

Report for Public Consultation

Prepared by Hemson for the Town of Fort Erie



2023 Development Charges Background Study

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List of Acronyms

AMP Asset Management Plan

BTE Benefit to Existing

CBC Community Benefits Charges

COG Cost of Growth

DCA Development Charges Act

DC Development Charges

GFA Gross Floor Area

PPB Post-Period Benefit

PPU Persons Per Unit

Executive Summary

A. Purpose of Development Charges (DC) Background Study

Hemson Consulting Ltd. was retained by the Town of Fort Erie to complete a Development Charges (DC) Background Study (herein referred to as the “DC Background Study”). This Background Study provides the basis and background to update the Town’s development charges to reflect the servicing needs of development.

i. Study Consistent with Development Charges Legislation

The Town of Fort Erie 2023 Development Charges Background Study is presented as part of the process to lead to the approval of new DC By-laws in compliance with the *Development Charges Act (DCA)*. The study is prepared in accordance with the *DCA* and associated regulations, including amendments that came into force through the *More Homes, More Choice Act*, the *COVID-19 Economic Recovery Act*, and the *More Homes Built Faster Act (Bill 23)*.

ii. Key Steps of the Development Charges Calculation

The *DCA* in Ontario is the most prescriptive of all DC legislation in Canada with respect to recovering development-related costs. Several key steps are required to calculate DCs. These include:

- Preparing a development (growth) forecast;
- Establishing historical service levels;
- Determining the increased needs for services arising from development;
- Determining how these costs are attributed to development types (i.e. residential and non-residential); and
- Adjusting for a cash flow analysis.

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

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

B. Development Forecast

The forecasts are based on the Town achieving population and employment targets set out in the Niagara Region’s Official Plan. A 10-year planning horizon (2023-2032) is utilized for all Town-wide General Services, while a planning horizon of 2023-2041 is used for Engineered Services. The table below provides a summary of the anticipated residential and non-residential growth over the respective planning periods. The development forecast is further discussed in Appendix A.

Town-wide Development Forecast	2022 Estimate	General Services Planning Period 2023 - 2032		Engineered Services Planning Period 2023 - 2041	
		Growth	Total at 2032	Growth	Total at 2041
Residential					
Total Occupied Dwellings	14,279	2,147	16,426	4,355	18,634
Total Population					
Census	33,274	3,982	37,256	7,970	41,244
<i>Population In New Dwellings</i>		<i>4,660</i>		<i>9,407</i>	
Non-Residential					
Employment	9,961	1,915	11,876	3,951	13,912
Non-Residential Building Space (sq.m.)		155,754		317,651	

C. Development-Related Capital Program

The development-related capital program for General Services is planned over a 10-year period from 2023 to 2032. The gross costs amount to \$50.15 million where \$19.33 million is eligible for recovery through development charges. Details regarding the capital programs for each individual General Service are provided in Appendix B of this report.

The development-related capital program for Engineered Services is planned over a period from 2023 to 2041. In total, \$321.13 million is identified in gross project costs of which \$140.66 million is eligible for recovery through development charges. Details regarding the capital programs for each individual engineered service are provided in Appendix C of this report.

D. Calculated Development Charges

Development charges rates have been established under the parameters and limitations of the *DCA*. A Town-wide uniform cost recovery approach is used to calculate development charges for the General Services and the Engineered Services.

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

Calculated Town-wide Development Charges

Service	Residential Charge By Unit Type				Non-Residential
	Singles & Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Charge per Square Metre
Library Services	\$132	\$96	\$88	\$57	\$0.00
Fire Protection	\$1,140	\$827	\$760	\$492	\$5.50
Parks And Recreation	\$6,680	\$4,847	\$4,454	\$2,882	\$0.00
Services Related To A Highway: Public Works And Fleet	\$1,104	\$801	\$736	\$477	\$5.34
Services Related To A Highway: Roads And Related	\$6,109	\$4,433	\$4,074	\$2,636	\$29.86
Subtotal Town-Wide Services	\$15,165	\$11,004	\$10,112	\$6,544	\$40.70
Storm Water Drainage And Control Services	\$9,050	\$6,567	\$6,035	\$3,905	\$44.23
Wastewater Services	\$10,433	\$7,571	\$6,957	\$4,502	\$51.02
Water Supply Services	\$2,242	\$1,627	\$1,495	\$968	\$10.96
Subtotal Urban Area Services	\$21,725	\$15,765	\$14,487	\$9,375	\$106.21
TOTAL CHARGE PER UNIT	\$36,890	\$26,769	\$24,599	\$15,919	\$146.91

The calculated development charges will be phased-in over a 5-year time period in accordance with the *DCA*. The legislation requires that the following phase-in be applied to the fully calculated rates:

- Year 1 = 80% of calculated rates
- Year 2 = 85% of calculated rates
- Year 3 = 90% of calculated rates
- Year 4 = 95% of calculated rates
- Year 5 = 100% of calculated rates

E. Cost of Growth Analysis

An overview of the long-term capital and operating costs as well as the asset management-related annual provisions for capital facilities and infrastructure to be included in the DC by-law is provided in Appendix E of the DC Background Study. This examination is required as one of the provisions of the *DCA*.

F. Policy Changes since 2018 DC Background Study

As part of the Town's 2023 DC Background Study update, the following changes have been introduced:

- Removal of Parking and Administration (no longer DC eligible services);
- Removal of Transit Services (has been uploaded to the Region);
- Reviewed DC By-law definitions and exemptions; and
- Alignment with new legislative changes.

G. Key Recommendations

- It is recommended that the Town's present practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the *DCA*, the Town should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Town's normal capital budget process; and
- No substantial changes to the Town's prevailing local service definitions and policies are being considered.

H. DC By-law to be Released Under Separate Cover

The Town's proposed DC By-law(s) will be made available under separate cover a minimum of two weeks in advance of the statutory public meeting.

