65	352
2017	168	12	0	180
2018	156	0	4	160
2019	150	0	1	151
Sub-total	974	42	75	1,091
Average (2015 - 2019)	195	8	15	218
% Breakdown	89.3%	3.8%	6.9%	100.0%
2020	217	0	0	217
2021	375	48	277	700
2022	397	52	140	589
2023	263	29	38	330
2024	208	40	175	423
Sub-total	1,460	169	630	2,259
Average (- 2024)	292	34	126	452
% Breakdown	64.6%	7.5%	27.9%	100.0%
2015 - 2024				
Total	2,434	211	705	3,350
Average	247	19	59	325
% Breakdown	72.7%	6.3%	21.0%	100.0%

^[1] Includes townhomes and apartments in duplexes.

^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: Historical housing activity derived from City of Kawartha Lakes building permit data, 2015 to 2024, by Watson & Associates Economists Ltd.



Schedule 8
City of Kawartha Lakes
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	2.026	2.829	4.045	2.744	
6-10	-	-	1.927	2.541	4.235	2.545	
11-15	-	-	2.049	2.601	3.100	2.538	
16-20	-	-	1.735	2.530	3.560	2.489	
21-25	-	-	1.861	2.548	3.538	2.546	2.572
26-30	-	-	1.683	2.550	3.444	2.508	
30+	0.800	1.554	1.879	2.524	3.781	2.444	
Total	0.682	1.568	1.880	2.543	3.709	2.475	

Age of Dwelling	Multiples ^[1]						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	1.909	
6-10	-	-	1.750	-	-	2.000	
11-15	-	-	-	-	-	1.765	
16-20	-	-	1.769	-	-	1.810	
21-25	-	-	-	-	-	2.050	1.907
26-30	-	-	-	-	-	2.067	
30+	0.083	1.160	1.822	2.667	-	2.109	
Total	0.400	1.353	1.790	2.673	3.824	2.049	

Age of Dwelling	Apartments ^[2]						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	1.526	
6-10	-	-	-	-	-	1.429	
11-15	-	1.071	-	-	-	1.500	
16-20	-	-	-	-	-	1.455	
21-25	-	-	1.667	-	-	1.423	1.467
26-30	-	1.077	1.538	-	-	1.308	
30+	1.000	1.187	1.675	3.480	-	1.513	
Total	0.833	1.173	1.650	3.515	-	1.497	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.250	1.893	2.797	4.045	2.597
6-10	-	1.400	1.814	2.547	4.235	2.410
11-15	-	1.235	1.922	2.582	2.939	2.437
16-20	-	1.417	1.686	2.502	3.429	2.397
21-25	-	1.313	1.850	2.539	3.538	2.417
25-30	-	1.211	1.623	2.508	3.500	2.383
30+	1.077	1.291	1.834	2.526	3.750	2.333
Total	0.947	1.292	1.825	2.538	3.670	2.361

^[1] Includes townhomes and apartments in duplexes.

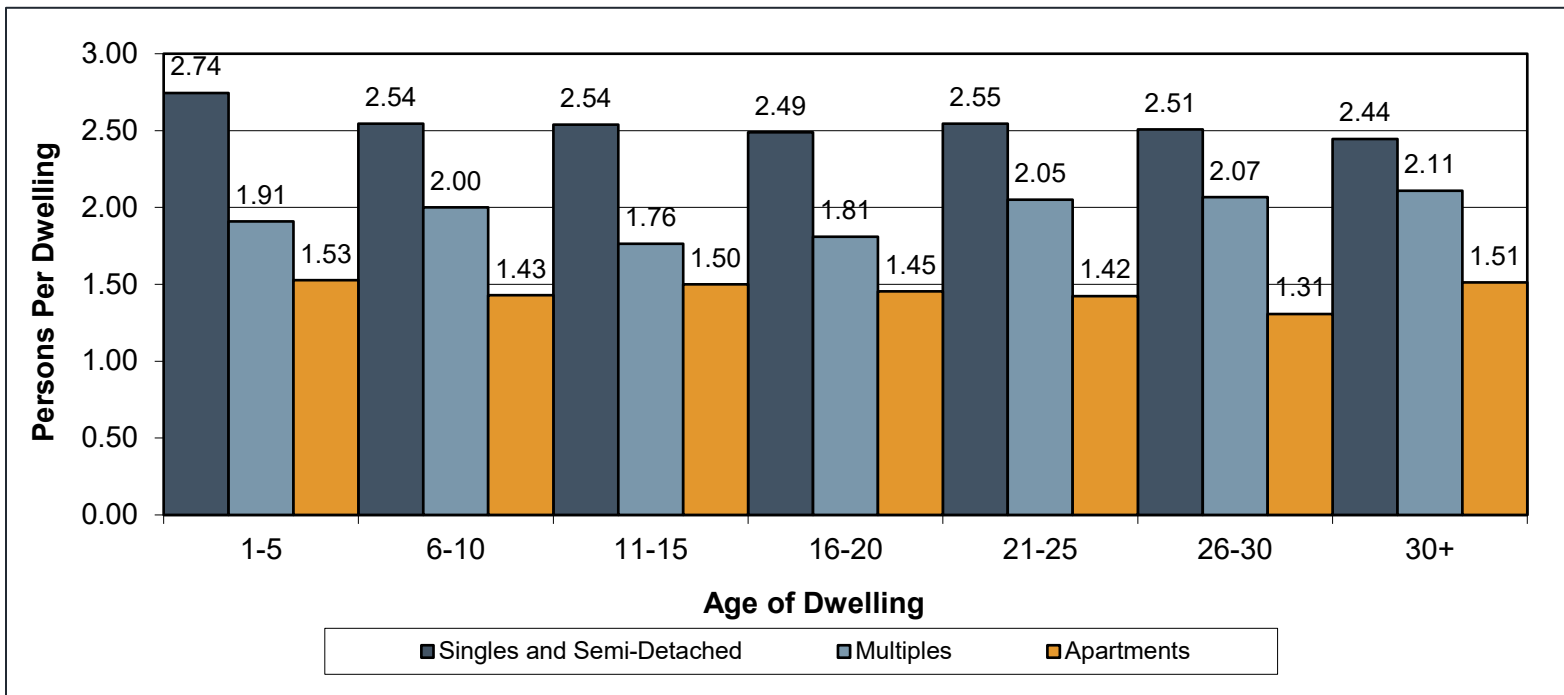
^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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

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



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





Schedule 10a City of Kawartha Lakes Employment Forecast, 2024 to Buildout

Period	Population	Activity Rate						Employment						Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	73,214	0.006	0.045	0.044	0.105	0.087	0.288	440	3,315	3,247	7,673	6,375	21,050	17,735
Mid 2016	75,423	0.006	0.042	0.042	0.100	0.084	0.273	450	3,165	3,145	7,520	6,305	20,585	17,420
Mid 2025	82,796	0.006	0.045	0.044	0.100	0.078	0.273	480	3,749	3,632	8,269	6,496	22,626	18,877
Mid 2035	100,020	0.006	0.050	0.040	0.098	0.075	0.269	590	5,020	4,050	9,790	7,460	26,910	21,890
Mid 2040	108,310	0.006	0.051	0.041	0.095	0.076	0.268	640	5,530	4,440	10,260	8,200	29,070	23,540
Mid 2045	116,320	0.006	0.051	0.042	0.095	0.077	0.270	680	5,990	4,840	11,020	8,930	31,460	25,470
Mid 2051	125,380	0.006	0.053	0.041	0.098	0.078	0.276	734	6,676	5,142	12,305	9,770	34,627	27,950
Buildout	145,000	0.005	0.054	0.042	0.100	0.079	0.280	764	7,830	6,132	14,457	11,455	40,638	32,808
Incremental Change														
Mid 2011 - Mid 2016	2,209	0.000	-0.003	-0.003	-0.005	-0.003	-0.015	10	-150	-102	-153	-70	-465	-315
Mid 2016 - Mid 2025	7,373	0.000	0.003	0.002	0.000	-0.005	0.000	30	584	487	749	191	2,041	1,457
Mid 2025 - Mid 2035	17,224	0.000	0.005	-0.003	-0.002	-0.004	-0.004	110	1,271	418	1,521	964	4,284	3,013
Mid 2025 - Mid 2040	25,514	0.000	0.006	-0.003	-0.005	-0.003	-0.005	160	1,781	808	1,991	1,704	6,444	4,663
Mid 2025 - Mid 2045	33,524	0.000	0.006	-0.002	-0.005	-0.002	-0.003	200	2,241	1,208	2,751	2,434	8,834	6,593
Mid 2025 - Mid 2051	42,584	0.000	0.008	-0.003	-0.002	-0.001	0.003	254	2,927	1,510	4,036	3,274	12,001	9,073
Mid 2025 - Buildout	62,204	-0.001	0.009	-0.002	0.000	0.001	0.007	284	4,081	2,500	6,188	4,959	18,012	13,931
Annual Average														
Mid 2011 - Mid 2016	442	0.000	-0.001	-0.001	-0.001	-0.001	-0.003	2	-30	-20	-31	-14	-93	-63
Mid 2016 - Mid 2025	819	0.000	0.000	0.000	0.000	-0.001	0.000	3	65	54	83	21	227	162
Mid 2025 - Mid 2035	1,722	0.000	0.000	0.000	0.000	0.000	0.000	11	127	42	152	96	428	301
Mid 2025 - Mid 2040	1,701	0.000	0.000	0.000	0.000	0.000	0.000	11	119	54	133	114	430	311
Mid 2025 - Mid 2045	1,676	0.000	0.000	0.000	0.000	0.000	0.000	10	112	60	138	122	442	330
Mid 2025 - Mid 2051	1,638	0.000	0.000	0.000	0.000	0.000	0.000	10	113	58	155	126	462	349

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

Source: Watson & Associates Economists Ltd.



Schedule 10b
City of Kawartha Lakes
Employment and Gross Floor Area (G.F.A.) Forecast, 2025 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	73,214	440	3,247	7,673	6,375	17,735					
Mid 2016	75,423	450	3,145	7,520	6,305	17,420					
Mid 2025	82,796	480	3,632	8,269	6,496	18,877					
Mid 2035	100,020	590	4,050	9,790	7,460	21,890					
Mid 2040	108,310	640	4,440	10,260	8,200	23,540					
Mid 2045	116,320	680	4,840	11,020	8,930	25,470					
Mid 2051	125,380	734	5,142	12,305	9,770	27,950					
Buildout	145,000	764	6,132	14,457	11,455	32,808					
Incremental Change											
Mid 2011 - Mid 2016	2,209	10	-102	-153	-70	-315					
Mid 2016 - Mid 2025	7,373	30	487	749	191	1,457					
Mid 2025 - Mid 2035	17,224	110	418	1,521	964	3,013	330,000	501,600	684,400	674,800	2,190,800
Mid 2025 - Mid 2040	25,514	160	808	1,991	1,704	4,663	480,000	969,600	895,900	1,192,800	3,538,300
Mid 2025 - Mid 2045	33,524	200	1,208	2,751	2,434	6,593	600,000	1,449,600	1,237,900	1,703,800	4,991,300
Mid 2025 - Mid 2051	42,584	254	1,510	4,036	3,274	9,073	762,000	1,811,500	1,816,300	2,291,500	6,681,300
Mid 2025 - Buildout	62,204	284	2,500	6,188	4,959	13,931	852,000	3,000,000	2,784,600	3,471,300	10,107,900
Annual Average											
Mid 2011 - Mid 2016	442	2	-20	-31	-14	-63					
Mid 2016 - Mid 2025	819	3	54	83	21	162					
Mid 2025 - Mid 2035	1,722	11	42	152	96	301	33,000	50,160	68,440	67,480	219,080
Mid 2025 - Mid 2040	1,701	11	54	133	114	311	32,000	64,640	59,727	79,520	235,887
Mid 2025 - Mid 2045	1,676	10	60	138	122	330	30,000	72,480	61,895	85,190	249,565
Mid 2025 - Mid 2051	1,638	10	58	155	126	349	29,308	69,673	69,858	88,135	256,973

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,200
Commercial/Population-Related	450
Institutional	700

^[2] Primary industry includes agriculture and resource related employment.

*Reflects Mid-2025 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10c
City of Kawartha Lakes
Estimate of the Anticipated Amount, Type and Location of Non-Residential
Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase
Lindsay (Existing Urban Boundary incl. NW Trunk Area)	2025 - 2035	-	374,400	485,300	442,400	1,302,100	2,023
	2025 - 2040	-	723,600	624,900	828,100	2,176,600	3,175
	2025 - 2045	-	1,082,400	862,800	1,184,400	3,129,600	4,512
	2025 - 2051	-	1,351,900	1,272,400	1,561,400	4,185,700	6,185
	2025 - Buildout	-	2,238,000	1,949,300	2,364,600	6,551,900	9,575
Lindsay M.Z.O. Flato	2025 - 2035	-	-	13,500	13,300	26,800	49
	2025 - 2040	-	-	27,000	30,100	57,100	103
	2025 - 2045	-	-	37,400	42,700	80,100	144
	2025 - 2051	-	-	72,500	68,600	141,100	259
	2025 - Buildout	-	-	111,600	104,300	215,900	397
Lindsay M.Z.O. Bromont	2025 - 2035	-	-	13,500	13,300	26,800	49
	2025 - 2040	-	-	27,000	35,700	62,700	111
	2025 - 2045	-	-	37,400	51,100	88,500	156
	2025 - 2051	-	-	36,500	68,600	105,100	179
	2025 - Buildout	-	-	55,800	104,300	160,100	273
Fenelon Falls	2025 - 2035	-	30,000	41,000	67,200	138,200	212
	2025 - 2040	-	68,400	65,300	101,500	235,200	347
	2025 - 2045	-	102,000	90,500	144,900	337,400	493
	2025 - 2051	-	127,200	131,900	206,500	465,600	694
	2025 - Buildout	-	210,000	202,500	312,200	724,700	1,071
Bobcaygeon	2025 - 2035	-	4,800	54,900	94,500	154,200	261
	2025 - 2040	-	9,600	71,600	149,100	230,300	380
	2025 - 2045	-	14,400	99,000	212,800	326,200	536
	2025 - 2051	-	18,000	145,400	298,200	461,600	764
	2025 - Buildout	-	30,000	222,800	451,500	704,300	1,165
Omemee	2025 - 2035	-	20,400	14,400	13,300	48,100	68
	2025 - 2040	-	38,400	17,100	11,900	67,400	87
	2025 - 2045	-	57,600	23,400	16,800	97,800	124
	2025 - 2051	-	72,000	30,600	20,300	122,900	157
	2025 - Buildout	-	120,000	47,300	30,100	197,400	248

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,200
Commercial/Population-Related	450
Institutional	700

^[2] Primary industry includes agriculture and resource related employment.

