



# Development Charges Update Study

Town of Tecumseh

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May 25, 2022

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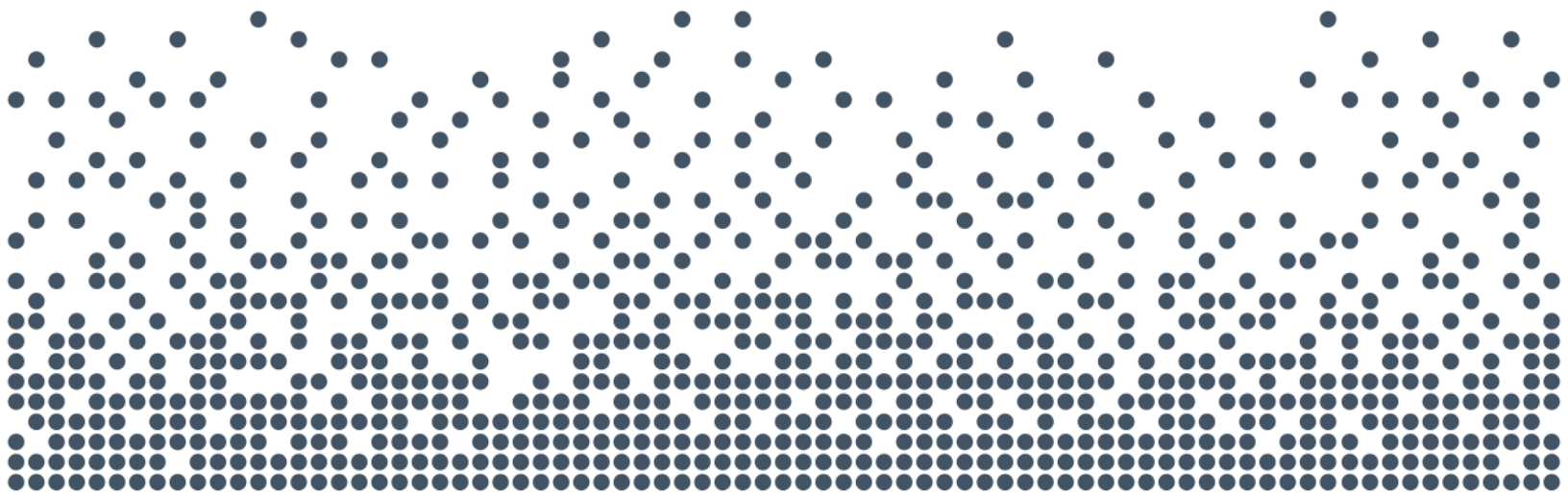
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# List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
C.B.C.	Community Benefits Charge
D.C.	Development Charges
D.C.A.	Development Charges Act



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Background

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The Town of Tecumseh imposes development charges (D.C.) to recover capital costs arising from the increase in need for services related to growth. The Town currently has a municipal-wide D.C. for the following services:

- Services related to a highway;
- Fire protection services;
- Police services;
- Indoor and outdoor recreation services;
- Library services;
- Administration studies; and
- Water services.

In addition to the above services, the Town also recovers wastewater costs in the Town's urban-serviced areas.

The basis for these D.C.s is documented in the "Town of Tecumseh Development Charges Background Study" dated June 13, 2019, which provided the supporting documentation for By-law 2019-63. The D.C. by-law came into effect September 1, 2019.

The Town's D.C.s have been indexed (in accordance with section 5.1 of the by-law) annually on January 1<sup>st</sup> and are currently 10.51% higher than the 2019 rates implemented under By-law 2019-63. The 2019 D.C.s (unindexed) are presented in Figure 1-1.

The purpose of this report is to update the current D.C. by-law in order to meet the requirements of the Development Charges Act (D.C.A.), as amended by Bill 108 (*More Homes, More Choice Act, 2019*), Bill 138 (*Plan to Build Ontario Act, 2019*), Bill 197 (*COVID-19 Economic Recovery Act, 2020*), and Bill 213 (*Better for People, Smarter for Business Act, 2020*). A full discussion on the amending legislation is provided in Chapter 2.



In addition, through further review of the anticipated growth and the planned capital works, refinements have been provided for fire protection services and administration (studies) to account for additional capital works that are required. Updates to costing for certain capital projects have been provided for fire protection services, parks and recreation services, and administration studies to reflect updated costing estimates.

A summary of the changes contained in this D.C. Update are provided below:

- The legislation has removed the mandatory deduction for all services that remain eligible in the D.C. For the Town, the 10% deduction may be removed for the following services:
  - Indoor and Outdoor Recreation Services (parks and recreation);
  - Library Services; and
  - Administration Studies (Growth Studies).
- Updates to include additional capital projects related to fire protection services and administration studies (growth studies), as well as costing updates for certain projects related to fire protection services, parks and recreation services, and administration studies (growth studies).
- An additional change brought forth through Bill-197 related to establishing classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. As a result of these changes to the D.C.A., this update report provides for administration studies (growth studies) as a class of services. Further discussion on classes of services is provided in Chapter 2.
- The regulations have provided for the following additional mandatory D.C. exemptions to be added to the Town's D.C. by-law:
  - Additional dwelling unit in new residential buildings (subject to various limitations outlined in the regulations); and
  - Development of land intended for use by a university that receives operating funds from the Government.
- Further changes related to the timing of payments for rental housing, institutional development, and non-profit development were proclaimed through Bill 108. Additionally, the D.C. for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval, shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment





application. These changes will be addressed in the amending by-law, discussed in Chapter 5 and provided in Appendix C.



Figure 1-1  
Town of Tecumseh  
2019 Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to a Highway	5,653	3,604	3,152	2,436	2,036	2.79
Fire Protection Services	294	187	164	127	106	0.14
Police Services	135	86	75	58	49	0.07
Indoor and Outdoor Recreation Services	4,045	2,579	2,256	1,743	1,457	0.29
Library Services	143	91	80	62	52	0.01
Administration Studies	1,129	720	629	487	407	0.71
Water Services	1,502	958	838	647	541	0.70
<b>Total Municipal Wide Services</b>	<b>12,901</b>	<b>8,225</b>	<b>7,194</b>	<b>5,560</b>	<b>4,648</b>	<b>4.71</b>
<b>Urban Services</b>						
Wastewater Services	4,571	2,914	2,549	1,970	1,646	2.01
<b>Total Urban Services</b>	<b>4,571</b>	<b>2,914</b>	<b>2,549</b>	<b>1,970</b>	<b>1,646</b>	<b>2.01</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>12,901</b>	<b>8,225</b>	<b>7,194</b>	<b>5,560</b>	<b>4,648</b>	<b>4.71</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>17,472</b>	<b>11,139</b>	<b>9,743</b>	<b>7,530</b>	<b>6,294</b>	<b>6.72</b>



## 1.2 Existing Policies (Rules)

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Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 2019-63.

## 1.3 Basis for the D.C. By-law Update

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This D.C. update study provides for an amendment to the Town's current D.C. by-law (By-law 2019-63) based on the legislative changes to the D.C.A. These include:

- Updating the D.C. analysis to remove the 10% mandatory deduction;
- Creating a class of service for Administration Studies (Growth Studies);
- Updating the D.C. policies in the by-law with respect to:
  - D.C. installment payments;
  - D.C. rate freeze;
  - Mandatory exemption for new ancillary units and universities; and
  - Updated definitions (which have been established as part of Bill 108/197).

Additionally, this study has updated the anticipated cost for projects related to fire protection services, parks and recreation services, and administration (growth studies). Additional capital projects required for growth related to fire protection services and administration (growth studies) have also been included in this D.C. update study.

Details on the changes to the calculation and by-law are presented in Chapter 4 and Chapter 5 of this report, respectively. The draft amending by-law is presented in Appendix C to this report.

## 1.4 Summary of the Process

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The public meeting required under section 12 of the D.C.A. has been scheduled for June 28, 2022. Its purpose is to present the update study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's D.C. by-law.

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
- Council consideration of the amending by-law on July 26, 2022.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process

Figure 1-2  
Schedule of Key D.C. Process Dates for the Town of Tecumseh

Project Milestone	Timing
1. Data collection, staff review, D.C. calculations and policy work	January to February 2022
2. Background study and proposed by-law available to public	May 25, 2022
3. Public meeting advertisement placed in newspaper(s)	No later than June 7, 2022
4. Public meeting of Council	June 28, 2022
5. Council considers adoption of background study and passage of by-law	July 26, 2022
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

## 1.5 Policy Recommendations

It is recommended that the Town's current D.C. policies, as identified in Appendix A of this report, be continued.

Additionally, the new policies as stated in Bill 108, Bill 138, Bill 197, Bill 213, and O. Reg. 454-19 are recommended to be included. This is discussed in further detail in Chapter 2 of this report.



# Chapter 2

## Changes to the D.C.A. Legislation



## 2. Changes to the D.C.A. Legislation

### 2.1 Bill 108 – *More Homes, More Choice Act, 2019*

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

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

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

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

**Changes to Eligible Services** – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new



community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

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

**Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act** – It was proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services (as noted below), in addition to parkland dedication and other types of costs formerly recovered under Section 37 of the Planning Act.

## **2.2 Bill 138 – *Plan to Build Ontario Together Act, 2019***

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

## **2.3 Bill 197 – *COVID-19 Economic Recovery Act, 2020***

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



### **2.3.1 D.C. Related Changes**

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

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

#### Classes of Services – D.C.

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





The amending legislation repealed and replaced the above with the four following subsections:

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

### 10% Mandatory Deduction

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

### 10-Year Planning Horizon

The “maximum” 10-year planning horizon requirement has been removed for all services except transit.

## **2.3.2 Community Benefit Charges (C.B.C.)**

While a Community Benefit Charge is not being considered within this report, a summary of the legislated changes is provided herein for information purposes.

### C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
- O.Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
  - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping



buildings which have a minimum height of five stories and contain no less than 10 residential units.

- Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
- Only one C.B.C. by-law may be in effect in a local municipality at a time.

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

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

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."

#### Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose.
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.



If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner retains may be used towards payment of that landowner's C.B.C.

## **2.4 Bill 213 – *Better for People, Smarter for Business Act, 2020***

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

Due to this, a revision to the exemptions section will be made in the proposed amending D.C. by-law.



# Chapter 3

## Anticipated Development



### 3. Anticipated Development

#### 3.1 Growth Forecast in the 2019 D.C. Study

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The 2019 D.C. study provided for the anticipated residential and non-residential growth within the Town of Tecumseh. The growth forecast associated with services included in the background study is provided in Figure 3-1 below:

Figure 3-1  
Town of Tecumseh  
2019 D.C. Background Study – Growth Forecast Summary

Measure	10 Year 2019-2028	20 Year 2019-2038	Buildout 2019-Buildout - Water	Urban Buildout 2019-Buildout - Wastewater
(Net) Population Increase	1,728	6,875	24,305	24,980
Residential Unit Increase	1,351	3,500	11,457	11,400
Non-Residential Gross Floor Area Increase (sq.ft.)	802,800	2,541,800	8,564,600	8,564,600

Source: Watson & Associates Economists Ltd. Forecast 2019

Note: buildout population derived from Tecumseh Water and Wastewater Master Plan, 2018 update

For the purposes of this D.C. update, the 2019 D.C. study growth forecast remains unchanged as the growth is anticipated to remain the same.

The County of Essex is currently undertaking an Official Plan Review, which may result in revised growth forecasts for the Town, particularly in light of recent economic development announcements that have occurred in the region. Any revised growth projections can be incorporated into the full update to the D.C. Background Study and By-law scheduled for 2024.



# Chapter 4

## Updates to the Town's D.C. Study



## 4. Updates to the Town's D.C. Study

As noted earlier, the Town's D.C. By-law (By-law 2019-63) came into effect on September 1, 2019, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2019 D.C. Study and by-law identified anticipated capital needs for recovery through D.C.s for Town-wide and urban-area services (wastewater services).

This chapter of the report discusses the removal of the 10% mandatory deduction for parks and recreation services (formerly indoor and outdoor recreation services), library services, and growth studies (formerly administration studies). A discussion is also provided on the establishment of a class of service for Growth Studies. Further, updates to capital needs for fire services, parks and recreation services, and growth studies are provided herein.

As this study represents an update to the 2019 D.C. Background Study, the capital costs are presented in 2019 dollars.

As part of a D.C. amendment, consideration must be given to the historical service level calculation to ensure that the service level ceiling has not been exceeded in the updated calculations. These calculations have been undertaken and are included in Appendix B to this report. No service level has been exceeded by the calculations provided herein.

### 4.1 Town-wide Services

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#### 4.1.1 Parks and Recreation Services

The Town currently collects for Parks and Recreation under Outdoor and Indoor Recreation Services. To align with the changes to the legislation, this service will be renamed Parks and Recreation Services.