1. Introduction

The Town of Fort Erie 2023 Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *Development Charges Act, 1997 (DCA)*.

The *DCA* and O. Reg. 82/98 require that a DC background study be prepared in which development charges are determined with reference to:

- The average capital service levels provided in the Town over the 15-year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred, or to be incurred, by the Town or its local boards to provide for the expected development, including the determination of the eligible and ineligible components of the capital projects; and,
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study presents the results of the review which determines the development-related net capital costs which are attributable to development that is forecast to occur in the Town. These development-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study arrives, therefore, at calculated development charges for various types of development.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. Following completion of this process in accordance with the *DCA*, Council will review this study, and comments received regarding this study or other information brought to Council's attention about the proposed charges. Council will then pass a new development charges by-law for the Town.

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

A. Legislative Context

The study is prepared in accordance with the *DCA* and associated regulations, including the amendments that came into force most recently on November 28, 2022 as per *Bill 23: More Homes Built Faster Act, 2022*. Key legislative changes include:

- Five-year mandatory phase-in of the calculated DC rates (beginning with a 20% reduction in Year 1, decreasing by 5% annually until Year 5);
- Historical service level standards have been extended from a 10 to 15-year planning period;
- DC by-laws now expire every 10 years instead of 5 years;
- The amount of interest paid on DC deferrals and freeze is capped at prime plus 1%;
- Costs associated with studies and affordable housing services are now ineligible for recovery through DCs;
- Municipalities must spend or allocate 60% of available DC reserve funds per year for roads, water and wastewater services; and
- Discounts for purpose built rentals based on the number of bedrooms.

The *DCA* was also amended to exempt affordable and attainable housing developments from the payment of DCs; however, the regulations which will define these types of units have not yet been released and therefore, these changes are not yet in force.

B. Relevant Analysis

The underlying assumptions and calculation methodologies contained in the DC Background Study have been informed by a range of inputs including the Town’s capital budget, existing master plans, and discussions with Town staff.

C. Consultation and Approval Process

The following provides a summary of the consultation and approval process undertaken to complete the DC Background Study. Following the release of the DC Background Study, consultation will continue with the public and development industry stakeholders prior to the passage of the new DC By-law(s) anticipated to occur in January 2024.

Timeline of Consultation and Approval Process

Activity	Date
Developer Information Session	November 7, 2023
Public Release of DC Background Study	November 22, 2023
Statutory Public Meeting	December 11, 2023 (targeted)
Passage of 2023 DC By-law	January 2024 (targeted)

2. The DC Methodology Aligns Development-Related Costs and Benefits

Several key steps are required in calculating a development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, we have tailored our approach to the Town of Fort Erie's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. This study calculates charges on a Town-wide basis which is consistent with the Town's 2018 Development Charges Background Study.

A. Consideration for Area Rated Services

In accordance with the *DCA*, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the development charges background study. The Town of Fort Erie has historically used a Town-wide approach, a practice which is proposed to be brought forward as part of this DC Background Study update. The Background Study provides an update to the historical service levels and the cost of providing future development-related capital infrastructure.

B. Town-Wide Development Charges Are Proposed

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

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

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

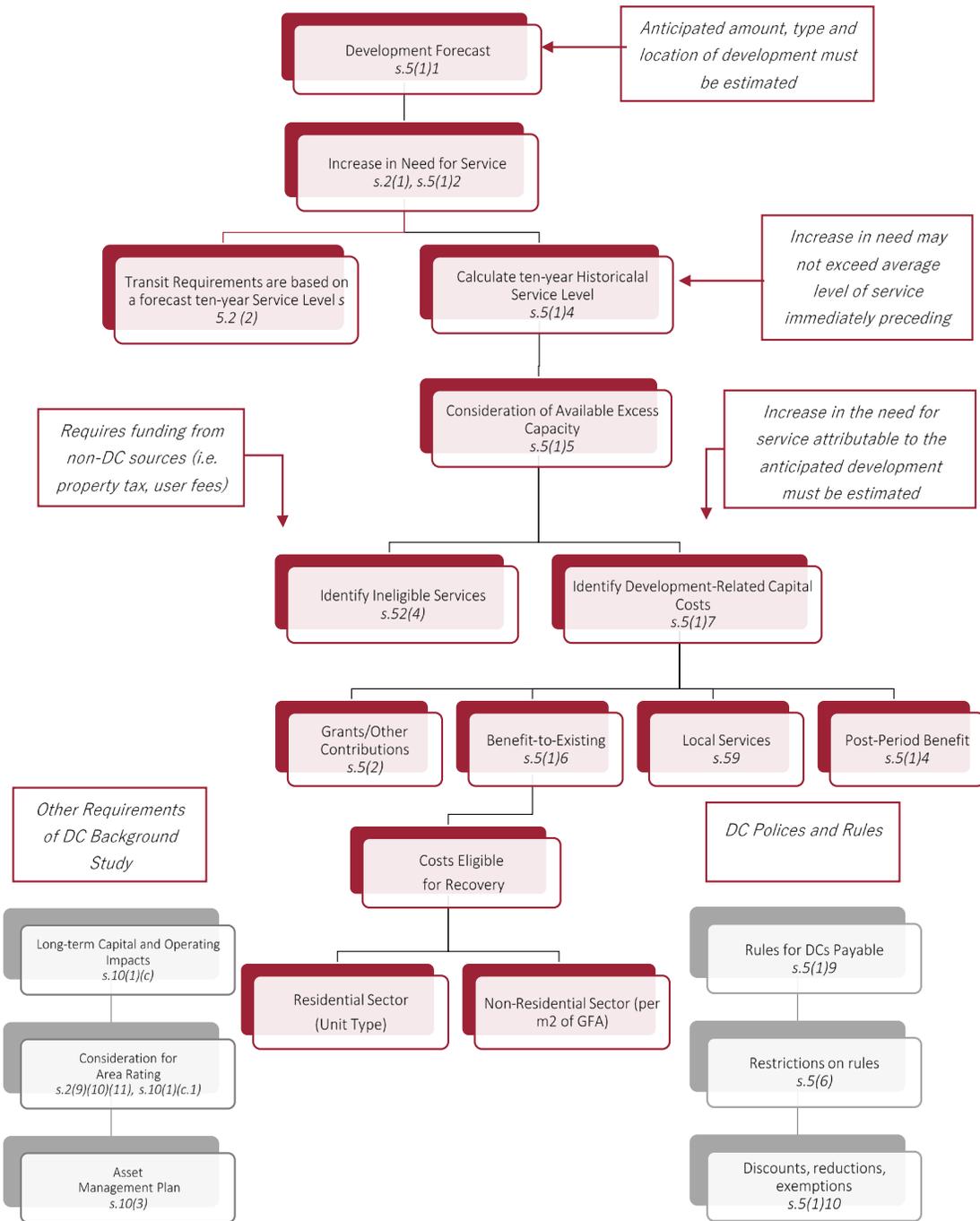
- Library Services
- Fire Protection
- Parks and Recreation
- Services Related to a Highway: Public Works and Fleet
- Serviced Related to a Highway: Roads and Related
- Water
- Wastewater
- Storm Water Drainage and Control