*Reflects Mid-2025 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10c (Cont'd)
City of Kawartha Lakes
Estimate of the Anticipated Amount, Type and Location of Non-Residential
Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase
Other Water Serviced	2025 - 2035	-	20,400	6,800	3,500	30,700	37
	2025 - 2040	-	28,800	9,000	6,300	44,100	53
	2025 - 2045	-	43,200	12,600	8,400	64,200	76
	2025 - 2051	-	54,000	18,000	11,200	83,200	101
	2025 - Buildout	-	90,000	27,900	17,500	135,400	162
Other Sewer Serviced	2025 - 2035	-	4,800	27,500	7,000	39,300	75
		-	9,600	27,000	6,300	42,900	77
	2025 - 2045	-	14,400	37,400	8,400	60,200	107
	2025 - 2051	-	18,000	54,500	11,200	83,700	152
	2025 - Buildout	-	30,000	83,700	17,500	131,200	236
Unserviced	2025 - 2035	330,000	46,800	27,500	20,300	424,600	239
	2025 - 2040	480,000	91,200	27,000	23,800	622,000	330
	2025 - 2045	600,000	135,600	37,400	34,300	807,300	445
	2025 - 2051	762,000	170,400	54,500	45,500	1,032,400	582
	2025 - Buildout	852,000	282,000	83,700	69,300	1,287,000	804
City of Kawartha Lakes	2025 - 2035	330,000	501,600	684,400	674,800	2,190,800	3,013
	2025 - 2040	480,000	969,600	895,900	1,192,800	3,538,300	4,663
	2025 - 2045	600,000	1,449,600	1,237,900	1,703,800	4,991,300	6,593
	2025 - 2051	762,000	1,811,500	1,816,300	2,291,500	6,681,300	9,073
	2025 - Buildout	852,000	3,000,000	2,784,600	3,471,300	10,107,900	13,931

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,200
Commercial/Population-Related	450
Institutional	700

^[2] Primary industry includes agriculture and resource related employment.

*Reflects Mid-2025 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 11
City of Kawartha Lakes
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

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

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code.

Source: Statistics Canada Employment by Place of Work.



Appendix B

Level of Service



Table B-1
Service Standard Calculation – Fire Protection Services (City-Wide) – Facilities

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Hall - Lindsay (Station 1)	13,763	13,763	13,763	13,763	13,763	13,763	13,763	13,763	13,763	13,763	13,763	13,763	13,763	13,763	13,763	\$984	\$1,141
Fire Hall - Bobcaygeon (Station 3)	2,662	2,662	2,662	2,662	2,662	2,662	2,662	2,662	2,662	2,662	2,662	2,662	2,662	2,662	2,662	\$984	\$1,143
Fire Hall - Dunsford Division (Station 5)	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	\$984	\$1,139
Fire Hall - Fenelon Falls (Station 22)	6,104	6,104	6,104	6,104	6,104	6,104	6,104	6,104	6,104	6,104	6,104	6,104	6,104	6,104	6,104	\$984	\$1,143
Fire Hall - Cameron (Station 12)	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	2,532	\$984	\$1,139
Fire Hall - Omemee (Station 2)	3,948	3,948	3,948	3,948	3,948	3,948	3,948	3,948	3,948	3,948	3,948	3,948	3,948	3,948	3,948	\$984	\$1,143
Fire Hall - Emily (Station 6)	1,898	1,898	1,898	1,898	1,898	1,898	1,898	1,898	1,898	1,898	1,898	1,898	1,898	1,898	1,898	\$984	\$1,139
Fire Hall - Woodville (Station 14)	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	\$984	\$1,143
Fire Hall - Kirkfield (Station 15)	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$984	\$1,139
Fire Hall - Cobocconk (Station 19)	5,478	5,478	5,478	5,478	5,478	5,478	5,478	5,478	5,478	5,478	5,478	5,478	5,478	5,478	5,478	\$984	\$1,140
Fire Hall - Carden (Station 16)	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	\$984	\$1,139
Fire Hall - Norland (Station 17)	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	\$984	\$1,139
Fire Hall - Pontypool (Station 8)	2,716	2,716	2,716	2,716	2,716	2,716	2,716	2,716	2,716	2,716	2,716	2,716	2,716	2,716	2,716	\$984	\$1,138
Fire Hall - Bethany (Station 7)	2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	\$984	\$1,138
Fire Hall - Janetville (Station 9)	5,165	5,165	5,165	5,165	5,165	5,165	5,165	5,165	5,165	5,165	5,165	5,165	5,165	5,165	5,165	\$984	\$1,139
Fire Hall - Little Britain (Station 10)	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	\$984	\$1,139
Fire Hall - Oakwood (Station 11)	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	\$984	\$1,139
Fire Hall - Ops (Station 4)	2,812	2,812	2,812	2,812	2,812	2,812	2,812	2,812	2,812	2,812	2,812	2,812	2,812	2,812	2,812	\$984	\$1,139
Fire Hall - Kinnmount (Station 18)	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	2,270	\$984	\$1,139
Fire Hall - Burnt River (Station 20)	5,315	5,315	5,315	5,315	5,315	5,315	5,315	5,315	5,315	5,315	5,315	5,315	5,315	5,315	5,315	\$984	\$1,139
Fire Hall - Baddow (Station 21)	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$984	\$1,139
Training and Storage Facility - Former Fenelon Township Office	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	\$432	\$505
EVT Building - Former Victoria County Roads Depot				2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	\$364	\$423
Mariposa - New station 21												6,017	6,017	6,017	6,017	\$984	\$1,143
Total	81,586	81,586	81,586	84,396	85,920	85,920	85,920	84,480	84,480	85,304	83,406	89,423	84,035	84,035	84,035		

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	103,232	102,724	102,928	103,088	103,228	103,846	104,074	105,621	106,816	107,965	109,094	110,385	112,174	113,822	114,903
Per Capita & Employee Standard	0.7903	0.7942	0.7927	0.8187	0.8323	0.8274	0.8256	0.7998	0.7909	0.7901	0.7645	0.8101	0.7491	0.7383	0.7314

15 Year Average	2010 to 2024
Quantity Standard	0.7904
Quality Standard	\$1,103
Service Standard	\$871

D.C. Amount (before deductions)	15-YEAR - Fire (City-Wide)
Forecast Population & Employment	31,841
\$ per Capita & Employee	\$871
Eligible Amount	\$27,748,158

D.C. Amount (before deductions)	15-YEAR - Fire (Rural)
Forecast Population & Employment (Rural)	3,311
\$ per Capita & Employee	\$871
Eligible Amount	\$2,885,404



Table B-2
Service Standard Calculation – Fire Protection Services (City-Wide) – Vehicles

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Aerial Trucks	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	\$3,100,000
Tanker Trucks - Low Capacity	15	13	11	9	8	6	6	5	5	5	5	5	5	5	5	\$1,122,450
Tanker Trucks - High Capacity	7	9	11	12	14	16	16	17	17	17	17	17	17	17	17	\$1,655,000
Pumper Trucks - Low Capacity	9	9	9	8	7	6	5	5	5	5	5	5	5	5	5	\$912,284
Pumper Trucks - High Capacity	11	11	11	12	13	14	15	15	15	15	15	15	15	15	15	\$1,411,000
Rescue Trucks	10	10	8	6	4	3	3	3	3	3	4	4	4	3	3	\$309,100
Trailers	12	13	13	13	13	13	13	13	13	15	17	17	18	19	19	\$25,100
ATVs	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	\$60,000
UTVs											2	2	3	4	4	\$60,000
Cars	4	3	3	3	2	2	2			-	-	-	-	-	4	\$50,000
Vans/SUVs	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$45,800
Pick Up Trucks	5	5	5	5	6	6	6	7	7	8	9	9	9	11	11	\$80,000
Air Light Support Rescue Vehicles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$553,000
Boats	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$80,000
EVT Maintenance Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$341,400
Rehabilitation Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$341,400
Total	90	91	89	86	85	84	84	83	83	85	90	90	92	95	99	

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	103,232	102,724	102,928	103,088	103,228	103,846	104,074	105,621	106,816	107,965	109,094	110,385	112,174	113,822	114,903
Per Capita & Employee Standard	0.0009	0.0009	0.0009	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0009

15 Year Average	2010 to 2024
Quantity Standard	0.0008
Quality Standard	\$786,313
Service Standard	\$629

D.C. Amount (before deductions)	15-YEAR - Fire (City-Wide)
Forecast Population & Employment	31,841
\$ per Capita & Employee	\$629
Eligible Amount	\$20,029,581

D.C. Amount (before deductions)	15-YEAR - Fire (Rural)
Forecast Population & Employment (Rural)	3,311
\$ per Capita & Employee	\$629
Eligible Amount	\$2,082,785



Table B-3
Service Standard Calculation – Fire Services (City-Wide) – Small Equipment and Gear

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Fire Fighter Equipment																
Full Time Suppression (2 sets)	17	17	17	17	17	17	17	17	17	17	17	17	17	19	21	\$6,240
Full Time Other	10	10	10	10	10	10	10	10	10	10	10	10	10	10	11	\$3,170
Volunteer	333	333	333	333	333	333	333	333	336	323	289	299	308	334	358	\$3,120
Face Pieces	402	402	402	402	402	402	402	402	405	390	352	364	374	405	435	\$430
Helmets	333	333	333	333	333	333	333	333	336	323	289	299	308	334	435	\$490
AEDs/Defibrillators	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	\$2,800
Cylinders	449	449	449	449	449	449	449	449	449	449	449	449	449	449	449	\$1,400
Rechargeable Battery Packs	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	\$610
RIT Packs	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	\$3,700
Sandbaggers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$35,900
SCBA	211	211	211	211	211	211	211	211	211	211	211	211	211	211	211	\$6,420
Extrication Equipment	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	\$76,000
Pagers	485	485	485	485	485	485	485	485	485	485	485	485	485	485	485	\$400
Mobile Radios	84	84	84	84	84	84	84	84	84	84	84	84	84	84	84	\$2,300
Radios	229	229	229	229	229	229	229	229	229	229	229	229	229	229	229	\$1,500
Storage/Shipping Containers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$47,500
Total	2,745	2,745	2,745	2,745	2,745	2,745	2,745	2,745	2,754	2,713	2,607	2,639	2,667	2,753	2,911	

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	103,232	102,724	102,928	103,088	103,228	103,846	104,074	105,621	106,816	107,965	109,094	110,385	112,174	113,822	114,903
Per Capita & Employee Standard	0.0266	0.0267	0.0267	0.0266	0.0266	0.0264	0.0264	0.0260	0.0258	0.0251	0.0239	0.0239	0.0238	0.0242	0.0253

15 Year Average	2010 to 2024
Quantity Standard	0.0256
Quality Standard	\$3,272
Service Standard	\$84

D.C. Amount (before deductions)	15-YEAR - Fire (City-Wide)
Forecast Population & Employment	31,841
\$ per Capita & Employee	\$84
Eligible Amount	\$2,667,321

D.C. Amount (before deductions)	15-YEAR - Fire (Rural)
Forecast Population & Employment (Rural)	3,311
\$ per Capita & Employee	\$84
Eligible Amount	\$277,362



Table B-4
Service Standard Calculation – Police Services – Facilities

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Kawartha Lakes Police Service Headquarters	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	\$1,315	\$1,525
Total	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580	19,580		

Population	26,034	26,160	26,154	26,148	26,143	26,137	26,131	26,125	26,119	26,114	26,333	26,609	27,111	27,564	27,821		
Employment	5,286	5,339	5,295	5,251	5,208	5,166	5,123	5,111	5,098	5,033	5,079	5,124	5,170	5,215	5,261		
Population & Employment	31,320	31,499	31,449	31,400	31,351	31,302	31,254	31,236	31,217	31,147	31,412	31,733	32,280	32,779	33,082		
Per Capita & Employee Standard	0.6252	0.6216	0.6226	0.6236	0.6245	0.6255	0.6265	0.6268	0.6272	0.6286	0.6233	0.6170	0.6066	0.5973	0.5919		

15 Year Average	2010 to 2024
Quantity Standard	0.6192
Quality Standard	1,525
Service Standard	\$944

D.C. Amount (before deductions)	10-YEAR - POLICE (LINDSAY AND OPS)
Forecast Population & Employment	14,060
\$ per Capita & Employee	\$944
Eligible Amount	\$13,277,000



Table B-5
Service Standard Calculation – Police Services – Vehicles

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Marked Uniform Vehicles	5	5	5	5	5	5	5	5	6	6	8	8	8	10	10	\$94,500
Community Service Vehicles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,300
Canine Vehicles	1	1	1	1	1	1	1	1	1	1						\$80,000
Court Security Vehicles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$55,500
Central-East Corrections Centre Vehicles	2	2	2	2	2	2	2	2	2	2	2					\$76,500
Unmarked Vehicles	6	6	6	6	6	6	6	6	6	6	7	7	7	10	10	\$35,000
Forensic Identification Vehicles				1	1	1	1	1	1	1	1	1	1	1	1	\$76,500
Trailer															1	\$16,154
ATV													2	2	2	\$17,350
Total	16	16	16	17	17	17	17	17	18	17	18	18	20	25	26	