As discussed earlier, the capital costs included for Parks and Recreation have been modified to remove the mandatory 10% deduction. Updated costing based on more recent estimates for the Pickleball Complex (Lacasse Park) were provided. The cost of this project has increased from \$500,000 to \$660,000 (in 2019 dollars). As there are no changes to the scope of the project, there are no modifications to the deductions related to this item.



Figure 4-1 provides for the updated capital project listing with the removal of the 10% deduction, and the updates to the costing for the Pickleball Complex (Lacasse Park). It is also noted that the timing for the Lakewood Park Master Plan Improvements has been updated from 2022 to 2023/2024. The total D.C. eligible amount being included in the calculations for Parks and Recreation Services is approximately \$5.26 million.

Through the updated service standards provided in Appendix B, the maximum D.C.-recoverable costs allowed to be included in the D.C. calculations for Parks and Recreation is \$5.42 million. The capital needs do not exceed the service standard ceiling.

Based on the Town's 2019 D.C. Study, as the predominant users of parks and recreation tend to be residents of the Town, the forecasted growth-related costs have been allocated 95% to residential and 5% to non-residential.

It is noted that Council approved amendments to the Parks Capital Work Plan in April 2022. The growth-related portion of these works are identified as part of the "Provision for Additional Recreation Space" in the capital listing and as such, the growth-related portion of these works will be funded through D.C.s.





Figure 4-1  
Town of Tecumseh  
Parks and Recreation Capital – Updated

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									95%	5%
1	McAuliffe Park Washroom Upgrades	2019	450,000	-		450,000	-	15,000	435,000	413,250	21,750
2	St Marys Park- Walkway	2019	10,000	-		10,000	-		10,000	9,500	500
3	Splash Pad McAuliffe Park	2020	300,000	-		300,000	-	30,000	270,000	256,500	13,500
4	PickleBall Complex Lacasse Park	2021	660,000	-		660,000	-	100,000	560,000	532,000	28,000
5	Lakewood Park Master Plan Improvements	2023-2024	2,150,000	-		2,150,000	-	100,000	2,050,000	1,947,500	102,500
6	Pickup	2024	35,000	-		35,000	-		35,000	33,250	1,750
7	RTV Utility Vehicle	2024	20,000	-		20,000	-		20,000	19,000	1,000
8	Riding Mower	2024	17,000	-		17,000	-		17,000	16,150	850
9	Provision for Additional Recreation Space	2019-2028	1,411,226	-		1,411,226	-		1,411,226	1,340,665	70,561
	Reserve Fund Adjustment		449,409			449,409	-		449,409	426,939	22,470
	<b>Total</b>		<b>5,502,635</b>	<b>-</b>	<b>-</b>	<b>5,502,635</b>	<b>-</b>	<b>245,000</b>	<b>5,257,635</b>	<b>4,994,753</b>	<b>262,882</b>

Grants, Subsidies, and Other Contribution amounts provided represent anticipated amounts from community fundraising



### **4.1.2 Library Services**

With respect to library services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-2 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Library provide a D.C.-eligible amount of approximately \$186,000. As the updated capital program includes a net recoverable cost of \$180,000, the growth-related costs are within the level of service ceiling.

Based on the Town's 2019 D.C. study, the growth-related capital costs have been allocated 95% residential and 5% non-residential. This is to acknowledge that although library usage is predominantly residential based, there is some use of the facilities by non-residential users.





### **4.1.3 Growth Studies**

Bill 197 introduced an amendment to the D.C.A. regarding the creation of classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. 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. 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.

In addition, 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).”

As a result of these changes to the D.C.A., this update study provides for the former “Administration Studies” to be categorized as a class of service entitled “Growth Studies.” Growth Studies provide for studies comprised of the following services:

- Water Services;
- Wastewater Services;
- Services Related to a Highway;
- Stormwater Services;
- Fire Protection Services;
- Police Services;
- Parks and Recreation Services; and
- Library Services.

Figure 4-3 depicts how the costs of studies are allocated across the services. For planning related studies, deductions have been applied to recognize the extent to which some studies relate to non-D.C.-eligible services. All planning studies have been allocated to the class of services in the following manner:

- Wastewater Services – 25%
- Water Services – 25%
- Services Related to a Highway – 25%



- Fire Protection Services – 5%
- Police Services – 5%
- Library Services – 5%
- Parks and Recreation Services – 10%

With respect to the capital cost of D.C. background studies, they have been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. background studies to each service:

- Wastewater Services – 54.2%;
- Water Services – 18.2%;
- Services Related to a Highway – 20.7%;
- Fire Protection Services – 1.7%;
- Police Services – 0.5%;
- Parks and Recreation Services – 4.5%; and
- Library Services – 0.2%.

In addition to the categorization of growth studies as a class of service, the mandatory 10% deduction has been removed for all growth studies.

Further, additional projects (highlighted in Figure 4-3) have been added. These projects include the D.C. Update Study as well as the Tecumseh Hamlet Servicing & Financing Study.

The following listing provides updates to the timing and capital costs of specific studies, based on updated estimates:

- Sanitary Sewer Model Update (2019): Cost increase from \$250,000 to \$300,000 and timing change from 2019 to 2019-2022;
- Sanitary Sewer Model Update (2024): Timing change from 2024 to 2027;
- Oldcastle Storm Drainage Master Plan (2020): Cost increase from \$450,000 to \$470,000 and timing change from 2020 to 2020-2022; and
- Fire Master Plan (2020): Cost increase from \$75,000 to \$90,000 and timing change from 2020 to 2022.

The total cost included in the D.C. calculations is \$2,545,187.



The capital costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population to employment for the 10-year forecast period, consistent with the 2019 D.C. Background Study.



**Figure 4-3  
Town of Tecumseh  
Growth Studies Capital – Updated**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which the Project Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	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	Total	Residential Share 68%	Non-Residential Share 32%
	<b>2019-2028</b>											
<b>1</b>	<b>Water/Wastewater Master Plan Update</b>											
1A	Water/Wastewater Master Plan Update	Water Services	2019	57,500	-		57,500	-		57,500	39,100	18,400
1B	Water/Wastewater Master Plan Update	Wastewater Services	2019	57,500	-		57,500	-		57,500	39,100	18,400
	<b>Subtotal</b>			<b>115,000</b>	<b>-</b>	<b>-</b>	<b>115,000</b>	<b>-</b>	<b>-</b>	<b>115,000</b>	<b>78,200</b>	<b>36,800</b>
<b>2</b>	<b>Water/Wastewater Master Plan Update</b>											
2A	Water/Wastewater Master Plan Update	Water Services	2028	60,000	6,000		54,000	-		54,000	36,720	17,280
2B	Water/Wastewater Master Plan Update	Wastewater Services	2028	60,000	6,000		54,000	-		54,000	36,720	17,280
	<b>Subtotal</b>			<b>120,000</b>	<b>12,000</b>	<b>-</b>	<b>108,000</b>	<b>-</b>	<b>-</b>	<b>108,000</b>	<b>73,440</b>	<b>34,560</b>
3	8th Concession Trunk Sanitary Sewer Outlet, Servicing Strategy	Wastewater Services	2019	120,000	12,000		108,000	90,000		18,000	12,240	5,760
4	Sanitary Sewer Model Update	Wastewater Services	2019-2022	300,000	-		300,000	270,000		30,000	20,400	9,600
5	Sanitary Sewer Model Update	Wastewater Services	2027	125,000	-		125,000	112,500		12,500	8,500	4,000
6	Tecumseh Storm Drainage Master Plan	Stormwater Services	2019	610,000	-		610,000	579,500		30,500	20,740	9,760
7	Oldcastle Storm Drainage Master Plan	Stormwater Services	2020-2022	470,000	-		470,000	329,000		141,000	95,880	45,120
<b>8</b>	<b>Tecumseh Hamlet Servicing &amp; Financing Study</b>											
8A	Tecumseh Hamlet Servicing & Financing Study	Water Services	2022	212,500	-		212,500	21,300		191,200	130,016	61,184
8B	Tecumseh Hamlet Servicing & Financing Study	Wastewater Services	2022	212,500	-		212,500	21,300		191,200	130,016	61,184
8C	Tecumseh Hamlet Servicing & Financing Study	Stormwater Services	2022	212,500	-		212,500	21,300		191,200	130,016	61,184
8D	Tecumseh Hamlet Servicing & Financing Study	Services Related to a Highway	2022	212,500	-		212,500	21,300		191,200	130,016	61,184
	<b>Subtotal</b>			<b>850,000</b>	<b>-</b>	<b>-</b>	<b>850,000</b>	<b>85,200</b>	<b>-</b>	<b>764,800</b>	<b>520,064</b>	<b>244,736</b>
8	Development Standards Manual	Services Related to a Highway	2019	50,000	-		50,000	-		50,000	34,000	16,000
9	Transportation Master Plan Update	Services Related to a Highway	2027	125,000	-		125,000	31,300		93,700	63,716	29,984
10	Fire Master Plan	Fire Protection Services	2022	90,000	-		90,000	15,000		75,000	51,000	24,000



Figure 4-3 (Cont'd)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which the Project Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	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	Total	Residential Share	Non-Residential Share
2019-2028										68%	32%	
11	<b>Development Charge Background Study</b>											
11A	Development Charge Background Study	Services Related to a Highway	2019	8,732	-		8,732	-		8,732	5,938	2,794
11B	Development Charge Background Study	Fire Protection Services	2019	709	-		709	-		709	482	227
11C	Development Charge Background Study	Police Services	2019	209	-		209	-		209	142	67
11D	Development Charge Background Study	Parks and Recreation Services	2019	1,879	-		1,879	-		1,879	1,278	601
11E	Development Charge Background Study	Library Services	2019	64	-		64	-		64	44	21
11F	Development Charge Background Study	Water Services	2019	7,630	-		7,630	-		7,630	5,189	2,442
11G	Development Charge Background Study	Wastewater Services	2019	22,776	-		22,776	-		22,776	15,488	7,288
	<b>Subtotal</b>			<b>42,000</b>	-	-	<b>42,000</b>	-	-	<b>42,000</b>	<b>28,560</b>	<b>13,440</b>
12	<b>Development Charge Background Study</b>											
12A	Development Charge Background Study	Services Related to a Highway	2024	10,396	-		10,396	-		10,396	7,069	3,327
12B	Development Charge Background Study	Fire Protection Services	2024	844	-		844	-		844	574	270
12C	Development Charge Background Study	Police Services	2024	248	-		248	-		248	169	80
12D	Development Charge Background Study	Parks and Recreation Services	2024	2,237	-		2,237	-		2,237	1,521	716
12E	Development Charge Background Study	Library Services	2024	77	-		77	-		77	52	25
12F	Development Charge Background Study	Water Services	2024	9,084	-		9,084	-		9,084	6,177	2,907
12G	Development Charge Background Study	Wastewater Services	2024	27,114	-		27,114	-		27,114	18,438	8,677
	<b>Subtotal</b>			<b>50,000</b>	-		<b>50,000</b>	-		<b>50,000</b>	<b>34,000</b>	<b>16,000</b>
13	<b>Development Charge Background Study Update Study</b>											
13A	Development Charge Background Study Update Study	Services Related to a Highway	2022	2,599	-		2,599	-		2,599	1,767	832
13B	Development Charge Background Study Update Study	Fire Protection Services	2022	211	-		211	-		211	143	68
13C	Development Charge Background Study Update Study	Police Services	2022	62	-		62	-		62	42	20
13D	Development Charge Background Study Update Study	Parks and Recreation Services	2022	559	-		559	-		559	380	179
13E	Development Charge Background Study Update Study	Library Services	2022	19	-		19	-		19	13	6
13F	Development Charge Background Study Update Study	Water Services	2022	2,271	-		2,271	-		2,271	1,544	727
13G	Development Charge Background Study Update Study	Wastewater Services	2022	6,779	-		6,779	-		6,779	4,609	2,169
	<b>Subtotal</b>			<b>12,500</b>	-	-	<b>12,500</b>	-	-	<b>12,500</b>	<b>8,500</b>	<b>4,000</b>
14	Parks, Trails and Recreation Master Plan	Parks and Recreation Services	2025	91,700	-		91,700	45,900		45,800	31,144	14,656