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

C. Key Steps In Determining DCs for Future Development-Related Projects

Several key steps are required in calculating DCs for future development-related projects. These are summarized below and shown schematically in Figure 1.

Figure 1: Statutory Requirements of Development Charge Calculation and Study Process



i. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the 10-year study period, 2023-2032, for General Services. A planning horizon of 2023-2041 has been used for Engineered Services, which is consistent with the servicing plans provided by Town staff.

The forecast of the future residential and non-residential development by location is based on growth anticipated to occur in the Town. For the residential portion of the forecast both the Census population growth and population growth in new units is estimated. Net population growth determines the need for additional facilities and provides the foundation for the development-related capital program.

The non-residential portion of the forecast estimates the gross floor area (GFA) of building space to be developed over the 10-year period, 2023-2032, and to 2041. The forecast of GFA is based on the employment forecast for the Town. Factors for floor space per worker by category are used to convert the employment forecast into gross floor areas for the purposes of the development charges study.

ii. Service Categories and Historical Service Levels

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

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 15-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 15-year average service levels thus form the basis for development charges. A review of the Town's capital service levels for buildings, land, vehicles, and so on has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included

in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2008-2022.

For Water, Wastewater, and Stormwater Services, historical service levels are less applicable as the infrastructure included in the capital program required to achieve health and safety standards as identified in relevant legislation including Provincial regulations, other relevant legislation as well as Town standards. Historical service levels for the Roads and Related service have been included.

iii. Development-Related Capital Program and Analysis of DC Eligible Costs to be Recovered through Development Charges

A development-related capital program has been prepared by the Town's departments as part of the present study. The program identifies development-related projects and their gross and net municipal costs, after allowing for capital grants, subsidies or other recoveries as required by the Act (*DCA*, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The *DCA* requires that the increase in the need for service attributable to the anticipated development may include an increase:

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

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical 15-year average service levels or the service levels embodied in future plans of the Town. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace

facilities or infrastructure in the future. In this regard, O. Reg. 82/98, s. 3 states that:

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

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

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

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. In the Town of Fort Erie, the allocation is based on the projected changes in population and employment over the planning periods, the anticipated demand for services and other relevant factors.

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

v. Final Adjustment

The final determination of the development charge results from adjustments made to development-related DC eligible costs for each service and sector resulting from the application of any unallocated growth-related reserve fund balances that are available to finance the development-related capital costs in the capital program. A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

D. Operating & Capital Cost Impacts and Asset Management Plan Legislative Requirements

Section 10 of the *DCA* identifies what must be included in a Development Charges Background Study, namely:

- s.10 (2) The development charge background study shall include,
 - (c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service; and
 - (c.2) an asset management plan prepared in accordance with subsection (3).

i. Asset Management Plan

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

The requirement to include an Asset Management Plan (AMP) was part of the *DCA* amendments that came into effect on January 1, 2016. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life-cycle. The section of the DC Background Study that deals with the operating and capital cost impacts and the asset management plan can be found in Appendix E.

3. Development Forecast

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

A 10-year development forecast, from 2023-2032, has been used for the General Services. For Engineered Services, a longer term forecast to 2041 has been used, consistent with the approach used in the Town’s Master Plans.

The forecasts are based on the Town achieving population and employment forecasts set out in Niagara Region’s Official Plan. Despite 2041 being the end-point of the development forecast planning horizon, the Town will continue to plan to achieve the 2051 population and employment forecasts set out in the Region’s Official Plan and it is expected that these forecasts will be used in future DC Background Study updates.

The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. Table 1 summarizes the population and household development forecast. The table shows that the Town’s Census population is forecast to increase by roughly 3,980 over the 10-year planning period, and by approximately 7,970 to 2041. The number of dwellings will increase by 2,150 over the 10-year period and by 4,350 to 2041.

In addition to the net population forecast, a forecast of “population in new units” that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPUs to the housing unit forecast: 2.55 for single and semi-detached units; 1.85 for multiples; 1.70 for large apartments; and 1.10 for small apartments. In total,

4,660 is the forecasted population growth in new dwelling units over the 10-year planning period and 9,410 is growth forecasted to 2041.

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the *DCA*, a forecast of non-residential building space has been developed. As with the residential forecast, a 10-year development forecast, from 2023-2033, has been used for all General Services in the Town. The planning period from 2023-2041 has been utilized for Engineered Services.