Population	26,034	26,160	26,154	26,148	26,143	26,137	26,131	26,125	26,119	26,114	26,333	26,609	27,111	27,564	27,821
Employment	5,286	5,339	5,295	5,251	5,208	5,166	5,123	5,111	5,098	5,033	5,079	5,124	5,170	5,215	5,261
Population & Employment	31,320	31,499	31,449	31,400	31,351	31,302	31,254	31,236	31,217	31,147	31,412	31,733	32,280	32,779	33,082
Per Capita & Employee Standard	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0006	0.0005	0.0006	0.0006	0.0006	0.0008	0.0008

15 Year Average	2010 to 2024
Quantity Standard	0.0006
Quality Standard	\$62,100
Service Standard	\$37

D.C. Amount (before deductions)	10-YEAR - POLICE (LINDSAY AND OPS)
Forecast Population & Employment	14,060
\$ per Capita & Employee	\$37
Eligible Amount	\$523,876



Table B-6
Service Standard Calculation – Police Services – Small Equipment and Gear

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Police Officer Equipment	43	43	43	43	43	43	43	43	43	43	43	43	43	43	46	\$12,530
Special Constable Equipment	8	8	8	8	8	8	8	8	8	8	8	8	8	8	12	\$5,500
Drones															1	\$16,000
Total	51	51	51	51	51	51	51	51	51	51	51	51	51	51	59	

Population	26,034	26,160	26,154	26,148	26,143	26,137	26,131	26,125	26,119	26,114	26,333	26,609	27,111	27,564	27,821
Employment	5,286	5,339	5,295	5,251	5,208	5,166	5,123	5,111	5,098	5,033	5,079	5,124	5,170	5,215	5,261
Population	31,320	31,499	31,449	31,400	31,351	31,302	31,254	31,236	31,217	31,147	31,412	31,733	32,280	32,779	33,082
Per Capita Standard	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0018

15 Year Average	2010 to 2024
Quantity Standard	0.0016
Quality Standard	\$11,613
Service Standard	\$19

	10-YEAR - POLICE (LINDSAY AND OPS)
D.C. Amount (before deductions)	
Forecast Population & Employment	14,060
\$ per Capita & Employee	\$19
Eligible Amount	\$261,235



Table B-7
Service Standard Calculation – Services Related to a Highway – Roads

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Services Related to a Highway - Roads
Unit Measure: Various

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Roads and Sidewalks (Km)																
Road Base	2,693	2,695	2,696	2,697	2,698	2,698	2,698	2,698	2,698	2,698	2,700	2,703	2,704	2,710	2,716	\$603,700
Gravel Roads	933	902	900	898	895	895	895	895	895	895	895	895	895	897	899	\$26,003
Highfloat Roads (LCB)	933	960	956	952	949	949	949	949	949	949	952	956	957	958	959	\$107,740
Asphalt Roads (HCB / LCB)	827	833	840	847	854	854	854	854	854	854	853	852	852	855	858	\$544,023
Roadside Protection	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	\$64,006
Sidewalks	169	169	169	170	173	173	173	173	173	173	178	181	186	189	191	\$209,417
Bridges and Culverts (Item)																
Bridges	153	154	154	154	155	155	155	155	155	155	146	146	147	148	149	\$1,930,356
Culverts (>1.2m Diameter)	165	166	167	168	169	169	169	169	169	169	170	172	176	196	215	\$824,958
Traffic Signals (Intersection/Crossing)																
Traffic Lights - Full Set	26	26	26	26	27	28	30	30	31	31	29	29	29	29	30	\$550,000
Traffic Lights - Half Set / Pedestrian	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$275,000
Flashers - All	24	24	24	25	26	27	27	27	27	27	30	30	34	38	38	\$8,675
Streetlights (Item)																
City Standards	1,268	1,272	1,276	1,280	1,284	1,289	1,289	1,289	1,289	1,289	1,306	1,321	1,322	1,312	1,302	\$6,800
Non-City Standards	3,491	3,503	3,515	3,527	3,539	3,547	3,547	3,547	3,547	3,547	3,638	3,729	3,729	3,748	3,766	\$1,000
Storm and Municipal Drains (Km)																
Storm Drains	131	131	131	131	131	131	131	131	131	131	137	143	149	149	149	\$651,658
Total	10,889	10,911	10,930	10,951	10,976	10,991	10,993	10,993	10,994	10,994	11,110	11,233	11,256	11,305	11,348	

Population	98,934	98,527	98,742	98,913	99,064	99,693	99,932	101,647	103,010	104,326	105,623	107,082	108,880	110,537	111,627
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	116,771	116,262	116,414	116,522	116,610	117,176	117,352	119,229	120,754	122,232	123,691	125,311	127,271	129,090	130,342
Per Capita & Employee Standard	0.0932	0.0938	0.0939	0.0940	0.0941	0.0938	0.0937	0.0922	0.0910	0.0899	0.0898	0.0896	0.0884	0.0876	0.0871

15 Year Average	2010 to 2024
Quantity Standard	0.0915
Quality Standard	\$254,506
Service Standard	\$23,287

D.C. Amount (before deductions)	26 Year - Roads
Forecast Population & Employment	57,858
\$ per Capita & Employee	\$23,287
Eligible Amount	\$1,347,366,373



Table B-8
Service Standard Calculation – Services Related to a Highway – Facilities

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Bobcaygeon Depot	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	\$673	\$748
Burnt River Depot	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	\$673	\$744
Carden Depot	4,800	4,800	4,800	4,800	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	\$673	\$744
Coboconk Depot	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$673	\$744
Dalton Depot	1,024	1,024	1,024	1,024												\$673	\$744
Eldon Depot	8,858	8,858	8,858	8,858	8,858	8,858	8,858	8,858	8,858	8,858	8,858	8,858	8,858	8,858	8,858	\$673	\$744
Emily Depot	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	\$673	\$744
Fenelon Depot	10,514	10,514	10,514	10,514	10,514	10,514	10,514	10,514	10,514	10,514	10,514	10,514	10,514	10,514	10,514	\$673	\$744
Fleet Depot	8,829	8,829	8,829	8,829	8,829	8,829	8,829	8,829	8,829	7,739	385	385	385	385	385	\$673	\$744
Hartley Depot	2,884	2,884	2,884	2,884												\$673	\$744
Laxton-Digby-Longford Depot	2,500	2,500	2,500	2,500												\$673	\$744
Lindsay Operations Depot	12,171	12,171	12,171	12,171	12,171	12,171	12,171	12,171	12,171	12,171	12,171	12,171	12,171	12,171	12,171	\$673	\$748
Little Britain Depot	1,681	1,681	1,681	1,681												\$673	\$744
Manvers Depot	5,177	5,177	5,177	5,177	5,177	5,177	5,177	5,177	5,177	5,177	5,177	5,177	5,177	5,177	5,177	\$673	\$744
Oakwood Depot	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	\$673	\$744
Ops Depot	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,512	\$673	\$744
Roads Operations/Engineering Administrative Office	8,235	8,235	8,235	8,235	8,235	8,235	8,235	8,235	8,235	4,365	4,365	4,365	4,365	4,365	4,365	\$673	\$748
Sturgeon Point Depot	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	\$673	\$744
Victoria County Emily Depot	2,810	2,810	2,810													\$673	\$744
Total	106,558	106,558	106,558	103,748	96,379	96,379	96,379	96,379	96,379	91,418	84,064	84,064	84,064	84,064	84,064		

Population	98,934	98,527	98,742	98,913	99,064	99,693	99,932	101,647	103,010	104,326	105,623	107,082	108,880	110,537	111,627
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	116,771	116,262	116,414	116,522	116,610	117,176	117,352	119,229	120,754	122,232	123,691	125,311	127,271	129,090	130,342
Per Capita & Employee Standard	0.9125	0.9165	0.9153	0.8904	0.8265	0.8225	0.8213	0.8084	0.7981	0.7479	0.6796	0.6708	0.6605	0.6512	0.6450

15 Year Average	2010 to 2024
Quantity Standard	0.7844
Quality Standard	\$745
Service Standard	\$584

D.C. Amount (before deductions)	26 Year - Roads
Forecast Population & Employment	57,858
\$ per Capita & Employee	\$584
Eligible Amount	\$33,814,731



Table B-9
Service Standard Calculation – Services Related to a Highway – Storage Structures

City of Kawartha Lakes
Service Standard Calculation Sheet

Class of Service: Public Works - Storage Structures
Unit Measure: Various

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Equipment Storage Structures (GFA ft²)																	
Burnt River Equipment Shed (Quonset Hut)	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	\$130	\$146
Carden Equipment Shed	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	\$130	\$146
Eldon Equipment Shed (Quonset Hut)	4,207	4,207	4,207	4,207	4,207	4,207	4,207	4,207	4,207	4,207	4,207	4,207	4,207	4,207	4,207	\$130	\$146
Emily Equipment Shed (Pole Barn)	4,291	4,291	4,291	4,291	4,291	4,291	4,291	4,291	4,291	4,291	4,291	4,291	4,291	4,291	4,291	\$130	\$146
Fenelon Falls Equipment Shed/Depot	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	\$130	\$149
Fleet Equipment Shed (Pole Barn)	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	\$130	\$149
Lindsay Equipment & Aggregate Shed	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$130	\$149
Manvers Equipment Shed (Pole Barn)	2,866	2,866	2,866	2,866	2,866	2,866	2,866	2,866	2,866	2,866	2,866	2,866	2,866	2,866	2,866	\$130	\$146
Oakwood Equipment Shed	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	\$130	\$149
Traffic Operations Shed	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	\$130	\$146
Salt Storage Structures (GFA ft²)																	
Burnt River Salt Shed	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$130	\$146
Carden Salt Shed	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$130	\$146
Coboconk Salt Shed	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$130	\$146
Eldon Salt Shed	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	\$130	\$146
Emily Salt Shed	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$130	\$146
Fenelon Salt Shed	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	\$130	\$146
Hartley Salt Shed	1,008	1,008	1,008	1,008												\$44	\$51
Lindsay Salt Shed	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	\$130	\$149
Manvers Salt Shed	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$130	\$146
Oakwood Salt Shed	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	\$130	\$146
Ops Salt Shed				1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$130	\$146
Sturgeon Point Salt Shed	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$130	\$146
Downeyville Equipment Storage Shed	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	\$130	\$146



Table B-9 (cont'd)
Service Standard Calculation – Services Related to a Highway – Storage Structures

City of Kawartha Lakes
Service Standard Calculation Sheet

Class of Service: Public Works - Storage Structures
Unit Measure: Various

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Sand Storage Structures (Capacity y³)																	
Burnt River Sand Dome	4,040	4,040	4,040	4,040	4,040	4,040										\$202	\$225
Carden Sand Dome	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	\$197	\$220
Cobocok Sand Dome	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	\$193	\$215
Downeyville Sand Dome	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	\$225	\$250
Eldon Sand Dome	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	\$202	\$225
Emily Sand Dome	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$225	\$250
Fenelon Sand Dome	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	\$225	\$250
Lindsay Sand Fabric Structure	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	\$161	\$184
Manvers Sand Dome	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	\$225	\$250
Oakwood Sand Dome	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	\$205	\$228
Ops Sand Dome	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$202	\$225
Sturgeon Point Sand Dome	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	\$205	\$228
Verulam Sand Dome	3,340	3,340	-	-	-	-	-	-	-	-	-	-	-	-	-	\$191	\$213
Verulam Sand Fabric Structure			750	750	750	750	750	750	750	750	750	750	750	750	750	\$161	\$180
Victoria County Emily Sand Dome	2,590	2,590														\$225	\$250
Total	83,472	83,472	78,292	79,372	78,364	78,364	74,324	74,324	74,324	74,324	74,324	74,324	74,324	74,324	74,324		

Population	98,934	98,527	98,742	98,913	99,064	99,693	99,932	101,647	103,010	104,326	105,623	107,082	108,880	110,537	111,627
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	116,771	116,262	116,414	116,522	116,610	117,176	117,352	119,229	120,754	122,232	123,691	125,311	127,271	129,090	130,342
Per Capita & Employee Standard	0.7148	0.7180	0.6725	0.6812	0.6720	0.6688	0.6333	0.6234	0.6155	0.6081	0.6009	0.5931	0.5840	0.5758	0.5702

15 Year Average	2010 to 2024
Quantity Standard	0.6354
Quality Standard	\$187
Service Standard	\$119

D.C. Amount (before deductions)	26 Year - Roads
Forecast Population & Employment	57,858
\$ per Capita & Employee	\$119
Eligible Amount	\$6,873,571



Table B-10
Service Standard Calculation – Services Related to a Highway – Vehicles and Equipment

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Backhoes	10	11	11	12	12	12	12	12	12	12	10	10	10	11	13	\$290,000
Chippers	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$168,600
Trailers	13	13	13	13	13	13	13	13	13	13	13	14	16	21	24	\$20,000
Graders	12	12	12	12	12	12	12	12	12	12	12	12	12	12	13	\$711,000
Standard Tractors	4	4	3	3	2	2	2	2	2	2	2	2	2	2	3	\$58,200
Large Tractors	3	3	2	2	2	2	2	2	2	2	2					\$214,400
Sidewalk Machines	6	6	7	7	7	7	7	7	8	9	9	9	9	10	10	\$235,000
Trucks - 1-Ton	10	11	12	13	14	14	14	14	14	14	14	16	18	20	20	\$118,000
Trucks - Pickup	36	36	37	37	37	37	37	37	37	37	40	44	48	52	53	\$73,000
Aerial Truck	1	1	1	1	1	1	1	1	1	2	2	2	1	1	1	\$235,900
Trucks - Single Axle	11	10	9	8	8	8	8	8	8	11	11	11	12	14	16	\$380,000
Trucks - Tandem	48	48	48	49	49	54	54	54	54	54	55	55	56	56	57	\$377,700
Trucks - Tri Axle	3	3	3	3	3											\$377,700
Steamers	10	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$21,500
Truck-Mounted Strippers	1	1	1													\$12,300
Manual Strippers	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$12,300
Loaders	10	10	11	12	12	12	12	13	13	13	13	13	13	14	14	\$400,000
Cars	6	6	4	3	3	3	3	3	3	3	3	3	2	1	1	\$49,000
Leased Cars	1	1	1	1	1	1	1	1	1	1	1					\$49,000
SUVs	1	1	1	1	1	1	1	1	1	1	1			1	2	\$49,000
Vans	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$103,000
Power Washers	2	2	2	2	2	3	4	4	4	4	3	2	1	1	1	\$20,500
Single Road Rollers														1	1	\$71,900
Double Road Roller				1	1	1	1	2	2	2	2	2	2	2	2	\$119,700
Street Sweepers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	\$487,200
Vacuum Trucks (with Trailer)	1	1	1	1	1	1	1	1	1	1						\$1,088,000
Weed Sprayers	1	1	1													\$8,600
Generators	9	9	9	9	9	9	9	9	9	9	8	7	6	5	4	\$59,000
Water Tanks	10	10	10	10	10	10	10	10	10	10	10	10	14	18	20	\$45,000
Hot Asphalt Boxes							2	3	3	3	3	9	9	9	9	\$88,400
Tanker															1	\$126,000
Wheeled Excavators												1	1	2	2	\$748,100
Lawn Tractor															2	\$30,000