Figure 4-3 (Cont'd)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which the Project Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	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	Total	Residential Share 68%	Non-Residential Share 32%
	<b>2019-2028</b>											
15	<b>Official Plan - New</b>											
15A	Official Plan - New	Services Related to a Highway	2019	5,625	-	563	5,063	1,400		3,663	2,491	1,172
15B	Official Plan - New	Fire Protection Services	2019	1,125	-	113	1,013	300		713	485	228
15C	Official Plan - New	Police Services	2019	1,125	-	113	1,013	300		713	485	228
15D	Official Plan - New	Parks and Recreation Services	2019	2,250	-	225	2,025	600		1,425	969	456
15E	Official Plan - New	Library Services	2019	1,125	-	113	1,013	300		713	485	228
15F	Official Plan - New	Water Services	2019	5,625	-	563	5,063	1,400		3,663	2,491	1,172
15G	Official Plan - New	Wastewater Services	2019	5,625	-	563	5,063	1,400		3,663	2,491	1,172
	<b>Subtotal</b>			<b>22,500</b>	-	<b>2,250</b>	<b>20,250</b>	<b>5,700</b>	-	<b>14,550</b>	<b>9,894</b>	<b>4,656</b>
16	<b>CIP Plan - 10-year Review</b>											
16A	CIP Plan - 10-year Review	Services Related to a Highway	2026	6,250	-	1,563	4,688	1,600		3,088	2,100	988
16B	CIP Plan - 10-year Review	Fire Protection Services	2026	1,250	-	313	938	300		638	434	204
16C	CIP Plan - 10-year Review	Police Services	2026	1,250	-	313	938	300		638	434	204
16D	CIP Plan - 10-year Review	Parks and Recreation Services	2026	2,500	-	625	1,875	600		1,275	867	408
16E	CIP Plan - 10-year Review	Library Services	2026	1,250	-	313	938	300		638	434	204
16F	CIP Plan - 10-year Review	Water Services	2026	6,250	-	1,563	4,688	1,600		3,088	2,100	988
16G	CIP Plan - 10-year Review	Wastewater Services	2026	6,250	-	1,563	4,688	1,600		3,088	2,100	988
	<b>Subtotal</b>			<b>25,000</b>	-	<b>6,250</b>	<b>18,750</b>	<b>6,300</b>	-	<b>12,450</b>	<b>8,466</b>	<b>3,984</b>
17	<b>Tecumseh Hamlet Secondary Plan</b>											
17A	Tecumseh Hamlet Secondary Plan	Services Related to a Highway	2022	9,250	-	925	8,325	900		7,425	5,049	2,376
17B	Tecumseh Hamlet Secondary Plan	Fire Protection Services	2022	1,850	-	185	1,665	200		1,465	996	469
17C	Tecumseh Hamlet Secondary Plan	Police Services	2022	1,850	-	185	1,665	200		1,465	996	469
17D	Tecumseh Hamlet Secondary Plan	Parks and Recreation Services	2022	3,700	-	370	3,330	400		2,930	1,992	938
17E	Tecumseh Hamlet Secondary Plan	Library Services	2022	1,850	-	185	1,665	200		1,465	996	469
17F	Tecumseh Hamlet Secondary Plan	Water Services	2022	9,250	-	925	8,325	900		7,425	5,049	2,376
17G	Tecumseh Hamlet Secondary Plan	Wastewater Services	2022	9,250	-	925	8,325	900		7,425	5,049	2,376
	<b>Subtotal</b>			<b>37,000</b>	-	<b>3,700</b>	<b>33,300</b>	<b>3,700</b>	-	<b>29,600</b>	<b>20,128</b>	<b>9,472</b>
	Reserve Fund Adjustment			899,787	-		899,787	-		899,787	611,855	287,932
	<b>Total</b>			<b>4,155,487</b>	<b>24,000</b>	<b>12,200</b>	<b>4,119,287</b>	<b>1,574,100</b>	-	<b>2,545,187</b>	<b>1,730,727</b>	<b>814,460</b>



#### **4.1.4 Fire Protection Services**

While undertaking this D.C. update study, it was noted by staff that there was a need to update the capital needs for fire services to include additional growth-related vehicles and equipment. The following capital projects were added for fire protection services:

##### Vehicles:

- Deputy Chief Compliance Vehicle - \$75,000
- Fire Prevention Officer Vehicle – \$50,000
- High Water Rescue Vehicle – \$200,000
- Squad 2 Mini Pumper – \$300,000

##### Small Equipment and Gear:

- Equipment for Additional Fire Prevention Officer \$20,000
- Equipment for Additional Deputy Fire Chief - \$20,000

Further, the costing for Truck 1 – Aerial has been updated from \$1.6 million to \$1.7 million.

Note: although no changes are provided for fire facilities, the capital needs worksheet has been included to identify all capital costs included in the calculations.

The updated service standard calculation for fire services is provided in Appendix B. The total D.C. eligible amount for fire vehicles is approximately \$1.32 million. As the total costs included in the D.C. calculation for fire vehicles total \$918,000, the capital needs are within the service standard cap. Further, the needs for small equipment and gear are also within the service standard upper limit as the D.C. eligible amount is \$270,600, whereas the total cost included in the D.C. calculation is \$76,000.

The capital costs have been allocated 71% residential and 29% non-residential based on the incremental growth in population to employment for the 20-year forecast period, consistent with the 2019 D.C. Background Study.



Figure 4-5  
Town of Tecumseh  
Fire Facilities Capital – Updated

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
1	Station 1 Office and Truck Bay Addition	2022-2024	1,260,000	-		1,260,000	-		1,260,000	894,600	365,400
	Reserve Fund Adjustment						269,844		(269,844)	(191,589)	(78,255)
	<b>Total</b>		<b>1,260,000</b>	<b>-</b>	<b>-</b>	<b>1,260,000</b>	<b>269,844</b>	<b>-</b>	<b>990,156</b>	<b>703,011</b>	<b>287,145</b>



Figure 4-6  
Town of Tecumseh  
Fire Vehicles Capital – Updated

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
1	Truck 1 - Aerial (Replace/upgrade)	2022	1,700,000	-		1,700,000	1,353,000		347,000	246,370	100,630
2	Deputy Chief Compliance - Vehicle	2022	75,000	-		75,000	-		75,000	53,250	21,750
3	Additional FPO - vehicle	2023	50,000	-		50,000	-		50,000	35,500	14,500
4	High Water Rescue Vehicle	2022	200,000	-		200,000	-		200,000	142,000	58,000
5	Squad 2 Mini Pumper	2025	300,000	-		300,000	54,500		245,500	174,305	71,195
	<b>Total</b>		<b>2,325,000</b>	<b>-</b>	<b>-</b>	<b>2,325,000</b>	<b>1,407,500</b>	<b>-</b>	<b>917,500</b>	<b>651,425</b>	<b>266,075</b>



Figure 4-7  
Town of Tecumseh  
Fire Small Equipment and Gear Capital - Updated

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
1	Additional Firefighters (6)	2020-2033	36,000	-		36,000	-		36,000	25,560	10,440
2	Additional Fire Prevention Officer	2022	20,000	-		20,000	-		20,000	14,200	5,800
3	Additional Deputy Fire Chief - Compliance	2022	20,000	-		20,000	-		20,000	14,200	5,800
	<b>Total</b>		<b>76,000</b>	<b>-</b>	<b>-</b>	<b>76,000</b>	<b>-</b>	<b>-</b>	<b>76,000</b>	<b>53,960</b>	<b>22,040</b>



## 4.2 D.C. By-law Revised Schedule of Charges

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### 4.2.1 Updated D.C. Calculation (2019\$)

The following tables provide the updated D.C. calculations based on the revised capital needs discussed in Section 4.1. Changes from the 2019 D.C. study are highlighted in the tables.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Section 4.1 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5 to the 2019 D.C. background study) to calculate the charge in Figures 4-8 and 4-9.

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

Note: the following tables reflect the D.C. calculation tables from Chapter 6 of the 2019 D.C. Background Study. Only tables that have revisions or changes have been included below. Where changes have been made, the appropriate figures have been highlighted.



Figure 4-8  
Town of Tecumseh  
Updated Fire D.C. Calculations  
2019 to 2038

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Services Related to a Highway</u>				
3.1 Roads	16,025,526	6,545,637	5,223	2.58
3.2 Depots and Domes	610,600	249,400	199	0.10
3.3 PW Rolling Stock	710,000	290,000	231	0.11
	17,346,126	7,085,037	5,653	2.79
4. <u>Fire Protection Services</u>				
4.1 Fire facilities	703,011	287,145	229	0.11
4.2 Fire vehicles	651,425	266,075	212	0.10
4.3 Small equipment and gear	53,960	22,040	18	0.01
	1,408,396	575,260	459	0.22
5. <u>Police Services</u>				
5.1 Police facilities	414,640	169,360	135	0.07
	414,640	169,360	135	0.07
<b>TOTAL</b>	<b>\$19,169,161</b>	<b>\$7,829,658</b>	<b>\$6,247</b>	<b>\$3.08</b>
D.C.-Eligible Capital Cost	\$19,169,161	\$7,829,658		
20-Year Gross Population/GFA Growth (sq.ft.)	9,372	2,541,800		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,045.37</b>	<b>\$3.08</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.054	\$6,247		
Other Multiples	1.947	\$3,982		
Apartments - 2 Bedrooms +	1.703	\$3,483		
Apartments - Bachelor and 1 Bedroom	1.316	\$2,692		
Special Care/Special Dwelling Units	1.100	\$2,250		

*Note: the table presented above reflects Table 6-3 from the Town's 2019 D.C. Background Study. Where changes have occurred to D.C. eligible costs, the corresponding service areas have been highlighted.*



Figure 4-9  
Town of Tecumseh  
D.C. Calculations – 10-year Services  
2019 to 2028

SERVICE/CLASS OF SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Parks and Recreation Services</u>				
6.1 Parkland development, amenities, trails, vehicles, and indoor recreation facilities	4,994,753	262,882	4,635	0.33
	4,994,753	262,882	4,635	0.33
7. <u>Library Services</u>				
7.1 Library facilities	171,000	9,000	159	0.01
	171,000	9,000	159	0.01
8. <u>Growth Studies</u>				
8.1 Services Related to a Highway	390,031	183,544	362	0.23
8.2 Fire Protection Services	83,706	39,391	78	0.05
8.3 Police Services	3,507	1,650	3	-
8.4 Parks and Recreation Services	59,015	27,772	55	0.03
8.5 Library Services	3,129	1,473	3	-
8.6 Water Services	353,277	166,248	328	0.21
8.7 Wastewater Services	456,553	214,848	423	0.27
8.8 Stormwater Services	381,509	179,534	354	0.22
	1,730,727	814,460	1,606	1.01
<b>TOTAL</b>	<b>6,896,480</b>	<b>\$1,086,342</b>	<b>\$6,400</b>	<b>\$1.35</b>
D.C.-Eligible Capital Cost	\$6,896,480	\$1,086,342		
10-Year Gross Population/GFA Growth (sq.ft.)	3,291	802,800		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,095.56</b>	<b>\$1.35</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.054	\$6,400		
Other Multiples	1.947	\$4,080		
Apartments - 2 Bedrooms +	1.703	\$3,569		
Apartments - Bachelor and 1 Bedroom	1.316	\$2,758		
Special Care/Special Dwelling Units	1.100	\$2,306		

*Note: the table presented above reflects Table 6-4 from the Town's 2019 D.C. Background Study. Where changes have occurred to D.C. eligible costs, the corresponding service areas have been highlighted.*

Figures 4-10 and 4-11 compare the amended charges with the D.C. rates presented in By-law 2019-63. The comparison is provided for single detached dwellings on a per unit basis and for non-residential floor space on a per square foot basis (2019 \$ values).





Figure 4-10  
Town of Tecumseh  
Comparison of Existing and Amending Residential (Single Detached Unit) D.C. (2019\$)

Service	Current (By-law 2019-63) (2019\$)	Calculated (D.C. Update) (2019\$)
<b>Town-wide Services:</b>		
Services Related to a Highway	5,653	5,653
Fire Protection Services	294	459
Police Services	135	135
Parks and Recreation Services	4,045	4,635
Library Services	143	159
Growth Studies	1,129	1,606
Water Services	1,502	1,502
<b>Total Municipal Wide Services</b>	<b>12,901</b>	<b>14,149</b>
<b>Urban Area Services:</b>		
Wastewater Services	4,571	4,571
<b>Total Urban Areas Services</b>	<b>4,571</b>	<b>4,571</b>
<b>Grand Total - Urban Area</b>	<b>17,472</b>	<b>18,720</b>

Figure 4-11  
Town of Tecumseh  
Comparison of Existing and Amending Non-Residential D.C. (2019\$)

Service	Current (By-law 2019-63) (2019\$)	Calculated (D.C. Update) (2019\$)
<b>Town-wide Services:</b>		
Services Related to a Highway	2.79	2.79
Fire Protection Services	0.14	0.22
Police Services	0.07	0.07
Parks and Recreation Services	0.29	0.33
Library Services	0.01	0.01
Growth Studies	0.71	1.01
Water Services	0.70	0.70
<b>Total Municipal Wide Services</b>	<b>4.71</b>	<b>5.13</b>
<b>Urban Area Services:</b>		
Wastewater Services	2.01	2.01
<b>Total Urban Areas Services</b>	<b>2.01</b>	<b>2.01</b>
<b>Grand Total - Urban Area</b>	<b>6.72</b>	<b>7.14</b>



#### **4.2.2 Revised D.C. Rates (2019\$ and 2022\$)**

Based on the calculations above, the Town-wide D.C. (in 2019\$) is calculated to increase from \$17,472 to \$18,720 per single detached unit and increase from \$6.72 to \$7.14 per square foot for non-residential development.

