



# TOWNSHIP OF HURON-KINLOSS DEVELOPMENT CHARGES BACKGROUND STUDY (2024)



**TOWNSHIP OF HURON-KINLOSS**  
**DEVELOPMENT CHARGES BACKGROUND STUDY**

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## **TOWNSHIP OF HURON-KINLOSS 20424 DEVELOPMENT CHARGES BACKGROUND STUDY**

### **1.0 Introduction**

The Township of Huron-Kinloss is considering establishing, by By-law, development charges to pay for capital costs required due to increased needs for services arising from development. The By-law may establish development charges against residential and non-residential development activities in the Township during the period of 2024-2034. This By-law would be passed under the statutory authority of the *Development Charges Act, 1997* (DCA) as amended and its accompanying Regulations.

Section 10 of the Act requires that a development charge background study be completed and specifies the contents of the study. *Ontario Regulation 82/98*, Section 8, as amended (O.Reg. 82/98) further defines the content of the study. This Development Charges Background Study (Background Study) has been prepared in order to provide Council with sufficient information to make a decision on the value of any development charge to adopt. This report includes the following major components:

- An outline of the framework for conducting the study;
- An overview of the local growth forecasts for residential and non-residential activities;
- A summary of growth-related projects and services;
- A synopsis of the methodology applied to establish a development charge;
- The calculations associated with establishing development charges for each applicable service category;
- Asset management information for assets funded by the development charges;
- Presentation of the proposed development charge schedule; and
- Details on the process to implement a Development Charges By-law.



## 2.0 Background

The Township currently administers a wide variety of public services and maintains an extensive inventory of facilities, infrastructure, equipment, and land. Several major infrastructure projects have been initiated in recent years, or are being planned for implementation in the foreseeable future. Given the capital investment associated with the provision of these projects and other municipal activities, Council has expressed an interest in considering a new Development Charge By-law to recover applicable costs from new development activities.

B. M. Ross and Associates Limited (BMROSS) was engaged to conduct a Development Charges Background Study to consider the adoption of development charges applicable to new construction activities within the Township. Section 10 of the DCA specifies that the Background Study must include the following components:

- Forecasts for the anticipated amount, type and location of development for which development charges can be applied;
- An estimate of the increased level of service required to accommodate growth (for each service incorporated into the development charge);
- Forecasts of the average service levels for certain services over the 15-year period immediately preceding the preparation of the Background Study. The assessment of previous service levels must consider both the quality and quantity of service provided;
- Assessment of long-term capital and operating costs for infrastructure required for each applicable service;
- Consideration of the use of more than one development charge bylaw to reflect different service areas; and
- An evaluation of life cycle costs and financial sustainability over the lifetime of the asset.

## 3.0 Current Practice

Prior to amalgamation, the Village of Ripley and former Huron Township passed development charge by-laws in 1992. Following amalgamation in 1999, development charges were implemented for the entire Township in 1999, 2004, 2010, 2014 and 2019. Currently, as set out in By-law 2019-133, development charges are collected for five areas of the Township:

- Lucknow Settlement Area;
- Ripley Settlement Area;
- Finlay St. Service Area;
- Lakeshore Area;
- Kinloss (the former Kinloss Township); and
- Huron (the former Huron Township).

The charges established under that by-law for a single, detached unit are as follows:

- Lucknow: \$ 4,104.16
- Ripley: \$ 4,499.72
- Finlay Street \$ 58,247.71
- Lakeshore: \$ 2,086.55
- Huron: \$ 1,123.74
- Kinloss: \$ 377.64

The current by-law exempts non-residential development from development charges and has a 70% discount for nursing home and retirement home units.

Development charges for capital planning studies are collected across the entire Township. In the Lucknow, development charges are collected for water, transportation, and fire protection service projects. In Ripley, projects included in the development charges are collected under sanitary sewer, transportation, fire protection services, and water categories. In the Lakeshore area, there are water, fire protection services, and transportation development charge projects. In rural Kinloss and Huron, development charges are collected for fire protection and transportation projects respectively. Table 3.1 outlines the development charges established under the 2019 By-law.

**Table 3.1 Development Charges established by By-law 2019-133**

<b>DC Category</b>	<b>Single Detached Unit (per unit)</b>	<b>Multiple Unit and Townhouses (per unit)</b>	<b>Apartments (per unit)</b>	<b>Nursing/Retirement Units (per bedroom)</b>
Lucknow	4,104.16	3,068.90	2,192.07	1,461.38
Ripley	4,499.72	3,705.66	2,646.89	1,764.59
Lakeshore	2,086.55	1,718.34	1,227.38	816.26
Rural Huron	1,123.74	925.44	661.03	440.68
Rural Kinloss	377.64	311.00	222.14	148.10
Finlay St.	58,247.71	47,968.71	34,263.36	22,284.24

In the period between 2019 and the end of 2023, a total of \$1,124,010.77 was collected in development charges. Table 3.2 summarizes the additions, interest earned and expenditures from the development charge accounts between 2019-2023. The expenditures from the development charge reserves include debt repayment for completed projects as described in the 2019 Background Study.

**Table 3.2: Development Charges Collected and Expenditures (2019-2023)**

<b>Category</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Contributions	17,863.5	353,681.89	610,414.77	79,384.74	92,665.87
Interest	259.31	552.50	2178.80	38,61.04	6037.88
Expenditures	18,122.81	233,609.50	595,838.32	95,855.87	84,904.05

## **4.0 Approach**

The purpose of this study is to conform to the requirements of the DCA and to support an amount that can be collected as a development charge. The approach to conducting the review is as follows:

- Review with Township staff and Council; the development charge process and what projects are anticipated to benefit future growth over the next 10 years. This includes reviewing projects identified in other approved studies or Master Plans previously completed, such as Park and Recreation Master Plans, Servicing Master Plans, etc.
- Review historical and future growth in the Township. Staff provided information on buildings/development activity;
- Municipal staff and consulting engineers provided updated capital works forecasts and potential projects;
- BMROSS analyzed and evaluated the proposed works to service new development, with respect to:
  - Applicability under the Act;
  - Benefit to existing development;
  - Allocation between different types of development;
  - Level of service in the community;
  - Potential impact of long-term capital and operating costs for the proposed works; and
  - Service areas of the proposed works.

The following represent the final components of the development charges process:

- Provide Council with an interim presentation to identify proposed services that could be collected for in a development charge;
- Council determines a development charge amount they intend to collect by By-law;
- Establish, by Council resolution, a development charge schedule which the Township intends to collect;
- Prepare a draft Development Charges By-law prescribing the proposed development charges schedule;



- Arrange a public meeting to present details on the study process and the proposed development charges schedule. The meeting is a requirement of the DCA. A minimum 20-day notice period must be provided prior to the meeting;
- Acknowledge and attempt to address concerns raised during the statutory public meeting, and document input received through consultation;
- Finalize the implementing By-law following consideration of comments received via consultation;
- Obtain, by Council resolution, approval of the proposed Development Charges By-law; and
- Circulate the Notice of Passage for the Development Charges By-law. The By-law will immediately come into effect. The By-law may be appealed to the Ontario Land Tribunal (OLT) in the 40-day period following the passage of the By-law.

## 5.0 Population and Growth Forecast

### 5.1 General

Forecasts have been prepared to project population and household growth for the Township over a 20-year planning period. The growth forecasts were established following an assessment of general growth and development trends in Huron-Kinloss as identified from statistical data, building permit data and background research. The forecasts extrapolated from these analyses are considered reasonable projections of growth and development within the Township. The background research and analyses of population and growth is included in Appendix A.

### 5.2 Current Population and Household Trends

The most recent population count for the Township of Huron-Kinloss is the 2021 Census. In 2021, the population of Huron-Kinloss was 7,723 permanent residents, an increase of 654 persons from the 2016 count. The seasonal portion of the population is not included in Census population estimates. The permanent population of Huron-Kinloss has increased between 1981 and 2021, as shown in Table 5.1, with an annual average growth rate of 1.14 %. Over the last 10 years, the annual average population growth rate has increased to 1.30% as a result of recent developments within the Township.

**Table 5.1: Census Population in Huron-Kinloss (1981-2021)**

Year	Huron-Kinloss
1981	5,663
1986	5,457
1991	6,149
1996	5,284
2001	6,250
2006	6,515
2011	6,790
2016	7,069

<b>Year</b>	<b>Huron-Kinloss</b>
2021	7,723
<b>5-year change</b>	654
<b>10-year change</b>	933
<b>20-year change</b>	1,473

The population for specific areas of the Township, including the two urban centres of Lucknow and Ripley, were identified through Census Dissemination Block data. For the purposes of this study, the Lakeshore area is categorized as all the lands west of Lake Range Drive. The population for Ripley, Lucknow, the Lakeshore Area, and rural areas of Huron and Kinloss from 2006 to 2021 are shown in Table 5.2. It should be noted that the population estimates for the Lakeshore from the Census only include the permanent population and not seasonal residents.

**Table 5.2: Census Population in Huron-Kinloss (1981-2016)**

<b>Year</b>	<b>Lucknow</b>	<b>Ripley</b>	<b>Lakeshore</b>	<b>Huron</b>	<b>Kinloss</b>	<b>Huron-Kinloss</b>
2006	1,162	654	2,164	973	1,562	6,515
2011	1,105	769	2,391	955	1,570	6,790
2016	1,121	762	2,670	904	1,612	7,069
2021	1,154	800	3,183	922	1,664	7,723
<b>5-year change</b>	<b>33</b>	<b>38</b>	<b>513</b>	<b>18</b>	<b>52</b>	<b>654</b>
<b>10-year change</b>	<b>49</b>	<b>31</b>	<b>792</b>	<b>-33</b>	<b>94</b>	<b>933</b>

Overall, the Township has seen an increase in population over the last 10 years. The majority of the population growth is occurring within the Lakeshore Area. The 10-year average annual growth rate for the Lakeshore Area is 2.9%, which is greater than the provincial growth rate (1.1%) over the same time period. Within the last 5 years, there has been an increased amount of population growth in Lucknow and Ripley, compared to previous Census intervals. The rural population of the Township has also continued to increase, with most of the growth occurring in Kinloss.

The number of total private dwellings from Census data for the areas of the Huron-Kinloss are summarized in Table 5.3. Information for 2006 to 2016 is based on dissemination blocks, while the earlier, available data for Ripley, Lucknow and the Township are based on overall census counts.

**Table 5.3 Census Dwelling Counts (2006-2021)**

<b>Year</b>	<b>Lucknow</b>	<b>Ripley</b>	<b>Lakeshore</b>	<b>Huron</b>	<b>Kinloss</b>	<b>Township</b>
2006	529	333	2,016	373	508	3,759
2011	480	345	2,158	377	521	3,881
2016	508	338	2,256	376	559	4,037
2021	506	342	2,352	374	553	4,107
<b>5-year change</b>	<b>-2</b>	<b>4</b>	<b>96</b>	<b>-2</b>	<b>-6</b>	<b>70</b>
<b>10-year change</b>	<b>26</b>	<b>-3</b>	<b>194</b>	<b>-3</b>	<b>32</b>	<b>226</b>

The Census data from 2021 shows growth in the total number of units in Huron-Kinloss, with a 5-year increase of 70 units and a 10-year increase of 226. This equates to a 10-year average annual of 0.57%. The majority of the increase in residential units has occurred in the Lakeshore Area. This reflects the desirability of the area and availability of homes through recent developments. The changes in the number of residential units in the rural areas between census periods is minimal.

The Lakeshore area of the Township includes seasonally occupied dwellings in addition to permanent homes. The number of “usually occupied” dwellings in the Lakeshore area, as of 2021, was 1,380 units or 58.6% of the total number of units. This is increase from 51% usually occupied in 2011. This suggests that while there is still a strong seasonal occupation in the Lakeshore area, there is an increase in the portion of the population in this area occupying their homes on a permanent basis.

To gain a better understanding of residential development occurring in Huron-Kinloss, building permit data for new residential dwellings was assessed. Table 5.4 summarizes the number of new building units throughout the Township between 2014 and 2023.

The vast majority of building permits for new residential units are for properties located within the Lakeshore area. This is likely a function of the availability of building lots as well as a desire to live and/or cottage in the communities along the lakeshore. Over the last ten years, there have been 266 building permits for new residences in this area. This equates to a 10-year annual average of 26.6 permits per year.

**Table 5.4 Summary of New, Residential Building Permits Issued (2014-2023)**

	Lucknow	Ripley	Lakeshore	Rural Kinloss	Rural Huron	Total
2014	2	1	15	1	2	21
2015	3	0	23	3	1	30
2016	0	1	43	7	2	53
2017	0	3	36	5	4	48
2018	0	1	23	3	0	27
2019	4	0	0	2	18	24
2020	4	2	31	4	4	45
2021	2	20	50	8	11	91
2022	1	9	28	2	6	46
2023	4	7	17	2	5	35
<b>5-year total</b>	<b>15</b>	<b>38</b>	<b>126</b>	<b>18</b>	<b>44</b>	<b>241</b>
<b>10-year total</b>	<b>20</b>	<b>44</b>	<b>266</b>	<b>37</b>	<b>53</b>	<b>420</b>
<b>5-year annual average</b>	<b>3</b>	<b>7.6</b>	<b>25.2</b>	<b>3.6</b>	<b>8.8</b>	<b>48.2</b>
<b>10-year annual average</b>	<b>2</b>	<b>4.4</b>	<b>26.6</b>	<b>3.7</b>	<b>5.3</b>	<b>42</b>

### 5.3 Population and Households Forecast

#### 5.3.1 Forecast Methodology

For the purposes of this study, a population forecast for Huron-Kinloss was developed. The forecast is based on the 10-year annual average number of new residential building permits and household densities. This trend reflects changes in population characteristics, such as an aging population and decreases in family size.

The forecast incorporated the following methodological components:

- The 2021 population and household counts, as determined by the 2021 Census, were used and building permit information from the Township for 2021 to 2023 was used to estimate the number of residents and dwellings in 2023.
- From this base estimate, household growth was calculated using the 10-year annual average of residential building permits for each area. Building permit data for the past 10 years for rural Huron and Kinloss was provided combined as rural development. For rural Huron and Kinloss, it was assumed that 59% of new units will be in Huron and 41% will be in Kinloss, based on building permits from the last 10 years.
- For the Lakeshore area, the total population includes both seasonal and permanent residents.
- Population density in each of the areas is expected to continue to decrease over the next 20 years in Ripley, Lucknow, Huron, Kinloss and for the permanent Lakeshore population. The population density for the seasonal population is assumed to be 2.5 persons per unit over the next 20 years. The population densities for the areas are:

- Lucknow: 2.37 5persons per unit (2021) to 2.33 persons per unit (2043);
- Ripley: 2.44 persons per unit (2021) to 2.42 persons per unit (2043);
- Lakeshore (permanent): 2.31 persons per unit (2021) to 2.29 persons per unit (2043); and
- Rural Huron and Kinloss: 3.11 persons per unit (2021) to 3.09 persons per unit (2043).