Table B-10 (cont'd)
Service Standard Calculation – Services Related to a Highway – Vehicles and Equipment

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Brushing Arm															1	\$215,400
Attachments (Mower, Trackless, Sweeper)															11	\$41,000
Plow														4	4	\$8,900
Snowblower														4	4	\$23,700
Spreader														4	4	\$11,900
Total	223	224	223	224	224	227	230	233	234	239	236	246	257	290	319	

Population	98,934	98,527	98,742	98,913	99,064	99,693	99,932	101,647	103,010	104,326	105,623	107,082	108,880	110,537	111,627
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	116,771	116,262	116,414	116,522	116,610	117,176	117,352	119,229	120,754	122,232	123,691	125,311	127,271	129,090	130,342
Per Capita Standard	0.0019	0.0019	0.0019	0.0019	0.0019	0.0019	0.0020	0.0020	0.0019	0.0020	0.0019	0.0020	0.0020	0.0022	0.0024

15 Year Average	2010 to 2024
Quantity Standard	0.0020
Quality Standard	\$225,370
Service Standard	\$451

D.C. Amount (before deductions)	26 Year - Roads
Forecast Population & Employment	57,858
\$ per Capita & Employee	\$451
Eligible Amount	\$26,079,070



Table B-11
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: Various

Description	Unit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Parks Facilities																	
Carden Recreation Centre Small Pavilion	ft²	1,500	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$195
Carden Recreation Centre Public Washroom	ft²	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	\$305
Carden Recreation Centre Concession Booth	ft²	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	\$305
Carden Recreation Centre Fairgrounds Washroom Building	ft²	750	750	750	750	750	750	750	750	750	750						\$455
Carden Recreation Centre Fairgrounds Pavilion	ft²			3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$455
Wilson Fields Maintenance Building 1	ft²	877	877	877	877	877	877	877	877	877	877	877	877	877	877	877	\$130
Wilson Fields Maintenance Building 2	ft²	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	\$130
Wilson Fields Washroom Building	ft²									1,296	1,296	1,296	1,296	1,296	1,296	1,296	\$305
Bobcaygeon Beach Park Changehouse and Booth	ft²	3,095	3,095	3,095	3,095	3,095	3,095	3,095	3,095	3,095	3,095	3,095	3,095	3,095	-	-	\$455
Bobcaygeon Beach Park Gate House	ft²	80	80	80	80	80	80	80	80	80	80	80	80	80	-	-	\$432
Tommy Anderson Park Washroom/Storage Building	ft²	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	\$305
Burnt River Park Concession Booth	ft²	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	\$305
Burnt River Park Storage Building	ft²	960	960	960	960	960	960	960	960	960	960	960	960	960	960	960	\$130
Cameron Ballpark Booth/Washroom Building	ft²	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	\$305
Cameron Ballpark Storage Shed	ft²	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	\$241
Coboconk Club House	ft²	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	\$670
Centennial Trailer Park Pavilion West Side	ft²	200	200	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	\$455
Centennial Trailer Park Storage Shed West side	ft²	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$130
Centennial Trailer Park Washroom 1 West Side	ft²	600	600	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$271
Centennial Trailer Park Maintenance Building	ft²	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$130
Centennial Trailer Park Washroom 2 East Side	ft²	750	750	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$234
Centennial Trailer Park Well House	ft²	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	\$305
Centennial Trailer Park Ticket Office	ft²	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	\$305
Centennial Trailer Park Community Hall	ft²	411	411	411	411	411	411	411	411	411	411	411	411	411	411	411	\$305
Garnet Graham Park Concession Booth and Washroom	ft²	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	\$1,846
Russ Baptiste Park Concession Stand	ft²	829	829	829	829	829	829	829	829	829	829	829	829	829	829	829	\$305
Russ Baptiste Park Storage Shed (Quonset Hut)	ft²	775	775	775	775	775	775	775	775	775	775	775	775	775	775	775	\$130
Janetville Park Refreshment Booth	ft²	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	\$305
Janetville Park Storage Shed	ft²	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	\$130
Austin Sawmill Park Storage Building	ft²	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	\$130
Austin Sawmill Park Train Station	ft²	2,087	2,087	2,087	2,087	2,087	2,087	2,087	2,087	2,087	2,087	2,087	2,087	2,087	2,087	2,087	\$308
Austin Sawmill Park Washroom	ft²	256	256	256	256	256	256	256	256	256	256	256	256	256	256	256	\$305
Memorial Park Washroom Building	ft²	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	\$1,809
Old Mill Park Washroom	ft²	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	\$305
Rivera Park Washroom/Shower Building	ft²	837	837	837	837	837	837	837	837	837	837	837	837	837	837	837	\$305
Omamee Beach Park Washrooms	ft²	288	288	288	288	288	288	288	288	288	288	288	288	288	288	288	\$931
Nimigon Park Storage Building	ft²	384	384	384	384	384	384	384	384	384	384	384	384	384	384	384	\$130
Nimigon Park Refreshment Building	ft²	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	2,653	\$305
Valentia Park Washroom/Storage Building	ft²	300	300	300	300	300	300	300	300	300							\$455
Woodville Park Concession Booth and Storage Building	ft²	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	\$130
Elgin Park Public Washroom	ft²	100	100	100	100	100	100	100	100	100	100	100	1,600	1,600	1,600	1,600	\$305
George St. Park Storage Shed	ft²	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237	\$130
Nayoro Park Public Washroom	ft²	108	108	108	108	108	108	108	108	108	108	108	108	108	108	108	\$305
Victoria Road Ballpark Concession Booth	ft²	517	517	517	517	517	517	517	517	517	517	517	517	517	517	517	\$305
Victoria Road Park Washroom	ft²	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	\$305
Emily/Omamee Community Park Storage Shed	ft²	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	\$130
Oakwood Baseball Park Storage Shed	ft²	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	\$175



Table B-11 (cont'd)
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: Various

Description	Unit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Oakwood Baseball Park Washrooms/Storage Building	ft²	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	\$455
Little Britain Community Park Washroom/Storage Building	ft²	693	693	693	693	693	693	693	693	693	693	693	693	693	693	693	\$305
Little Britain Community Park Storage Building	ft²	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	\$130
Dragon Flies Building	ft²	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	\$670
Parks and Rec Storage - Baddow	ft²								2,426	2,426	2,426	2,426	2,426	2,426	2,426	2,426	\$130
Optimist Soccer Park Storage Building	ft²										2,051	2,051	2,051	2,051	2,051	2,051	\$18
Woodville Park Washroom and Canteen	ft²	943	943	943	943	943	943	943	943	943	943	943	943	943	943	943	\$305
Coboconk Legion Park Washroom and Canteen	ft²	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$305
Amenities																	
Trails - Natural (mixed natural and granular)	m	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	\$8
Trails - Granular	m	82,567	82,567	82,567	82,567	82,567	82,567	82,567	82,567	82,567	82,997	82,997	82,997	82,997	82,997	82,997	\$60
Trails - Paved	m	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	5,100	5,100	5,100	5,100	5,100	\$118
Natural	m			2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	\$8
Roadways - Granular	m²	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	\$46
Roadways - Paved	m²	4,781	4,781	4,781	4,781	4,781	4,781	4,781	4,781	4,781	4,781	4,781	4,781	4,781	4,781	4,781	\$105
Pathways	m²	19,609	19,609	19,609	19,609	19,609	19,609	19,609	19,609	19,609	19,609	19,609	19,609	19,609	19,609	19,609	\$115
Artwork	Each	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,037
Barriers/Walls	m	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	\$58,797
Baseball Diamonds	Each	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	\$54,816
Basketball Courts	Each																\$41,372
Benches	Each	617	617	617	617	617	617	617	617	617	617	617	617	617	617	617	\$795
Bike Stands	Each	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$653
Bins/Containers	Each	265	265	265	265	265	265	265	265	265	265	275	285	295	305	315	\$1,826
Bleachers	Each	84	84	84	84	84	84	84	84	84	84	84	84	84	84	84	\$19,599
Boardwalks	m²	285	285	285	285	285	285	285	285	285	285	285	285	285	285	285	\$76
Boat Launches	Each	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	\$47,131
Chess Tables	Each	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$2,613
Columns/Posts	Each	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	\$15,679
Dams	Each	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$275,217
Decorative Fleet	Each	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$45,731
Docks/Piers	Each	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	\$38,648
Drinking Water Fountains/Taps	Each	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,019
Fences/Gates	Each	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	\$3,584
Fountains	Each	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$104,529
Horseshoe Pits	Each	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$1,326
Lights	Each	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	\$12,993
Memorials/Plaques	Each	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	\$1,659
Parking Lots	m²	62,696	62,696	62,696	62,696	62,696	62,696	62,696	62,696	62,696	62,696	62,696	62,696	62,696	62,696	62,696	\$88
Picnic Tables	Each	363	363	363	363	363	363	363	363	363	363	363	363	363	363	363	\$784
Playgrounds	Each	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	\$171,341
Railings	m	620	620	620	620	620	620	620	620	620	620	620	620	620	620	620	\$183
Scoreboards	Each	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$25,041
Shelters/Gazebos	m²	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	\$108
Signs	Each	52	52	52	52	52	52	52	52	52	52	62	72	82	87	94	\$2,395
Skateboarding Ramps-Parks	Each	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$37,476



Table B-11 (cont'd)
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Backhoes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$261,034
Chippers	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	\$168,562
Trailers	16	17	17	17	18	18	18	18	18	18	18	18	18	18	20	\$15,200
Forklift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$74,874
Tractors - Small	18	20	22	23	25	25	25	25	25	25	25	25	25	25	25	\$76,119
Tractors - Standard	6	6	6	6	6	6	6	6	6	6	6	6	6	6	4	\$110,926
Trucks - 1 Ton	3	3	3	3	3	3	3	3	3	3	3	6	6	6	7	\$112,219
Trucks - Pickup	11	11	12	12	12	12	12	12	12	12	12	12	12	12	12	\$80,958
Vans	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	\$86,841
ATVs	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$17,350
Ice Resurfacers - Propane	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$119,700
Ice Resurfacers - Electric				1	1	1	1	1	1	1	1	1	1	1	1	\$119,700
Large Area Mower													1	1	1	\$172,313
Lawn Tractor	12	12	12	12	12	12	12	12	12	12	12	12	12	12	8	\$30,155
Forestry Aerial Truck									1	1	1	1	1	1	1	\$500,000
Attachments (Mower, Trackless, Sweeper)															6	\$26,026
Stump Grinder															1	\$16,231
Total	81	84	87	89	94	94	94	94	95	95	98	98	98	100	104	

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Per Capita Standard	0.0009	0.0010	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0011

15 Year Average	2010 to 2024
Quantity Standard	0.0011
Quality Standard	\$69,809
Service Standard	\$77

D.C. Amount (before deductions)	10 Year - All Other
Forecast Population	18,335
\$ per Capita	\$77
Eligible Amount	\$1,407,945



Table B-12
Service Standard Calculation – Parks and Recreation Services – Facilities