Figure 4-12 provides for the updated D.C.s in 2019 values, as the study was originally completed in 2019. This figure would be included as the amending schedule to the D.C. by-law. Figure 4-13 provides for the indexed 2022 values as the Town's current D.C.s have been indexed by 10.51% since the passage of the D.C. by-law.



Figure 4-12  
Town of Tecumseh  
Updated D.C. Schedule (2019\$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to a Highway	5,653	3,604	3,152	2,436	2,036	2.79
Fire Protection Services	459	293	256	198	165	0.22
Police Services	135	86	75	58	49	0.07
Parks and Recreation Services	4,635	2,955	2,585	1,997	1,669	0.33
Library Services	159	101	89	69	57	0.01
Growth Studies	1,606	1,024	896	692	578	1.01
Water Services	1,502	958	838	647	541	0.70
<b>Total Municipal Wide Services</b>	<b>14,149</b>	<b>9,021</b>	<b>7,891</b>	<b>6,097</b>	<b>5,095</b>	<b>5.13</b>
<b>Urban Services</b>						
Wastewater Services	4,571	2,914	2,549	1,970	1,646	2.01
<b>Total Urban Services</b>	<b>4,571</b>	<b>2,914</b>	<b>2,549</b>	<b>1,970</b>	<b>1,646</b>	<b>2.01</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>14,149</b>	<b>9,021</b>	<b>7,891</b>	<b>6,097</b>	<b>5,095</b>	<b>5.13</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>18,720</b>	<b>11,935</b>	<b>10,440</b>	<b>8,067</b>	<b>6,741</b>	<b>7.14</b>



Figure 4-13  
Town of Tecumseh  
Updated D.C. Schedule (2022\$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to a Highway	6,247	3,983	3,483	2,692	2,250	3.08
Fire Protection Services	507	324	283	219	182	0.24
Police Services	150	95	83	65	54	0.08
Parks and Recreation Services	5,122	3,266	2,857	2,207	1,844	0.36
Library Services	176	112	98	76	63	0.01
Growth Studies	1,775	1,132	990	765	639	1.12
Water Services	1,660	1,059	926	715	598	0.77
<b>Total Municipal Wide Services</b>	<b>15,637</b>	<b>9,969</b>	<b>8,720</b>	<b>6,739</b>	<b>5,630</b>	<b>5.67</b>
<b>Urban Services</b>						
Wastewater Services	5,051	3,220	2,816	2,177	1,819	2.22
<b>Total Urban Services</b>	<b>5,051</b>	<b>3,220</b>	<b>2,816</b>	<b>2,177</b>	<b>1,819</b>	<b>2.22</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>15,637</b>	<b>9,969</b>	<b>8,720</b>	<b>6,739</b>	<b>5,630</b>	<b>5.67</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>20,688</b>	<b>13,189</b>	<b>11,536</b>	<b>8,916</b>	<b>7,449</b>	<b>7.89</b>



# Chapter 5

## Updates to the D.C. By-law



## 5. Updates to the D.C. By-law

As summarized in Chapter 2, the D.C. by-law will require several updates to conform with the D.C.A., as amended.

With respect to the “Time of Calculation and Payment” section of the by-law, the following refinements are to be included:

- Six equal annual D.C. payments commencing at occupancy for Rental Housing and Institutional Developments;
- Non-profit Housing Developments will be allowed to pay their D.C.s in 21 equal annual payments;
- The D.C. amount for all developments occurring within 2 years of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the site plan or zoning by-law amendment application; and

Instalment payments and payments determined at the time of site plan or zoning by-law amendment application are subject to annual interest charges. The annual interest rate to be imposed is defined in the Town’s Development Charge Interest Rate Policy.

For the purposes of administering the by-law, the following definitions are provided as per O. Reg. 454-19:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c) by any of the following post-secondary institutions for the objects of the institution:
  - i. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,



- ii. a college or university federated or affiliated with a university described in subclause (i), or
  - iii. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;
- d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Non-profit Housing Development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.

In addition to the changes provided above, the following definition for “Class” will be provided:

“Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act.

With respect to exemptions, the following will be included as per O. Reg. 454-19:

No development charge shall be payable where the development:

- is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997; and
- is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997.



With respect to exemptions, the following will be included as per Bill 213:

- 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 is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Other new definitions have been included in the draft by-law to incorporate language being used in the amended legislation, they include definitions such as Accessory Dwelling; Ancillary Residential Building, Hospice, Site; etc.

Additionally, the mandatory 50% industrial expansion has been revised to allow for expansions to include any industrial structure on the site.





# Chapter 6

## Recommendations



## 6. Recommendations

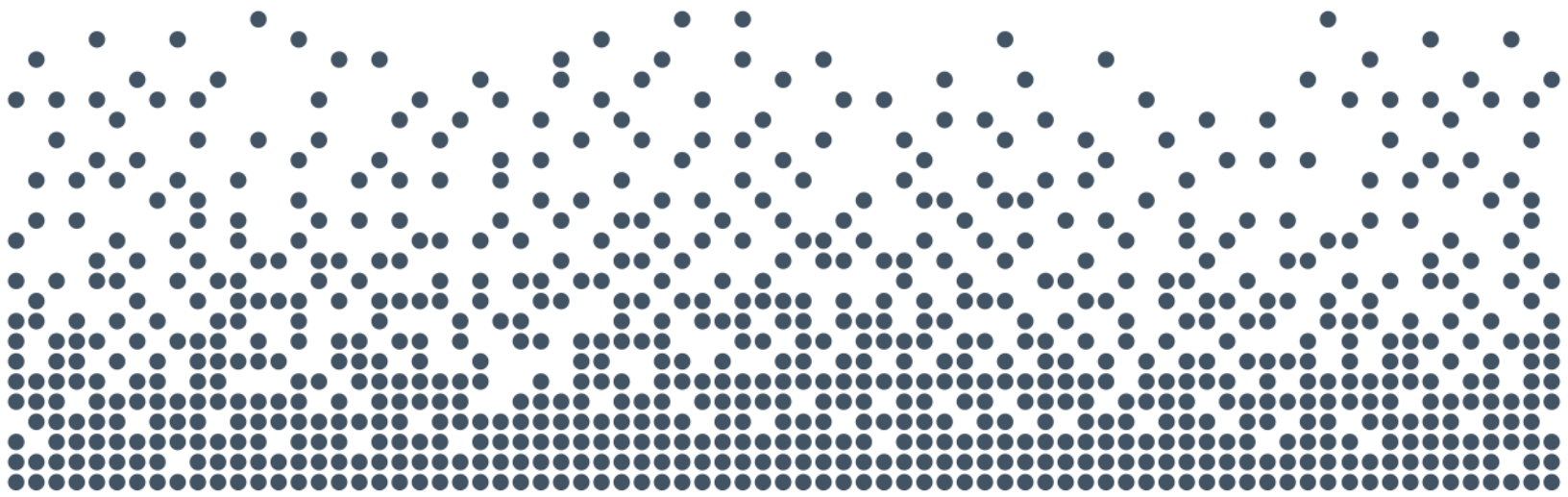
It is recommended that Council:

“Approve the Development Charges Update Study dated May 25, 2022”;

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated May 25, 2022”;

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

“Approve the Amending Development Charge By-law as set out in Appendix C”.



# Appendices



# Appendix A

## Existing Policies under By-law 2019-63



# Appendix A: Existing Policies under By-law 2019-63

The following subsections set out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 2019-63, in accordance with the D.C.A.

## **Approvals for Development**

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

- a) the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the Planning Act, R.S.O. 1990;
- b) the approval of a minor variance under Section 45 of the Planning Act, S.O. 1990;
- c) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act, R.S.O. 1990, applies;
- d) the approval of a plan of subdivision under Section 51 of the Planning Act;
- e) a consent under Section 53 of the Planning Act;
- f) the approval of a description under Section 50 of the Condominium Act, R.S.O. 1990; or
- g) the issuing of a permit under the Building Code Act S.O. 1990, in relation to a building or structure.

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

The calculation for residential development is generated on a per capita basis and is based upon different forms of housing types (single and semi-detached, apartments with two or more bedrooms, one-bedroom apartments and bachelors, multiples, and special care/special dwelling units). The total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach acknowledges



that service capacity will be “freed up” by the population decline in existing units. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated based on a per square foot of gross floor area basis.

### **Reduction of Development Charges for Redevelopment**

If a development involves the demolition of 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:

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

The redevelopment 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 six 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.

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

The following are exempted from D.C.s:

- Statutory exemptions
  - a) Industrial building additions of up to and including 50% of the existing gross floor area (defined in O. Reg. 82/98, s. 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3)) of the D.C.A (note, this applies to the first 50% only);
  - b) buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s. 3); and
  - c) residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).



- Non-statutory exemptions
  - Non-residential farm buildings constructed for bona fide farming uses

## **Indexing**

The D.C.s imposed shall be adjusted annually, without amendment to the by-law, based on the prescribed index in the D.C.A. on January 1, commencing on January 1, 2020.

## **By-law Duration**

The by-law will expire on August 31, 2024, unless it is repealed by Council at an earlier date.

## **Timing of D.C. Payments**

D.C.s imposed under the by-law are calculated, payable and collected upon issuance of building permit for the development.

Despite the above, Council from time to time, and at any time, may enter into Agreements providing for all or any part of the D.C. to be paid before or after it would otherwise be payable, in accordance with section 27 of the D.C.A.



# Appendix B

## Service Standards





# Appendix B: Service Standards

Table B-1  
 Summary of Service Standards as per the Development Charges Act, 1997, as Amended  
 For Services Revised in this 2022 Update Study (2019\$)

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$6,991.90	0.0036	km of roadways	1,942,194	per lane km	48,069,313
	Sidewalks	\$259.40	1.5677	Linear metres of sidewalks	165	per km	1,783,375
	Traffic Signals & Streetlights	\$582.20	0.0344	No. of Traffic Signals	16,924	per signal	4,002,625
	Services Related to a Highway - Depots and Domes	\$126.01	1.0209	sq.ft. of building area	123	per sq.ft.	866,319
	Services Related to a Highway - Vehicles	\$153.41	0.0019	No. of vehicles and equipment	80,742	per vehicle	1,054,694
Fire	Fire Facilities	\$234.99	0.5781	sq.ft. of building area	406	per sq.ft.	1,615,556
	Fire Vehicles	\$192.52	0.0004	No. of vehicles	481,300	per vehicle	1,323,575
	Fire Small Equipment and Gear	\$39.36	0.0075	No. of equipment and gear	5,248	per Firefighter	270,600
Police	Police Facilities	\$85.04	0.2369	sq.ft. of building area	359	per sq.ft.	584,650
Parks and Recreation	Parkland Development	\$706.14	0.0155	Acres of Parkland	45,557	per acre	1,220,210
	Parkland Amenities	\$662.92	0.0198	No. of parkland amenities	33,481	per amenity	1,145,526
	Parks Vehicles and Equipment	\$60.94	0.0025	No. of vehicles and equipment	24,376	per vehicle	105,304
	Indoor Recreation Facilities	\$1,704.06	5.1919	sq.ft. of building area	328	per sq.ft.	2,944,616
Library	Library Facilities	\$107.86	0.3852	sq.ft. of building area	280	per sq.ft.	186,382

*Note: Relative to the Town's 2019 D.C. Background Study, only the highlighted sections of the above table have been updated through this study.*



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station # 1	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	\$284	\$351
Station # 2	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	6,088	\$274	\$485
Station # 2 Training Building (Smoke House)	800	800	800	800	800	800	800	800	800	800	\$48	\$55
Station # 2 Training Tower	-	112	112	112	112	112	112	112	112	112	\$1,720	\$1,720
Station # 2 Confined Space Training Facility	-	-	-	-	1	1	1	1	1	1	\$50,600	\$50,600
<b>Total</b>	<b>13,368</b>	<b>13,480</b>	<b>13,480</b>	<b>13,480</b>	<b>13,481</b>	<b>13,481</b>	<b>13,481</b>	<b>13,481</b>	<b>13,481</b>	<b>13,481</b>		

Population	23,469	23,348	23,270	23,162	23,228	23,288	23,306	23,308	23,311	23,300
Per Capita Standard	0.5696	0.5774	0.5793	0.5820	0.5804	0.5789	0.5784	0.5784	0.5783	0.5786

10 Year Average	2012-2021
Quantity Standard	0.5781
Quality Standard	\$406
Service Standard	\$235

D.C. Amount (before deductions)	20 Year
Forecast Population	6,875
\$ per Capita	\$235
Eligible Amount	\$1,615,556

Note: The Confined Space Training Facility is provided on a per-facility basis due to the irregular shape of the structure (i.e. underground pipes)