It is expected that the majority of development will occur as single and semi-detached units in the short term

### 5.3.2 Residential and Population Forecast

A residential and population growth forecast was developed for Huron-Kinloss based upon the previously discussed methodology. Tables 5.5 and 5.6 show the household and population forecasts.

**Table 5.5: Residential Household Forecast**

Year	Lucknow	Ripley	Lakeshore	Rural Huron	Rural Kinloss	Township
2023	511	358	2,397	374	546	4,186
2028	521	380	2,530	400	564	4,395
2033	531	402	2,663	426	582	4,604
2038	541	424	2,796	452	600	4,813
2043	551	446	2,929	478	618	5,022
2048	561	468	3,062	504	636	5,231
<b>5-year change</b>	<b>10</b>	<b>22</b>	<b>133</b>	<b>26</b>	<b>18</b>	<b>209</b>
<b>10-year change</b>	<b>20</b>	<b>44</b>	<b>266</b>	<b>52</b>	<b>36</b>	<b>418</b>
<b>20-year change</b>	<b>40</b>	<b>88</b>	<b>532</b>	<b>104</b>	<b>72</b>	<b>836</b>

**Table 5.6: Population Forecast**

Year	Lucknow	Ripley	Lakeshore*	Rural Huron	Rural Kinloss	Township
2023	1,211	874	5,765	1,163	1,698	10,711
2028	1,235	927	6,085	1,244	1,754	11,245
2033	1,248	973	6,378	1,316	1,798	11,713
2038	1,271	1,026	6,696	1,397	1,854	12,244
2043	1,295	1,079	7,015	1,477	1,910	12,776
2048	1,307	1,123	7,303	1,547	1,953	13,233
<b>5-year change</b>	<b>24</b>	<b>53</b>	<b>320</b>	<b>81</b>	<b>56</b>	<b>534</b>
<b>10-year change</b>	<b>37</b>	<b>99</b>	<b>613</b>	<b>153</b>	<b>100</b>	<b>1,002</b>
<b>20-year change</b>	<b>84</b>	<b>205</b>	<b>1250</b>	<b>314</b>	<b>212</b>	<b>2,065</b>

\*Note Lakeshore population includes estimate of seasonal population

## 5.4 Non-Residential Development Forecast

Non-residential development is expected to continue at a similar pace to what has been experienced in recent years. The associated non-residential growth in square footage is summarized in Table 5.7.

It is forecasted that non-residential development will occur at an average rate of 4,505 square feet per year over the next 20 years. This equates to a total of 91,000 square feet over 20 years. The majority of growth is expected to occur within Ripley and the rural area of the Township. This reflects the availability of non-residential land.

**Table 5.7 Forecasted Non-Residential Growth in Square Feet, Huron-Kinloss**

Area	Forecast Period	Industrial	Commercial	Institutional	Total
Lakeshore	2023-2033	0	1,667	2,333	4,000
Lakeshore	2023-2043	0	2,500	3,500	6,000
Ripley	2023-2033	13,000	4,500	4,550	22,050
Ripley	2023-2043	26,000	7,000	8,050	41,050
Lucknow	2023-2033	0	1,500	1,400	2,900
Lucknow	2023-2043	0	1,750	2,800	4,550
Rural	2023-2033	13,000	1,500	0	14,500
Rural	2023-2043	26,000	1,500	0	27,500
Township	2023-2033	26,000	11,500	12,950	50,450
Township	2023-2043	52,000	16,750	21,350	90,100

## 6.0 Review of Growth-Related Capital Costs

### 6.1 General Considerations

Projects and services that are anticipated to be required as a result of growth throughout Huron-Kinloss were reviewed and evaluated. The following factors and evaluation steps were considered during this process:

- Identification of municipal services required to permit occupancy for new development (e.g., water, wastewater, parks and recreation, public work facilities, roads, etc.).
- A review of projects/services contained in the 10-year Capital Works Plan.
- A review of new projects/services that were proposed to be collected for in a development charge because they will be required as a result of growth.
- Assessment of the applicability of services and projects under the DCA, taking the following factors into consideration:
  - Eligible Services: Development charges can only be applied to each of the following services to recover the growth-related capital costs for facility construction and improvement, land acquisition and improvement, equipment, furnishings and studies related to:
    - Water and wastewater services.



- Stormwater infrastructure.
  - Services related to a highway (as defined in subsection 1(1) of the *Municipal Act, 2001*).
  - Electrical power services.
  - Policing services.
  - Ambulance services.
  - Waste diversion services.
  - Fire Protection services.
  - Library services.
  - Long term care services.
  - Parks and recreation services.
  - Childcare and early year programs and services.
  - Services related to By-law enforcement and municipally administered courts.
  - Emergency preparedness services, and
  - Transit services.
  - Development Charge Background Studies
- Identification of completed projects and services which benefit future development and included allocations specifically for growth (i.e., additional capacity).
  - Identification of proposed projects and services which will provide benefit to further development within the next ten years; and
  - Assessment of the probable capital costs which will be incurred for those projects or services determined to be DCA-eligible.

## 6.2 Review of Projects from the 2019 Background Report

The evaluation process included a review of growth-related projects that were included in the 2019 Development Charges. The projects were reviewed in terms of their status, cost and grant estimates, and continued applicability. The review is summarized in Table 6.1.

**Table 6.1 Summary of Review of 2019 Development Charge Projects**

<b>Service Category</b>	<b>Project</b>	<b>Service Area</b>	<b>Summary of Review</b>
Sanitary Sewage	Ripley Sewage Treatment	Ripley Settlement Area	<ul style="list-style-type: none"> <li>• Sewage collection and treatment facilities constructed between 1991 and 1993. In 2008 to 2009, the facilities were rerated to 1,065 persons</li> <li>• Continue to collect until capacity is allocated</li> </ul>

<b>Service Category</b>	<b>Project</b>	<b>Service Area</b>	<b>Summary of Review</b>
Sanitary Sewage	Finlay St. Sewer	Finlay St. Service Area	<ul style="list-style-type: none"> <li>• Sewer was installed to service Finlay Street in Ripley. The costs were estimated at \$212,020.</li> <li>• The updated cost, following construction of the sewer is \$199,008.</li> <li>• Continue to collect until all lots serviced are developed.</li> </ul>
Water Services	Water Supply Master Plan	Lakeshore Area	<ul style="list-style-type: none"> <li>• Trunk watermain, water storage, major supply wells were constructed between 1995 and 1996.</li> <li>• Designed to supply 2,568 lots</li> <li>• Continue to collect until capacity is allocated</li> </ul>
Water Services	Water Storage	Lucknow	<ul style="list-style-type: none"> <li>• New water storage facility will replace the existing standpipe and service future development.</li> <li>• Design capacity is 1,854 persons (50-year design population).</li> <li>• Facility has been constructed – updated cost is \$6,053,441 and a grant of \$3,310,400 was received.</li> <li>• Continue to collect until capacity is allocated</li> </ul>
Water Services	Water Storage	Ripley Settlement Area	<ul style="list-style-type: none"> <li>• New well and water storage facility built in 2018 to service existing population as well as future development.</li> <li>• Facility has been constructed – updated cost is \$3,250,000 and a grant of \$475,812 was received.</li> <li>• Design capacity of 2,004 persons (50-year design)</li> <li>• Continue to collect until capacity is allocated</li> </ul>
Water Services	Finlay St. Watermain	Finlay St. Service Area	<ul style="list-style-type: none"> <li>• Watermain to service Finlay St.</li> <li>• Project has been constructed and final costs were \$283,975.</li> <li>• Continue to collect until all lots serviced are developed.</li> </ul>

<b>Service Category</b>	<b>Project</b>	<b>Service Area</b>	<b>Summary of Review</b>
Transportation	Lake Range Extension	Lakeshore Area, Huron	<ul style="list-style-type: none"> <li>• Extension of Lake Range Drive from Concession 12 to Saratoga Rd. Constructed in 2006.</li> <li>• Development charge eligible costs of the project have been collected.</li> <li>• Remove from development charges.</li> </ul>
Transportation	Bridge Needs Study	All	<ul style="list-style-type: none"> <li>• Township will undertake a Bridge Needs Study on a 5-year basis to identify capital works.</li> <li>• Move to Administration category.</li> </ul>
Transportation	Boiler Beach Multi-Use Path	Lakeshore Area	<ul style="list-style-type: none"> <li>• A multi-use path was proposed for Boiler Beach Road. Subsequent investigations have determined this project is not feasible.</li> <li>• Remove project. Funds collected will remain in development charge reserves for credit against a future transportation project.</li> </ul>
Transportation	Finlay St. Road	Finlay St. Service Area	<ul style="list-style-type: none"> <li>• The cost to construct a new road to service Finlay Street was estimated at \$510,062.</li> <li>• The road has been constructed and the final cost was \$576,915.</li> <li>• Continue to collect until all lots serviced are developed.</li> </ul>
Stormwater	Finlay St. Stormwater	Finlay St. Service Area	<ul style="list-style-type: none"> <li>• A stormsewer was required to service Finlay St. The cost was estimated at 206,144.</li> <li>• The storm sewer has been constructed and the updated cost is \$195,013.</li> <li>• Continue to collect until all lots serviced are developed.</li> </ul>
Fire Protection	Lucknow Firehall	Lucknow Settlement Area, Kinloss	<ul style="list-style-type: none"> <li>• New firehall constructed in Lucknow to service Lucknow and Kinloss.</li> <li>• Facility will service existing population and next 20 years of growth.</li> <li>• Continue to collect for project.</li> </ul>

<b>Service Category</b>	<b>Project</b>	<b>Service Area</b>	<b>Summary of Review</b>
Fire Protection	Firefighter Outfitting	All	<ul style="list-style-type: none"> <li>• Additional firefighter equipment will be required as the population grows, and new firefighters are recruited. Cost of new equipment is \$3,000.</li> <li>• Cost for equipment increased to \$4,000 – continue to collect</li> </ul>
Fire Protection	Training Centre	All	<ul style="list-style-type: none"> <li>• The Township is planning to construct a Firefighter Training Centre.</li> <li>• Estimated cost is \$74,570.</li> <li>• Continue to collect.</li> </ul>
Administration	Capital Growth Studies	All	<ul style="list-style-type: none"> <li>• Includes Development Charge Background Study and general funds for studies</li> <li>• Updated list of studies to include: Official Plan and Zoning By-law Updates, feasibility studies for a public works shop and firehall expansion, bridge need studies and stormwater master plan.</li> </ul>

**6.3 Review of Growth-Related Projects**

Additional services that are anticipated to be required as a result of growth in the Township were reviewed and evaluated as part of the study. Table 6.2 provides a summary of new service categories/projects that are proposed to be included in the development charge calculation. Additional information on the projects included in Table 6.2 is also included in Appendix B.

**Table 6.2 Projects for Inclusion in Development Charges**

<b>Service Category</b>	<b>Project</b>	<b>Description</b>
Fire Services	Decontamination Room and Equipment (Ripley Fire Department)	<ul style="list-style-type: none"> <li>• A decontamination room and associated equipment are required. The estimated cost is \$80,000.</li> <li>• Benefits the Ripley, Huron, Finlay Street and Lakeshore service areas.</li> </ul>

<b>Service Category</b>	<b>Project</b>	<b>Description</b>
Fire Services	Decontamination Room and Equipment (Lucknow Fire Department)	<ul style="list-style-type: none"> <li>• A decontamination room and associated equipment are required. The estimated cost is \$80,000.</li> <li>• Half of the costs are attributable to Ashfield-Colborne-Wawanosh (per a servicing agreement).</li> <li>• Benefits the Lucknow and Kinloss service areas.</li> </ul>
Fire Services	SCBA Compressor (Ripley and Lucknow Fire Departments)	<ul style="list-style-type: none"> <li>• A new SCBA compressor is required.</li> <li>• The estimated cost is \$90,000 per unit</li> <li>• Half of the costs associated with the SCBA unit for the Lucknow Fire Hall are attributable to Ashfield-Colborne-Wawanosh (per a servicing agreement).</li> </ul>
Parks and Recreation	Dog Parks	<ul style="list-style-type: none"> <li>• Dog parks are planned for Ripley and Lucknow.</li> <li>• The estimated cost is \$25,000 per park.</li> </ul>
Parks and Recreation	New Multi-Use Court	<ul style="list-style-type: none"> <li>• A multi-use court is planned to be constructed.</li> <li>• The estimated cost of a new multi-use court is \$400,000.</li> </ul>
Sewage	Ripley WWTP Expansion Environmental Assessment (EA)	<ul style="list-style-type: none"> <li>• The Growth and Servicing Master Plan identified that the sewage treatment plant is approaching the limit of capacity based on current commitments and that an EA should be completed in the next 5-10 years.</li> <li>• Estimated cost is \$125,000. This project only benefits future development.</li> </ul>
Sewage	Lucknow WWTP Expansion EA	<ul style="list-style-type: none"> <li>• The Growth and Servicing Master Plan identified that the Lucknow sewage treatment plant is approaching the limit of capacity based on current commitments and that an EA should be completed in the next 5-10 years.</li> <li>• Estimated cost is \$125,000. This project only benefits future development.</li> </ul>
Sewage	Septage Receiving Facility	<ul style="list-style-type: none"> <li>• The need for a septage receiving facility at the Ripley WWTP has been identified. The estimated cost of the facility is \$50,000.</li> <li>• This project will benefit the Lakeshore, Huron and Kinloss service areas.</li> <li>• This project will benefit existing and future development.</li> </ul>

<b>Service Category</b>	<b>Project</b>	<b>Description</b>
Water	Lakeshore Water Storage EA	<ul style="list-style-type: none"> <li>• The Growth and Servicing Master Plan identified that additional water storage is required for the lakeshore water system. It recommended completing an EA in the next few years.</li> <li>• The estimated cost is \$50,000.</li> </ul>

**6.4 Service Areas**

The Development Charge Act requires that if a project benefits only a specific or defined area, that development charges are only collected from the area that benefits. Previous iterations of the Development Charge By-law identified projects that benefitted growth on a Township-wide basis and others that benefit a defined area. Projects included in this iteration of development charges will also benefit specific areas. Given this, six service areas have been identified. The service areas and applicable development charge projects are summarized in Table 6.3.