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Lindsay Recreation Complex	99,950	99,950	99,950	99,950	99,950	99,950	99,950	99,950	99,950	99,950	99,950	99,950	99,950	99,950	99,950	\$403	\$450
Fenelon Falls Arena and Community Centre	25,556	25,556	44,552	44,552	44,552	44,552	44,552	44,552	44,552	44,552	44,552	44,552	44,552	44,552	44,552	\$403	\$450
Little Britain Arena and Community Centre	41,689	41,689	41,689	41,689	41,689	41,689	41,689	41,689	41,689	41,689	41,689	41,689	41,689	41,689	41,689	\$403	\$446
Oakwood Arena and Community Centre	34,465	34,465	34,465	34,465	34,465	34,465	34,465	34,465	34,465	34,465	34,465	34,465	34,465	34,465	34,465	\$403	\$446
Manvers Arena and Community Centre	34,050	34,050	34,050	34,050	34,050	34,050	34,050	34,050	34,050	34,050	34,050	34,050	34,050	34,050	34,050	\$403	\$446
Ops Arena and Community Centre	30,570	30,570	30,570	30,570	30,570	30,570	30,570	30,570	30,570	30,570	30,570	30,570	30,570	-	-	\$379	\$419
Bobcaygeon Arena and Community Centre	29,821	29,821	29,821	29,821	29,821	29,821	29,821	29,821	29,821	29,821	29,821	29,821	29,821	29,821	29,821	\$403	\$450
Victoria Park Armoury	29,796	29,796	29,796	29,796	29,796	29,796	29,796	29,796	29,796	29,796	29,796	29,796	29,796	29,796	29,796	\$670	\$741
Woodville/Eldon Arena and Community Centre	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	\$403	\$446
Emily/Omemee Arena and Community Centre	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	\$403	\$450
Norland Recreation Centre	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	\$670	\$741
Norland Community Centre and Library	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	\$670	\$741
Fenelon Community Centre and Library	7,196	7,196	7,196	7,196	7,196	7,196	8,696	8,696	8,696	8,696	8,696	8,696	8,696	6,075	6,075	\$670	\$741
Forbert Memorial Pool	7,213	7,213	7,213	7,213	7,213	7,213	7,213	7,213	7,213	7,213	7,213	7,213	7,213	7,213	7,213	\$775	\$857
Woodville Town Hall	8,590	8,590	8,590	8,590	8,590	8,590	8,590	8,590	8,590	8,590	8,590	8,590	8,590	8,590	8,590	\$513	\$567
Carden Recreation Centre	7,704	7,704	7,704	7,704	7,704	7,704	7,704	7,704	7,704	7,704	7,704	7,704	7,704	7,704	7,704	\$670	\$741
Kinmount Community Centre	6,342	6,342	6,342	6,342	6,342	6,342	6,342	6,342	6,342	6,342	6,342	6,342	6,342	6,342	6,342	\$670	\$740
Burnt River Recreation Centre	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$670	\$741
Cobocconk Train Station	4,446	4,446	4,446	4,446	4,446	4,446	4,446	4,446	4,446	4,446	4,446	4,446	4,446	4,446	4,446	\$670	\$740
Bolsover Community Hall	4,370	4,370	4,370	4,370	4,370	4,370	4,370	4,370	4,370	4,370	4,370	4,370	4,370	4,370	4,370	\$670	\$741
Community Services Garage and Work Shop	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	\$673	\$744
Community Services Administration Building	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	\$513	\$567
Janetville Community Hall	4,005	4,005	4,005	4,005	4,005	4,005	4,005	4,005	4,005	4,005	4,005	4,005	4,005	4,005	4,005	\$670	\$741
Lindsay Operations Depot	4,727	4,727	4,727	4,727	4,727	4,727	4,727	4,727	4,727	4,727	4,727	4,727	4,727	4,727	4,727	\$673	\$747
Dalton Community Centre and Library	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	\$670	\$741
Baddow Community Centre	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$670	\$741
Palestine Community Hall	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	\$432	\$479
Coronation Community Hall	2,128	2,128	2,128	2,128	2,128	2,128	2,128	2,128	2,128	2,128	2,128	2,128	2,128	2,128	2,128	\$432	\$479
Mariposa Community Hall	8,044	8,044	8,044	8,044	8,044	8,044	8,044	8,044	8,044	8,044	8,044	8,044	8,044			\$432	\$482
Total	485,873	485,873	504,869	504,869	504,869	504,869	506,369	506,369	506,369	506,369	506,369	506,369	503,748	465,134	465,134		

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Per Capita Standard	5.6897	5.7169	5.9218	5.9064	5.8924	5.8459	5.8436	5.7516	5.6849	5.6226	5.5629	5.4947	5.3714	4.8823	4.8357

15 Year Average	2010 to 2024
Quantity Standard	5.6015
Quality Standard	\$518
Service Standard	\$2,904

D.C. Amount (before deductions)	10 Year - All Other
Forecast Population	18,335
\$ per Capita	\$2,904
Eligible Amount	\$53,239,706



Table B-13
Service Standard Calculation – Parks and Recreation Services – Vehicles and Equipment

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Backhoes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$261,034
Chippers	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	\$168,562
Trailers	16	17	17	17	18	18	18	18	18	18	18	18	18	18	20	\$15,200
Forklift																\$74,874
Tractors - Small																\$76,119
Tractors - Standard																\$110,926
Trucks - 1 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$112,219
Trucks - Pickup	18	20	22	23	25	25	25	25	25	25	25	25	25	25	25	\$80,958
Vans	6	6	6	6	6	6	6	6	6	6	6	6	6	6	4	\$86,841
ATVs	3	3	3	3	3	3	3	3	3	3	3	6	6	6	7	\$17,350
Ice Resurfacers - Propane	11	11	12	12	12	12	12	12	12	12	12	12	12	12	12	\$119,700
Ice Resurfacers - Electric	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	\$119,700
Large Area Mower													1	1	1	\$172,313
Lawn Tractor	12	12	12	12	12	12	12	12	12	12	12	12	12	12	8	\$30,155
Forestry Aerial Truck									1	1	1	1	1	1	1	\$500,000
Attachments (Mower, Trackless, Sweeper)															6	\$26,026
Stump Grinder															1	\$16,231
Total	70	73	76	77	82	82	82	82	83	83	86	86	87	89	93	

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Per Capita Standard	0.0008	0.0009	0.0009	0.0009	0.0010	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0010

15 Year Average	2010 to 2024
Quantity Standard	0.0009
Quality Standard	\$70,978
Service Standard	\$64

D.C. Amount (before deductions)	10 Year - All Other
Forecast Population	18,335
\$ per Capita	\$64
Eligible Amount	\$1,171,240



Table B-14
Service Standard Calculation – Library Services – Facilities

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Bethany Branch	1,500	1,500	1,500	1,500	1,500	1,500	1,500	6,267	6,267	6,267	6,267	6,267	6,267	6,267	6,267	\$825	\$999
Bobcaygeon Branch	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	5,220	5,220	5,220	5,220	5,220	\$825	\$1,002
Burnt River Branch	776	776	776	776	776	776	776									\$825	\$999
Cambray Branch	1,500	1,500	1,500	1,500	1,500	1,500	1,500									\$825	\$999
Carden Branch	800	800	800	800	800	800	800									\$825	\$999
Cobocook Branch	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,520	\$825	\$999
Dalton Branch	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$825	\$999
Downeyville Branch	900	900	900	900	900											\$825	\$999
Dunsford Branch	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	\$825	\$999
Fenelon Falls Branch	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	\$825	\$999
Kinmount Branch	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	\$825	\$999
Kirkfield Branch	1,300	1,300	1,300	1,300	1,300	1,300	1,300	4,536	4,536	4,536	4,536	4,536	4,536	4,536	4,536	\$825	\$999
Lindsay Branch	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	19,500	19,500	19,500	19,500	19,500	\$825	\$998
Little Britain Branch	925	925	925	925	925	925	925	925	925	925	925	925	925	925	925	\$825	\$999
Norland Branch	980	980	980	980	980	980	980	980	980	980	980	980	980	980	980	\$825	\$999
Oakwood Branch	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	\$825	\$999
Omemee Branch	410	410	410	410	410	410	410	410	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$825	\$1,002
Woodville Branch	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,865	1,865	1,865	1,865	1,865	1,865	\$825	\$999
Total	31,228	31,228	31,228	31,228	31,228	30,328	28,052	35,255	36,445	37,310	50,230	50,230	50,230	50,230	50,410		

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Per Capita Standard	0.3657	0.3674	0.3663	0.3653	0.3645	0.3512	0.3237	0.4004	0.4092	0.4143	0.5518	0.5451	0.5356	0.5272	0.5241

15 Year Average	2010 to 2024
Quantity Standard	0.4275
Quality Standard	\$999
Service Standard	\$427

D.C. Amount (before deductions)	10 Year - All Other
Forecast Population	18,335
\$ per Capita	\$427
Eligible Amount	\$7,829,228



Table B-15
Service Standard Calculation – Library Services – Collection Materials

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Reference Materials	8,202	7,916	7,228	6,869	5,706	5,935	4,985	4,187	3,070	3,070	3,050	3,050	3,050	3,050	3,050	\$86
Circulating Materials	153,752	168,638	152,658	152,205	154,801	178,245	171,745	160,217	153,086	153,086	139,420	129,592	119,764	106,186	106,473	\$43
Periodicals	120	133	133	133	133	114	114	115	110	103	105	97	92	92	90	\$71
Electronic Resources	8,202	9,005	13,826	14,960	14,960	14,960	14,725	15,439	15,450	15,450	15,759	16,074	16,109	16,431	16,889	\$56
eBooks	1,357	1,306	5,798	5,876	3,809	2,855	2,159	1,278	2,849	2,849	3,935	4,085	4,234	4,909	5,130	\$53
eAudiobooks	249	439	630	785	753	530	293	381	381	188	635	807	978	1,151	1,245	\$114
Total	171,882	187,437	180,273	180,828	180,162	202,639	194,021	181,617	174,946	174,746	162,904	153,705	144,227	131,819	132,877	

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Per Capita Standard	2.0128	2.2054	2.1145	2.1155	2.1027	2.3464	2.2390	2.0629	1.9641	1.9404	1.7896	1.6679	1.5379	1.3837	1.3814

15 Year Average	2010 to 2024
Quantity Standard	1.9243
Quality Standard	\$46
Service Standard	\$88

D.C. Amount (before deductions)	10 Year - All Other
Forecast Population	18,335
\$ per Capita	\$88
Eligible Amount	\$1,608,530



Table B-16
Service Standard Calculation – Library Services – Vehicles

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Library Services - Vehicles
Unit Measure: No. of library collection items

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Library Courier Vans	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$86,841
Total	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Per Capita Standard (per 1,000)	0.0070	0.0071	0.0070	0.0070	0.0070	0.0069	0.0069	0.0068	0.0067	0.0067	0.0066	0.0065	0.0064	0.0063	0.0062

15 Year Average	2010 to 2024
Quantity Standard (per 1,000)	0.0067
Quality Standard	\$88
Service Standard	\$1

D.C. Amount (before deductions)	10 Year - All Other
Forecast Population	18,335
\$ per Capita	\$1
Eligible Amount	\$10,818



Table B-17
Service Standard Calculation – By-law Enforcement Services – Facilities

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Municipal By-law Enforcement Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
By-Law Enforcement Office	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	2,500	2,500	2,500	2,500	2,500	\$683	\$759
Lease space at Humane Society	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057		\$683	\$759
Total	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	3,557	3,557	3,557	3,557	2,500		

Population	71,857	71,450	71,769	72,044	72,299	73,032	73,375	74,431	75,135	75,792	76,430	77,230	78,686	80,001	80,749
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	89,694	89,185	89,441	89,653	89,845	90,515	90,795	92,013	92,879	93,698	94,498	95,459	97,077	98,554	99,464
Per Capita & Employee Standard	0.0252	0.0253	0.0252	0.0252	0.0251	0.0249	0.0249	0.0245	0.0243	0.0241	0.0376	0.0373	0.0366	0.0361	0.0251

15 Year Average	2010 to 2024
Quantity Standard	0.0281
Quality Standard	\$759
Service Standard	\$21

D.C. Amount (before deductions)	10 Year - All Other
Forecast Population & Employment	21,348
\$ per Capita & Employee	\$21
Eligible Amount	\$455,353



Table B-18
Service Standard Calculation – By-law Enforcement Services – Vehicles and Equipment

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Municipal By-law Enforcement Vehicles and Equipment
Unit Measure: No. of Vehicles and Equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq. ft.)
Vans	5	5	5	5	5	5	5	5	5	5	5	6	6	7	7	\$67,694
ATVs						2	2	2	2	2	2	2	2	2	2	\$17,350
Equipped Officers	12	12	12	12	12	12	12	12	12	12	12	13	13	15	15	\$9,500
Total	17	17	17	17	17	19	19	19	19	19	19	21	21	24	24	

Population	71,857	71,450	71,769	72,044	72,299	73,032	73,375	74,431	75,135	75,792	76,430	77,230	78,686	80,001	80,749
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	89,694	89,185	89,441	89,653	89,845	90,515	90,795	92,013	92,879	93,698	94,498	95,459	97,077	98,554	99,464
Per Capita & Employee Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2010 to 2024
Quantity Standard	0.0002
Quality Standard	\$27,250
Service Standard	\$5

D.C. Amount (before deductions)	10 Year - All Other
Forecast Population & Employment	21,348
\$ per Capita & Employee	\$5
Eligible Amount	\$116,347



Table B-19
Service Standard Calculation – Paramedic Services – Facilities

City of Kawartha Lakes
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fenelon Falls Paramedic Station - Former Roads Depot	2,090	2,090	2,090	4,860	4,860	4,860	4,860	4,860	4,860	4,860	4,860	4,860	4,860	4,860	4,860	\$824	\$914
Fenelon Falls Quonset Hut Storage Unit	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$170	\$193
Paramedic Service Headquarters	500	500	500	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$824	\$914
Fire Hall - Bobcaygeon (Station 3)	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	\$824	\$914
Fire Hall - Pontypool (Station 8)					1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	\$824	\$914
Coboconk Fire Hall										1,000	1,000	1,000	1,000	1,000	1,000	\$824	\$914
Training & Storage Facility - Former Fenelon Township Office	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	\$824	\$914
Lindsay Operations Depot	6,224	6,224	6,224	6,224	6,224	6,224	6,224	6,224	6,224	6,224	6,224	6,224	6,224	6,224	6,224	\$824	\$914
Lindsay-West Satellite Post (McLaughlin Rd. Lease)		800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$824	\$914
Coboconk Satellite Post (OPP Station Lease)			250	250	250	250	250	250	250							\$824	\$914
Community Paramedic Program - Former Fire Hall - Oakwood (Station 11)													2,740	2,740	2,740	\$824	\$914
Fenelon Township Community Centre									1,677	1,677	1,677	1,677	1,677	1,677	1,677	\$824	\$914
Total	14,814	15,614	15,864	21,734	23,178	23,178	23,178	23,178	24,855	25,605	25,605	25,605	28,345	28,345	28,345		

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	103,232	102,724	102,928	103,088	103,228	103,846	104,074	105,621	106,816	107,965	109,094	110,385	112,174	113,822	114,903
Per Capita & Employee Standard	0.1435	0.1520	0.1541	0.2108	0.2245	0.2232	0.2227	0.2194	0.2327	0.2372	0.2347	0.2320	0.2527	0.2490	0.2467

15 Year Average	2010 to 2024
Quantity Standard	0.2157
Quality Standard	\$898
Service Standard	\$194

D.C. Amount (before deductions)	20 Year - Paramedic
Forecast Population & Employment	42,329
\$ per Capita & Employee	\$194
Eligible Amount	\$8,201,667