**Town of Tecumseh  
Service Standard Calculation Sheet**

Service: Fire Vehicles  
Unit Measure: No. of vehicles

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/Vehicle)
Command 1	1	1	1	1	1	1	1	1	1	1	\$63,300
Command 2	1	1	1	1	1	1	1	1	1	1	\$56,300
Fire Prevention Officer Vehicle	1	1	1	1	1	1	1	1	1	1	\$28,000
Rescue 1 - Pumper	1	1	1	1	1	1	1	1	1	1	\$703,100
Rescue 2 - Engine Tanker	1	1	1	1	1	1	1	1	1	1	\$675,000
Engine 1 - Pumper	1	1	1	1	1	1	1	1	1	1	\$770,000
Engine 2 - Pumper	1	1	1	1	1	1	1	1	1	1	\$770,000
Truck 1 - Aerial (70 ft.)	1	1	1	1	1	1	1	1	1	1	\$1,353,000
Squad 2 Pick-up	1	1	1	1	1	1	1	1	1	1	\$54,500
Gem Car (Golf Cart)	1	1	1	1	1	1	1	1	1	1	\$9,600
Fire Rescue Boat	-	-	-	-	-	-	-	1	1	1	\$9,100
<b>Total</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>11</b>	

Population	23,469	23,348	23,270	23,162	23,228	23,288	23,306	23,308	23,311	23,300
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005

10 Year Average	2012-2021
Quantity Standard	0.0004
Quality Standard	\$481,300
Service Standard	\$193

D.C. Amount (before deductions)	20 Year
Forecast Population	6,875
\$ per Capita	\$193
Eligible Amount	\$1,323,575



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Equipped Firefighters (full time)	3	3	3	3	3	3	3	3	3	3	\$6,000
Equipped Firefighters (part time)	38	38	38	40	40	40	40	40	40	40	\$6,000
Thermal Camera	2	2	2	2	2	2	2	2	2	2	\$12,000
Hydraulic Pump	4	4	4	4	4	4	4	4	4	4	\$9,800
Self Contained Breathing Apparatus	38	38	38	38	38	38	38	38	38	38	\$9,700
Self Contained Breathing Apparatus (spare bottles only)	76	76	76	76	76	76	76	76	76	76	\$1,600
Auto Extrication Cutters	4	4	4	4	4	4	4	4	4	4	\$10,000
Auto Extrication Spreaders	4	4	4	4	4	4	4	4	4	4	\$9,000
Auto Extrication Ram	4	4	4	4	4	4	4	4	4	4	\$8,300
<b>Total</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>175</b>	

Population	23,469	23,348	23,270	23,162	23,228	23,288	23,306	23,308	23,311	23,300
Per Capita Standard	0.0074	0.0074	0.0074	0.0076	0.0075	0.0075	0.0075	0.0075	0.0075	0.0075

10 Year Average	2012-2021
Quantity Standard	0.0075
Quality Standard	\$5,248
Service Standard	\$39

D.C. Amount (before deductions)	20 Year
Forecast Population	6,875
\$ per Capita	\$39
Eligible Amount	\$270,600



**Town of Tecumseh  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/Acre)
Abraham Cole Park	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	\$67,900
Arrowhead	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$67,900
Baillargeon Park	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	\$67,900
BIA Parkette	-	-	-	-	0.1	0.1	0.1	0.1	0.1	0.1	\$67,900
Brighton Beach	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$67,900
Buster Reaume Park	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	\$67,900
Carling Park	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	\$67,900
Century Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$67,900
Chippewa Park	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$67,900
Colonel Paul Poisson Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$67,900
Cranbrook Tot Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$67,900
Dorset Park	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$67,900
Dresden Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$67,900
Edgewater Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$67,900
Fairplay Woods Park	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	142.4	\$11,500
Gerry Lesa Park	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$67,900
Lacasse Park	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	22.6	\$67,900
Lakewood Park (north)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$67,900
Lakewood Park (south)	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	62.8	\$67,900
Little River Park	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	\$67,900
Little Turtle	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$67,900
McAuliffe Park	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	\$67,900
Millenium Park	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	\$67,900
Oldcastle Heritage Park	-	-	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$67,900
Optimist Park	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	\$67,900
Peace Park	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	\$67,900
Peter Cecile Park	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$67,900
Piqua Park	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$67,900
Rocheleau Park	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	\$67,900
Sculley Beach	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$67,900
Shawano Park	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	\$67,900
Southfield Park & Boulevard	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	\$67,900



**Town of Tecumseh  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/Acre)
St. Mark's Beach Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$67,900
St. Mary's	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	\$67,900
Star of the Lake	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$67,900
Tecumseh Centre Park	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$67,900
Tecumseh Dog Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	\$67,900
Tecumseh Soccer Fields	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	\$67,900
Ticonderoga	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$67,900
West St. Louis Pump Station	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$67,900
Weston Park	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	\$67,900
<b>Total</b>	<b>359.4</b>	<b>359.4</b>	<b>360.8</b>	<b>360.8</b>	<b>360.9</b>	<b>360.9</b>	<b>360.9</b>	<b>360.9</b>	<b>360.9</b>	<b>360.9</b>	

Population	23,469	23,348	23,270	23,162	23,228	23,288	23,306	23,308	23,311	23,300
Per Capita Standard	0.015	0.015	0.016	0.016	0.016	0.016	0.016	0.016	0.016	0.016

10 Year Average	2012-2021
Quantity Standard	0.0155
Quality Standard	\$45,557
Service Standard	\$706

D.C. Amount (before deductions)	10 Year
Forecast Population	1,728
\$ per Capita	\$706
Eligible Amount	\$1,220,210



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
<b>Abraham Cole Park</b>											
Playground	1	1	1	1	1	1	1	1	1	1	\$30,400
Fence	1	1	1	1	1	1	1	1	1	1	\$26,400
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$69,900
Park Bench (new black)	-	-	-	-	-	5	5	5	5	5	\$1,200
Garbage Can (new black)	-	-	-	-	-	2	2	2	2	2	\$980
<b>Arena Park</b>											
Park Bench (red metal)	1	1	1	1	1	1	1	1	1	1	\$1,400
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$16,700
Playground Surface	1	1	1	1	1	1	1	1	1	1	\$39,300
<b>Arrowhead Park</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$25,900
Playset Wood Fiber Surfacing	-	-	-	-	-	-	-	-	1	1	\$17,500
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	\$870
Parking	1	1	1	1	1	1	1	1	1	1	\$7,400
Fence	1	1	1	1	1	1	1	1	1	1	\$21,300
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$7,800
Garbage Can (new black)					1	1	1	1	1	1	\$980
<b>Baillargeon Park (partially leased)</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$29,200
Fence	1	1	1	1	1	1	1	1	1	1	\$11,100
Concrete walkway from Strawberry Drive	1	1	1	1	1	1	1	1	1	1	\$9,300
Garbage Can (new black)						1	1	1	1	1	\$980
<b>BIA Parkette (new park)</b>											
Concrete Park Pathway	-	-	-	1	1	1	1	1	1	1	\$16,400
Irrigation System	-	-	-	1	1	1	1	1	1	1	\$11,300
Park Bench (new black)	-	-	-	-	3	3	3	3	3	3	\$1,200
Garbage Can (new black)	-	-	-	-	1	1	1	1	1	1	\$980
Wooden Pavillion	-	-	-	1	1	1	1	1	1	1	\$2,400
<b>Brighton Beach Park</b>											
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$1,400
Garbage Can (new black)					1	1	1	1	1	1	\$980
<b>Buster Reaume Park</b>											
Soccer Field	5	5	5	5	5	5	5	5	5	5	\$7,000
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$75,200



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Parking	1	1	1	1	1	1	1	1	1	1	\$40,100
Fence	1	1	1	1	1	1	1	1	1	1	\$8,400
Park Bench (wood)	2	2	2	2	2	2	2	2	2	2	\$870
Park Bench (new black)	-	-	-	-	4	4	4	4	4	4	\$1,200
Garbage Can (new black)	-	-	-	1	1	1	1	1	1	1	\$980
Park Lighting	1	1	1	1	1	1	1	1	1	1	\$10,000
<b>Carling Park</b>											
Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$61,400
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	\$870
Baseball Diamond Fence	1	1	1	1	1	1	1	1	1	1	\$55,200
Bleachers	3	3	3	3	3	3	3	3	3	3	\$3,500
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$31,500
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$43,400
Parking	1	1	1	1	1	1	1	1	1	1	\$42,000
Fence	1	1	1	1	1	1	1	1	1	1	\$13,600
Irrigation	1	1	1	1	1	1	1	1	1	1	\$12,000
Interlock Pathway (61.6 sq.m.)	1	-	-	-	-	-	-	-	-	-	\$4,100
Asphalt Pathway	-	1	1	1	1	1	1	1	1	1	\$11,100
Concrete Pathway	-	-	1	1	1	1	1	1	1	1	\$11,500
EWB Playground Surfacing	-	-	-	-	-	1	1	1	1	1	\$16,600
Garbage Can (new black)	-	-	-	-	2	2	2	2	2	2	\$980
Baseball Back Stop Fencing	-	-	-	-	-	-	1	1	1	1	\$11,800
Washrooms	-	-	1	1	1	1	1	1	1	1	\$33,400
<b>Century Park</b>											
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	\$870
Soccer Field	1	1	1	1	1	1	1	1	1	1	\$7,000
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$36,200
Playground	1	1	1	1	1	1	1	1	1	1	\$37,900
Fence	1	1	1	1	1	1	1	1	1	1	\$17,600
Asphalt Pathway to Basketball Court	1	1	1	1	1	1	1	1	1	1	\$8,000
Park Bench (new black)	-	-	-	-	-	1	1	1	1	1	\$1,200
Garbage Can (new black)	-	-	-	-	-	1	1	1	1	1	\$980
<b>Chippewa Park</b>											
Asphalt Driveway	1	1	1	1	1	1	1	1	1	1	\$10,600





**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Park Bench (wood)	2	2	2	2	2	2	2	2	2	2	\$870
Asphalt Pathway and 2 Asphalt Pads	1	1	1	1	1	1	1	1	1	1	\$9,000
Asphalt Pathway	-	-	1	1	1	1	1	1	1	1	\$21,400
Garbage Can (new black)	-	-	-	1	1	1	1	1	1	1	\$980
<b>Cranbrook Park</b>											
Playground Equipment	1	1	1	-	-	-	-	-	-	-	\$25,900
Playground Equipment	-	-	-	1	1	1	1	1	1	1	\$31,800
EWF Playground Surfacing	-	-	-	1	1	1	1	1	1	1	\$10,900
Swing Set	-	-	-	-	1	1	1	1	1	1	\$8,600
Park Bench (wood)	3	3	3	-	-	-	-	-	-	-	\$870
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$6,300
Fence	1	1	1	1	1	1	1	1	1	1	\$7,300
Garbage Can (new black)						1	1	1	1	1	\$980
<b>Dorset Park</b>											
Playset	1	1	1	1	1	1	1	1	1	1	\$28,200
Swing Set	1	1	1	1	1	1	1	1	1	1	\$13,000
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$21,300
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$6,100
Fence	1	1	1	1	1	1	1	1	1	1	\$5,700
Park Bench (Brown Metal)	2	2	2	2	2	2	2	2	2	2	\$1,100
Garbage Can (new black)	-	-	-	1	1	1	1	1	1	1	\$980
<b>Dresden Park</b>											
Park Bench (Brown Metal)	2	2	2	2	2	2	2	2	2	2	\$1,100
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$14,200
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$25,200
Playset EWF Surface	-	-	-	-	-	-	-	-	-	1	\$5,300
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$6,100
Fence	1	1	1	1	1	1	1	1	1	1	\$5,500
Garbage Can (new black)	-	-	-	1	1	1	1	1	1	1	\$980
<b>ERCA Trail</b>											
Culverts	-	-	-	-	-	1	1	1	1	1	\$90,500
Entrance Gates	-	-	-	-	-	1	1	1	1	1	\$40,900
Boardwalk	-	-	-	-	-	1	1	1	1	1	\$91,200



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Granular Base	-	-	-	-	-	1	1	1	1	1	\$574,700
<b>Edgewater Beach Park</b>											
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$3,500
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	\$870
Breakwall	1	1	1	1	1	1	1	1	1	1	\$22,000
Garbage Can (new black)	-	-	-	-	1	1	1	1	1	1	\$980
<b>Gerry Lesa Park</b>											
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	\$870
Playground	1	1	1	1	1	1	1	1	1	1	\$21,800
EWF Playground Surfacing	-	-	-	1	1	1	1	1	1	1	\$11,900
Fence	1	1	1	1	1	1	1	1	1	1	\$12,500
Concrete Pathway	1	1	1	1	1	1	1	1	1	1	\$6,500
Garbage Can (new black)	-	-	-	-	1	1	1	1	1	1	\$980
<b>Lacasse Park</b>											
Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$154,300
Baseball Diamond Lighting	1	1	1	1	1	1	1	1	1	1	\$411,900
Baseball Diamond Scoreboard	-	1	1	1	1	1	1	1	1	1	\$65,200
Baseball Diamond Fence	-	1	1	1	1	1	1	1	1	1	\$34,200
Lacasse Baseball New Practice Infield	-	-	-	-	-	-	-	1	1	1	\$39,200
Grandstand	1	1	1	1	1	1	1	1	1	1	\$242,000
Baseball Storage Building	-	1	1	1	1	1	1	1	1	1	\$28,400
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$44,000
Boundless Playground	1	1	1	1	1	1	1	1	1	1	\$210,200
Park Bench (red metal)	11	11	11	11	11	11	11	11	11	11	\$1,400
Washrooms	2	2	2	2	2	2	2	2	2	2	\$18,900
Concession Stand/Maintenance Storage	1	1	1	1	1	1	1	1	1	1	\$91,000
Club House	1	1	1	1	1	1	1	1	1	1	\$226,200
Picnic Shelter (small)	1	1	1	1	1	1	1	1	1	1	\$16,400
Picnic Shelter (large)	1	1	1	1	1	1	1	1	1	1	\$102,500
Parking	1	1	1	1	1	1	1	1	1	1	\$94,500
Parking	1	1	1	1	1	1	1	1	1	1	\$21,600
Trail	1	1	1	1	1	1	1	1	1	1	\$30,000
Trail	1	1	1	1	1	1	1	1	1	1	\$53,600
Fence	1	1	1	1	1	1	1	1	1	1	\$51,000