**Table 6.3 Development Charge Service Areas and Projects**

<b>Service Area</b>	<b>Description</b>	<b>Applicable Development Charge Projects</b>
Lucknow Settlement Area	All lands in the village of Lucknow and abutting lands serviced by municipal water or sewage services	<ul style="list-style-type: none"> <li>• Lucknow Fire Hall</li> <li>• Firefighter Outfitting</li> <li>• Lucknow Fire Hall Decontamination Room</li> <li>• Lucknow Fire Hall SCBA Air Compressor</li> <li>• Fire Training Centre</li> <li>• Trails</li> <li>• Dog Parks</li> <li>• Multi-Use Court</li> <li>• Lucknow WWTP Expansion EA</li> <li>• Lucknow Water Storage</li> <li>• Studies</li> </ul>
Ripley Settlement Area	All lands in the village of Ripley and abutting lands serviced by municipal water or sewage services	<ul style="list-style-type: none"> <li>• Firefighter Outfitting</li> <li>• Ripley Fire Hall Decontamination Room</li> <li>• Ripley Fire Hall SCBA Air Compressor</li> <li>• Fire Training Centre</li> <li>• Trails</li> <li>• Dog Parks</li> <li>• Multi-Use Courts</li> <li>• Ripley Sanitary Servicing and Rerating</li> <li>• Ripley WWTP Expansion EA</li> <li>• Ripley Well and Water Storage</li> <li>• Studies</li> </ul>



Service Area	Description	Applicable Development Charge Projects
Lakeshore Area	All lands west of Highway 21 in the former Huron Township and included in the Water Supply Master Plan	<ul style="list-style-type: none"> <li>• Firefighter Outfitting</li> <li>• Ripley Fire Hall Decontamination Room</li> <li>• Ripley Fire Hall SCBA Air Compressor</li> <li>• Fire Training Centre</li> <li>• Trails</li> <li>• Dog Parks</li> <li>• Multi-Use Courts</li> <li>• Lakeshore Water System</li> <li>• Septage Receiving Facility</li> <li>• Studies</li> </ul>
Huron	All lands in the former Huron Township not included in the Water Supply Master Plan	<ul style="list-style-type: none"> <li>• Firefighter Outfitting</li> <li>• Ripley Fire Hall Decontamination Room</li> <li>• Ripley Fire Hall SCBA Air Compressor</li> <li>• Fire Training Centre</li> <li>• Trails</li> <li>• Dog Parks</li> <li>• Multi-Use Courts</li> <li>• Septage Receiving Facility</li> <li>• Studies</li> </ul>
Kinloss	All lands in the former Kinloss Township	<ul style="list-style-type: none"> <li>• Lucknow Fire Hall</li> <li>• Firefighter Outfitting</li> <li>• Lucknow Fire Hall Decontamination Room</li> <li>• Lucknow Fire Hall SCBA Air Compressor</li> <li>• Fire Training Centre</li> <li>• Trails</li> <li>• Dog Parks</li> <li>• Multi-Use Court</li> <li>• Septage Receiving Facility</li> <li>• Studies</li> </ul>
Finlay St. Service Area (Ripley)	Lands fronting onto the Finlay St. road allowance that are not connected municipal water or wastewater	<ul style="list-style-type: none"> <li>• Finlay St. Sewer</li> <li>• Finlay St. Watermain</li> <li>• Finlay St. Road</li> <li>• Finlay St. Storm Sewer</li> <li>• Firefighter Outfitting</li> <li>• Ripley Fire Hall Decontamination Room</li> <li>• Ripley Fire Hall SCBA Air Compressor</li> <li>• Fire Training Centre</li> <li>• Trails</li> <li>• Dog Parks</li> <li>• Multi-Use Courts</li> <li>• Ripley Sanitary Servicing and Rerating</li> <li>• Ripley WWTP Expansion EA</li> <li>• Ripley Well and Water Storage</li> <li>• Studies</li> </ul>

## 6.5 Asset Management

Amendments to the Development Charges Act in 2015 and Ontario Regulation 82/98 require that development charge background studies include an asset management plan. This plan must include all assets with capital costs funded by development charges and demonstrate that assets are financially sustainable over their full life cycle.

The Township of Huron-Kinloss last updated their asset management plan in 2022. The intent of the AMP is to serve as a strategic, tactical, and financial document to allow the Township to follow sound asset management practices while optimizing available resources and achieving a desired level of service. The AMP included consideration of the following asset categories: bridges and culverts, buildings, machinery and equipment, fleet, land improvements, roads, sanitary sewers, storm sewers and drinking water.

It is expected that as these projects are built or bought, they will be incorporated into future updates of the AMP. Given the estimated life cycle of the assets (based on the lifetime estimates), the replacement costs were estimated assuming 4% annual inflation over the lifetime of the asset. The future assets not included in the 2022 AMP have a life-cycle cost totaling 4.5 million dollars. The assumed life expectancy of the assets ranges from 10 to 50 years. Assuming 2.5% annual interest, the Township will require an additional \$111,640 per year to fund the lifecycle costs of these additional projects over the next 75 years. This amount does not factor in potential grants or other contributions.

The number of additional residences in Huron-Kinloss is expected to continue to increase over the next 10 years. The forecasted addition of 1,002 persons will contribute to the existing assessment base and offset the costs associated with these additional assets. Given this, and the Township's continued efforts towards establishing long-term funding strategies, the projects included in the development charges are considered financially sustainable over their life cycles.

## 7.0 Calculation of the Development Charge

### 7.1 Methodology

The DCA and O. Reg. 82/98 prescribe the methodology which must be applied to calculate the growth-related capital costs for those projects and services being considered for inclusion into the development charge (i.e., DCA-recoverable capital costs). The following outlines the methodology used to calculate possible development charges for each service category:

#### **Preliminary Capital Cost Assessment**

- Establish the total estimated capital costs for those projects or services with growth related components which will be implemented within ten years (i.e., gross growth-related capital costs). Exclude costs for local services installed or

paid for by land developers as a condition of approval under Section 51 of the Planning Act (subdivision of land);

- Define the benefiting area for the proposed works and estimate the total capacity of the growth-related project or service. Exclude the proportion of the service that can be met by the excess capacity of existing facilities, unless Council has indicated, at the time the excess capacity was created, that it would be paid for by new development;
- Reduce the net growth-related capital costs of the project or service by the value of any anticipated grants or subsidies.

### **Service Level and Benefit Adjustments**

- Review the service description to determine if the proposed works exceed the average level of service (service standard) in the Township over the previous 15-year period (per the Development Charges Act). The determination of average service level must take into account the quantity of service (i.e., number or size) and the quality of service (i.e., value or cost). Reduce the net cost of the works by any anticipated increase in the service standard. See Appendix C.
- Reduce the net capital cost by the amount the increase in service would benefit existing development.
- Allocate the net capital costs for project or service between residential and non-residential development (i.e., industrial, institutional, commercial activities), based upon anticipated benefit.

### **Development Charge Calculation**

- Calculate the development charge for each service based upon the estimated amount of future growth it will facilitate during the applicable planning period;
- Determine the residential development charge for various types of dwellings based upon the expected occupancy characteristics. Establish area-specific charges for localized projects and services, as required.
- Establish the non-residential development charge based upon a building standard (i.e., cost per square foot of development). Establish area-specific charges for localized projects and services, as required.

## **7.2 Assumptions Used in the Development Charge Calculation**

### **7.2.1 Spatial Applicability of Capital Costs**

The projects included in the following service categories benefit development on a municipal-wide basis: Administration and Parks and Recreation. The remainder of the services and projects benefit specific areas, therefore calculations of the charges will be defined on an area-specific basis. The service areas and applicable projects were previously summarized in Table 6.3. The service areas are:

- Lucknow Settlement Area;
- Ripley Settlement Area;

- Lakeshore Area;
- Rural Huron;
- Rural Kinloss; and
- Finlay St. Service Area.

### 7.2.2 Allocation of Costs Between Growth and Existing Development

Where a proposed service provides a benefit to existing development, the capital costs must be reduced by the amount of the benefit. Where applicable, for purposes of allocating project costs between future growth and existing development, design capacities have been converted to single person equivalents. This permits a cost per person value to be calculated, which applies equally to both existing development and predicted growth. For other projects, where capacity is not defined, the allocation is based on the assumed proportion of benefit to existing and future development.

### 7.2.3 Allocation of Costs Between Residential and Non-Residential Development

For the purposes of this study, a series of ratios were established to calculate the relative benefit of projects and services to residential and non-residential activities. The ratios were established based upon the proportion of residential and non-residential growth forecasted. Table 7.1 shows the percentage of residential and non-residential development in the Township.

**Table 7.1 Ratio of Residential and Non-Residential Development in Huron-Kinloss**

Type	Lucknow	Ripley	Lakeshore	Huron	Kinloss	Township
Residential (%)	88	88	98	95	95	94
Non-Residential (%)	12	12	2	5	5	6

### 7.2.4 Occupancy Considerations

The average occupancy rate in Huron-Kinloss, based on the population and number of dwellings as reported in the Census is 2.58 persons per dwelling unit. Different types of residential development contain different numbers of occupants. On a per unit basis, the smaller the average occupancy, the less demand is generally placed on services. For purposes of this report, the occupancies defined in Table 7.2 are assumed for various housing types. These are based on average occupancies per the last Census.

**Table 7.2 Residential Occupancies for Various Dwelling Types**

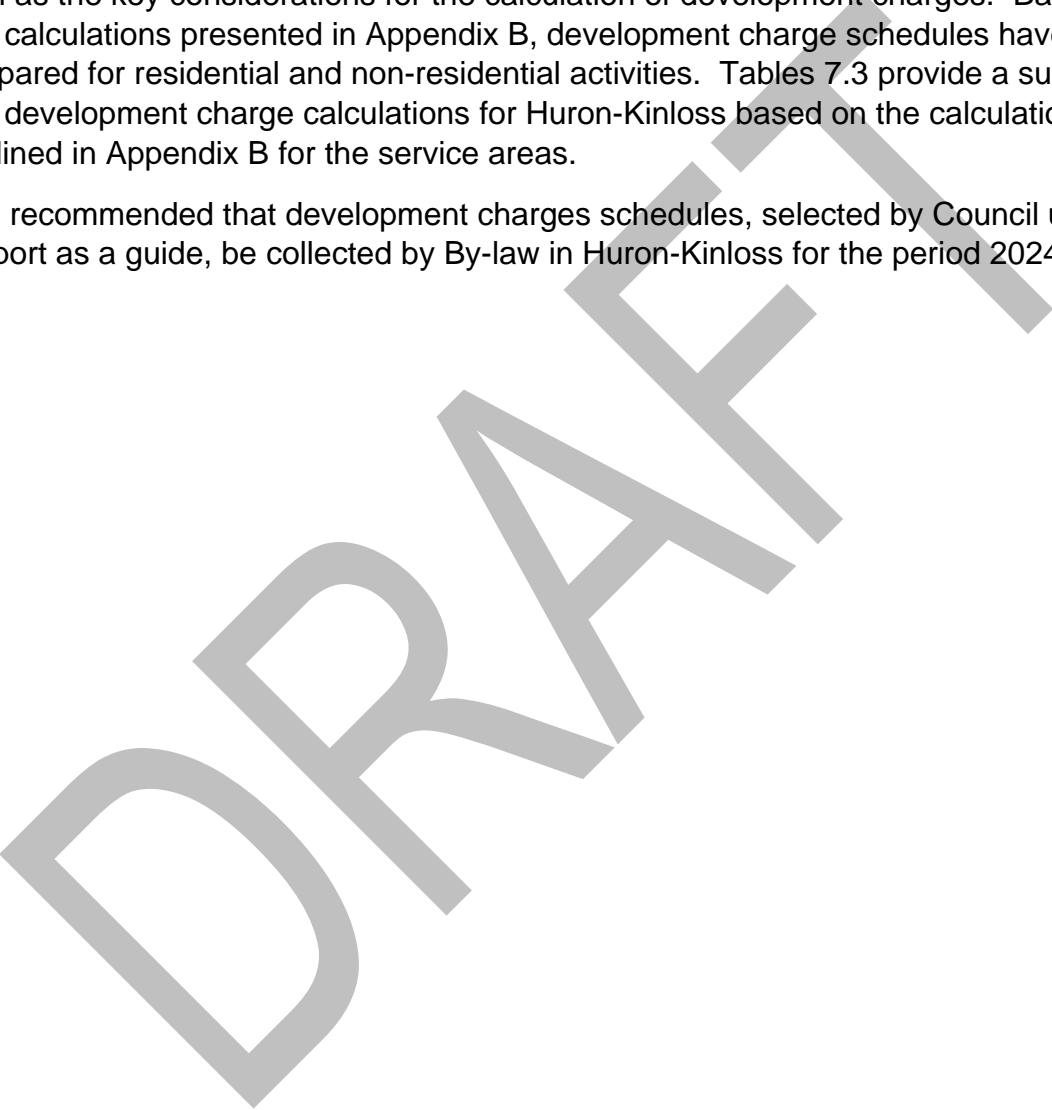
Residential Unit Type	Persons Per Unit	Percentage of Single-Family Unit Charge
Single Family Residential, including semi-detached	2.58	100%
Multi-units	1.58	61%
Apartment (2+ bedroom)	1.37	53%
Apartment (1 bedroom), mobile home, park model trailer	1.25	48%

<b>Residential Unit Type</b>	<b>Persons Per Unit</b>	<b>Percentage of Single-Family Unit Charge</b>
Residential Retirement Unit (1 person per bedroom)	1	39%

**7.3 Calculated Development Charge**

Appendix B provides information on each service category and service component, as well as the key considerations for the calculation of development charges. Based upon the calculations presented in Appendix B, development charge schedules have been prepared for residential and non-residential activities. Tables 7.3 provide a summary of the development charge calculations for Huron-Kinloss based on the calculations outlined in Appendix B for the service areas.

It is recommended that development charges schedules, selected by Council using this Report as a guide, be collected by By-law in Huron-Kinloss for the period 2024-2034.