Employment densities have been used to convert the employment forecast into building space estimates. The following densities, by employment type, have been utilized in this study:

Population-Related:	50.0 m ² per employee
Employment Land:	110.0 m ² per employee
Major Office:	27.0 m ² per employee

A summary of the GFA forecasts is provided in Table 1. The total GFA growth is forecast at 155,750 square metres over the 10-year period with an accompanying employment growth of 1,915. Over the longer planning period to 2041, it is forecasted that 3,950 new employees will be accommodated in 317,650 square metres of new non-residential GFA.

TABLE 1

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

Town-wide Development Forecast	2022 Estimate	General Services Planning Period 2023 - 2032		Engineered Services Planning Period 2023 - 2041	
		Growth	Total at 2032	Growth	Total at 2041
Residential					
Total Occupied Dwellings	14,279	2,147	16,426	4,355	18,634
Total Population					
Census	33,274	3,982	37,256	7,970	41,244
<i>Population In New Dwellings</i>		<i>4,660</i>		<i>9,407</i>	
Non-Residential					
Employment	9,961	1,915	11,876	3,951	13,912
Non-Residential Building Space (sq.m.)		155,754		317,651	

4. Summary of Historical Capital Service Levels

The *DCA* and O. Reg. 82/98 require that the development charges be set at a level no higher than the average service level provided in the Town over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For General Services (Library, Fire, Police, Parks and Recreation etc.), and Services Related to a Highway: Roads and Related infrastructure, the legislative requirement is met by documenting historical service levels for the preceding 15 years, in this case, for the period 2008 to 2022. Typically, service levels for General Services are measured as a ratio of inputs per capita or per capita and employee.

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

Table 2 summarizes service levels for all services included in the development charges calculations. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for the General Services. Appendix C provides this information for Services Related to a Highway: Roads and Related Services.

TABLE 2

TOWN OF FORT ERIE
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2008 - 2022

Service	2008 - 2022 Service Level Indicator
1.0 LIBRARY SERVICES Buildings Land Materials Furniture And Equipment	\$519.26 per capita \$387.86 per capita \$21.92 per capita \$102.43 per capita \$7.05 per capita
2.0 FIRE PROTECTION Buildings Land Furniture & Equipment Vehicles Equipment & Gear	\$1,142.69 per population & employment \$624.94 per population & employment \$47.04 per population & employment \$14.68 per population & employment \$407.00 per population & employment \$49.03 per population & employment
3.0 PARKS AND RECREATION Indoor Recreation Neighbourhood Parks Community Parks Specialized Parks Parks Vehicles & Equipment	\$6,634.98 per capita \$3,521.80 per capita \$480.70 per capita \$1,074.46 per capita \$1,514.94 per capita \$43.08 per capita
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET Buildings Land Furniture & Equipment Vehicles & Equipment	\$471.25 per population & employment \$296.80 per population & employment \$22.24 per population & employment \$6.97 per population & employment \$145.24 per population & employment
5.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED Roads Bridges & Culverts	\$5,978.98 per population & employment \$4,702.21 per population & employment \$1,276.77 per population & employment

5. Development-Related Capital Forecast

A. A Development-Related Capital Forecast is Provided for Council's Approval

The *DCA* requires the Council of a Municipality to express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section 2, *O. Reg. 82/98*, s. 3 states that:

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

Based on the growth forecasts summarized in Section 3 and detailed in Appendix A, Town staff developed a development-related capital program setting out those projects that are required to service anticipated development.

One of the recommendations contained in the DC Background Study is for Council to adopt the development-related capital program derived for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein that are consistent with the development occurring in the Town. It is acknowledged that changes to the capital program presented here may occur through the Town's normal capital budget process.

B. The Development-Related Capital Forecast for General Services

A summary of the development-related capital forecast for General Services is presented in Table 3. The table shows that the gross cost of the Town's capital forecast is estimated to be \$50.15 million. The net municipal cost remains at \$50.15 million. Of this \$50.15 million net municipal cost, approximately 71%, or \$35.43 million, is related to capital works for **Parks and Recreation**. This capital program accounts for general park improvements, parkland amenities, new park development, future building space to accommodate staff, and parks vehicles and equipment.

The next largest capital program belongs to **Fire Protection**, and amounts to \$9.08 million to provide for the recovery of debt associated with the expansion of Station Three, including provisions for land, building, and various pieces of equipment.

The capital forecast associated with **Public Works and Fleet** includes the provisions for an additional vehicle bay, Gibson Centre expansion, and a variety of new fleet and equipment for \$5.23 million.

The capital forecast associated with **Library Services** includes an annual provision for additional collection materials over the planning period, amounting to \$407,900.

The capital forecast incorporates those projects identified to be related to development anticipated in the next 10 years. It is not implied that all of these costs are to be recovered from new development by way of development charges. Portions of the capital forecast may be related to replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the 2023 – 2032 planning period. After these reductions, the remaining development-related capital costs are brought forward to the development charges calculation. Further details on

the capital forecasts for each individual service category are available in Appendix B.

C. The Development-Related Capital Forecast for Engineered Services

Table 4 provides the development-related capital recoveries for the Engineered Services. The **Services Related to a Highway: Roads and Related** capital program totals \$84.73 million and is generally based on the servicing plans identified by staff. Most of the roads capital program consists of road extensions, road widenings, new road construction, sidewalks, and road upgrades. Approximately \$296,400 in grants have been identified to fund the roads program and as such, the net municipal cost reduces to \$84.43 million. Details regarding the Roads and Related capital program is included in Appendix C.

The **Storm Water Drainage and Control Services** capital forecast is estimated to be \$115.13 million. The capital program includes the upgrading and servicing of various locations, including Sunset Drive, Laur Road, Bertie Street, Crescent Park, and others. Approximately, \$483,600 in grants have been identified, and as such the net municipal cost of the wastewater capital program decreases to \$114.65 million.