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Irrigation	1	1	1	1	1	1	1	1	1	1	\$28,800
Walkway to Boundless Playground	1	1	1	1	1	1	1	1	1	1	\$8,500
EWF Playground Surfacing	-	-	-	-	-	1	1	1	1	1	\$6,100
Concrete Work at Lacasse Baseball	-	-	-	-	1	1	1	1	1	1	\$8,700
Drainage Improvements South	-	-	-	-	1	1	1	1	1	1	\$10,600
Drainage Improvements Baseball	-	-	-	1	1	1	1	1	1	1	\$7,200
Garbage Can (new black)	-	-	-	3	3	3	3	3	3	3	\$980
<b>Lakewood North</b>											
Gazebo	1	1	1	1	1	1	1	1	1	1	\$80,500
Building	1	1	1	1	1	1	1	1	1	1	\$1,089,000
Building Seatwall and Pillar	1	1	1	1	1	1	1	1	1	1	\$40,800
Building Paving	1	1	1	1	1	1	1	1	1	1	\$13,000
Boarwalk	1	1	1	1	1	1	1	1	1	1	\$558,000
Boarwalk Railing (steel)	1	1	1	1	1	1	1	1	1	1	\$78,400
Irrigation System	1	1	1	1	1	1	1	1	1	1	\$120,000
Lighting/Electrical (park)	1	1	1	1	1	1	1	1	1	1	\$456,000
Lighting (ballard)	1	1	1	1	1	1	1	1	1	1	\$60,300
Parking Lot (asphalt)	1	1	1	1	1	1	1	1	1	1	\$143,000
Observation Pier	1	1	1	1	1	1	1	1	1	1	\$452,000
Lighting (Observation pier)	1	1	1	1	1	1	1	1	1	1	\$59,400
Sanitary Sewer	1	1	1	1	1	1	1	1	1	1	\$22,000
Storm Sewer	1	1	1	1	1	1	1	1	1	1	\$293,700
Watermain	1	1	1	1	1	1	1	1	1	1	\$43,700
Sidewalk (concrete)	1	1	1	1	1	1	1	1	1	1	\$29,700
Walkway (asphalt)	1	1	1	1	1	1	1	1	1	1	\$83,700
Walkway (concrete)	1	1	1	1	1	1	1	1	1	1	\$25,500
Armourstone Wall	1	1	1	1	1	1	1	1	1	1	\$58,100
Entrance Paving (asphalt)	1	1	1	1	1	1	1	1	1	1	\$9,800
Entrance Paving (concrete)	1	1	1	1	1	1	1	1	1	1	\$18,700
Entrance Wall	1	1	1	1	1	1	1	1	1	1	\$29,900
Gabion Wall	1	1	1	1	1	1	1	1	1	1	\$20,700
Mariner's Star Paving (colour concrete)	1	1	1	1	1	1	1	1	1	1	\$39,100
Freestanding Pillar	1	1	1	1	1	1	1	1	1	1	\$42,400
Plaza Paving (concrete)	1	1	1	1	1	1	1	1	1	1	\$164,000
Rubber Park Surface	1	1	1	1	1	1	1	1	1	1	\$42,200



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Main Spine Paving	1	1	1	1	1	1	1	1	1	1	\$66,700
Dragon Garden Paving	1	1	1	1	1	1	1	1	1	1	\$87,500
Curbing throughout park (concrete)	1	1	1	1	1	1	1	1	1	1	\$105,500
Bench	10	10	10	10	10	10	10	10	10	10	\$1,900
Bench (backless)	4	4	4	4	4	4	4	4	4	4	\$1,200
Bike Rack	9	9	9	9	9	9	9	9	9	9	\$340
Garbage Can	12	12	12	12	12	12	12	12	12	12	\$130
Picnic Table	6	6	6	6	6	6	6	6	6	6	\$2,400
Bollard	2	2	2	2	2	2	2	2	2	2	\$570
<b>Lakewood South</b>											
Pathway Manning into Park	-	-	-	1	1	1	1	1	1	1	\$84,150
Climbing Boulder	-	-	-	-	1	1	1	1	1	1	\$60,550
Disc Golf Baskets	-	-	-	-	1	1	1	1	1	1	\$20,740
Disc Golf Tee Pads	-	-	-	-	1	1	1	1	1	1	\$12,620
Exercise Equipment	-	-	-	-	1	1	1	1	1	1	\$95,070
Iron Railing	-	-	-	1	1	1	1	1	1	1	\$16,280
Lighting for Riverside Dr Parking Lot	-	-	-	1	1	1	1	1	1	1	\$71,880
Pedestrian Bridge	-	-	-	-	1	1	1	1	1	1	\$176,970
Stone Trail - Interior of Lakewood	-	-	-	-	1	1	1	1	1	1	\$96,200
Trail (Granular base and asphalt)	-	-	-	-	1	1	1	1	1	1	\$43,140
Trail Asphalt - perimeter trail	-	-	-	-	1	1	1	1	1	1	\$287,430
Trail Granular Base	-	-	-	1	1	1	1	1	1	1	\$112,070
Trail Granular Base	-	-	-	1	1	1	1	1	1	1	\$8,170
Concrete Trail at Head of Channel	-	-	-	1	1	1	1	1	1	1	\$20,070
Drainage adjacent Channel	-	-	-	-	1	1	1	1	1	1	\$12,430
Parking Lot at Hayes	-	-	-	1	1	1	1	1	1	1	\$116,880
Parking Lot Drainage at Hayes	-	-	-	-	1	1	1	1	1	1	\$12,430
Drainage in Northern Sections of Park	-	-	-	-	-	-	-	-	1	1	\$19,800
Gazebo	-	-	-	-	-	-	-	1	1	1	\$65,000
<b>Little River Park</b>											
Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$62,000
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	\$870
Bleachers	2	2	2	2	2	2	2	2	2	2	\$3,500
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$60,300
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$14,200



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Parking	1	1	1	1	1	1	1	1	1	1	\$9,200
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$12,400
Fence	1	1	1	1	1	1	1	1	1	1	\$29,900
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$47,800
Extension to Backstop	-	-	-	-	-	1	1	1	1	1	\$7,700
Playset Wood Fiber Surfacing	-	-	-	-	-	-	-	1	1	1	\$18,300
Drainage Improvements	-	-	-	-	-	-	-	1	1	1	\$8,700
Garbage Can (black metal)	-	-	-	2	2	2	2	2	2	2	\$980
<b>Little Turtle Park</b>											
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	\$870
<b>McAuliffe Park (partially leased)</b>											
Maintenance Shed/Washrooms/Food Booth	1	1	1	1	1	1	1	1	1	1	\$68,000
Washroom Upgrades	-	-	-	-	-	-	-	1	1	1	\$379,700
Splash Pad New	-	-	-	-	-	-	-	-	1	1	\$218,500
Field House	1	1	1	1	1	1	1	1	1	1	\$172,000
Picnic Shelter	-	-	-	-	-	-	-	-	-	-	\$32,500
Pavillion (small)	1	1	1	1	1	1	1	1	1	1	\$50,000
Pavillion (large)	1	1	1	1	1	1	1	1	1	1	\$71,400
Park Bench (Wood)	6	6	6	6	6	6	6	6	6	6	\$870
Playground Equipment	-	-	-	-	-	-	-	-	-	-	\$58,400
Boundless Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$259,000
Baseball Diamond	3	3	3	3	3	3	3	3	3	3	\$131,000
Baseball Diamond Lighting	1	1	1	1	1	1	1	1	1	1	\$171,000
Soccer Field (large)	3	3	3	3	3	3	3	3	3	3	\$7,000
Soccer Field (small)	1	1	1	1	1	1	1	1	1	1	\$3,500
North Parking (base)	1	1	1	1	1	1	1	1	1	1	\$122,000
North Parking (surface)	1	1	1	1	1	1	1	1	1	1	\$53,400
South Parking (base)	1	1	1	1	1	1	1	1	1	1	\$268,000
South Parking (surface)	1	1	1	1	1	1	1	1	1	1	\$52,100
Parking lot (south lot west of St. Alphonse)	1	1	1	1	1	1	1	1	1	1	\$38,100
Parking Lot Lighting	1	1	1	1	1	1	1	1	1	1	\$25,200
Tennis Court (double)	1	1	1	1	1	1	1	1	1	1	\$92,000
Fence	1	1	1	1	1	1	1	1	1	1	\$57,400
Stone Path	-	-	-	-	-	-	-	-	-	-	\$44,600
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$260,000
Bleachers	6	6	6	6	6	6	6	6	6	6	\$3,000
Baseball Diamond A Expansion	-	-	-	1	1	1	1	1	1	1	\$6,800
Additional power distribution box	-	-	-	-	-	1	1	1	1	1	\$14,700



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Garbage Can (black metal)	-	-	-	-	3	3	3	3	3	3	\$980
<b>Millenium Park</b>											
Park Bench (wood)	2	2	2	2	2	2	2	2	2	2	\$870
Garbage Can (new black)	-	-	-	2	2	2	2	2	2	2	\$980
<b>Oldcastle Heritage Park (new park)</b>											
Park Bench (wood)	-	-	4	4	4	4	4	4	4	4	\$870
Gravel Pathway	-	-	1	1	1	1	1	1	1	1	\$13,900
Wooden Pavillion	-	-	1	1	1	1	1	1	1	1	\$2,400
Garbage Can (black metal)	-	-	-	1	1	1	1	1	1	1	\$980
<b>Optimist Park (Green Acres)</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$81,100
Park Bench (red metal)	2	2	2	2	2	2	2	2	2	2	\$1,400
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$10,300
Tennis Court (double)	1	1	1	1	1	1	1	1	1	1	\$67,600
Baseball Diamon	3	3	3	3	3	3	3	3	3	3	\$62,000
Bleachers	4	4	4	4	4	4	4	4	4	4	\$3,500
Soccer Field (full size)	3	3	3	3	3	3	3	3	3	3	\$7,000
Soccer Fiel (small)	5	5	5	5	5	5	5	5	5	5	\$3,500
Fence	1	1	1	1	1	1	1	1	1	1	\$12,600
EWf Playground Surfacing	-	-	-	1	1	1	1	1	1	1	\$8,800
Parking Lot	-	-	-	1	1	1	1	1	1	1	\$22,000
Playset #2	-	-	-	1	1	1	1	1	1	1	\$20,900
Tennis Court Surfacing	-	-	-	1	1	1	1	1	1	1	\$20,600
Garbage Can (new black)	-	-	-	-	5	5	5	5	5	5	\$980
<b>Peace Park</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$32,400
Playset Wood Fiber Surfacing	-	-	-	-	-	-	-	-	1	1	\$13,800
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$12,500
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$37,400
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$6,100
Fence	1	1	1	1	1	1	1	1	1	1	\$21,500
Garbage Can (new black)	-	-	-	1	1	1	1	1	1	1	\$980
<b>Piqua Park</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$82,300
Playset Wood Fiber Surfacing	-	-	-	-	-	-	-	-	-	1	\$14,700