**Table 7.3 Calculated Development Charges, Huron-Kinloss**

<b>Lucknow</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	52	134	82	71	65	52	3.55
Water	1,209	3,119	1,910	1,656	1,511	1,209	2.97
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	169	436	267	232	211	169	0.15
Septage	-	-	-	-	-	-	-
<b>Total</b>	<b>1,891</b>	<b>4,879</b>	<b>2,988</b>	<b>2,590</b>	<b>2,364</b>	<b>1,891</b>	<b>6.87</b>

<b>Ripley</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	445	1,148	703	610	556	445	0.14
Water	1,218	3,142	1,924	1,669	1,523	1,218	0.83
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	45	116	71	62	56	45	0.08
Septage	-	-	-	-	-	-	-
<b>Total</b>	<b>2,169</b>	<b>5,596</b>	<b>3,427</b>	<b>2,972</b>	<b>2,712</b>	<b>2,169</b>	<b>1.25</b>



<b>Finlay St.</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	4,591	11,845	7,254	6,290	5,739	4,591	0.14
Water	6,913	17,836	10,923	9,471	8,641	6,913	0.83
Stormwater	3,047	7,861	4,814	4,174	3,809	3,047	-
Roads	9,014	23,256	14,242	12,349	11,268	9,014	-
Fire	45	116	71	62	56	45	0.08
Septage	-	-	-	-	-	-	-
<b>Total</b>	<b>24,071</b>	<b>62,104</b>	<b>38,033</b>	<b>32,977</b>	<b>30,090</b>	<b>24,071</b>	<b>1.25</b>

<b>Lakeshore</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-	-
Water	292	753	461	400	365	292	1.18
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	45	116	71	62	56	45	0.08
Septage	14	36	22	19	18	14	0.04
<b>Total</b>	<b>812</b>	<b>2,095</b>	<b>1,283</b>	<b>1,112</b>	<b>1,016</b>	<b>812</b>	<b>1.50</b>

<b>Huron</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-	-
Water	-	-	-	-	-	-	-
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	45	116	71	62	56	45	0.08
Septage	14	36	22	19	18	14	0.04
<b>Total</b>	<b>520</b>	<b>1,342</b>	<b>822</b>	<b>712</b>	<b>651</b>	<b>520</b>	<b>0.32</b>

<b>Kinloss</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-	-
Water	-	-	-	-	-	-	-
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	169	436	267	232	211	169	0.15
Septage	14	36	22	19	18	14	0.04
<b>Total</b>	<b>644</b>	<b>1,662</b>	<b>1,018</b>	<b>882</b>	<b>806</b>	<b>644</b>	<b>0.39</b>

#### 7.4 Development Charge Capital Program Summary

Table 7.4 summarizes the net project costs, amount attributable to existing development and amount potentially recoverable through development charges. The capital costs attributable to future development amount to \$3.9 million dollars over the next 10 years. The majority of these costs are attributed to future residential development (\$3.58 million dollars), with approximately \$350,000 attributed to non-residential development. Actual collection will depend on the rate of development. The total collected may also be impacted by reductions in development charges as a result of any phasing in of development charges and additional exemptions and discounts.

Approximately \$6.8 million dollars associated with the identified projects is attributed to existing development and must be funded through reserves, rates and other sources.

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**Table 7.4 Development Charge Capital Program Summary**

<b>Service Category</b>	<b>Net Cost</b>	<b>Amount Attributable to Existing</b>	<b>Total Recoverable through Development Charges</b>	<b>Amount Recoverable 2023-2034</b>	<b>Development Charges Attributable Residential</b>	<b>Development Charges Attributable to Non-Residential</b>
Fire	562,432	496,536	65,896	65,896	61,943	3,954
Parks and Recreation	713,377	409,500	303,877	303,877	303,877	-
Water	7,404,679	4,613,253	2,791,426	2,791,426	2,492,726	298,700
Stormwater	195,013	143,822	51,191	51,191	51,191	-
Admin	364,012	195,500	168,512	168,512	158,401	10,111
Sanitary Sewage	874,703	478,425	396,278	396,278	357,083	39,195
Roads	576,915	425,475	151,440	151,440	151,440	-
Septage	50,000	37,500	12,500	12,500	11,750	750
<b>Grand Total</b>	<b>10,741,131</b>	<b>6,800,011</b>	<b>3,941,120</b>	<b>3,941,120</b>	<b>3,588,410</b>	<b>352,709</b>

\*Note –Capacity expected to be allocated on first come-first serve basis, so amount collected through development charges over the next 10 years will be based on how much actual development occurs.

## 8.0 Implementation

### 8.1 General Considerations

As discussed, a Development Charges By-law must be adopted to implement a development charges schedule and the associated collection policies. Section 5(1)(9) of the DCA prescribes that the Township of Huron-Kinloss must establish rules within the implementing By-law to set out how development charges will be applied at the local level.

This section of the report outlines certain components of the DCA which will need to be considered during the preparation of the Development Charges By-law.

### 8.2 Applicable Development

Section 2(2) of the DCA prescribes that development charges can be collected against development activities requiring one or more of the following:

- Issuance of a building permit;
- Condominium Act approval;
- Certain Planning Act approvals (i.e., minor variances, re-zonings, consents, severances, plans of subdivision).

Development charges cannot be applied to development activities which:

- Enlarge an existing dwelling unit;
- Create second or third dwelling units in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings;
- Create additional dwelling units as prescribed (subject to prescribed restrictions); and
- Increase the gross floor area of an industrial development by less than 50%.

Section 3 of the DCA further prescribes that lands owned, and used by, municipal governments and school boards are not subject to the provisions of the By-law. However, Council is also permitted to include provisions in the By-law which exempt specific types of development from development charges. In this respect, many local municipalities commonly exempt places of worship, public hospitals and farm buildings from the development charges specified in the By-law.

### 8.3 Charge Ceilings

Development charges to be collected against new development must not exceed the values defined in Tables 7.3 of this study. Council can establish Development Charges Schedules in the By-law which prescribe charges which are less than those calculated in the aforementioned tables for the entire Township, specific areas of the Township, or specific categories of development.

#### 8.4 Exemptions

The statutory exemptions to development charges, per the DCA include:

- Partial exemptions for industrial building additions up to and including 50% of the existing gross floor area of the existing building.
- Buildings and structures owned by and used for the purposes of any Township, local board or Board of Education.
- Enlargements of existing dwelling units.
- Development in existing and new residential units that creates up to two additional dwelling units.
- Residential development within or ancillary to new dwellings that creates up to two additional units.
- In existing rental residential buildings, the creation of the greater of one residential unit or 1% of the existing residential units.
- Universities.
- Affordable and attainable units.
- Affordable inclusionary zoning units.
- Non-profit housing developments.

Municipalities may also include other exemptions to their by-law. Common exemptions throughout Ontario include those for churches and places of worship, cemeteries, hospitals, non-residential farm buildings for bona fide agricultural use.

#### 8.5 Phasing-in

Municipalities may phase-in development charges over a number of years. Any amounts not collected as a result of phasing may not be recovered through additional charges on later development charges.

#### 8.6 Inflation Adjustments

The DCA permits development charges to be adjusted to inflation, on an annual basis, using the index specified in O. Reg 82/98. This measure is commonly employed by local municipalities to ensure that the fees collected reflect the real cost of the projects and services.

#### 8.7 Front-Ending Agreements

The Development Charges By-law may contain policies which permit the Township to enter into front-ending agreements with land developers for infrastructure activities specified in the By-law (e.g., watermain installation, road extensions). Front-ending agreements allow developers to finance all, or a portion of, the capital costs of a project in order to permit the work to proceed in advance of a municipal capital works schedule. The agreement is required to stipulate, at a minimum, the nature and cost of the work, a cost-sharing program, a collection system and the specific benefiting area.

Under front-ending agreements, the Township typically assumes the following general responsibilities:

- Collecting development charges from subsequent development activities in the defined service area;
- Reimbursing the other parties in the agreement for a share of the development charge (corresponding to the work completed).

Front-ending agreements are subject to public review. Affected property owners may appeal the terms of an agreement to the Ontario Land Tribunal.

### 8.8 Credits

The Development Charges By-law may contain provisions which allow the Township to permit works specified in the By-law to be carried out by an individual in exchange for credit towards the applicable development charge. The amount of the credit established must reflect the reasonable cost for the doing the work, as agreed upon by the involved parties. The credit provided by the Township can only be applied to the service category, or categories, which are directly related to the work undertaken.

### 8.9 Discounts

Under Section 26.2(1.1) of the DCA, development charges for rental housing developments, as defined in the DCA, must be reduced by the following amounts:

- The development charge for a rented residential premises with three or more bedrooms will be reduced by 25%.
- The development charge for a rented residential premises with two bedrooms will be reduced by 20%.
- The development charge for a rented residential premises not described above will be reduced by 15%.

### 8.10 Duration of Bylaw

Development charge By-laws expire 10 years after the day they come into force. The Township may pass a new or additional By-law prior to the expiry of the existing By-law.

### 8.11 Reserve Funds

Starting in 2024, and subsequently on an annual basis, municipalities are required to spend or allocated at least 60% of the monies in development charge reserve accounts for water, wastewater and services related to highway.

## 9.0 SUMMARY

This report presents the results of a Development Charges Background Study for the Township of Huron-Kinloss. Council is considering a new Development Charges By-law for the Township and the study is required under the *Development Charges Act, 1997*.

The study incorporated the primary key activities:

- Review of historic growth in Huron-Kinloss and extrapolation of growth and development forecasts for that study area;
- Review and evaluation of capital works projects that would be required to service the predicted growth;



- Calculation of a recommended Development Charge Amount for the proposed projects and services in accordance with the DCA.

It is our opinion that the Development Charge Amounts set out in Tables 7.3 of the report are in compliance with the provisions of the DCA and O. Reg. 82/98. However, the charge that is used in the implementing By-law will be set by Council after due consideration.

## 10.0 FUTURE ACTION

The following represent the final activities required to adopt a Development Charges program:

- Council reviews the Background Study. Following due consideration and any required revisions, Council accepts this draft report and by resolution, agrees that the intent of the Township is to implement the growth-related capital works itemized in Appendix B;
- The Background Study is made available for public review 60 days prior to the passing of the By-law;
- Council considers a Development Charge Amount to establish, and specific implementation policies to be incorporated into the implementing By-law;
- A draft By-law is prepared in accordance with the recommendations of Council;
- The statutory public meeting is held with a minimum 20-day notice period. The Background Study and the draft By-law will be made available for public review during the notice period;
- Council must pass the implementing By-law within one year of the completion of Background Study. A 40-day review period must be provided after the passage of the By-law. Any individual or organization may appeal the provisions of the Development Charges By-law to the Ontario Land Tribunal during the review period.

All of which is respectfully submitted.

B. M. ROSS AND ASSOCIATES LIMITED

Per \_\_\_\_\_

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Senior Planner

Per \_\_\_\_\_

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Senior Planner

**APPENDIX A  
GROWTH AND DEVELOPMENT  
FORECAST**

## 1.0 INTRODUCTION

### 1.1 General

Section 5(1) of the Development Charges Act, S.O. 1997 (DCA) stipulates that for the purposes of calculating a development charge, “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”. The following discussion summarizes the process undertaken to develop a growth and development forecast for the Township of Huron-Kinloss.

Development forecasts have been prepared in conjunction with the Development Charges Background Study to project a population for Huron-Kinloss over 10-year (2023-2033) and 20-year (2023-2043) planning periods. The growth projections were established following an assessment of general growth and development trends evident in the Township as identified from statistical data, recent population projections and other background research. The forecasts extrapolated from this analysis are considered to be realistic predictions of population and household growth in Huron-Kinloss. An estimate of non-residential development has been prepared through an analysis of available building permit information.

The growth projections established in this study provide a basis for determining the level of service required to accommodate future development activities. In this regard, the growth forecasts provide a framework to estimate (1) the capital expenditures needed to finance additional service and (2) an appropriate development charge to recover growth related capital costs.

### 1.2 Background

A series of reports were reviewed to gather background information on population growth and general development trends in the study area. The following are among the key sources of information examined during this review:

- Statistics Canada Census of Canada data for the period 1981-2021 (data is collected in 5-year intervals);
- Building permit records compiled by the Township of Huron-Kinloss for the period 2018-2023. The records detail the type (e.g. residential, commercial, industrial) and value of development;
- The Township of Huron-Kinloss Official Plan. These documents examine development patterns and define policies to guide land use activities in the Municipality. The Official Plans also designate lands in Huron-Kinloss intended for future development;
- 2019 Development Charges Background Study for the Township of Huron-Kinloss by B. M. Ross and Associates Limited; and
- An assessment of current development projects and proposals.

## 2.0 BACKGROUND POPULATION AND DEVELOPMENT INFORMATION

### 2.1 Residential Growth Trends

#### 2.1.1 Population

The most recent population count for the Township of Huron-Kinloss is the 2021 Census. In 2021, the population of Huron-Kinloss was 7,723 permanent residents, an increase of 654 persons from the 2016 count. The seasonal portion of the population is not included in Census population estimates. The permanent population of Huron-Kinloss has increased between 1981 and 2021, as shown in Table 2.1, with an annual average growth rate of 1.14 %. Over the last 10 years, the annual average population growth rate has increased to 1.30% as a result of recent developments within the Township.

**Table 2.1: Census Population in Huron-Kinloss (1981-2021)**

<b>Year</b>	<b>Huron-Kinloss</b>
1981	5,663
1986	5,457
1991	6,149
1996	5,284
2001	6,250
2006	6,515
2011	6,790
2016	7,069
2021	7,723
<b>5-year change</b>	654
<b>10-year change</b>	933
<b>20-year change</b>	1,473

The population for specific areas of the Township, including the two urban centres of Lucknow and Ripley, were identified through Census Dissemination Block data. For the purposes of this study, the Lakeshore area is categorized as all the lands west of Lake Range Drive. The population for Ripley, Lucknow, the Lakeshore Area, and rural areas of Huron and Kinloss from 2006 to 2021 are shown in Table 2.2. It should be noted that the population estimates for the Lakeshore from the Census only include the permanent population and not seasonal residents.

**Table 2.2: Census Population in Huron-Kinloss (1981-2016)**

<b>Year</b>	<b>Lucknow</b>	<b>Ripley</b>	<b>Lakeshore</b>	<b>Huron</b>	<b>Kinloss</b>	<b>Huron-Kinloss</b>
2006	1,162	654	2,164	973	1,562	6,515
2011	1,105	769	2,391	955	1,570	6,790
2016	1,121	762	2,670	904	1,612	7,069
2021	1,154	800	3,183	922	1,664	7,723
<b>5-year change</b>	<b>33</b>	<b>38</b>	<b>513</b>	<b>18</b>	<b>52</b>	<b>654</b>
<b>10-year change</b>	<b>49</b>	<b>31</b>	<b>792</b>	<b>-33</b>	<b>94</b>	<b>933</b>

Overall, the Township has seen an increase in population over the last 10 years. The majority of the population growth is occurring within the Lakeshore Area. The 10-year average annual growth rate for the Lakeshore Area is 2.9%, which is greater than the provincial growth rate (1.1%) over the same time period. Within the last 5 years, there has been an increased amount of population growth in Lucknow and Ripley, compared to previous Census intervals. The rural population of the Township has also continued to increase, with most of the growth occurring in Kinloss.