The **Wastewater Services** capital forecast is estimated to be \$97.65 million. Key components of the capital program include the recovery of outstanding debentures, sewer outlet improvements, sewer upgrades, sanitary sewer works, and inflow and infiltration reduction works for various locations across the Town. No grants, subsidies, or other recoveries have been identified, and as such the net municipal cost of the wastewater capital program remains at \$97.65 million.

Finally, a summary of the **Water Services** capital forecast is also included. In total, the program amounts to \$23.62 million which recovers for upgrading and expansion of water services across the Town. No grants, subsidies, or other recoveries have been identified, and as such the net municipal cost of the wastewater capital program remains at \$23.62 million.

TABLE 3

TOWN OF FORT ERIE
SUMMARY OF DEVELOPMENT-RELATED CAPITAL FORECAST
FOR GENERAL SERVICES 2023 - 2032
(in \$000)

General Services	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 LIBRARY SERVICES	\$407.9	\$0.0	\$407.9
2.0 FIRE PROTECTION	\$9,084.0	\$0.0	\$9,084.0
3.0 PARKS AND RECREATION	\$35,428.9	\$0.0	\$35,428.9
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET	\$5,225.0	\$0.0	\$5,225.0
TOTAL GENERAL SERVICES (2023-2032)	\$50,145.8	\$0.0	\$50,145.8

TABLE 4

TOWN OF FORT ERIE
SUMMARY OF DEVELOPMENT-RELATED CAPITAL FORECAST
AND ENGINEERED SERVICES 2023 - 2041
(in \$000)

Engineered Services	Gross Cost	Grants/ Subsidies	Municipal Cost
TOWN-WIDE SERVICES			
1 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED	\$84,726.5	\$296.4	\$84,430.1
2 STORM WATER DRAINAGE AND CONTROL SERVICES	\$115,132.9	\$483.6	\$114,649.2
3 WASTEWATER SERVICES	\$97,649.5	\$0.0	\$97,649.5
4 WATER SUPPLY SERVICES	\$23,616.6	\$0.0	\$23,616.6
TOTAL ENGINEERED SERVICES (2023-2041)	\$321,125.44	\$780.0	\$320,345.4

6. Development Charges are Calculated in Accordance with the *DCA*

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

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

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

A. Development Charges Calculation

i. Unadjusted Residential and Non-Residential Development Charges Rates for Town-wide General Services

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

The capital forecast incorporates those projects identified to be related to growth anticipated in the next 10 years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$11.26 million of the capital forecast relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs would have to be funded from fundraising, property taxes and other non-development charges revenue sources.

Approximately \$6.09 million of DC reserves have been identified, and have been net out of the chargeable capital costs. Another share of the forecast, \$13.47 million, is either attributable to growth beyond the 2032 period (and can therefore only be recovered under future development charges studies) or represents a service level increase in the Town.

The remaining \$19.33 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, \$17.65 million has been allocated to new residential development, and \$1.67 million has been allocated to new non-residential development. This results in a charge of \$3,788 per capita, \$10.76 per square metre.

ii. Unadjusted Residential and Non-Residential Development Charges Rates for Engineered Services

Table 6 presents the “unadjusted” residential and non-residential development charges for Engineered Services infrastructure. It shows that of the total gross cost of the capital program, estimated to be \$321.13 million, \$73.15 million is considered to replace existing infrastructure or to benefit the existing population and employment.

Approximately \$10.21 million of DC reserves have been identified, and have been net out of the chargeable capital costs. Another share of the forecast, \$96.32 million, is either attributable to growth beyond the 2041 period (and can therefore only be recovered under future development charges studies) or

represents a service level increase in the Town. The remaining \$140.66 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, 70%, or \$99.05 million, has been allocated to new residential development, and 30%, or \$41.60 million, has been allocated to new non-residential development. This results in a charge of \$10,530 per capita, and \$130.96 per square metre of gross floor area.

TABLE 5

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

Town-Wide	
10 Year Growth in Population in New Units	4,660
10 Year Growth in Square Metres	155,754

Service	Development-Related Capital Program (2023 - 2032)						Residential Share		Non-Residential Share	
	Total Project Cost	Grants/ Subsidies/ Other Contributions	Benefit to Existing Share	Available DC Reserves	Post 2032	Total Cost Eligible For DC Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
1.0 LIBRARY SERVICES Charge per Capita or Charge per Square Metre	\$407.9	\$0.0	\$0.0	\$154.7	\$0.0	\$253.2	100%	\$253.2 \$54.33	0%	\$0.00 \$0.00
2.0 FIRE PROTECTION Charge per Capita or Charge per Square Metre	\$9,084.0	\$0.0	\$3,624.0	\$94.5	\$2,394.0	\$2,971.5	71%	\$2,106.1 \$451.95	29%	\$865.48 \$5.56
3.0 PARKS AND RECREATION Charge per Capita or Charge per Square Metre	\$35,428.9	\$0.0	\$7,597.7	\$4,455.1	\$10,050.6	\$13,325.4	100%	\$13,325.4 \$2,859.54	0%	\$0.00 \$0.00
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET Charge per Capita or Charge per Square Metre	\$5,225.0	\$0.0	\$40.0	\$1,383.0	\$1,023.0	\$2,779.0	71%	\$1,969.6 \$422.66	29%	\$809.39 \$5.20
TOTAL 10-YEAR GENERAL SERVICES	\$50,145.82	\$0.0	\$11,261.7	\$6,087.3	\$13,467.6	\$19,329.1		\$17,654.3		\$1,674.9
General Services Unadjusted Development Charge Per Capita or Per Square Metre								\$3,788.48		\$10.76



TABLE 6

TOWN OF FORT ERIE
 SUMMARY OF UNADJUSTED DEVELOPMENT CHARGES
 FOR TOWN-WIDE ENGINEERED SERVICES 2023 - 2041

Town-Wide	
Long-Term Growth in Population in New Units	9,407
Long-Term Growth in Square Metres	317,651