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Basketball Court (unlit)	1	1	1	1	1	1	1	1	1	1	\$38,000
Fence	1	1	1	1	1	1	1	1	1	1	\$19,700
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	\$870
Garbage Can (new black)	-	-	-	2	2	2	2	2	2	2	\$980
<b>Rocheleau Park</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$46,400
Playset EWF Surface	-	-	-	-	-	-	-	-	-	1	\$8,500
Soccer Field	1	1	1	1	1	1	1	1	1	1	\$7,000
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$11,200
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$37,400
Fence	1	1	1	1	1	1	1	1	1	1	\$10,000
Park Bench (wood)	5	5	5	5	5	5	5	5	5	5	\$870
Garbage Can (new black)	-	-	-	2	2	2	2	2	2	2	\$980
<b>Rohrer Parkette (new parkette)</b>											
Concrete Pathway	-	-	-	-	-	1	1	1	1	1	\$12,620
Garbage Can with Recycle Unit	-	-	-	-	-	1	1	1	1	1	\$1,840
Benches Black Metal	-	-	-	-	-	2	2	2	2	2	\$1,200
Garbage Can (new black)	-	-	-	2	2	2	2	2	2	2	\$980
<b>St. Mark's Beach Park</b>											
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$5,900
Park Bench (Wood)	1	1	1	1	1	1	1	1	1	1	\$870
Garbage Can (new black)	-	-	-	-	1	1	1	1	1	1	\$980
<b>St. Mary's Park (partially leased)</b>											
Baseball Diamond	2	2	2	2	2	2	2	2	2	2	\$56,900
Baseball Diamond Floodlights	1	1	1	1	1	1	1	1	1	1	\$136,700
Irrigation System (Baseball Infield)	-	-	-	-	-	-	-	-	1	1	\$5,200
Scoreboard	1	1	1	1	1	1	1	1	1	1	\$7,800
Tennis Court	1	1	1	1	1	1	1	1	1	1	\$57,900
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$35,400
Food Booth/Picnic Shelter/Washrooms	1	1	1	1	1	1	1	1	1	1	\$50,000
Fence	1	1	1	1	1	1	1	1	1	1	\$18,300
Fence along Outfield	1	1	1	1	1	1	1	1	1	1	\$7,600
Pole Barn (tractor shed)	1	1	1	1	1	1	1	1	1	1	\$30,400
Splash Pad	-	-	-	-	-	-	1	1	1	1	\$180,400
Concrete Path (splash pad to washrooms)	-	-	-	-	-	-	-	-	1	1	\$9,600



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Concrete Path (parking lot to tennis court)	1	1	1	1	1	1	1	1	1	1	\$4,100
Asphalt Parking Lot	1	1	1	1	1	1	1	1	1	1	\$126,000
Bleachers	-	5	5	5	5	5	5	5	5	5	\$3,900
Garbage Can Black	-	-	-	-	-	2	2	2	2	2	\$980
<b>Sculley Beach Park</b>											
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$4,100
<b>Shawano Park</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$54,600
Drainage Improvements	-	-	-	-	-	-	-	1	1	1	\$7,100
Baseball Diamond (unlit)	1	1	1	1	1	1	1	1	1	1	\$62,000
Pickleball Court (double)	-	1	1	1	1	1	1	1	1	1	\$116,000
Tennis Court (double)	1	-	-	-	-	-	-	-	-	-	\$116,000
Park Bench (Wood)	4	4	4	4	4	4	4	4	4	4	\$870
Parking	1	1	1	1	1	1	1	1	1	1	\$16,700
Fence	1	1	1	1	1	1	1	1	1	1	\$32,400
Asphalt Pathway	1	1	1	1	-	-	-	-	-	-	\$9,800
Asphalt Pathway	-	-	-	-	1	1	1	1	1	1	\$47,800
Garbage Can Black	-	-	-	-	-	2	2	2	2	2	\$980
<b>Southfield Park</b>											
Picnic Shelter (small)	1	1	1	1	1	1	1	1	1	1	\$21,300
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$70,000
Parking	1	1	1	1	1	1	1	1	1	1	\$13,800
Concrete Pathway	1	1	1	1	1	1	1	1	1	1	\$13,800
Park Bench (Wood)	5	5	5	5	5	5	5	5	5	5	\$870
Fence	1	1	1	1	1	1	1	1	1	1	\$30,000
Garbage Can Black	-	-	-	-	-	2	2	2	2	2	\$980
<b>Star of the Lake Park</b>											
Concrete Pathway to Water's Edge	1	1	1	1	1	1	1	1	1	1	\$6,100
Park Bench (wood)	2	2	2	2	2	2	2	2	2	2	\$870
Garbage Can Black Metal	-	-	-	-	1	1	1	1	1	1	\$980
<b>Tecumseh Center Park (Town Hall Park)</b>											
Baseball Diamond	2	2	2	2	2	2	2	2	2	2	\$62,000
North diamond outfield fence, backstop, dugout	1	1	1	1	1	1	1	1	1	1	\$49,500
Bleachers	6	6	6	6	6	6	6	6	6	6	\$3,500





**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Fence at Herber Field Diamond	1	1	1	1	1	1	1	1	1	1	\$56,000
Fence at North Diamond & Roadway	1	1	1	1	1	1	1	1	1	1	\$9,900
Backstop	1	1	1	1	1	1	1	1	1	1	\$13,300
Playground Equipment	1	1	-	-	-	-	-	-	-	-	\$54,300
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$10,300
Pathway	1	1	1	1	1	1	1	1	1	1	\$19,000
Baseball Storage Building	1	1	1	1	1	1	1	1	1	1	\$11,500
Drainage	1	1	1	1	1	1	1	1	1	1	\$7,600
Skateboard Park	-	1	1	1	1	1	1	1	1	1	\$372,250
Pathway Along McNorton	-	-	-	-	1	1	1	1	1	1	\$53,730
Garbage Can (new black)	-	-	-	-	-	3	3	3	3	3	\$980
<b>Tecumseh Dog Park</b>											
Parking Lot	1	1	1	1	1	1	1	1	1	1	\$81,100
Fence (chain link)	1	1	1	1	1	1	1	1	1	1	\$28,600
Fence (privacy)	1	1	1	1	1	1	1	1	1	1	\$9,400
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$53,900
Drainage	1	1	1	1	1	1	1	1	1	1	\$9,700
Concrete pads (2 in park; 1 at parking lot)	1	1	1	1	1	1	1	1	1	1	\$30,200
Shade Bench	3	3	3	3	3	3	3	3	3	3	\$5,500
<b>Tecumseh Soccer Fields</b>											
Soccer Field (with drainage)	3	3	3	3	3	3	3	3	3	3	\$52,700
Fence	1	1	1	1	1	1	1	1	1	1	\$28,600
North Parking Lot	1	1	1	1	1	1	1	1	1	1	\$36,700
South Parking Lot	1	1	1	1	1	1	1	1	1	1	\$30,000
Sprinkler System	1	1	1	1	1	1	1	1	1	1	\$68,700
Asphalt Pathway	1	1	1	1	1	1	1	1	1	1	\$87,400
Garbage Can (new black)	-	-	-	-	-	2	2	2	2	2	\$980
Drainage Improvements (South of Football)	-	-	-	-	-	-	-	1	1	1	\$35,600
<b>Ticonderoga Park</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$37,800
Park Bench (red metal)	4	4	4	4	4	4	4	4	4	4	\$1,400
Park Bench (wood)	4	4	4	4	4	4	4	4	4	4	\$870
Picnic Table (red metal)	4	4	4	4	4	4	4	4	4	4	\$620
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$25,100
Irrigation	1	1	1	1	1	1	1	1	1	1	\$7,000



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/item)
Retaining Wall	1	1	1	1	1	1	1	1	1	1	\$20,300
Interlocking Paver Pathway	1	1	1	1	1	1	1	1	1	1	\$114,100
Fence	1	1	1	1	1	1	1	1	1	1	\$12,000
Garbage Can (new black)	-	-	-	-	-	3	3	3	3	3	\$980
<b>Weston Park</b>											
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$33,400
Drainage Improvements	-	-	-	-	-	-	-	1	1	1	\$6,500
Baseball Diamond	1	2	2	2	2	2	2	2	2	2	\$23,400
North Diamond Fence	-	1	1	1	1	1	1	1	1	1	\$12,100
Baseball Diamond (gravel infield)	1	-	-	-	-	-	-	-	-	-	\$61,400
Food Booth/Picnic Shelter/Washrooms	1	1	1	1	1	1	1	1	1	1	\$52,200
Tennis Court (double)	1	1	1	1	1	1	1	1	1	1	\$86,500
Parking	1	1	1	1	1	1	1	1	1	1	\$57,400
Parking Lot Extension	1	1	1	1	1	1	1	1	1	1	\$12,600
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$12,200
Fence	1	1	1	1	1	1	1	1	1	1	\$5,100
Park Bench (wood)	1	1	1	1	1	1	1	1	1	1	\$870
Batting Cage	-	-	-	-	1	1	1	1	1	1	\$26,910
Garbage Can (new black)	-	-	-	-	-	1	1	1	1	1	\$980
Trail (Gravel)	-	-	-	-	-	-	-	-	-	1	\$9,100
Soccer Field (small)	1	1	1	1	1	1	1	1	1	1	\$3,500
<b>Total</b>	<b>376</b>	<b>386</b>	<b>394</b>	<b>428</b>	<b>467</b>	<b>505</b>	<b>507</b>	<b>515</b>	<b>521</b>	<b>525</b>	

Population	23,469	23,348	23,270	23,162	23,228	23,288	23,306	23,308	23,311	23,300
Per Capita Standard	0.016	0.017	0.017	0.019	0.020	0.022	0.022	0.022	0.022	0.023

10 Year Average	2012-2021
Quantity Standard	0.0198
Quality Standard	\$33,481
Service Standard	\$663

D.C. Amount (before deductions)	10 Year
Forecast Population	1,728
\$ per Capita	\$663
Eligible Amount	\$1,145,526



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/Vehicle)
Pickup Truck	8	8	8	8	7	7	7	7	7	7	\$35,000
One ton truck with dump body	-	-	-	-	1	1	1	1	1	1	\$65,000
Landscape Trailer	3	3	3	3	3	3	4	4	4	4	\$6,600
Dump Trailer	2	2	2	2	2	2	1	1	1	1	\$9,200
Tilt Trailer	1	1	1	1	1	1	1	1	1	1	\$8,500
Float Trailer	1	1	1	1	1	1	1	1	1	1	\$9,700
Small Dump Trailer for RTV	-	-	-	-	1	1	1	1	1	1	\$2,900
50 hp Kubota Tractor	1	1	1	1	1	1	1	1	1	1	\$44,800
30 hp Kubota Tractor	1	1	1	1	1	1	1	1	1	1	\$34,900
30 hp John Deere Tractor	2	2	-	-	-	-	-	-	-	-	\$30,200
40 hp Kubota Tractor			2	2	2	2	2	2	2	2	\$34,400
Kubota 326 Mower	3	3	3	3	4	4	4	4	4	4	\$15,800
Kubota 331 Mower	2	2	2	2	2	2	2	2	2	2	\$18,500
Jacobsen 6010 Mower	2	1	1	1	1	1	-	-	-	-	\$73,300
Jacobsen 700 Rotary Mower							1	1	1	1	\$85,300
Jacobsen 9016 Mower	-	1	1	1	-	-	-	-	-	-	\$78,100
Jacobsen R311 Rotary Mower					1	1	1	1	1	1	\$70,700
Vermeer VC1500 Wood Chipper	1	1	1	1	1	1	1	1	1	1	\$88,200
Kubota RTV Utility Vehicle	2	2	2	2	3	3	3	3	3	3	\$17,100
John Deere Gator Utility Vehicle	1	1	1	1	1	1	1	1	1	1	\$11,800
Golf Cart (Solar)	1	1	1	1	1	1	1	1	1	1	\$6,700
Bobcat Skidsteer	1	1	1	1	1	-	-	-	-	-	\$46,700
Kubota Skidsteer						1	1	1	1	1	\$56,000
S 185 Bobcat Loader	-	-	-	-	-	-	-	-	-	-	\$48,300
Power Rake	-	-	-	-	-	-	-	-	-	1	\$9,300
Brillion Overseeder BOS4F2	1	1	1	1	1	1	1	1	1	1	\$19,800



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Value (\$/Vehicle)
Verti-Drain 2020 Top Dresser	-	1	1	1	1	1	1	1	1	1	\$22,600
Ball Diamond Groomer	1	1	1	1	1	1	1	1	1	1	\$8,200
Rotomaster 3000 Blade Sharpener/Grinder	1	1	1	1	1	-	-	-	-	-	\$9,200
3 Point Hitch Leaf Blower (Air Flow Chute)	1	1	1	1	1	1	1	1	1	1	\$7,100
Aerator	1	1	1	1	1	1	1	1	1	1	\$14,700
100 Gallon Water Tank	1	1	1	1	1	1	1	1	1	1	\$8,600
Sodcutter	1	1	1	1	1	1	1	1	1	1	\$8,100
Hot Water Pressure Washer	1	1	1	1	1	1	1	1	1	1	\$5,900
Snow Plow	3	3	3	3	3	3	3	3	3	3	\$7,100
Truck Bed Salter			1	1	1	1	1	1	1	1	\$6,400
BLECevator Rototiller				1	1	1	1	1	1	1	\$16,000
RTV Snow Plow							1	1	1	1	\$5,700
RTV Rear Salter							1	1	1	1	\$5,700
Hitch Mounted Fertilizer Spreader					1	1	1	1	1	1	\$5,200
Reist Landscape Scraper	1	1	1	1	1	1	1	1	1	1	\$3,500
Loader Attachment (Front-end Bucket)	1	1	1	1	1	1	1	1	1	1	\$9,100
Loader Attachment (Rear-End Counter Weight)	1	1	1	1	1	1	1	1	1	1	\$6,300
Zamboni	2	2	2	2	2	2	2	2	2	2	\$111,000
Pickup Truck (Arena)	1	1	1	1	1	1	1	1	1	1	\$26,500
Pickup Truck (Facility Manager)	-	-	-	-	-	-	-	-	1	1	\$29,300
Pickup Truck (Recreation)	-	-	-	-	-	-	1	1	1	1	\$29,600
Minivan (Recreation)	-	-	-	-	-	-	1	1	1	1	\$24,800
Scissorlift	1	1	1	1	1	1	1	1	1	1	\$7,200
Autoscrubber	3	3	3	3	3	3	3	3	3	3	\$8,100
<b>Total</b>	<b>53</b>	<b>54</b>	<b>55</b>	<b>56</b>	<b>60</b>	<b>59</b>	<b>63</b>	<b>63</b>	<b>64</b>	<b>65</b>	