The increase in the lakeshore population compared to other areas of the Township is attributable to a new subdivision, as well as the area being a desired location for retirement and the conversion of seasonal dwellings to permanent homes. Similar to other rural areas in southwestern Ontario, Huron-Kinloss saw an increase in residential building activity during the COVID-19 pandemic.

Data from the Census was consulted to identify recent levels of movement within and to the Township. Between 2016 and 2021, the majority of the population of Huron-Kinloss did not move (67.5%). Of the 2,300 persons that moved, approximately 26% moved from within the Township, 71.9% moved from somewhere within Ontario, 2% moved from somewhere within Canada and 2% moved from outside of Canada. This data shows movement to the Township is a contributing source to population growth.

The average age of residents in Huron-Kinloss is 43.8 years old. This is slightly greater than the Ontario average (41.8). Persons aged 65 and older make up 25% of the population, compared to 18.5% of the provincial population. This is similar to many other rural municipalities that feature a strong senior population.

### 2.1.2 Residential Development

The number of total private dwellings from Census data for the areas of the Huron-Kinloss are summarized in Table 2.3. Information for 2006 to 2016 is based on dissemination blocks, while the earlier, available data for Ripley, Lucknow and the Township are based on overall census counts.

**Table 2.3 Census Dwelling Counts (2006-2021)**

<b>Year</b>	<b>Lucknow</b>	<b>Ripley</b>	<b>Lakeshore</b>	<b>Huron</b>	<b>Kinloss</b>	<b>Township</b>
2006	529	333	2,016	373	508	3,759
2011	480	345	2,158	377	521	3,881
2016	508	338	2,256	376	559	4,037
2021	506	342	2,352	374	553	4,107
<b>5-year change</b>	<b>-2</b>	<b>4</b>	<b>96</b>	<b>-2</b>	<b>-6</b>	<b>70</b>
<b>10-year change</b>	<b>26</b>	<b>-3</b>	<b>194</b>	<b>-3</b>	<b>32</b>	<b>226</b>

The Census data from 2021 shows growth in the total number of units in Huron-Kinloss, with a 5-year increase of 70 units and a 10-year increase of 226. This equates to a 10-year average annual of 0.57%. The majority of the increase in residential units has occurred in the Lakeshore Area. This reflects the desirability of the area and availability of homes through recent developments. The changes in the number of residential units in the rural areas between census periods is minimal.

The Lakeshore area of the Township includes seasonally occupied dwellings in addition to permanent homes. The number of “usually occupied” dwellings in the Lakeshore area, as of 2021, was 1,380 units or 58.6% of the total number of units. This is increase from 51% usually occupied in 2011. This suggests that while there is still a strong seasonal occupation in the Lakeshore area, there is an increase in the portion of the population in this area occupying their homes on a permanent basis.

To gain a better understanding of residential development occurring in Huron-Kinloss, building permit data for new residential dwellings was assessed. Table 2.4 summarizes the number of new building units throughout the Township between 2014 and 2023.

The vast majority of building permits for new residential units are for properties located within the Lakeshore area. This is likely a function of the availability of building lots as well as a desire to live and/or cottage in the communities along the lakeshore. Over the last ten years, there have been 266 building permits for new residences in this area. This equates to a 10-year annual average of 26.6 permits per year.

**Table 2.4 Summary of New, Residential Building Permits Issued (2014-2023)**

	Lucknow	Ripley	Lakeshore	Rural Kinloss	Rural Huron	Total
2014	2	1	15	1	2	21
2015	3	0	23	3	1	30
2016	0	1	43	7	2	53
2017	0	3	36	5	4	48
2018	0	1	23	3	0	27
2019	4	0	0	2	18	24
2020	4	2	31	4	4	45
2021	2	20	50	8	11	91
2022	1	9	28	2	6	46
2023	4	7	17	2	5	35
<b>5-year total</b>	<b>15</b>	<b>38</b>	<b>126</b>	<b>18</b>	<b>44</b>	<b>241</b>
<b>10-year total</b>	<b>20</b>	<b>44</b>	<b>266</b>	<b>37</b>	<b>53</b>	<b>420</b>
<b>5-year annual average</b>	<b>3</b>	<b>7.6</b>	<b>25.2</b>	<b>3.6</b>	<b>8.8</b>	<b>48.2</b>
<b>10-year annual average</b>	<b>2</b>	<b>4.4</b>	<b>26.6</b>	<b>3.7</b>	<b>5.3</b>	<b>42</b>

The rural area of the former Huron Township has the next greatest number of building permits, with 53 issued since 2014. Within the last 5 years, there has been a greater number of building permits issued for new residences in Ripley compared to past years. The development of Finlay Street and McTavish subdivision have contributed to this increase. New residential development in Lucknow remains very moderate with a 10-year annual average of 2 new permits per year.

The majority of typically occupied dwelling units in Huron-Kinloss, approximately 90%, are single, detached homes as reported in the latest Census. There are a limited number of other housing types, with 6% of the typically occupied dwellings units being apartments, 3% being in semi-detached and row housing, and 0.5% being moveable or other types of housing. Given the existing housing mix, it is not surprising that the majority of new residential permits are for single, detached units. In the last 5 years, there have been building permits issued for multi-unit type developments in Ripley and Lucknow. It is expected that this trend of a modest number of building permits for new multi-unit residences will continue in the future.

### 2.1.3 Occupancy

For the Township of Huron-Kinloss, the average household density, or occupancy, is calculated from the population and number of usually occupied dwellings. It is generally expressed as the average number of persons per household. Household density, based on Census data, is shown in Table 2.5.



**Table 2.5 Household Densities (Persons Per Unit)**

Year	Lucknow	Ripley	Lakeshore	Huron	Kinloss	Township
2006	2.35	2.20	2.39	3.14	3.34	2.63
2011	2.45	2.38	2.36	2.92	3.18	2.60
2016	2.32	2.40	2.30	2.76	3.30	2.55
2021	2.37	2.42	2.31	2.47	3.01	2.55

Overall, the number of people per dwelling unit in the Township has declined since 2006. This trend is common across rural Southwestern Ontario, as a result of shifting demographics, with more seniors and reduced family sizes. The greatest decline in the number of people per unit has occurred in the former Huron Township, where the density has decline from 2.76 persons per unit to 2.47 in 2021. Ripley and Lucknow have seen a slight increase in population density in recent years, which may correspond with an increase in the number of young families living in the community. Generally, throughout the Township, the population density of the rural areas (Huron and Kinloss) remains higher than in the more urban areas.

## 2.2 Non-Residential Growth Trends

### 2.2.1 Labour Force

In Huron-Kinloss, from information gathered as part of the 2021 Census, the number of persons employed is 3,595 or 59.1% of the population aged 15 and over. The unemployment rate 6.7% which is slightly lower than the provincial rate of 7.0% (as of June 2024). Approximately 40.9% of the population reported not being in the labour force. This suggests a significant proportion of the population consists of retirees.

Approximately 56% of those who worked, reported working full time. The remaining 44% worked part time. The majority of employed residents in Huron-Kinloss work in trades (20%), sales and services (17.5%), natural resources and agriculture (13.4%) and business, finance and administration (12.8%). Many members of the workforce, approximately 57% commute to areas outside of Huron-Kinloss, but within Bruce County. It is likely many of these employees are commuting to Bruce Power. Approximately 24% reported working within Huron-Kinloss and 18.9% commuted to locations outside of Bruce County.

### 2.2.2 Non-Residential Development

The number of building permits issued for additions to existing and new industrial, commercial and institutional buildings in Huron-Kinloss over the last four years are summarized Table 2.7. In total, there have been 21 permits issued for new or additions to existing non-residential development. This equates to an annual average of 6 non-residential permits per year. There were 7 permits issued for non-residential development in the former Huron Township, 6 in Lucknow, 5 in the former Kinloss Township and 3 in Ripley. It should be noted that two permits were issued for municipal facilities and classified as institutional.

Table 2.8 summarizes the amount of non-residential development in square feet by year, by category.

**Table 2.6: Number of Non-Residential Building Permits Issued (2019-2022)**

Year	Commercial	Industrial	Institutional	Annual Total
<b>2019</b>	1	4		5
<b>2020</b>	2	1	2	5
<b>2021</b>	3	1	1	5
<b>2022</b>	1	2	3	6
<b>Total</b>	<b>7</b>	<b>8</b>	<b>6</b>	<b>21</b>

**Table 2.7: Non-Residential Development by Floor Area (2019-2022)**

Year	Commercial	Industrial	Institutional	Annual Total
<b>2019</b>	6,528	14,624	0	21,152
<b>2020</b>	5,600	2,541	3,044	11,185
<b>2021</b>	9,100	8,776	2,400	20,276
<b>2022</b>	2,000	4,416	3,362	9,778
<b>Total</b>	<b>23,228</b>	<b>30,357</b>	<b>8,806</b>	<b>62,391</b>

In total, an additional 62,391 square feet of non-residential development has occurred over the last four years. On average, this is 15,598 square feet per year, with annual averages of 3,794 square feet of industrial, 3,318 square feet of commercial, and 1,467 square feet of institutional development per year.

### 2.3 Development Patterns in the Study Area

A number of factors could influence growth trends in Huron-Kinloss. Of relevance to this study are the following:

- The number of households is expected to outstrip population growth in Huron-Kinloss due to the overall aging of the population (resulting from lower death and birth rates). The aging of the population is expected to increase demands for services and housing designed to accommodate the needs of seniors;
- It is expected that employment opportunities as part of the Major Component Replacement (MCR) project and Bruce 'C' at Bruce Power will draw people to Huron-Kinloss, with most choosing to reside in the Lakeshore Area;
- Lucknow and Ripley are predominately low-density residential communities, with the majority of development being in the form of single detached units. These villages also function as commercial, industrial and recreational centres for the surrounding agricultural areas. The roles of these communities are not expected to change in the foreseeable future.

- Young people tend to leave the municipality for education and employment opportunities;
- It is expected that Bruce Power will continue to be the major employer locally;
- The majority of growth is expected to occur along the Lakeshore, due in part to the availability of land for new homes, availability of homes, attractiveness as a retirement and cottage location;
- The predominate form of development will continue to be single, detached units throughout the Township; and
- Growth in the non-residential sector has been moderate in Huron-Kinloss in recent years. A new industrial park has been developed by the Township in Ripley and it is expected that it will draw non-residential development in the future.

### **3.0 RESIDENTIAL GROWTH PROJECTIONS**

#### **3.1 Forecast Methodology**

For the purposes of this study, a population forecast for Huron-Kinloss was developed. The forecast is based on the 10-year annual average number of new residential building permits and household densities. This trend reflects changes in population characteristics, such as an aging population and decreases in family size.

The forecast incorporated the following methodological components:

- The 2021 population and household counts, as determined by the 2021 Census, were used and building permit information from the Township for 2021 to 2023 was used to estimate the number of residents and dwellings in 2023.
- From this base estimate, household growth was calculated using the 10-year annual average of residential building permits for each area. Building permit data for the past 10 years for rural Huron and Kinloss was provided combined as rural development. For rural Huron and Kinloss, it was assumed that 59% of new units will be in Huron and 41% will be in Kinloss, based on building permits from the last 10 years.
- For the Lakeshore area, the total population includes both seasonal and permanent residents.
- Population density in each of the areas is expected to continue to decrease over the next 20 years in Ripley, Lucknow, Huron, Kinloss and for the permanent Lakeshore population. The population density for the seasonal population is assumed to be 2.5 persons per unit over the next 20 years. The population densities for the areas are:
  - Lucknow: 2.37 5persons per unit (2021) to 2.33 persons per unit (2043);
  - Ripley: 2.44 persons per unit (2021) to 2.42 persons per unit (2043);
  - Lakeshore (permanent): 2.31 persons per unit (2021) to 2.29 persons per unit (2043); and

- Rural Huron and Kinloss: 3.11 persons per unit (2021) to 3.09 persons per unit (2043).
- It is expected that the majority of development will occur as single and semi-detached units in the short term.

Several major assumptions were also made to substantiate the use of the aforementioned methodology as the basis for a population forecast. They are as follows:

- Population growth will generally be accommodated through the development of registered lots through Plans of Subdivisions and Site Plans, and infilling; and
- The roles of Lucknow and Ripley, as urban centres, are expected to remain unchanged through the planning period.

### 3.2 Residential and Population Forecasts

A residential and population growth forecast was developed for Huron-Kinloss based upon the previously discussed methodology. Tables 3.1 and 3.2 show the household and population forecasts.

**Table 3.1: Residential Household Forecast**

Year	Lucknow	Ripley	Lakeshore	Rural Huron	Rural Kinloss	Township
2023	511	358	2,397	374	546	4,186
2028	521	380	2,530	400	564	4,395
2033	531	402	2,663	426	582	4,604
2038	541	424	2,796	452	600	4,813
2043	551	446	2,929	478	618	5,022
2048	561	468	3,062	504	636	5,231
<b>5-year change</b>	10	22	133	26	18	209
<b>10-year change</b>	20	44	266	52	36	418
<b>20-year change</b>	40	88	532	104	72	836

**Table 3.2: Population Forecast**

Year	Lucknow	Ripley	Lakeshore*	Rural Huron	Rural Kinloss	Township
2023	1,211	874	5,765	1,163	1,698	10,711
2028	1,235	927	6,085	1,244	1,754	11,245
2033	1,248	973	6,378	1,316	1,798	11,713
2038	1,271	1,026	6,696	1,397	1,854	12,244
2043	1,295	1,079	7,015	1,477	1,910	12,776
2048	1,307	1,123	7,303	1,547	1,953	13,233
<b>5-year change</b>	24	53	320	81	56	534
<b>10-year change</b>	37	99	613	153	100	1,002
<b>20-year change</b>	84	205	1250	314	212	2,065

\*Note Lakeshore population includes estimate of seasonal population

### 3.3 Forecast Assessment

The following represents the key findings of the population and residential development forecasts for the Township of Huron-Kinloss:

- The number of residential units in Huron-Kinloss is expected to continue to increase over the next 20 years. The majority of the development is expected to be single detached units in the Lakeshore area and include both seasonal and permanent homes. The number of additional homes in the Lakeshore area over the next 20 years is forecasted to be 532 new dwellings.
- The majority of development in the rural areas is expected to occur in Huron, with an additional 104 dwellings over the next 20 years, and 72 new dwellings in rural Kinloss.
- Continued growth is expected to occur in Ripley, with an additional 88 new residences. This reflects the availability of new homes as the McTavish subdivision continues to develop.
- The population of Huron-Kinloss is expected to increase by 2,065 persons, including seasonal residents, over the next 20 years.