Service	Development-Related Capital Program (in \$000s)						Residential Share		Non-Residential Share	
	Total Project Cost	Grants/ Subsidies/ Other Contributions	Benefit to Existing Share	Available DC Reserves	Post 2041	Total Cost Eligible For DC Recovery	%	(\$000)	%	(\$000)
ENGINEERED SERVICES										
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED Charge per Capita or Charge per Square Metre	\$84,726.5	\$296.4	\$28,151.7	\$3,115.0	\$21,929.9	\$31,233.5	70.4%	\$21,995.3 \$2,338	29.6%	\$9,238.17 \$29.08
STORM WATER DRAINAGE AND CONTROL SERVICES Charge per Capita or Charge per Square Metre	\$115,132.9	\$483.6	\$29,019.4	\$4,964.1	\$33,367.2	\$47,298.5	70.4%	\$33,308.6 \$3,541	29.6%	\$13,989.84 \$44.04
WASTEWATER SERVICES Charge per Capita or Charge per Square Metre	\$97,649.5	\$0.0	\$12,493.5	\$1,761.4	\$33,182.6	\$50,212.1	70.4%	\$35,360.4 \$3,759	29.6%	\$14,851.61 \$46.75
WATER SUPPLY SERVICES Charge per Capita or Charge per Square Metre	\$23,616.6	\$0.0	\$3,490.0	\$372.3	\$7,842.7	\$11,911.5	70.4%	\$8,388.4 \$892	29.6%	\$3,523.17 \$11.09
TOTAL ENGINEERED SERVICES	\$321,125.4	\$780.0	\$73,154.7	\$10,212.8	\$96,322.4	\$140,655.6		\$99,052.8		\$41,602.8
Town-Wide Unadjusted Development Charge Per Capita or Per Square Metre								\$10,529.70		\$130.96



B. Adjusted Residential and Non-Residential Development Charges Rates

Final adjustments to the “unadjusted” development charges rates are made through a cash flow analysis. The analysis, details of which are included in Appendix B for General Services and Appendix C for Engineered Services, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category. Table 7 summarizes the results of the cash flow adjustments for the residential development charges rates. As shown, the adjusted per capita rate increases from \$14,318 per capita to \$14,470 per capita after the cash flow analysis.

Table 7 also provides the calculated rates by residential unit with the total Town-wide charge per unit ranging from a high of \$36,890 per unit for a serviced single- and semi-detached units to a low of \$15,919 per unit for bachelor and single-bedroom apartment units.

Table 8 displays the change between the unadjusted and adjusted Town-wide non-residential charges. The charge increases by \$5.20 per square metre after cash flow considerations. The fully calculated non-residential charge is \$146.91 per square metre.

TABLE 7

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

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type				Percentage of Charge
			Singles & Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Services	\$54.33	\$51.75	\$132	\$96	\$88	\$57	0.4%
Fire Protection	\$451.95	\$447.05	\$1,140	\$827	\$760	\$492	3.1%
Parks And Recreation	\$2,859.54	\$2,620.20	\$6,680	\$4,847	\$4,454	\$2,882	18.1%
Services Related To A Highway: Public Works And Fleet	\$422.66	\$433.22	\$1,104	\$801	\$736	\$477	3.0%
Services Related To A Highway: Roads And Related	\$2,338.19	\$2,396.23	\$6,109	\$4,433	\$4,074	\$2,636	16.6%
Subtotal Town-Wide Services	\$6,126.66	\$5,948.45	\$15,165	\$11,004	\$10,112	\$6,544	41.1%
Storm Water Drainage And Control Services	\$3,540.84	\$3,549.85	\$9,050	\$6,567	\$6,035	\$3,905	24.5%
Wastewater Services	\$3,758.95	\$4,092.41	\$10,433	\$7,571	\$6,957	\$4,502	28.3%
Water Supply Services	\$891.72	\$879.61	\$2,242	\$1,627	\$1,495	\$968	6.1%
Subtotal Urban Area Services	\$8,191.51	\$8,521.86	\$21,725	\$15,765	\$14,487	\$9,375	58.9%
TOTAL CHARGE PER UNIT	\$14,318.17	\$14,470.31	\$36,890	\$26,769	\$24,599	\$15,919	100.0%
(1) Based on Persons Per Unit Of:			2.55	1.85	1.70	1.10	



TABLE 8

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

Service	Non-Residential		Percentage of Charge
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	
Library Services	\$0.00	\$0.00	0.0%
Fire Protection	\$5.56	\$5.50	3.7%
Parks And Recreation	\$0.00	\$0.00	0.0%
Services Related To A Highway: Public Works And Fleet	\$5.20	\$5.34	3.6%
Services Related To A Highway: Roads And Related	\$29.08	\$29.86	20.3%
Subtotal Town-Wide Services	\$39.83	\$40.70	27.7%
Storm Water Drainage And Control Services	\$44.04	\$44.23	30.1%
Wastewater Services	\$46.75	\$51.02	34.7%
Water Supply Services	\$11.09	\$10.96	7.5%
Subtotal Urban Area Services	\$101.88	\$106.21	72.3%
TOTAL CHARGE PER SQUARE METRE	\$141.71	\$146.91	100.0%

C. Statutory Phase-in of Calculated Development Charges

The *DCA* now requires that the calculated development charge rates be phased-in over a five-year period based on the following:

- Year 1 = 80% of calculated rates
- Year 2 = 85% of calculated rates
- Year 3 = 90% of calculated rates
- Year 4 = 95% of calculated rates
- Year 5 = 100% of calculated rates

Table 9 provides a summary of the 5-year phase in for the calculated residential and non-residential rates in the Town of Fort Erie.