Table B-20
Service Standard Calculation – Paramedic Services – Vehicles and Equipment

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Paramedic Vehicles
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
General Equipment and Furnishings (Set)																
Paramedic Equipment (FT)	40.8	40.8	40.8	40.8	44.8	44.8	44.8	45.8	46.3	50.3	55.3	59.3	65.3	69.3	73.3	\$6,800
Paramedic Equipment (PT)	40	40	40	40	44	44	44	44	44	44	53	56	60	64	68	\$5,600
Public Access Defibrillators (PADs)	51	51	51	51	52	56	70	74	77	77	77	77	77	77	77	\$2,600
Fleet (Item)																
Ambulances, Fully Equipped (incl. spares)	12	12	13	13	13	13	13	13	13	14	14	14	14	14	14	\$570,000
Emergency Support Vehicles			1	1	1	1	1	1								\$166,900
Pick-up - 1/2 ton									1	1	1	1	1	1	1	\$78,019
Emergency Response Units, Fully Equipped	2	3	3	3	3	3	3	3	3	3	3	4	4	4	4	\$230,000
Cars	1	1	1	1	1	1										\$65,300
SUV							1	1	1	1	1	1	1	1	1	\$80,000
Logistics Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Community Service Vehicles	1	1	1													\$42,900
Trailers	1	1	1	1	1	1										\$77,200
Community Paramedics Vehicles													8	8	8	\$150,000
Total	149.8	150.8	152.8	151.8	160.8	164.8	177.8	182.8	186.3	191.3	205.3	213.3	231.3	239.3	247.3	

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Employment	17,837	17,735	17,672	17,609	17,546	17,483	17,420	17,582	17,744	17,906	18,068	18,229	18,391	18,553	18,715
Population & Employment	103,232	102,724	102,928	103,088	103,228	103,846	104,074	105,621	106,816	107,965	109,094	110,385	112,174	113,822	114,903
Per Capita & Employee Standard	0.0015	0.0015	0.0015	0.0015	0.0016	0.0016	0.0017	0.0017	0.0017	0.0018	0.0019	0.0019	0.0021	0.0021	0.0022

15 Year Average	2010 to 2024
Quantity Standard	0.0018
Quality Standard	\$50,261
Service Standard	\$90

D.C. Amount (before deductions)	20 Year - Paramedic
Forecast Population & Employment	42,329
\$ per Capita & Employee	\$90
Eligible Amount	\$3,829,505



Table B-21
Service Standard Calculation – Public Health Services – Facilities

City of Kawartha Lakes
Service Standard Calculation Sheet

Service: Public Health
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Coboconk Medical Centre	4,936	4,936	4,936	4,936	4,936	4,936	4,936	4,936								\$1,017	\$1,128
Coboconk Medical Centre - Portable									2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$1,017	\$1,128
Kirkfield Medical Centre	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	\$1,017	\$1,128
Kirkfield Nurse Practitioner Office	4,612	4,612	4,612	4,612	4,612	4,612	4,612	4,612	4,612	4,612	4,612	4,612	4,612	4,612	4,612	\$1,017	\$1,128
1699 Kirkfield Rd															4,612	\$1,017	\$1,128
Omeme Medical Centre	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035	\$1,017	\$1,128
HKPR District Health Unit Facility (Lindsay share)	14,479	14,479	14,479	14,479	14,479	14,479	14,479	14,479	14,479	14,479	14,479	14,479	14,479	14,479	14,479	\$1,017	\$1,128
Total	30,926	30,926	30,926	30,926	30,926	30,926	30,926	30,926	28,090	28,090	28,090	28,090	28,090	28,090	28,090		

Population	85,395	84,989	85,256	85,479	85,682	86,363	86,654	88,039	89,073	90,059	91,027	92,156	93,783	95,269	96,188
Per Capita Standard	0.3622	0.3639	0.3627	0.3618	0.3609	0.3581	0.3569	0.3513	0.3154	0.3119	0.3086	0.3048	0.2995	0.2948	0.2920

15 Year Average	2010 to 2024
Quantity Standard	0.3337
Quality Standard	\$1,128
Service Standard	\$376

D.C. Amount (before deductions)	Public Health
Forecast Population	35,736
\$ per Capita	\$376
Eligible Amount	\$13,449,601



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the City's 2023 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.



Table C-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS		ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1	Fire Protection Services (City-Wide)	1,616,995	2,382,516	3,999,511
2	Fire Protection Services (Rural)	117,121	-	117,121
3	Police Services	448,762	4,799,866	5,248,628
4	Services Related to a Highway	13,242,710	3,823,870	17,066,580
5	Transit Services	157,442	-	157,442
6	Parks and Recreation Services	1,054,119	1,155,270	2,209,389
7	Library Services	324,549	183,057	507,606
8	Municipal By-law Enforcement	40,814	193,559	234,373
9	Paramedic Services	473,676	7,870,593	8,344,269
10	Public Health Services	169,338	45,668	215,006
11	Wastewater Treatment Services	7,906,471	3,969,176	11,875,647
12	Wastewater Collection Services	3,563,981	-	3,563,981
13	Water Treatment Services	13,242,380	-	13,242,380
14	Water Distribution Services	162,198	6,919,252	7,081,450
Total		42,520,556	31,342,829	73,863,385



Appendix D

Local Service Policy



The guidelines outline, in general terms, the size and nature of infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement. The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines and subsection 59(2) of the D.C.A., 1997, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

1. Arterial and Collector Roads

- 1.1. Collector roads internal to development - direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.2. Roads (collector and arterial) external to development - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- 1.3. Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the City or rail corridors - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals

- 2.1. Traffic signalization within or external to development – include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

3. Intersection Improvements

- 3.1. Intersection improvements on arterial and collector roads external to development – include in D.C. calculation (linked to arterial and collector road funding source in item 1).
- 3.2. Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision, including auxiliary lanes) to the roadway - direct developer responsibility under s.59 of D.C.A. (as a local service).



3.3. Intersections with provincial highways – include in D.C. calculation to the extent that they are City responsibility.

4. Streetlights

4.1. Streetlights on arterial and collector roads external to development – include in D.C. calculation (linked to arterial and collector road funding source in item 1).

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

5. Sidewalks

5.1. Sidewalks on arterial and collector roads external to development (except where abutting development) – include in D.C. calculation (linked to arterial and collector road funding source in item 1).

5.2. Sidewalks on MTO roads – include in D.C. calculation or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of D.C.A.).

5.3. Sidewalks within developments or external to development (which are a local service within the area to which the plan relates) - direct developer responsibility as a local service provision (under s.59 of D.C.A.)

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

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

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

6.3. Bike lanes, within road allowance, internal to development – direct developer responsibility through local service provisions (s.59 of D.C.A.).

6.4. Bike paths/multi-use trails/naturalized walkways internal to development – direct developer responsibility through local service provisions (s.59 of D.C.A.).

6.5. Trail Bridges/underpasses and associated works – include in D.C. calculation consistent with the service standard provisions of the D.C.A., s.5(1).

7. Noise Abatement Measures



7.1. External to which the plan relates - include in D.C. calculation.

8. Traffic Control Systems

8.1. Include in D.C. calculation.

9. Land Acquisition for Road Allowances

9.1. Land acquisition for arterial roads – Dedication under the Planning Act provisions (s.51, s.42) through development lands; in areas with limited or no development, include in D.C. calculation (to the extent eligible).

9.2. Land Acquisition for collector roads – Dedication under the Planning Act provisions (s.51, s.42) through development lands (up to 26 metre right-of-way); in areas with limited or no development, include in D.C. calculation (to the extent eligible).

9.3. Land Acquisition for grade separations (beyond normal dedication requirements) – include in the D.C. calculation (to the extent eligible).

10. Land Acquisition for Easements

10.1. Easement costs external to subdivisions - include in D.C. calculation or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of D.C.A.).

11. Storm Water Management

11.1. Quality and quantity works - direct developer responsibility through local service provisions (s. 59 of D.C.A.).

11.2. Oversizing of stormwater management works external to developments - subject to best efforts clauses within development agreements by the City. This however does not preclude the use of D.C.'s on an area specific basis for community systems.

12. Water

12.1. Water supply, treatment and related facilities - include in the City-Wide D.C. calculation for urban serviced area.

12.2. Watermains external to development, that are not required by a specific development - include in City-Wide D.C. calculations for urban service area.



- 12.3. Marginal costs of waterworks within development or within the area to which the plan relates, above 200 mm nominal diameter or the minimum size required by the development, whichever is larger - include in City-Wide D.C. calculations for urban service area.
- 12.4. Pumping Stations and connections to trunk mains and pumping stations to service a specific development exclusively - direct developer responsibility though local service provisions (s.59 of D.C.A.).

13. Wastewater

- 13.1. Wastewater discharge, treatment and related facilities - include in the City-Wide D.C. calculation for the urban serviced area.
- 13.2. Wastewater sewers external to development that are not required by a specific development - include in City-Wide D.C. calculation for the urban serviced area
- 13.3. Marginal costs of wastewater sewer works within development or within the area to which the plan relates, above 200mm nominal diameter or the minimum size required by the development, whichever is large – City-Wide D.C. calculation for the urban serviced area.
- 13.4. Pumping Stations and connections to trunk mains and pumping stations to service specific development exclusively - direct developer responsibility through local service provisions (s.59 of D.C.A.).



Appendix E

Proposed Development Charge By-law

The Corporation of the City of Kawartha Lakes

By-Law 2025-XXX

A By-Law to Impose Development Charges in the City of Kawartha Lakes

Recitals:

1. The City of Kawartha Lakes will experience growth through development requiring the provision of capital assets and other capital-related services by the City, and intends to recover from development the costs of such services to the extent permitted by law or as otherwise considered advisable by Council.
2. Subsection 2(1) of the Development Charges Act, S.O. 1997 Chap. 27 (hereinafter, the "Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies.
3. A draft of the report entitled "2025 Development Charges Background Study" (hereinafter, the "study") prepared by Watson and Associates Economists Limited (hereinafter, "Watson") and a draft proposed development charges by-law (hereinafter, the "proposed by-law") prepared by the Manager of Corporate Assets, each prepared for the City pursuant to section 10 of the Act, were dated and made publicly available on September 17, 2025.
4. Council held a public meeting regarding the study and proposed by-law on October 21, 2025, and sufficient public notice of the meeting was given by the City, pursuant to section 12 of the Act.
5. On October 29, 2025, Watson issued an addendum to the study and the Manager of Corporate Assets revised the proposed by-law, and the resulting amended study and revised proposed by-law were made publicly available on November 12, 2025.
6. Having reviewed the amended study and revised proposed by-law, Council has adopted the amended study and has determined, pursuant to section 12 of the Act, that no further public meetings are required on these documents.
7. Having adopted the amended study, including the growth-related capital forecast therein, Council has thereby indicated its intention to ensure the corresponding increase in need for services attributable to anticipated development is met, and has further indicated its intention to recover the costs of the committed and future excess capacity identified in the study through development charges or other similar charges.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-Law 2025-XXX.

1 Section 1: Definitions and Interpretation

1.01 Definitions: In this by-law:

“accessory use” means a use of land, a building or a structure which is naturally and normally incidental and subordinate in purpose and or floor area, and exclusively devoted to, the principal use of such land, building or structure;

“Act” means the Development Charges Act, S.O. 1997, Chap. 27, as amended, or any successor thereof;

“agricultural” means non-residential lands, buildings or structures or any parts thereof used, designed or intended solely for farming, apiaries, fish farming, animal husbandry or the cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and other crops or ornamental plants, or similar agrarian activity, on land of at least three (3) hectares in area, and includes barns, implement sheds, seasonal roadside stands and silos but does not include facilities principally used for processing, year-round wholesaling or year-round retailing;

“agricultural development charges” means development charges pertaining to agricultural development, as determined in the Development Charges Background Study adopted by Council for the purposes of this by-law, subject to the same indexation applied to development charges set out in Schedules 1 and 2 to this by-law;

“apartment dwelling unit” means a stacked dwelling unit or any dwelling unit within a dwelling:

- (a) containing three (3) or more dwelling units whereby access to each dwelling unit is obtained through one or more common entrances from the outside and the dwelling units are connected by one or more interior corridors; or
- (b) attached to a non-residential building or structure such that the dwelling unit is not a single-detached, semi-detached or row dwelling unit;

“Assessment Act” means the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“bedroom” means a habitable room of more than seven (7) square metres of floor area, including a den, study or other similar area, within a dwelling unit, but does not include a bathroom, living room, dining room or kitchen;

“benefitting area” means a geographically defined area in which development receives or will receive a benefit from the emplacement of capital assets facilitating a municipal service;

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

“Building Code Act” means the Building Code Act, S.O. 1992, Chap. 23, as amended, or any successor thereof;

“capital charge” means a charge or fee imposed on owners by the City, pursuant to sections 390 through 400 of the Municipal Act, for the purpose of recovering capital and related costs;

“capital cost” means a cost defined in subsection 5(3) of the Act that is incurred or proposed to be incurred by the City or a local board thereof, directly or by others on behalf of and as authorized by the City or local board;

“Chief Building Official” means the person appointed by Council to discharge the duties of the chief building official, pursuant to the Building Code Act;

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

“City Treasurer” means the person appointed by Council to discharge the duties of the treasurer described in section 286 of the Municipal Act;

“Condominium Act” means the Condominium Act, S.O. 1998, Chap.19, as amended, or any successor thereof;

“construction” means the erection, installation, extension or material alteration or repair of a building or structure and includes the installation of a building unit, such as a repurposed shipping container, that is relocated or fabricated;

“Council” or “City Council” means the municipal council for the City;

“demolition” means the deconstruction or removal of a building or structure or any material part thereof;

“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 an existing building or structure so as to increase the size or usability thereof, and includes redevelopment which in turn includes demolition and conversion of use, but does not include enlargement of an existing dwelling unit;

“development charge” means a charge imposed pursuant to the Act and this by-law or a predecessor thereof, as context requires;