### 3.4 Conclusions

The forecasts presented in Section 3.2 appear to be reasonable and appropriate forecasts for the Township of Huron-Kinloss, given historic growth rates and the factors previously discussed. In this regard, the forecasts defined in Tables 3.1 and 3.2 should be adopted as the basis for calculating the residential development charges for the Township.

## 4.0 NON-RESIDENTIAL GROWTH FORECAST

### 4.1 Forecast Methodology

For the purposes of the Development Charges Background Study, a review of existing non-residential growth forecasts was undertaken. The County of Bruce recently

completed non-residential growth forecasts for each lower-tier municipality as part of their Official Plan Update. These forecasts were completed by Watson and Associates Economists Ltd (Watsons). The number of new employees for in the industrial, commercial and institutional sectors for Huron-Kinloss were forecasted from 2021 to 2046. The forecasted number of employees was then used to forecast the number of additional non-residential space per employee based on the following:

- Industrial: 1,300 sqft per new employee
- Commercial: 500 sqft per new employee
- Institutional: 700 sqft per new employee.

For Ripley, Lucknow and the rural area of the Township, the number of employees forecasted per sector by Watsons was utilized. For the Lakeshore Area, the Watson forecast was reduced to reflect the absence of non-residential land in that area of the Township.

**4.2 Forecasted Non-Residential Growth**

The forecast for non-residential employee growth in square feet over the next 20 years is presented in Table 4.1. Non-residential development is expected to continue at a similar pace to what has been experienced in recent years. The associated non-residential growth in square footage is summarized in Table 4.2.

It is forecasted that non-residential development will occur at an average rate of 4,505 square feet per year over the next 20 years. This equates to a total of 901,000 square feet over 20 years. The majority of growth is expected to occur within Ripley and the rural area of the Township. This reflects the availability of non-residential land.

**Table 4.1 Forecasted Employees, Huron-Kinloss**

Area	Forecast Period	Industrial	Commercial	Institutional	Total
Lakeshore	2023-2033	0	3	3	13
Lakeshore	2023-2043	0	5	5	10
Ripley	2023-2033	10	9	7	26
Ripley	2023-2043	20	14	12	46
Lucknow	2023-2033	0	3	2	5
Lucknow	2023-2043	0	4	4	8
Rural	2023-2033	10	3	0	13
Rural	2023-2043	20	3	0	23
Township	2023-2033	20	23	19	62
Township	2023-2043	40	34	31	104

**Table 4.2 Forecasted Non-Residential Growth in Square Feet, Huron-Kinloss**

Area	Forecast Period	Industrial	Commercial	Institutional	Total
Lakeshore	2023-2033	0	1,667	2,333	4,000
Lakeshore	2023-2043	0	2,500	3,500	6,000
Ripley	2023-2033	13,000	4,500	4,550	22,050
Ripley	2023-2043	26,000	7,000	8,050	41,050
Lucknow	2023-2033	0	1,500	1,400	2,900
Lucknow	2023-2043	0	1,750	2,800	4,550
Rural	2023-2033	13,000	1,500	0	14,500
Rural	2023-2043	26,000	1,500	0	27,500
Township	2023-2033	26,000	11,500	12,950	50,450
Township	2023-2043	52,000	16,750	21,350	90,100

## 5.0 RESIDENTIAL AND NON-RESIDENTIAL ALLOCATION

The allocation between residential and non-residential development for the purposes of calculating development charges is determined based on the proportion of growth that is residential and non-residential over the next 10 years. The percentages of residential and non-residential development for the Township are summarized in Table 5.1.

**Table 5.1: Residential and Non-Residential Allocations**

Type	Lucknow	Ripley	Lakeshore	Huron	Kinloss	Township
Residential (%)	88	88	98	95	95	94
Non-Residential (%)	12	12	2	5	5	6



**DRAFT**

**APPENDIX B  
ANALYSIS OF GROWTH-RELATED  
PROJECTS**

**Project Description:** A new fire hall was constructed in Lucknow. The new building is 8,000 square feet and replaced an existing structure. The previous facility was severely undersized for its function. The cost of the new facility was shared with the Township of Ashfield-Colborne-Wawanosh (ACW) who paid 50%. In Huron-Kinloss, the Lucknow facility services Lucknow and the former Kinloss Township. A COMRIF grant of 750,000 was obtained.

**Project Benefiting Area(s):** Lucknow, Kinloss

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**Costs:**

Total Cost	\$ 1,169,319
Deduct any grants or subsidies	- \$ 750,000
Deduct ACW share	- \$ 209,660
Net Cost	\$ 209,660

**Allocation of Costs**

Existing and future growth will benefit equally from this project, so the allocation is based on the proportion of growth over the next 10 years.

Benefit to Existing Development (95%)	\$ 199,177
Benefit to Future Development (5%)	\$ 10,483
Amount recoverable through Development Charges	\$ 10,483

**Development Charge Calculations**

Residential Development Charge

\$10,483 x 94% (based on proportion of future residential growth)	\$ 9,854
Divided by 10-year growth (persons)	137
<b>Residential development charges (per capita)</b>	<b>\$ 72</b>

**Non-Residential Allocation (per square foot)**

\$10,483 x 6% (based on proportion of non-residential growth)	\$ 629
Forecasted non-residential growth (10 years) in sq. ft	10,150
<b>Non-residential development charges (per ft<sup>2</sup>)</b>	<b>\$ 0.06</b>

**Project Description:** The Ripley Fire Department has 26 firefighters. Additional firefighters will be recruited in response to growth and additional gear will be required. The cost to outfit a firefighter is \$4,000. The past 15-year level of service is 1 firefighter for every 189 persons. Over the next 10 years, the population in the area serviced by the Ripley Fire Department is expected to increase by 865 persons, requiring 4.6 additional firefighters.

**Analysis of Long-Term Capital and Operating Costs:** Not applicable.

**Project Benefiting Area(s):** Lakeshore, Ripley, Finlay, Huron

**Costs:**

Total Costs	\$ 18,340
Deduct any grants or subsidies	\$ 0
<b>Subtotal</b>	<b>\$ 18,340</b>

**Allocation of Costs**

Not applicable as the costs are being determined based on providing the equivalent level of service as is currently standard in the Township.

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 18,340 x 94% (based on proportion of residential growth)	\$ 17,240
Divided by future capacity	865 persons
<b>Residential development charges (per capita)</b>	<b>\$ 20</b>

**Non-Residential Allocation (per square foot)**

\$ 18,340 x 6% (based on proportion of non-residential growth)	\$ 1,100
Forecasted non-residential growth (10 years) in ft <sup>2</sup> .	35,300
<b>Non-residential development charges (per ft<sup>2</sup>)</b>	<b>\$ 0.03</b>

**Project Description:** The Lucknow Fire Department has 25 firefighters. Additional firefighters will be recruited in response to growth and additional gear will be required. The cost to outfit a firefighter is \$4,000. The past 15-year level of service is 1 firefighter for every 112 persons. Over the next 10 years, the population in the area serviced by the Lucknow Fire Department is expected to increase by 137 persons, requiring 1.2 additional firefighters.

**Analysis of Long-Term Capital and Operating Costs:** Not applicable.

**Project Benefiting Area(s):** Lucknow, Kinloss

**Costs:**

Total Costs	\$ 4,862
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 4,862

**Allocation of Costs**

Not applicable as the costs are being determined based on providing the equivalent level of service as is currently standard in the Township.

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 4,862 x 94% (based on proportion of residential growth)	\$ 4,570
Divided by future capacity	137 persons
<b>Residential development charges (per capita)</b>	<b>\$ 33</b>

**Non-Residential Allocation (per square foot)**

\$ 4,862 x 6% (based on proportion of non-residential growth)	\$ 480
Forecasted non-residential growth (10 years) in ft <sup>2</sup> .	10,150
<b>Non-residential development charges (per ft<sup>2</sup>)</b>	<b>\$ 0.03</b>

**Project Description:** The Ripley Fire Department requires a decontamination room and equipment. The estimated cost of the additional room and equipment is \$80,000.

**Analysis of Long-Term Capital and Operating Costs:** The decontamination room will have minimal additional operating costs. The additional equipment is required to meet current service standards.

**Project Benefiting Area(s):** Ripley, Huron, Finlay, Lakeshore

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**Costs:**

Total Costs	\$ 80,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 80,000

**Allocation of Costs**

Existing and future growth will benefit equally from this project, so the allocation is based on the proportion of growth over the next 10 years.

Benefit to Existing Development (90%)	\$ 72,000
Benefit to Future Development (10%)	\$ 8,000
Amount recoverable through Development Charges	\$ 8,000

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 8,000 x 94% (based on proportion of residential growth)	\$ 7,520
Divided by future capacity	865 persons
<b>Residential development charges (per capita)</b>	<b>\$ 9</b>

**Non-Residential Allocation (per square foot)**

\$ 8,000 x 6% (based on proportion of non-residential growth)	\$ 480
Forecasted non-residential growth (10 years) in ft <sup>2</sup> .	35,300
<b>Non-residential development charges (per ft<sup>2</sup>)</b>	<b>\$ 0.01</b>

**Project Description:** The Lucknow Fire Department requires a decontamination room and equipment. The estimated cost of the additional room and equipment is \$80,000. Half of the costs of this project are attributable to ACW.

**Analysis of Long-Term Capital and Operating Costs:** The decontamination room will have minimal additional operating costs. The additional equipment is required to meet current service standards.

**Project Benefiting Area(s):** Lucknow, Kinloss

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**Costs:**

Total Costs	\$ 80,000
Deduct any grants or subsidies	\$ 0
Costs attributable to ACW	\$ 40,000
Subtotal	\$ 80,000

**Allocation of Costs**

Existing and future growth will benefit equally from this project, so the allocation is based on the proportion of growth over the next 10 years.

Benefit to Existing Development (90%)	\$ 36,000
Benefit to Future Development (10%)	\$ 4,000
Amount recoverable through Development Charges	\$ 4,000

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 4,000 x 94% (based on proportion of residential growth)	\$3,760
Divided by future capacity	137 persons
<b>Residential development charges (per capita)</b>	<b>\$ 27</b>

**Non-Residential Allocation (per square foot)**

\$ 4,000 x 6% (based on proportion of non-residential growth)	\$ 240
Forecasted non-residential growth (10 years) in ft <sup>2</sup> .	10,150
<b>Non-residential development charges (per ft<sup>2</sup>)</b>	<b>\$ 0.02</b>

**Project Description:** The Ripley Fire Department requires a SCBA air compressor. The cost of this equipment is \$90,000.

**Analysis of Long-Term Capital and Operating Costs:** Operating costs associated with new equipment will be paid out of the operating budget for the fire department.

**Project Benefiting Area(s):** Ripley, Lakeshore, Finlay, Huron

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**Costs:**

Total Costs	\$ 90,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 90,000

**Allocation of Costs**

Existing and future growth will benefit equally from this project, so the allocation is based on the proportion of growth over the next 10 years.

Benefit to Existing Development (90%)	\$ 81,000
Benefit to Future Development (10%)	\$ 9,000
Amount recoverable through Development Charges	\$ 9,000

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 9,000 x 94% (based on proportion of residential growth)	\$8,460
Divided by future capacity	865 persons
<b>Residential development charges (per capita)</b>	<b>\$ 10</b>

**Non-Residential Allocation (per square foot)**

\$ 9,000 x 6% (based on proportion of non-residential growth)	\$ 540
Forecasted non-residential growth (10 years) in ft <sup>2</sup> .	35,300
<b>Non-residential development charges (per ft<sup>2</sup>)</b>	<b>\$ 0.02</b>



**Project Description:** The Lucknow Fire Department requires a SCBA air compressor. The cost of this equipment is \$90,000. Half of the cost has been attributed to ACW.

**Analysis of Long-Term Capital and Operating Costs:** Operating costs associated with new equipment will be paid out of the operating budget for the fire department.

**Project Benefiting Area(s):** Lucknow, Kinloss

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**Costs:**

Total Costs	\$ 90,000
Deduct any grants or subsidies	\$ 0
Costs attributable to ACW	\$ 45,000
Subtotal	\$ 45,000

**Allocation of Costs**

Existing and future growth will benefit equally from this project, so the allocation is based on the proportion of growth over the next 10 years.

Benefit to Existing Development (90%)	\$ 40,500
Benefit to Future Development (10%)	\$ 4,500
Amount recoverable through Development Charges	\$ 4,500

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 4,500 x 94% (based on proportion of residential growth)	\$4,230
Divided by future capacity	137 persons
<b>Residential development charges (per capita)</b>	<b>\$ 31</b>

**Non-Residential Allocation (per square foot)**

\$ 4,500 x 6% (based on proportion of non-residential growth)	\$ 270
Forecasted non-residential growth (10 years) in ft <sup>2</sup> .	10,150
<b>Non-residential development charges (per ft<sup>2</sup>)</b>	<b>\$ 0.03</b>

**Project Description:** The Township has constructed a Firefighter Training Centre. The Firefighter Training Centre will be used by firefighters from both the Lucknow and Ripley Fire Departments. Costs of the project are solely borne by the Township. The facility will provide a Class 'A' live fire training centre and will afford the Township the opportunity to ensure its firefighters obtain and comply with the minimum standards under the NFPA Firefighting Training Program. This facility is expected to benefit existing development and future development.

**Analysis of Long-Term Capital and Operating Costs:** The costs of operating the facility are expected to be minimal and will be incorporated into the operating budget for the fire departments.

**Project Benefiting Area(s):** Entire Township.

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**Costs:**

Total Costs	\$ 74,570
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 74,750

**Allocation of Costs**

Existing and future growth will benefit equally from this project, so the allocation is based on the proportion of growth over the next 10 years.