TABLE 9

TOWN OF FORT ERIE
5-YEAR PHASE-IN OF CALCULATED DEVELOPMENT CHARGES

Town-wide

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$29,512	\$31,357	\$33,201	\$35,046	\$36,890
Multiples \$/unit	\$21,415	\$22,754	\$24,092	\$25,431	\$26,769
Apartments 2+ Bedrooms \$/unit	\$19,679	\$20,909	\$22,139	\$23,369	\$24,599
Apartments Bachelor or 1 Bedroom \$/unit	\$12,735	\$13,531	\$14,327	\$15,123	\$15,919
Non-Residential Uniform \$/m2	\$117.53	\$124.88	\$132.22	\$139.57	\$146.91
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

D. Comparison of 2023 Newly Calculated Development Charges With Charges Currently In Force in Fort Erie

Table 10 presents a comparison of the newly calculated residential development charges with currently imposed development charge rates. As shown, the residential development charge rate for a single- or semi-detached unit increases by \$7,634 per unit, or 35% for the Town-wide services in the first year of the new DC by-law. The first year phased in rates will increase from current rates by 40% for multiples, 37% for large apartments, and 37% for small apartments. The calculated development charge rates will continue to be phased-in and increased in accordance with the legislation, as outlined in Table 10.

Table 11 displays the current uniform non-residential rate verses the current charge for Town-wide services, including the phase-in in accordance with the legislation. The charge will see an increase of 38% in the first year of the new DC by-law. The additional non-residential phased-in rates are also outlined in Table 11.

Overall, the calculated development charges rates will increase from the current rates in Fort Erie. These increases are a result of the following:

- The inclusion of capital recommendations identified by engineering staff and master plans;
- Cost adjustments (increases) to reflect current estimates for projects; and
- Changes in person per unit (PPU) assumptions;
- Changes in maximum permissible funding envelopes arising from 15-year historical service levels.

TABLE 10

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

Singles & Semis \$/unit	Calculated	Change (%)
Current	\$21,878	
Year 1 - 2024 (80%)	\$29,512	35%
Year 2 - 2025 (85%)	\$31,357	6%
Year 3 - 2026 (90%)	\$33,201	6%
Year 4 - 2027 (95%)	\$35,046	6%
Year 5 - 2028 (100%)	\$36,890	5%

Multiples \$/unit	Calculated	Change (%)
Current	\$15,281	
Year 1 - 2024 (80%)	\$21,415	40%
Year 2 - 2025 (85%)	\$22,754	6%
Year 3 - 2026 (90%)	\$24,092	6%
Year 4 - 2027 (95%)	\$25,431	6%
Year 5 - 2028 (100%)	\$26,769	5%

Apartments 2+ Bedrooms \$/unit	Calculated	Change (%)
Current	\$14,374	
Year 1 - 2024 (80%)	\$19,679	37%
Year 2 - 2025 (85%)	\$20,909	6%
Year 3 - 2026 (90%)	\$22,139	6%
Year 4 - 2027 (95%)	\$23,369	6%
Year 5 - 2028 (100%)	\$24,599	5%

Apartments Bachelor or 1 Bedroom \$/unit	Calculated	Change (%)
Current	\$9,301	
Year 1 - 2024 (80%)	\$12,735	37%
Year 2 - 2025 (85%)	\$13,531	6%
Year 3 - 2026 (90%)	\$14,327	6%
Year 4 - 2027 (95%)	\$15,123	6%
Year 5 - 2028 (100%)	\$15,919	5%

TABLE 11

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

Non-Residential Uniform \$/m2	Calculated	Change (%)
Current	\$85.05	
Year 1 - 2024 (80%)	\$117.53	38%
Year 2 - 2025 (85%)	\$124.88	6%
Year 3 - 2026 (90%)	\$132.22	6%
Year 4 - 2027 (95%)	\$139.57	6%
Year 5 - 2028 (100%)	\$146.91	5%

7. Cost of Growth Analysis

This section provides a brief examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law. This examination is required as one of the provisions of the *DCA*. The analysis for all services is included in Appendix E.

A. Asset Management Plan

Table 12 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2023-2032, and 2032-2041 DC recoverable portion. The years 2033, and 2042 have been included to calculate the annual contribution for the 2023-2032, and 2023-2041 periods as the expenditures in 2032, and 2041 will not trigger asset management contributions until 2033, and 2042, respectively. As shown in Table 12, by 2032, the Town should fund an additional \$947,500 per annum to fund the full life cycle costs of the new assets related to the General Services supported under the development charges by-law.

Table 12 provides a separate analysis of the annual provisions required for the Engineered Services capital program as the program extends to 2041. As shown in Table 12, the annual provision in 2042 amounts to \$2.23 million.

TABLE 12

TOWN OF FORT ERIE
ANNUAL ASSET MANAGEMENT PROVISION BY 2033

Service	2023 - 2032 Capital Program		Calculated AMP Annual Provision by 2033	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Library Services	\$253,177	\$154,723	\$41,099	\$22,739
Fire Protection	\$2,971,542	\$6,112,458	\$60,777	\$125,448
Parks And Recreation	\$13,325,441	\$22,103,479	\$737,354	\$1,058,727
Services Related To A Highway: Public Works And Fleet	\$2,778,961	\$2,446,039	\$108,249	\$78,102
TOTAL	\$19,329,121	\$30,816,699	\$947,479	\$1,285,016

* Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.

Service	2023 - 2041 Capital Program		Calculated AMP Annual Provision by 2042	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Services Related To A Highway: Roads And Related	\$31,233,493	\$53,493,017	\$729,549	\$1,058,480
Storm Water Drainage And Control Services	\$47,298,477	\$67,834,383	\$678,751	\$939,439
Wastewater Services	\$50,212,056	\$47,437,466	\$645,820	\$667,239
Water Supply Services	\$11,911,542	\$11,705,008	\$173,831	\$139,050
TOTAL	\$140,655,568	\$180,469,874	\$2,227,951	\$2,804,208

* Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.