Population	23,469	23,348	23,270	23,162	23,228	23,288	23,306	23,308	23,311	23,300
Per Capita Standard	0.002	0.002	0.002	0.002	0.003	0.003	0.003	0.003	0.003	0.003

10 Year Average	2012-2021
Quantity Standard	0.0025
Quality Standard	\$24,376
Service Standard	\$61

D.C. Amount (before deductions)	10 Year
Forecast Population	1,728
\$ per Capita	\$61
Eligible Amount	\$105,304



**Town of Tecumseh  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
St. Clair Beach Community Centre	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	\$186	\$220
Golden Age Senior Centre	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	\$186	\$255
Arena 1	85,158	88,662	88,662	88,662	88,662	88,662	88,662	88,662	88,662	88,662	\$258	\$310
Leisure Pool Facility	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	\$380	\$433
<b>Total</b>	<b>117,808</b>	<b>121,312</b>	<b>121,312</b>	<b>121,312</b>	<b>121,312</b>	<b>121,312</b>	<b>121,312</b>	<b>121,312</b>	<b>121,312</b>	<b>121,312</b>		

Population	23,469	23,348	23,270	23,162	23,228	23,288	23,306	23,308	23,311	23,300
Per Capita Standard	5.0197	5.1958	5.2132	5.2375	5.2227	5.2092	5.2052	5.2047	5.2041	5.2065

10 Year Average	2012-2021
Quantity Standard	5.1919
Quality Standard	\$328
Service Standard	\$1,704

D.C. Amount (before deductions)	10 Year
Forecast Population	1,728
\$ per Capita	\$1,704
Eligible Amount	\$2,944,616





# Appendix C

## Draft Amending Development Charge By-law



# Appendix C: Draft Amending Development Charge By-law

## Town of Tecumseh By-law Number 2022-\_\_

### Being a By-Law of the Town of Tecumseh To Amend By-Law 2019-63, Respecting Development Charges

**Whereas** the Town of Tecumseh (the “Town”) enacted By-law 2019-63 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass By-laws for the imposition of development charges against land;

**And Whereas** the Town has undertaken a study pursuant to the Act which has provided updated Schedules B-1, and B-2 to By-law 2019-63;

**And Whereas** Council has before it a report entitled “Town of Tecumseh 2022 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated May 25, 2022 (the “update study”);

**And Whereas** the update study was made available to the public on May 25, 2022 and Council gave notice to the public pursuant to Section 12 of the Act.

**And Whereas** the proposed amending By-law was made available to the public on May 25, 2022 and Council gave notice to the public pursuant to Section 12 of the Act.

**And Whereas** Council, on June 28, 2022 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

**NOW THEREFORE** Council hereby enacts as follows:





1. By-law 2019-63 is hereby amended as follows:

- A. Revise the definition of Accessory Use in Section 1 to include the same meaning as ancillary. The revised definition is as follows:

Accessory: means a use, building, or structure that is normally incidental and/or subordinate and is exclusively devoted to a main use and/or a building and/or structure, and is located on the same lot therewith. Accessory has the same meaning as ancillary.

- B. Revise the definition of Apartment unit in Section 1 to include ancillary units. The refined definition would read as follows:

“apartment” means any residential dwelling unit within a building containing five or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Apartment may also refer to a dwelling unit in a structure that is ancillary to a residential building;

- C. Addition of Class to the definitions in Section 1 as follows:

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act. Also referred to as class of service or classes of services.

- D. Addition of Hospice to the definitions in Section 1 as follows:

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

- E. Revise the definition of Institutional in Section 1 as follows:

“Institutional Development” means development of a building or structure intended for use:



- (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (iii) by any of the following post-secondary institutions for the objects of the institution:
  - 1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
  - 2. a college or university federated or affiliated with a university described in subclause (1), or
  - 3. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;
- (iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (v) as a hospice to provide end of life care.

F. Addition of Non-profit Housing Development to the definitions in Section 1 as follows:

“Non-profit Housing Development” means development of a building or structure intended for use as residential premises by,

- (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.



G. Addition of Rental Housing to the definitions in Section 1 as follows:

“Rental Housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

H. Addition of Site to the definitions in Section 1 as follows:

“Site” means a parcel of land which can be legally conveyed pursuant to Section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership.

I. Revise the title of Section 2 to include classes of services and to reflect the renaming of services. The section would be amended as follows

2. Designation of Services/Classes of Services

2.1 The categories of services/classes of services for which development charges are imposed under this bylaw are as follows:

- a) services related to a highway
- b) fire protection
- c) police
- d) library
- e) parks and recreation
- f) growth studies
- g) water
- h) wastewater

2.2 Components of the services/classes of services designated in Subsection 2.1 are described in Schedule “A”

J. Revise section 3.2 a) to reflect removal of Schedule “B-3”. The section would be amended as follows:



- a) The Development Charges described in Schedule “B-1” to this by-law as “Municipal Wide” shall be calculated and collected on all lands in the geographic area of the Town of Tecumseh.

K. Replace Section 3.5 (b) as follows:

- 3.5 (b) one or more enlargements of an existing industrial building or one or more industrial buildings on the same lot or parcel of land, up to a maximum of fifty percent (50%) of the combined gross floor area of the existing industrial building. An enlargement shall include expansion of the existing industrial building as well as new industrial buildings on the same parcel of land.

If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would be payable multiplied by the fraction determined as follows:

- 1) Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
- 2) Divide the amount determined under paragraph 1) by the amount of the enlargement

Pursuant to 3.5 (b) of this by-law, the total eligible gross floor area exemption for the enlargement of an industrial building provided for by this section shall be fifty percent of:

- i. the gross floor area that existed prior to the first enlargement for which an exemption from the payment of development charges was eligible to be granted pursuant to this By-law or any previous Town of Tecumseh Development Charges By-Law enacted pursuant to the Development Charges Act, 1997, as amended or its predecessor legislation; or
- ii. the gross floor area of the existing industrial building where there has not been an enlargement in accordance with item i. above.



L. Add Section 3.5 (d) as follows:

#### Rules with Respect to Exemptions for Intensification of Existing Housing

- 1) No Development Charge shall be imposed where the only effect of an action referred to in Section 3.4 of this By-law is to:
  - i) permit an enlargement to an existing residential Dwelling Unit;
  - ii) permit the creation of one or two additional Dwelling Units in an existing single detached dwelling or a prescribed ancillary residential dwelling structure to the existing residential building;
  - iii) permit the creation of additional dwelling units equal to the greater of one Dwelling Unit or one percent of the existing Dwelling Units in existing Rental Housing or a prescribed ancillary residential dwelling structure to the existing residential building;
  - iv) permit the creation of one additional dwelling unit in any other existing residential building already containing at least one Dwelling Unit or prescribed ancillary residential dwelling structure to the existing residential building; or
  - v) permit the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including residential dwelling structures ancillary to dwellings, subject to the following restrictions:



Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units.  The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.  The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.  The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

- 2) Notwithstanding 3.5(d)(1) above, Development Charges shall be imposed if the total Gross Floor Area of the additional one or two units exceeds the Gross Floor Area of the existing Dwelling Unit.
- 3) Notwithstanding 3.5(d)(1) above, Development Charges shall be imposed if the additional Dwelling Unit(s) has a Gross Floor Area greater than:
  - i) in the case of a Semi-detached Dwelling Unit or Townhouse Dwelling Unit, the Gross Floor Area of the existing Dwelling Unit; and
  - ii) in the case of any other Residential Building, the Gross Floor Area of the smallest Dwelling Unit contained in the said residential Building.
- 4) The exemption to Development Charges in 3.5(d)(1) above shall only apply to the first instance of intensification in an existing or new dwelling.
- 5) Subject to 3.5(d)(2), 3.5(d)(3), and 3.5(d)(4) above, any exemption under 3.5(d)(1) above shall apply to the smallest Dwelling Unit, as determined by applicable rates under this By-law.



M. Add Section 3.5(e) as follows:

14.1.7 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 is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

N. Revise Sections 3.6, 3.7, and 3.8 to remove reference to Schedule "B-3" and to include classes of services. The sections would be amended as follows

3.6 Subject to Section 5.1, the development charges described in Schedules "B-1", and "B-2", to this by-law shall be imposed on residential uses of lands, buildings or structures, including dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services and classes of services according to the type of residential use.

3.7 Subject to Section 5.1, the development charges described in Schedules "B-1", and "B-2", to this by-law shall be imposed on commercial/institutional uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services and classes of services according to the gross floor area of the non-residential use.

3.8 Subject to Section 5.1, the development charges described in Schedules "B-1", and "B-2", to this by-law shall be imposed on industrial uses of lands, buildings or structures, and , in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services and classes of services according to the gross floor area of the non-residential use



O. Addition of policies related to the timing of development charges payments. Add Sections 3.11, 3.12, and 3.13 as follows:

- 3.11 Notwithstanding Section 3.10, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest at the interest rate as provided in the Town's D.C. Interest Rate Policy, as may be revised from time to time.
- 3.12 Notwithstanding Section 3.10, development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest at the interest rate as provided in the Town's D.C. Interest Rate Policy, as may be revised from time to time.
- 3.13 Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 7 and 8 shall be calculated on the rates set out in Schedules "B-1", "B-2", and "B-3" on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 3.6, 3.7, and 3.8 shall be calculated on the rates, including interest at the interest rate as provided in the Town's D.C. Interest Rate Policy, as may be revised from time to time, as set out in Schedules "B-1", and "B-2" on the date of the later planning application.

P. Schedule "A" is deleted, and the attached Schedule "A" is substituted, therefore.

Q. Schedule "B-1", Schedule "B-2", and Schedule "B-3" are deleted, and the attached Schedule "B-1" and Schedule "B-2" are substituted, therefore.

- 2. This By-law shall come into force and effect at 12:01AM on July 27<sup>th</sup>, 2022.
- 3. Except as amended by this By-law, all provisions of By-law 2019-63, as amended, are and shall remain in full force and effect.





By-law read a first and second time this 26<sup>th</sup> day of July 2022.

By-law read a third time and finally passed this 26<sup>th</sup> day of July 2022.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Schedule “A”  
to By-law 2019-63  
Designated Municipal Services Under this By-law**

Municipal Wide Services/ Classes of Services:

Fire Protection

- Fire Facility
- Fire Vehicles
- Fire Equipment and Gear

Police

- Police Facilities

Services Related to a Highway

- Roads, Sidewalks, Intersections, Traffic Signals, Streetlights
- Rolling Stock
- Public Works Facilities

Library

- Library Facility

Parks and Recreation

- Parkland Development
- Parks and Recreation Vehicles and Equipment
- Recreation Facilities

Growth Studies

- Growth-Related Studies

Water

- Water Supply, Storage and Distribution

Urban Services:

Wastewater Services

- Wastewater Treatment and Collection



**Schedule “B-1”  
By-law No. 2019-63  
Schedule of Development Charges  
Town-Wide  
(2019 \$)**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to a Highway	5,653	3,604	3,152	2,436	2,036	2.79
Fire Protection Services	459	293	256	198	165	0.22
Police Services	135	86	75	58	49	0.07
Parks and Recreation Services	4,635	2,955	2,585	1,997	1,669	0.33
Library Services	159	101	89	69	57	0.01
Growth Studies	1,606	1,024	896	692	578	1.01
Water Services	1,502	958	838	647	541	0.70
<b>Total Municipal Wide Services</b>	<b>14,149</b>	<b>9,021</b>	<b>7,891</b>	<b>6,097</b>	<b>5,095</b>	<b>5.13</b>

**Schedule “B-2”  
By-law No. 2019-63  
Schedule of Development Charges  
Urban Area  
(2019 \$)**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Urban Services</b>						
Wastewater Services	4,571	2,914	2,549	1,970	1,646	2.01
<b>Total Urban Services</b>	<b>4,571</b>	<b>2,914</b>	<b>2,549</b>	<b>1,970</b>	<b>1,646</b>	<b>2.01</b>