Benefit to Existing Development (91%)	\$ 67,859
Benefit to Future Development (9%)	\$ 6,711
Amount recoverable through Development Charges	\$ 6,711

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 6,711 x 94% (based on proportion of residential growth)	\$ 6,309
Divided by future capacity	1,002 persons
<b>Residential development charges (per capita)</b>	<b>\$ 6</b>

**Non-Residential Allocation (per square foot)**

\$ 6,711 x 6% (based on proportion of non-residential growth)	\$ 403
Forecasted non-residential growth (10 years) in ft <sup>2</sup> .	50,450
<b>Non-residential development charges (per ft<sup>2</sup>)</b>	<b>\$ 0.01</b>

**Project Description:** There are currently 20.3 km of trails in Huron-Kinloss. This equates to a 15-year level of service of 1 km of trail for every 380 persons. Over the next 10 years, an additional 1,002 persons are expected and to maintain the average level of service an additional 2.6 km of trails will be required. The cost to develop a kilometer of trail is \$100,000.

**Analysis of Long-Term Capital and Operating Costs:** Operating costs associated with new trails are expected to be minimal. The increase in the tax base from new development should offset any increase in operating costs.

**Project Benefiting Area(s):** Municipal-wide

**Costs:**

Total Costs	\$ 263,377
Deduct any grants or subsidies	- \$0
<b>Subtotal</b>	<b>\$ 263,377</b>

**Allocation of Costs**

Not applicable as the costs are being determined based on providing the equivalent level of service as is currently standard in the Township.

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 263,377 x 100%	\$ 263,377
Divided by future growth (1,002 persons)	1,002 persons
<b>Residential development charges (per capita)</b>	<b>\$ 263</b>

**Non-Residential Allocation (per square foot)**

This project is solely attributed to residential development

**Project Description:** Two additional dog parks have been identified as a need in the Township. The cost of the dog parks is estimated at \$50,000

**Analysis of Long-Term Capital and Operating Costs:** Operating costs associated with new parks will be paid out of the general tax base. The increase in the tax base from new development should offset any increase in operating costs.

**Project Benefiting Area(s):** Municipal-wide

**Costs:**

Total Costs	\$ 50,000
Deduct any grants or subsidies	- \$0
<b>Subtotal</b>	<b>\$ 50,000</b>

**Allocation of Costs**

Existing and future growth will benefit equally from this project, so the allocation is based on the proportion of growth over the next 10 years.

Benefit to Existing Development (91%)	\$ 45,500
Benefit to Future Development (9%)	\$ 4,500
Amount recoverable through Development Charges	\$ 4,500

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 4,500 x 100%	\$ 4,500
Divided by future growth (1,002 persons)	1,002 persons
<b>Residential development charges (per capita)</b>	<b>\$ 4</b>

**Non-Residential Allocation (per square foot)**

This project is solely attributed to residential development.

**Project Description:** A multi-use court has been identified as a need in the Township. The cost of a multi-use court is estimated at \$400,000.

**Analysis of Long-Term Capital and Operating Costs:** Operating costs associated with new facility will be paid out of the general tax base, registration and rental fees. The increase in the tax base from new development should offset any increase in operating costs.

**Project Benefiting Area(s):** Municipal-wide

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**Costs:**

Total Costs	\$ 400,000
Deduct any grants or subsidies	- \$0
Subtotal	\$ 400,000

**Allocation of Costs**

Existing and future growth will benefit equally from this project, so the allocation is based on the proportion of growth over the next 10 years.

Benefit to Existing Development (91%)	\$ 364,000
Benefit to Future Development (9%)	\$ 36,000
Amount recoverable through Development Charges	\$ 36,000

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 36,000 x 100%	\$ 36,000
Divided by future growth (1,002 persons)	1,002 persons
<b>Residential development charges (per capita)</b>	<b>\$ 36</b>

**Non-Residential Allocation (per square foot)**

This project is solely attributed to residential development

**Project Description:** Communal sanitary sewage collection and treatment facilities were constructed in Ripley in 1991 to 1993. The works were sized to service the existing population at that time and future growth. The design capacity at the time was 850 persons. In 2008, a study was undertaken to define the capacity of the system based on the performance of the plant and the assimilation capacity of the stream. The plant was rerated to 600 m<sup>3</sup>/day, which is equivalent to 1,065 persons.

Only the sewage treatment works and pumping station costs are incorporated into the development charges. The costs associated with this project do not include additional sewers. The cost of the sewage treatment facilities was \$4,491,321. The cost of the rerating study was \$44,000.

**Analysis of Long-Term Capital and Operating Costs:** The project received provincial funding assistance of 85% (\$4,109,626). Capital rate charges were levied against all benefiting properties. The ongoing operating costs of the system are paid for by connected properties.

**Project Benefiting Area(s):** Ripley, Finlay St. Service Area

#### Costs:

Total Costs (Sewage Treatment)	\$ 4,535,321
Deduct any grants or subsidies	\$ 4,109,626
Subtotal	\$ 425,695

#### Allocation of Costs

Capacity will be allocated as development occurs. Capacity is expressed as person equivalents, which includes all uses. This project benefited existing and future development equally on a per capita basis.

Benefit to Existing Development (82% based on current population of 874)	\$ 349,070
Benefit to Future Development (18%)	\$ 76,625
Amount recoverable through Development Charges	\$ 76,625

#### Development Charge Calculations

Residential Allocation (per capita)

\$ 76,625 x 88% (based on residential proportion of growth)	\$ 67,430
Divided by future capacity (1,065 – 874)	191 persons
<b>Residential development charges (per capita)</b>	<b>\$ 353</b>

Non-Residential Allocation (per square foot)

1 square foot of non-residential development = 0.005 persons (based on 41,050 sqft of non-residential development and a population increase of 205 persons)

\$ 76,625 x 12% (based on non-residential assessment)	\$ 9,195
Divided by 1065 persons x 0.0038 persons/sqft	\$ 0.04 / sqft
<b>Non-residential development charge (per square foot)</b>	<b>\$ 0.04/ sqft</b>

**Project Description:** The Growth and Servicing Master Plan completed in 2024 identified that the sewage treatment plant is approaching the limit of capacity based on the current commitments. It recommended an EA be completed in the next 5-10 years to examine alternatives for expansion. The estimated cost of completing the EA is \$125,000.

**Analysis of Long-Term Capital and Operating Costs:** Not applicable.

**Project Benefiting Area(s):** Ripley, Finlay St. Service Area

**Costs:**

Total Costs (Sewage Treatment)	\$ 125,000
Deduct any grants or subsidies	\$ 0
<b>Subtotal</b>	<b>\$ 125,000</b>

**Allocation of Costs**

The need for this study is driven by development and as such, the costs are fully attributable to future growth.

Benefit to Existing Development (0%)	\$ 0
Benefit to Future Development (100%)	\$ 125,000
<b>Amount recoverable through Development Charges</b>	<b>\$ 125,000</b>

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 125,000 x 88% (based on residential proportion of growth)	\$ 110,000
Divided by buildout population	1,202
<b>Residential development charges (per capita)</b>	<b>\$ 92</b>

Non-Residential Allocation (per square foot)

1 square foot of non-residential development = 0.008 persons (based on 41,050 sqft of non-residential development and a population increase of 328 persons)

\$ 125,000 x 12% (based on non-residential assessment)	\$ 15,000
Divided by 1202 persons x 0.008 persons/sqft	\$ 0.10 / sqft
<b>Non-residential development charge (per square foot)</b>	<b>\$ 0.10/ sqft</b>

**Project Description:** To service lots on the north and south sides of Finlay Street, a new sewer was required. The work included a new sanitary sewer constructed within the Finlay Street road allowance from Bruce Road 7, east to William Street. The costs of this work include an environmental assessment, design, and construction. The cost of this work was \$199,008 with 100% benefit attributable to future development. It will service an additional 20 lots or 48 people (at 2.4 persons per lot).

**Analysis of Long-Term Capital and Operating Costs:** The sewers are estimated to have a life of 50 to 100 years. The operating costs of the sewers are recovered from sewage service rate charges. Operating costs for gravity sewers are minimal, usually consisting of periodic flushing.

**Project Benefitting Area(s):** Finlay St. Service Area

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**Costs:**

Total Costs	\$ 199,008
Deduct any grants or subsidies	- \$ 0
Subtotal	\$ 199,008

**Allocation of Costs**

Costs are allocated based on the expected service area, which includes the lots fronting onto Finlay Street.

Benefit to Existing Development (65%)	\$ 129,355
Benefit to Future Development (35%)	\$ 69,653
Amount recoverable through Development Charges	\$ 69,653

**Development Charge Calculations,**

Residential Allocation (per capita)

\$ 69,653 x 100% (benefit to residential growth)	\$ 69,653
Divided by future capacity (persons)	16.8
<b>Residential development charges (per capita)</b>	<b>\$ 4,146</b>

**Non-Residential Allocation (per square foot)**

**Not applicable**



**Project Description:** The Growth and Servicing Master Plan completed in 2024 identified that the sewage treatment plant is approaching the limit of capacity based on the current commitments. It recommended an EA be completed in the next 5-10 years to examine alternatives for expansion. The estimated cost of completing the EA is \$125,000.

**Analysis of Long-Term Capital and Operating Costs:** Not applicable.

**Project Benefiting Area(s):** Lucknow

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**Costs:**

Total Costs (Sewage Treatment)	\$ 125,000
Deduct any grants or subsidies	\$ 0
Subtotal	\$ 125,000

**Allocation of Costs**

The need for this study is driven by development and as such, the costs are fully attributable to future growth.

Benefit to Existing Development (0%)	\$ 0
Benefit to Future Development (100%)	\$ 125,000
Amount recoverable through Development Charges	\$ 125,000

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 125,000 x 88% (based on residential proportion of growth)	\$ 110,000
Divided by buildout population	1,000
<b>Residential development charges (per capita)</b>	<b>\$ 110</b>

Non-Residential Allocation (per square foot)

1 square foot of non-residential development = 0.5 persons (based on 4550 sqft of non-residential development and a population increase of 2111 persons)

\$ 125,000 x 12% (based on non-residential assessment)	\$ 15,000
Divided by 2111 persons x 0.5 persons/sqft	\$ 3.15 / sqft
<b>Non-residential development charge (per square foot)</b>	<b>\$ 3.15 / sqft</b>

**Project Description:** The Township is planning to construct septage receiving facilities at the Ripley Wastewater Treatment Facility. The facilities will allow hauled sewage disposal in the existing lagoons. The estimate cost of adding these facilities is \$50,000.

**Analysis of Long-Term Capital and Operating Costs:** The operating costs associated with these facilities will be paid through user fees paid by haulers.

**Project Benefitting Area(s):** Huron, Kinloss, Lakeshore

**Costs:**

Total Costs	\$ 50,000
Deduct any grants or subsidies	- \$ 0
Subtotal	\$ 50,000

**Allocation of Costs**

Costs are allocated to future and existing development.

Benefit to Existing Development (75%)	\$ 37,500
Benefit to Future Development (25%)	\$ 12,500
Amount recoverable through Development Charges	\$ 12,500

**Development Charge Calculations,**

Residential Allocation (per capita)

\$ 12,500 x 94% (benefit to residential growth)	\$ 11,750
Divided by future capacity (persons)	866
<b>Residential development charges (per capita)</b>	<b>\$ 14</b>

**Non-Residential Allocation (per square foot)**

\$ 12,500 x 6% (based on non-residential assessment)	\$ 750
Divided by future non-residential growth (sq. ft)	18,500
<b>Non-residential development charge (per square foot)</b>	<b>\$ 0.04 / sqft</b>

**Project Description:** The major facilities (trunk watermain, water storage, major supply wells) of the Lakeshore Area Water Supply Master Plan were constructed in 1995 and 1996. The works were designed to supply 2,568 lots of development. At the time, there were 2,290 lots of record and 278 lots available for future development beyond infilling.

**Analysis of Long-Term Capital and Operating Costs:** The project allowed the decommissioning of more than 20 older well supplies. The system is designed to operate as an integrated system with backup power supply, fire protection and emergency storage. At the time of implementation, a capital reserve account was set up and funded to address future maintenance needs. The cost of the works was funding through a provincial grant, capital rate charges to all benefiting properties, and an assumption that future growth will pay for the surplus capacity.

**Project Benefitting Area(s):** Lakeshore

#### Costs:

Total Costs	\$ 5,069,900
Deduct any grants or subsidies	\$ 3,310,400
Subtotal	\$ 1,759,500

#### Allocation of Costs

At the time the facility was constructed, it was identified the project benefits existing and future development equally. The person design capacity is 2,568 lots x 2.55 persons per lot = 6,548 persons.

Benefit to Existing Development (88% based on current population of 5,765)	\$ 1,549,102
Benefit to Future Development (12%)	\$ 210,398
Amount recoverable through Development Charges	\$ 210,398

#### Development Charge Calculations

Residential Allocation (per capita)

\$ 210,398 x 98% (based on proportion of residential growth)	\$ 206,190
Divided by future capacity (6,548 – 5,634 persons)	783 persons
<b>Residential development charge (per person)</b>	<b>\$ 263</b>

#### Non-Residential Allocation (per square foot)

\$ 210,398 x 0.02% (based on non-residential assessment)	\$ 4,208
Divided by 6000 sqft.	\$ 0.70 / sqft
<b>Non-residential development charge (per square foot)</b>	<b>\$ 0.70 / sqft</b>

**Project Description:** The Growth and Servicing Master Plan completed in 2024 identified a deficiency in water storage capacity for the Lakeshore Drinking Water System. The Master Plan recommends an EA to evaluate options to increase water storage capacity for future and existing development. The estimated cost of completing the EA is \$50,000.

**Analysis of Long-Term Capital and Operating Costs:** Not applicable.

**Project Benefiting Area(s):** Lakeshore

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**Costs:**

Total Costs (Sewage Treatment	\$ 50,000
Deduct any grants or subsidies	\$ 0
<b>Subtotal</b>	<b>\$ 50,000</b>

**Allocation of Costs**

Benefit to Existing Development (25%)	\$ 12,500
Benefit to Future Development (75%)	\$ 37,500
<b>Amount recoverable through Development Charges</b>	<b>\$ 37,500</b>

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 37,500 x 98% (based on residential proportion of growth)	\$ 36,750
Divided by 20-year population growth	1,250
<b>Residential development charges (per capita)</b>	<b>\$ 29</b>

Non-Residential Allocation (per square foot)

\$ 37,500 x 2% (based on non-residential assessment)	\$ 750
Divided by 20-year non residential growth (sqft)	6,000
<b>Non-residential development charge (per square foot)</b>	<b>\$ 0.13/ sqft</b>

**Project Description:** The existing water storage facility in Lucknow has reached the end of its useful life. The Township completed a Class Environmental Assessment to define the type, size and location for a new facility. The new facility has been constructed and designed to meet the needs of the existing population and at least 50 years growth (1,854 persons).