“Development Charges Background Study” means a study undertaken by or on behalf of the City, in accordance with section 10 of the Act, and that has been or is intended to be adopted by Council;

“development charges reserve fund” means a fund or collection of funds of the City established pursuant to section 33 of the Act;

“dwelling” means a residential building or structure, or part thereof, occupied or capable of being occupied as a home, residence or domestic establishment or habitat of some kind;

“dwelling unit” means any part of a dwelling, which may include the entirety thereof, used exclusively, or designed or intended for exclusive use, by one person or two or more cohabitating persons;

“electricity generation” means non-residential lands, buildings or structures that are not of an accessory use and that:

(a) form, support or accommodate a system or utility used, designed or intended to convert wind, solar, biomass, coal, natural gas, waste, water flow or other form of energy into electricity to be fed into the general electricity grid, and includes such systems or utilities that participate or are designed or intended to participate in the Independent Electricity System Operator's Feed-In Tariff Program, or successor thereof, or similar program; and

(b) constitute development for which gross floor area is inapplicable, indeterminate or otherwise unrepresentative of the scale of the development, as determined by the Chief Building Official;

“general service area” means all land within the corporate boundaries of the City;

“gross floor area”, as determined by the Chief Building Official, means:

(a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential portion thereof, the total area of all building floors measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing residential and non-residential uses; and

(b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure, the non-residential portion thereof, the total area of all building floors measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing residential and non-residential uses;

“large apartment dwelling unit” means an apartment dwelling unit that contains two (2) or more bedrooms;

“local board” means a school board, public utility, commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission,

committee, body or local authority established or exercising any power or authority under any legislation with respect to any of the affairs or purposes, including school purposes, of the City;

“local services” means those services, facilities or things that are:

(a) under the jurisdiction of the City and related to a plan of subdivision, or within the area to which the plan relates, to which sections 41, 51 or 53 of the Planning Act pertain; and

(b) those services to which section 59 of the Act pertains;

“Manager of Corporate Assets” means the person who holds that position with the City, and his or her delegate(s), or, in the event of organizational changes, another person designated by Council;

“multiple dwelling unit” means a park model trailer and any dwelling unit that is not a single-detached, semi-detached, row or apartment dwelling unit;

“Municipal Act” means the Municipal Act, 2001, S.O. 2001, Chap. 25, as amended, or any successor thereof;

“municipal service” means a service set out in subsection 3(4) of the Act, including a class of service as defined in section 7 of the Act, provided by or on behalf of the City and designated in subsection 2.01;

“nameplate generating capacity”, “nameplate capacity” or “plated capacity” means, in respect of electricity generation development, the maximum rated continuous load-carrying capability to generate electricity, expressed in kilowatts (KW), as verified, if applicable, by the Electrical Safety Authority or any successor thereof or similar regulating authority;

“non-residential” means lands, buildings or structures or any parts thereof that are not residential;

“Northwest Lindsay Development Area” means all lands to which the Northwest Sanitary Sewer Works Capital Charge applies, as indicated in Schedule 3 to this by-law;

“Northwest Sanitary Sewer Works Capital Charge” means the capital charge imposed pursuant to City of Kawartha Lakes By-Law 2015-151 (Northwest Sanitary Sewer Capital Charge), as amended, or any successor thereof;

“other non-residential” means non-residential lands, buildings or structures or any parts thereof that are not agricultural or electricity generation;

“owner” means the owner of land, or successor thereof, or a person who has made application for an approval for the development of land upon which development charges are or are to be imposed;

“park model trailer” means a CAN/CSA-Z241 Series-03 (R2013) recreational trailer, as defined by the Standards Council of Canada, or successor thereof, that is, in the determination of the Chief Building Official, constructed and certified in accordance with that standard, built on a single chassis, and designed exclusively for seasonal residential use through relocation from time to time;

“Planning Act” means the Planning Act, R.S.O. 1990, Chap.13, as amended, or any successor thereof;

“permit” means a written permission or authorization issued by the Chief Building Official for the development or occupancy of a building or structure, or part thereof, pursuant to the Building Code Act;

“police service area” means the area serviced by the City of Kawartha Lakes Police Service, or any successor thereof, that being:

- (a) the union of all land within the former Township of Ops and the former Town of Lindsay, and all land that has been or may be appended thereto by the City to accommodate development, or in the alternative;
- (b) all land deemed to receive service by the City of Kawartha Lakes Police Service, or any successor thereof, as otherwise established by Council subsequent to the enactment of this by-law;

“residential” means lands, buildings or structures or any parts thereof used, designed or intended to provide accommodation or quarters for living, sleeping, sanitary and culinary purposes, or otherwise to serve as a domestic residence, and includes park model trailers, but does not include motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers, cottage establishments, boarding houses, lodging houses or rooming houses of any kind;

“row dwelling unit” means a dwelling unit within a dwelling containing three (3) or more attached dwelling units in a single row, whereby each dwelling unit has an exclusive entrance from the outside and is vertically separated from any abutting dwelling unit;

“rural-Ops service area” means all land within the police service area that does not form part of the water or wastewater service areas;

“rural-other service area” means all land within the general service area that does not form part of the urban-Lindsay, urban-NWT, urban-other or rural-Ops service areas;

“semi-detached dwelling unit” means a dwelling unit within a dwelling consisting of exactly two (2) attached dwelling units, whereby each dwelling unit has an exclusive entrance from the outside and is vertically separated from the abutting dwelling unit;

“service area” means a benefitting area in respect of a municipal service or set of municipal services, and includes the police, transit, water, wastewater, wastewater-NWT, general, urban-Lindsay, urban-NWT, urban-other, rural-Ops and rural-other service areas;

“single-detached dwelling unit” means a dwelling unit within a dwelling consisting of exactly one (1) dwelling unit that is not attached to another dwelling unit;

“small apartment dwelling unit” means an apartment dwelling unit that is not a large apartment dwelling unit;

“stacked dwelling unit” means a dwelling unit, other than a row dwelling unit, within a dwelling containing at least three (3) dwelling units, whereby each dwelling unit is separated from the others vertically and or horizontally and has an exclusive entrance from the outside;

“temporary building or structure” means a former building or structure that, in the determination of the Chief Building Official, was created with the express intention of being used for a continuous period not to exceed six (6) months and had existed for a continuous period not exceeding six (6) months;

“transit service area” means the area serviced by the City’s public transit service, that being:

- (a) all land within the former Town of Lindsay, and all land that has been or may be appended thereto by the City to accommodate development, or in the alternative;
- (b) all land deemed to receive the City’s public transit service as otherwise established by Council subsequent to the enactment of this by-law;

“urban-Lindsay service area” means the intersection of all land within the transit, police, water and wastewater service areas outside the wastewater-NWT service area;

“urban-NWT service area” means the intersection of all land within the transit, police, water and wastewater-NWT service areas;

“urban-other service area” means the intersection of all land within the water and wastewater service areas outside the urban-Lindsay and urban-NWT service areas;

“wastewater-NWT service area” means the intersection of all land within the Northwest Lindsay Development Area and the wastewater service area;

“wastewater service area” means the union of all land serviced by a City wastewater system, that being all land on which development is, as determined by the Chief Building Official, required, planned or expected to

connect, or is capable of being connected in future, to a City wastewater system designed to service the development;

“water service area” means the union of all land serviced by a City water system, that being all land on which development is, as determined by the Chief Building Official, required, planned or expected to connect, or is capable of being connected in future, to a City water system designed to service the development; and

“zoning by-law” means the zoning by-law or set of zoning by-laws of the City enacted pursuant to section 34 of the Planning Act.

1.02 Rules of Interpretation: For the purposes of interpretation of this by-law:

- (a) all word variations and derivatives of the terms defined in subsection 1.01 shall carry a corresponding meaning, and the words “include”, “includes”, “inclusive” and “including” are not to be read as limiting the meaning of any word, term, phrase or description that follows;
- (b) headings herein are used for reference only and shall not affect the interpretation of this by-law; and
- (c) references to laws in this by-law are meant to refer to the statutes, as amended from time to time, including the regulations made thereunder, that are applicable within the Province of Ontario.

2 Section 2: Development Charges Respecting Municipal Services

2.01 Designated Municipal Services: Development charges shall be imposed in respect of the following municipal services to pay for capital costs associated with the increased needs for those services arising from development:

- (a) public health, as per paragraph 15 of subsection 2(4) of the Act;
- (b) by-law enforcement, as per paragraph 18 of subsection 2(4) of the Act;
- (c) parks and recreation, as per paragraph 14 of subsection 2(4) of the Act;
- (d) library, as per paragraph 12 of subsection 2(4) of the Act;
- (e) growth-related studies, as per paragraphs 5 and 6 of subsection 5(3) of the Act and subsection 7(3) of the Act;
- (f) fire, as per paragraph 10 of subsection 2(4) of the Act ;
- (g) fire-rural, as per paragraph 10 of subsection 2(4) of the Act;
- (h) paramedic, as per paragraph 11 of subsection 2(4) of the Act;

- (i) police, as per paragraph 9 of subsection 2(4) of the Act;
- (j) transit, as per paragraph 7 of subsection 2(4) of the Act;
- (k) roads and related, as per paragraph 4 of subsection 2(4) of the Act;
- (l) water treatment, as per paragraph 1 of subsection 2(4) of the Act;
- (m) water distribution, as per paragraph 1 of subsection 2(4) of the Act;
- (n) wastewater treatment, as per paragraph 2 of subsection 2(4) of the Act; and
- (o) wastewater collection, as per paragraph 2 of subsection 2(4) of the Act.

2.02 **Geographic Application:** Respecting the municipal services designated in subsection 2.01, the development charges set out in Schedules 1 and 2 to this by-law shall be imposed in the general service area, except that:

- (a) fire-rural development charges shall be imposed outside the water service area only;
- (b) police development charges shall be imposed in the police service area only;
- (c) transit development charges shall be imposed in the transit service area only;
- (d) water treatment and water distribution development charges shall be imposed in the water service area only;
- (e) wastewater treatment development charges shall be imposed in the wastewater service area only; and
- (f) wastewater collection development charges shall be imposed in the wastewater service area only, exclusive of the wastewater-NWT service area.

2.03 **Aggregation for Administrative Convenience:** For greater certainty, the aggregation of development charges across municipal services and by certain service areas in Schedules 1 and 2 to this by-law is for administrative convenience only and does not affect or override the geographic application of individual development charges by service area prescribed by subsection 2.02.

2.04 **Independent of Specific Need or Benefit:** Development charges shall be determined and imposed pursuant to this by-law without regard for the specific increase in need for municipal services that may be required by, or the specific municipal service benefits that may be conferred to, any individual or particular development.

3 Section 3: Nexus between Development Approvals and Development Charges

- 3.01 Designated Development Approvals:** In accordance with subsection 2(2) of the Act, development charges shall be imposed in respect of the development of any lands, buildings or structures within the area to which this by-law applies only if such development requires any of the following approvals or actions:
- (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the Planning Act;
 - (b) the approval of a minor variance under section 45 of the Planning Act;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under section 51 of the Planning Act;
 - (e) a consent under section 53 of the Planning Act;
 - (f) the approval of a description under section 9 of the Condominium Act; or
 - (g) the issuing of a permit under the Building Code Act in relation to a building or structure.
- 3.02 Multiple Development Approvals:** For any given development, only one development charge for each municipal service designated in subsection 2.01 shall be imposed, even though two or more of the approvals and actions described in subsection 3.01 may be required by the development.
- 3.03 Subsequent Development Approvals:** Notwithstanding subsection 3.02, whereupon two or more of the approvals and actions described in subsection 3.01 occur at different times for a development, additional development charges shall be imposed in respect of any increased or additional development arising directly from such approvals or actions.
- 3.04 After Permit Issuance:** Whereupon a development requires an approval or action described in subsection 3.01 after the issuance of a permit for the development, any unpaid portion of development charges pertaining to the development shall be paid prior to the granting of the approval or the execution of the action that is required.
- 3.05 Permit Not Required:** Whereupon a development does not require a permit but does require one or more of the approvals or actions described in subsection 3.01, development charges shall nonetheless be imposed in respect of any increased or additional development arising directly from such approvals or actions.

- 3.06 **Withholding of Permit Issuance:** To the extent permitted by the Act, the Chief Building Official shall withhold issuance of a permit for a development for which any development charges remain unpaid.
- 3.07 **Local Services and Other Conditions of Development:** Nothing in this by-law prevents the City from requiring as a condition of development, through a development agreement or not, that an owner, at his or her own expense, install local services required by the City, or pay for local infrastructure connections or other local capital works, or administrative, processing, permit, inspection or other fees, or capital charges, community benefits charges or other levies required by the City.

4 Section 4: Calculation and Payment of Development Charges

- 4.01 **General Basis of Calculation:** Development charges with respect to the use of any land, buildings or structures shall be calculated:
- (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units comprising such development; and
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the type of non-residential development and gross floor area or nameplate generating capacity of such development, whichever unit of measure is applicable.
- 4.02 **Residential Calculation:** The residential development charges per dwelling unit set out in Schedule 1 to this by-law shall be imposed against residential uses of lands, buildings or structures, including dwelling units accessory to non-residential uses, and, in the case of a mixed-use building or structure, against the residential portion thereof, and calculated with respect to each of the applicable municipal services according to the type of dwelling unit.
- 4.03 **Non-Residential Calculation:** The non-residential development charges per unit of gross floor area or per 500 kilowatts of nameplate generating capacity, as the case may be, set out in Schedule 2 to this by-law shall be imposed against non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, against the non-residential portion thereof, and calculated with respect to each of the applicable municipal services according to the type of non-residential use.
- 4.04 **Timing of Calculation and Payment:** Development charges pertaining to a development shall, subject to the Act, be calculated as of, and shall be payable on:
- (a) in the case that a permit for the development is or will be withheld pursuant to subsection 3.06, the date of issuance of the permit; otherwise

(b) the date on which the first approval or action described in subsection 3.01 is granted or executed for the development.