**Analysis of Long-Term Capital and Operating Costs:** The capital costs of the new facility will be paid for by the existing users and through development charges on new development. Existing users will pay through reserve amounts and possibly through an increase in rate charges. The Township will also pursue grant opportunities, but at this time the availability of grants cannot be incorporated into the development charge calculations. If a grant is secured, subsequent development charge by-laws will be adjusted. The cost of operating the facility are paid by the users through service rate charges.

**Project Benefitting Area(s):** Lucknow

#### Costs:

Total Costs	\$ 6,053,441
Deduct any grants or subsidies	- \$ 3,505,816
Subtotal	\$ 2,547,625

#### Allocation of Costs

This project benefits existing and future development equally on a per capita basis.

Benefit to Existing Development (65% based on current population of 1,211)	\$ 1,664,064
Benefit to Future Development (35%)	\$ 883,561
Amount recoverable through Development Charges	\$ 883,561

#### Development Charge Calculations

Residential Allocation (per capita)

\$ 883,561 x 88% (based on residential assessment)	\$ 777,534
Divided by future capacity (1,854 – 1,211 persons)	643 persons
<b>Residential development charge (per person)</b>	<b>\$ 1,209</b>

#### Non-Residential Allocation (per square foot)

1 square foot of non-residential development = 0.018 persons (based on 4550 sqft of non-residential development and a population increase of 84 persons)

\$ 883,561 x 12 % (based on non-residential assessment)	\$ 106,027
Divided by 643 persons x 0.0018 persons/sqft	\$ 2.97 / sqft
<b>Non-residential development charge (per square foot)</b>	<b>\$ 2.97 / sqft</b>

**Project Description:** Well 1 in Ripley has reached the end of its useful life and a water storage facility is required to service existing and future growth. A new well and elevated water storage facility was constructed in 2018. The new storage facility was designed to meet the needs of the existing population and at least 50 years of growth. The cost of the new well and storage facility is \$3,250,000. A CWWF grant in the amount of \$475,812 was received.

**Analysis of Long-Term Capital and Operating Costs:** The capital cost of the new facility will be paid for by the existing users and through development charges on new development. Existing users will pay through reserve amounts and possibly through an increase in rate charges. The operating costs of the facilities are paid by the users through service rate charges.

**Project Benefitting Area(s):** Ripley, Finlay St. Service Area

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**Costs:**

Total Costs	\$ 3,250,000.00
Deduct any grants or subsidies	\$ 475,812.00
Subtotal	\$ 2,774,188.00

**Allocation of Costs**

The project will benefit both existing and future development equally on a per capita basis. The capacity is an estimated 2,004 person equivalents.

Benefit to Existing Development (44% based on current population of 874)	\$ 1,209,900
Benefit to Future Development (56%)	\$ 1,564,288
Amount recoverable through Development Charges	\$ 1,564,288

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 1,564,288 x 88% (based on residential assessment)	\$ 1,376,573
Divided by remaining capacity	1,130 persons
<b>Residential development charge (per person)</b>	<b>\$ 1,218</b>

Non-Residential Allocation (per square foot)

1 square foot of non-residential development = 0.005 persons (based on 41,050 sqft of non-residential development and a population increase of 205 persons)

\$ 1,564,288 x 12% (based on non-residential assessment)	\$ 187,715
Divided by 1,130 persons x 0.005	\$ 0.83 / sqft
<b>Non-residential development charge (per square foot)</b>	<b>\$ 0.83 / sqft</b>

**Project Description:** To service lots on the north and south sides of Finlay Street, a new watermain is required. The work will see a watermain constructed within the Finlay Street road allowance from Bruce Road 7, east to William Street. The costs of this work include an environmental assessment, design, and construction. The cost of this work is estimated at \$273,366, with 100% benefit attributable to future development. It will service an additional 20 lots or 48 people (at 2.4 persons per lot).

**Analysis of Long-Term Capital and Operating Costs:** The watermain is estimated to have a life of 50 to 100 years. The operating costs of watermain are recovered from water service rate charges. Operating costs for watermains are minimal, usually consisting of periodic flushing.

**Project Benefitting Area(s):** Finlay St. Service Area

**Costs:**

Total Costs	\$ 273,366
Deduct any grants or subsidies	- \$ 0
<b>Subtotal</b>	<b>\$ 273,366</b>

**Allocation of Costs**

Costs are allocated based on the expected service area, which includes the lots fronting onto Finlay Street.

Benefit to Existing Development (65%)	\$ 177,688
Benefit to Future Development (35%)	\$ 95,678
<b>Amount recoverable through Development Charges</b>	<b>\$ 95,678</b>

**Development Charge Calculations,**

Residential Allocation (per capita)

\$ 95,678 x 100% (benefit to residential growth)	\$ 95,678
Divided by future capacity (persons)	16.8
<b>Residential development charges (per capita)</b>	<b>\$ 5,695</b>

**Non-Residential Allocation (per square foot)**

**Not applicable**

**Project Description:** A number of studies have been identified that will be undertaken over the next 10-years. The studies have been identified in Table B-1.

**Analysis of Long-Term Capital and Operating Costs:** There are no long-term capital or operating costs associated with the completion of studies.

**Project Benefiting Area(s):** Municipal-wide

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**Costs:**

Total Costs	\$ 375,000
Deduct reserve funds	\$ 10,988
Subtotal	\$ 364,012

**Allocation of Costs**

Benefit to Existing Development	\$ 195,500
Benefit to Future Development	\$ 168,512
Amount recoverable through development charges	\$ 168,512

**Development Charge Calculations**

Residential Allocation (per capita)

\$ 168,512 x 94% (based on proportion of residential growth)	\$ 158,401
Divided by future growth (1,002 persons)	1,002 persons
<b>Residential development charges (per capita)</b>	<b>\$158</b>

**Non-Residential Allocation (per square foot)**

\$168,512 x 6% (based on proportion of non-residential growth)	\$10,111
Forecasted non-residential growth (10 years) in ft <sup>2</sup> .	50,450
<b>Non-Residential development charges (per ft<sup>2</sup>)</b>	<b>\$0.20</b>



Table B-2– Studies

Study	Cost (\$)	Grant/Subsidies/ Reserves (\$)	Benefit to Future (\$)
Development Charges Study	25,000	10,988	14,012 (100%)
OP and Zoning Bylaw Updates	150,000	0	75,000 (50%)
Feasibility Study - Public Works Shop	25,000	0	12,500(50%)
Feasibility Study - Firehall Expansion	25,000	0	12,500 (50%)
Bridge Needs Study x2	50,000	0	4,500 (9%)
Stormwater Master Plan	100,000	0	50,000 (50%)
<b>Total</b>	<b>375,000</b>	<b>0</b>	<b>168,512</b>

### Summary of Development Charges

<b>Lucknow</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	52	134	82	71	65	52	3.55
Water	1,209	3,119	1,910	1,656	1,511	1,209	2.97
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	169	436	267	232	211	169	0.15
Septage	-	-	-	-	-	-	-
<b>Total</b>	<b>1,891</b>	<b>4,879</b>	<b>2,988</b>	<b>2,590</b>	<b>2,364</b>	<b>1,891</b>	<b>6.87</b>

<b>Ripley</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	445	1,148	703	610	556	445	0.14
Water	1,218	3,142	1,924	1,669	1,523	1,218	0.83
Stormwater	0	-	-	-	-	-	-
Roads	0	-	-	-	-	-	-
Fire	45	116	71	62	56	45	0.08
Septage	-	-	-	-	-	-	-
<b>Total</b>	<b>2,169</b>	<b>5,596</b>	<b>3,427</b>	<b>2,972</b>	<b>2,712</b>	<b>2,169</b>	<b>1.25</b>

<b>Finlay St.</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	4,591	11,845	7,254	6,290	5,739	4,591	0.14
Water	6,913	17,836	10,923	9,471	8,641	6,913	0.83
Stormwater	3,047	7,861	4,814	4,174	3,809	3,047	-
Roads	9,014	23,256	14,242	12,349	11,268	9,014	-
Fire	45	116	71	62	56	45	0.08
Septage	-	-	-	-	-	-	-
<b>Total</b>	<b>24,071</b>	<b>62,104</b>	<b>38,033</b>	<b>32,977</b>	<b>30,090</b>	<b>24,071</b>	<b>1.25</b>

<b>Lakeshore</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-	-
Water	292	753	461	400	365	292	1.18
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	45	116	71	62	56	45	0.08
Septage	14	36	22	19	18	14	0.04
<b>Total</b>	<b>812</b>	<b>2,095</b>	<b>1,283</b>	<b>1,112</b>	<b>1,016</b>	<b>812</b>	<b>1.50</b>

<b>Huron</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-	-
Water	-	-	-	-	-	-	-
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	45	116	71	62	56	45	0.08
Septage	14	36	22	19	18	14	0.04
<b>Total</b>	<b>520</b>	<b>1,342</b>	<b>822</b>	<b>712</b>	<b>651</b>	<b>520</b>	<b>0.32</b>

<b>Kinloss</b>	Per Capita	Single & Semi Detached (per unit)	Multi-Unit (per unit)	Apartment, 2 or more bedroom (per unit)	Apartment, 1 bedroom or bachelor (per unit)	Residential Nursing/ Retirement (1 person per bedroom)	Non-Res (per sqft)
Parks and Recreation	303	782	479	415	379	303	-
Administration	158	408	250	216	198	158	0.20
Sanitary Sewage	-	-	-	-	-	-	-
Water	-	-	-	-	-	-	-
Stormwater	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-
Fire	169	436	267	232	211	169	0.15
Septage	14	36	22	19	18	14	0.04
<b>Total</b>	<b>644</b>	<b>1,662</b>	<b>1,018</b>	<b>882</b>	<b>806</b>	<b>644</b>	<b>0.39</b>

**APPENDIX C**  
**LEVEL OF SERVICE CALCULATIONS**

**Fire Services Level of Service**

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Population	6738	6790	6790	6894	6946	6998	7050	7069	7200	7331	7461	7592	7723	7854	7985
Employment	1644	1694	1705	1792	1842	1891	1940	1890	2039	2088	2137	2187	2315	2285	2335

Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg LOS
Land	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Value	209,670	209,670	209,670	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	
LOS \$/person	25.01	24.71	24.68	51.81	51.21	50.62	50.06	50.23	48.71	47.78	46.88	46.02	44.83	44.38	43.60	43.37

Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg LOS
Buildings	2	12	12	12	12	12	12	12	12	12	12	12	12	13	13	-
Value	1,006,493.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,215,475.00	2,219,932.90	2,219,932.90	-
LOS \$/person	120.08	261.14	260.80	255.06	252.10	249.24	246.44	247.29	239.80	235.21	230.83	226.55	220.71	218.95	215.11	231.95

Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg LOS
Fleet	4	4	4	4	4	6	7	8	8	9	11	11	11	11	11	-
Value	1,101,489.00	1,101,489.00	1,101,489.00	1,101,489.00	1,101,489.00	1,895,636.00	2,199,991.00	2,208,832.00	2,208,832.00	2,211,681.28	2,436,422.28	2,436,422.28	2,436,422.28	2,436,422.28	2,436,422.28	-
LOS \$/person	131.41	129.83	129.66	126.81	125.34	213.26	244.72	246.55	239.08	234.81	253.85	249.15	242.72	240.30	236.09	202.90

Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg LOS
Equipment	38	43	45	51	54	56	67	69	78	86	98	132	132	160	160	-
Value	262,445.95	302,670.62	344,889.25	416,415.64	436,829.64	457,575.33	496,473.44	512,837.45	551,982.12	617,611.53	684,748.05	896,640.44	896,640.44	1,011,137.26	1,011,137.26	-
LOS \$/person	31.31	35.68	40.60	47.94	49.71	51.48	55.23	57.24	59.74	65.57	71.34	91.69	89.32	99.73	97.98	62.97

15-year average service level: \$ 541.19/person

Net Population & Employment Growth (2024-2034): 1064

Max. Allowable Funding Envelope: \$ 575,834

**Parks and Recreation Level of Service**

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Population	5533	5567	5685	5635	5669	5703	5737	5639	5805	5839	5874	5908	5880	6018	6078
Employment	1598	1620	1650	1664	1686	1708	1730	1735	1774	1796	1818	1840	1870	1884	1906

Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg LOS
Buildings	32	36	45	45	50	51	56	60	68	73	77	80	83	81	81	-
Value	2,727,254	2,756,201	2,936,965	2,936,965	3,144,380	3,154,935	3,221,939	3,342,911	3,496,080	3,735,686	3,857,163	3,898,734	3,979,314	3,878,314	3,878,314	-
LOS \$/person	325.37	324.87	345.73	338.13	357.80	354.93	358.39	373.13	378.40	396.61	401.87	398.68	396.42	382.51	375.81	367.24

Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg LOS
Land	89	90	90	97	100	101	103	104	107	107	119	119	120	121	121	-
Value	631,093	663,663	663,663	719,095	792,003	799,584	982,004	1,015,391	1,030,987	1,030,987	1,288,117	1,288,117	1,308,116	1,320,040	1,320,040	-
LOS \$/person	75.29	78.23	78.12	82.79	90.12	89.95	109.23	113.34	111.59	109.46	134.21	131.72	130.32	130.19	127.91	106.16

Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg LOS
Vehicles	5	6	8	8	8	9	9	10	10	10	11	11	14	14	14	-
Value	90,692	97,914	152,599	152,599	152,599	185,917	185,917	204,784	204,784	204,784	212,941	212,941	371,785	371,785	371,785	-
LOS \$/person	10.82	11.54	17.96	17.57	17.36	20.92	20.68	22.86	22.17	21.74	22.19	21.78	37.04	36.67	36.03	22.49



Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Avg LOS
Equip	73	77	78	82	84	88	95	102	107	122	131	134	137	138	138	-
Value	568,850	591,409	598,578	651,009	667,432	743,836	824,371	880,832	892,801	958,670	1,080,958	1,090,113	1,141,114	1,144,177	1,144,177	-
LOS \$/person	67.87	69.71	70.46	74.95	75.95	83.68	91.70	98.32	96.63	101.78	112.62	111.47	113.68	112.85	110.87	92.84

15-year average service level: \$ 588.73/person

Net Population & Employment Growth (2024-2034): 1064

Max. Allowable Funding Envelope: \$ 626,412