- 4.05 **Override by the Act:** In the case of the Act rendering subsection 4.04 inoperable or inapplicable, the dates on which development charges pertaining to a development are calculated and made payable shall be determined by the Chief Building Official in accordance with the Act.
- 4.06 **Override by Section 27 Agreement:** Notwithstanding subsection 4.04 but only to the extent permitted by the Act, the dates on which development charges pertaining to a development are calculated and made payable may be determined by an agreement between the City and the owner required to pay the development charges, whereby the City may, to the extent permitted by the Act, register the agreement against the title of the land to which the development charges apply.
- 4.07 **Override by Prior Agreement:** The provisions of an agreement between the City and an owner setting out, based upon rates of development charges in effect prior to the coming into force of this by-law, the development charges and or services in lieu of development charges to be paid for or provided by the owner, shall override this by-law if the agreement was executed before the coming into force of this by-law.
- 4.08 **Collection as Property Taxes:** In accordance with subsection 32(1) of the Act, development charges that remain unpaid after they become payable by the subject owner shall be added to the tax roll and shall be collected from the owner in the same manner as property taxes.

5 Section 5: Development Charges Exemptions, Refunds and Credits

- 5.01 **Legislated Exemptions, Etcetera:** Provisions of the Act, including subsections 2(3.1) through 2(3.3), sections 3 through 4.4 and sections 26.1 through 26.3 thereof, which override this by-law so as to limit the quantum or otherwise impair the collection of development charges the City may, in any particular case, impose and collect pursuant to this by-law are:
- (a) in a declaratory sense only, recognized by the City as rules for the purposes of paragraph 9 of subsection 5(1) of the Act and paragraphs 1 and 2 of section 6 of the Act; and
 - (b) for greater certainty with respect to paragraph 3 of subsection 5(6) of the Act, not provided for by this by-law.
- 5.02 **Discretionary Exemptions:** Notwithstanding any other provision of this by-law, development charges shall not be imposed in respect of the development of:
- (a) a place of worship, non-profit hospice, public hospital, cemetery, burial site or crematorium, as defined in the Assessment Act;
 - (b) an agricultural building or structure; or

(c) a park model trailer.

- 5.03 **Refunds for Temporary Buildings or Structures:** Notwithstanding any other provision of this by-law, a temporary building or structure shall, on a retroactive basis, be considered not to have been development, and, therefore, an owner who paid development charges pertaining to a temporary building or structure shall be entitled to a refund of the development charges, without interest, if the owner demonstrates to the satisfaction of the Chief Building Official that the building or structure was indeed temporary.
- 5.04 **Redevelopment Credits:** Subject to subsection 5.05 but notwithstanding any other provision of this by-law, respecting a redevelopment of land, whereupon a building or structure on the same land was demolished or is to be demolished or converted from one principal use to another principal use, in whole or in part, in order to facilitate the redevelopment, the development charges pertaining to such a redevelopment shall, as determined by the Chief Building Official based on information he or she considers verifiable, be credited by:
- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential portion thereof, an amount calculated by multiplying the applicable development charge rate by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (b) in the case of a non-residential building or structure, or in the case of mixed-use building or structure, the non-residential portion thereof, an amount calculated by multiplying the applicable development charge rate by the gross floor area or nameplate generating capacity, whichever unit of measure is applicable, that has been or will be demolished or converted to another principal use.
- 5.05 **Restrictions on Redevelopment Credits:** A credit set against development charges pursuant to subsection 5.04 shall:
- (a) be determined in accordance with development charge rates that would otherwise apply if the provisions referred to in subsection 5.01 and imposed by 5.02 did not apply;
 - (b) notwithstanding paragraph (a) of this subsection, not exceed the amount of development charges otherwise payable pursuant to this by-law; and
 - (c) apply only if the building or structure or part thereof associated with the credit was, as determined by the Chief Building Official based on information he or she considers verifiable, capable of being occupied within the 5-year period or such longer period, as may be established by Council, prior to the date on which the development charges are calculated pursuant to this by-law.

- 5.06 **Credits Related to Expiration or Revocation of Permits:** Whereupon a permit has been issued for a development on land for which development charges have been paid, in the case that the permit expires or is revoked, the development charges shall not be refunded but instead shall be credited against any subsequent development charges that may become payable as a result of any subsequent approvals or actions described in subsection 3.01 being granted or executed in respect of the same land.
- 5.07 **Interpretation of Credits and Refunds:** For the purposes of paragraph 9 of subsection 5(1) of the Act, paragraph 3 of subsection 5(6) of the Act and paragraphs 1 through 3 of section 6 of the Act, and for greater certainty with respect to each of them, no credit against or refund of development charges provided for by subsections 5.03 through 5.06 shall be construed as any form of exemption, discount or similar measure designed to reduce development charges below the allowable quantum in any particular case.
- 5.08 **Agreement Potentially Required:** To the extent permitted by the Act, the City may require an owner liable for development charges to enter into an agreement with the City as a condition of obtaining the benefit of a provision referred to in subsection 5.01, whereby the City may, to the extent permitted by the Act, register the agreement against the title of the land to which the development charges apply.
- 5.09 **Onus on Owner:** The onus is on the owner liable for development charges to produce evidence to the satisfaction of the Chief Building Official that the owner is indeed entitled to any relief referred to in subsection 5.01 or any exemption, refund or credit provided for by subsections 5.02 through 5.06.

6 Section 6: Administrative Matters

- 6.01 **By-Law Administration:** The Chief Building Official and Manager of Corporate Assets are jointly responsible for the administration of this by-law, whereby the former position is responsible for day-to-day administration and the latter position is responsible for general administration and oversight.
- 6.02 **Restructuring of Reserve Fund:** For the purposes of section 33 of the Act, the City Treasurer shall, upon the coming into force of this by-law, restructure the consolidated development charges reserve fund as necessary into separate constituent reserve fund accounts bearing a one-to-one correspondence with the municipal services designated in subsection 2.01.
- 6.03 **Replenishment of Reserve Fund:** Respecting compliance with paragraph 3 of subsection 5(6) of the Act:
- (a) the City Treasurer shall, as much as financial records and resources will admit, ensure the development charges reserve fund is replenished annually from other City funds to correct for shortfalls in the development charges reserve fund arising from the provisions of subsection 5.02; and

(b) for the purposes of paragraph (a) of this subsection, the shortfalls in the development charges reserve fund arising from paragraphs (a), (b) and (c) of subsection 5.02 shall, respectively, be determined in accordance with the applicable rates of other non-residential, agricultural and residential development charges.

6.04 **Effect of Provisions Referred to in Subsection 5.01:** As subsection 5.01 is not subject to paragraph 3 of subsection 5(6) of the Act, the development charges reserve fund reconciliation included in any Development Charges Background Study prepared after the coming into force of this by-law shall, as much as financial records will admit, carry forward into the calculation of future development charges the shortfalls in the development charges reserve fund arising from the provisions referred to in subsection 5.01.

6.05 **No Phase-in of Development Charges:** For greater certainty, the development charges set out in Schedules 1 and 2 to this by-law shall not be phased in, and, subject to indexation in accordance with subsection 6.06, shall take effect upon the coming into force of this by-law.

6.06 **Indexation of Development Charges:** Starting on January 1, 2026, the Manager of Corporate Assets shall, without amendment to this by-law and as permitted by paragraph 10 of subsection 5(1) of the Act, annually index the development charges set out in Schedules 1 and 2 to this by-law in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, or any successor thereof, whereupon the indexed development charges shall take effect at 12:01am January 1 of the year during which they are to be in effect.

7 Section 7: Other Matters

7.01 **Schedules:** The following schedules to this by-law form part of this by-law:

(a) Schedule 1: Residential Development Charges;

(b) Schedule 2: Non-Residential Development Charges; and

(c) Schedule 3: Northwest Lindsay Development Area.

7.02 **Abbreviations and Symbols in Schedules 1 and 2:** The following equivalences apply to abbreviations and symbols appearing in Schedules 1 and 2 to this by-law:

(a) "\$" stands for dollars in Canadian currency;

(b) "/" stands for per;

(c) "Unit" stands for dwelling unit;

(d) "m²" stands for square metre or square metres, as context requires;

(e) “GFA” stands for gross floor area, measured in square metres;

(f) “NGC” stands for nameplate generating capacity, measured in kilowatts; and

(g) “KW” stands for kilowatt or kilowatts, as context requires.

7.03 **Concurrent and Subsequent By-Laws:** This by-law does not:

(a) impair any concurrent by-law imposing development charges, capital charges or similar charges within the City; or

(b) preclude the enactment of subsequent by-laws imposing development charges, capital charges or similar charges within the City.

7.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

7.05 **Registration on Title:** As permitted by section 42 of the Act, the City may register a certified copy of this by-law with the Land Registry Office, or any successor thereof, against title to any land to which this by-law applies.

7.06 **Effective Date and Expiry:** This by-law shall come into force at 12:01am January 1, 2026, and shall expire at 11:59pm December 31, 2035 unless it is repealed prior thereto.

7.07 **Repeal:** By-Law 2019-184 (A By-Law to Impose Development Charges in the City of Kawartha Lakes) is repealed upon the coming into force of this by-law.

By-law read a first, second and third time, and finally passed, this 18th day of November, 2025.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule 1: Residential Development Charges

The residential development charges imposed by this by-law shall be those set out in the following table by type of dwelling unit, subject to indexation:

Municipal Service	Single or Semi-Detached (\$/Unit)	Row or Multiple (\$/Unit)	Large Apartment (\$/Unit)	Small Apartment (\$/Unit)
Public Health	331	245	241	151
By-Law Enforcement	40	30	29	18
Parks and Recreation	3,903	2,894	2,841	1,775
Library	498	369	362	227
Growth-Related Studies	574	426	418	261
Fire	3,400	2,521	2,475	1,547
Fire-Rural	739	548	538	336
Paramedic	812	602	591	369
Police	1,873	1,389	1,363	852
Transit	654	485	476	298
Roads and Related	12,811	9,499	9,324	5,828
Water Treatment	21,111	15,653	15,365	9,603
Water Distribution	2,834	2,101	2,063	1,289
Wastewater Treatment	11,444	8,485	8,329	5,206
Wastewater Collection	7,412	5,496	5,395	3,372
Municipal Service Area	Single or Semi-Detached (\$/Unit)	Row or Multiple (\$/Unit)	Large Apartment (\$/Unit)	Small Apartment (\$/Unit)
Urban-Lindsay	67,697	50,195	49,272	30,796
Urban-NWT	60,285	44,699	43,877	27,424
Urban-Other	65,170	48,321	47,433	29,646
Rural-Ops	24,981	18,523	18,182	11,364
Rural-Other	23,108	17,134	16,819	10,512

Schedule 2: Non-Residential Development Charges

The non-residential development charges imposed by this by-law shall be those set out in the following table by type of non-residential development, subject to indexation:

Municipal Service	Electricity Generation (\$/500 KW of NGC)	Other Non-Residential (\$/m ² of GFA)
Public Health		0.54
By-Law Enforcement		0.22
Parks and Recreation		7.75
Library		0.97
Growth-Related Studies		3.98
Fire	3,400	20.13
Fire-Rural	739	2.26
Paramedic	812	4.63
Police	1,873	11.84
Transit		4.31
Roads and Related	12,811	74.81
Water Treatment		113.67
Water Distribution		15.28
Wastewater Treatment		61.46
Wastewater Collection		38.21
Municipal Service Area	Electricity Generation (\$/500 KW of NGC)	Other Non-Residential (\$/m ² of GFA)
Urban-Lindsay	18,896	357.79
Urban-NWT	18,896	319.58
Urban-Other	17,023	341.65
Rural-Ops	19,635	127.12
Rural-Other	17,762	115.28

Springdale Gardens

Phase 1
Phase 2

KAWARTHA LAKES
Local Municipality of Kawartha Lakes

Legend

- Flow Direction
- Area Boundary
- Proposed Sanitary Mainline
- Sanitary Subject Area
- Contributing to Sanitary Creek Sewer / Pumping Station
- Contributing to Gravity Sewer / Force Main
- Contributing to Force Main / Pumping Station

Table 1: Contributing to Sanitary Creek Sewer / Pumping Station

Sanitary Subject Area	Sanitary Subject Area	Sanitary Subject Area	Sanitary Subject Area	Sanitary Subject Area
151	152	153	154	155
156	157	158	159	160
161	162	163	164	165
166	167	168	169	170
171	172	173	174	175
176	177	178	179	180
181	182	183	184	185
186	187	188	189	190
191	192	193	194	195
196	197	198	199	200
201	202	203	204	205
206	207	208	209	210
211	212	213	214	215
216	217	218	219	220
221	222	223	224	225
226	227	228	229	230
231	232	233	234	235
236	237	238	239	240
241	242	243	244	245
246	247	248	249	250
251	252	253	254	255
256	257	258	259	260
261	262	263	264	265
266	267	268	269	270
271	272	273	274	275
276	277	278	279	280
281	282	283	284	285
286	287	288	289	290
291	292	293	294	295
296	297	298	299	300
301	302	303	304	305
306	307	308	309	310
311	312	313	314	315
316	317	318	319	320
321	322	323	324	325
326	327	328	329	330
331	332	333	334	335
336	337	338	339	340
341	342	343	344	345
346	347	348	349	350
351	352	353	354	355
356	357	358	359	360
361	362	363	364	365
366	367	368	369	370
371	372	373	374	375
376	377	378	379	380
381	382	383	384	385
386	387	388	389	390
391	392	393	394	395
396	397	398	399	400
401	402	403	404	405
406	407	408	409	410
411	412	413	414	415
416	417	418	419	420
421	422	423	424	425
426	427	428	429	430
431	432	433	434	435
436	437	438	439	440
441	442	443	444	445
446	447	448	449	450
451	452	453	454	455
456	457	458	459	460
461	462	463	464	465
466	467	468	469	470
471	472	473	474	475
476	477	478	479	480
481	482	483	484	485
486	487	488	489	490
491	492	493	494	495
496	497	498	499	500
501	502	503	504	505
506</				