B. Long-Term Capital and Operating Cost Impacts

i. Net Operating Costs for the Town's Services Estimated to Increase over the Forecast Period

The Town will experience estimated increase in net operating costs for additions associated with the planned capital program. These estimates are based on average costs derived from a review of recent budgets and the Financial Information Return (FIR) (additional details are included in Appendix E).

As described in Appendix E, by 2032, the Town's net operating costs are estimated to increase by \$1.90 million for property tax supported services. Increases in net operating costs will be experienced as new facilities are opened. By 2041, the Town's net operating costs for Engineered Services will increase by \$871,000. Operating and maintenance costs will also increase as additions to the Town's road network are made.

ii. Long-Term Capital Financing from Non-Development Charge Sources Totals \$194.21 million for Tax Supported Assets

Table 13 summarizes the components of the development-related capital program that will require funding from non-development charges sources for tax supported assets. In total, \$84.42 million will need to be financed from non-DC sources over the 2023-2032 and 2023-2041 planning periods. In addition, \$109.79 million in interim DC financing related to post-period shares of projects may be required or these costs may be recovered from other growth funding tools.

TABLE 13

TOWN OF FORT ERIE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

General Services	Development-Related Capital Program (2023 - 2032)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
1 LIBRARY SERVICES	\$407.9	\$0.0	\$154.7	\$0.0	\$253.2
2 FIRE PROTECTION	\$9,084.0	\$3,624.0	\$94.5	\$2,394.0	\$2,971.5
3 PARKS AND RECREATION	\$35,428.9	\$7,597.7	\$4,455.1	\$10,050.6	\$13,325.4
4 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET	\$5,225.0	\$40.0	\$1,383.0	\$1,023.0	\$2,779.0
TOTAL GENERAL SERVICES	\$50,145.8	\$11,261.7	\$6,087.3	\$13,467.6	\$19,329.1

*Development related costs to be considered for funding from other tools and/or future DC Studies.

Engineered Services	Development-Related Capital Program (2023 - 2041)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
ENGINEERED SERVICES					
1 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED	\$84,430.1	\$28,151.7	\$3,115.0	\$21,929.9	\$31,233.5
2 STORM WATER DRAINAGE AND CONTROL SERVICES	\$114,649.2	\$29,019.4	\$4,964.1	\$33,367.2	\$47,298.5
3 WASTEWATER SERVICES	\$97,649.5	\$12,493.5	\$1,761.4	\$33,182.6	\$50,212.1
4 WATER SUPPLY SERVICES	\$23,616.6	\$3,490.0	\$372.3	\$7,842.7	\$11,911.5
TOTAL ENGINEERED SERVICES	\$320,345.4	\$73,154.7	\$10,212.8	\$96,322.4	\$140,655.6

*Development related costs to be considered for funding from other tools and/or future DC Studies.

TOTAL GENERAL AND ENGINEERED SERVICES	\$370,491.3	\$84,416.4	\$16,300.1	\$109,790.0	\$159,984.7
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iii. Program is Deemed Financially Sustainable

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next 10 years (to 2032) the Town is projected to increase by nearly 2,150 households. In addition, the Town will also add over 1,900 new employees that will result in approximately 155,800 square metres of additional non-residential building space.

By 2041, there will be an increase of nearly 4,350 new households. In addition, the Town will also add nearly 3,950 new employees that will result in approximately 317,700 square metres of additional non-residential building space. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Town's reserves for the future replacement of these assets.

In addition, as part of the annual budget update the Town also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed. Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long term. Life-cycle funding methodologies are also reviewed in order to ensure that the Town is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

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

8. Other Considerations and Legislative Requirements

This section sets out other considerations and legislative requirements relating to the *DCA* including administration and collection, recent legislative changes, and consideration for area rating.

A. Development Charges Administration and Collection

The *DCA* requirements in respect of the collection of DCs, certification and remittance, as well as reserve fund management are outlined in this section.

i. Development Charges Amount Payable and Date of Payment

The total amount of a DC is the amount of the DC that would be determined under the by-law on the day of an application for site plan approval or the day of an application for rezoning or, if neither of these apply, the day of building permit issuance. Full details on determining the DCs payable in any particular case are provided in s.26 and s.26.2 of the *DCA*.

The default date of payment of a DC is the date of building permit issuance. However, under s.27 of the *DCA* the Town may enter into an agreement with a developer to alter the timing of payment.

For three specific types of development, DCs must be paid according to the following plan:

- Six equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following five anniversaries of that date for rental housing and institutional development.
- Twenty-one equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following twenty anniversaries of that date for non-profit housing development.

For required instalments, the Town may charge interest from the date the DC would have been payable to the date the instalment is paid. Interest may accrue on each installment until the final payment has been made. Any skipped or late payments can be added to the tax roll (including interest). Full details on the prescribed payment plans are provided in s.26.1 of the *DCA*. In accordance with s.26.3 the maximum interest rate a municipal can charge is prime plus 1%.

ii. Reserve Funds

Under the *DCA*, a municipality that has passed a development charge by-law must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. While the *DCA* does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

Annual financial statements are to be provided to Council and must include the following:

- Opening and closing balances and in-year transactions
- A description of service or category of service
- Details on credits paid by individual credit holders
- Amounts borrowed and purpose of borrowing
- Interest accrued on borrowing
- Amount and source of money used to repay borrowing
- Projects funded from DCs including amount and source of DC and non-DC funding

B. Changes Arising From the More Homes Built Faster Act (Bill 23)

As of November 28, 2022, there are several changes to the *DCA* due to the enactment and Royal Assent of Bill 23. A list of the changes that are now in force is provided below in Table 14.

Table 14: Bill 23 – *DCA* Changes in Force as of November 28, 2022

Section	Description
Section 2(1)	Exemptions for existing rental residential buildings and a range of residential units in existing and new houses.
Section 2(4)	Housing services are ineligible for DC funding (repeal of paragraph 17 of ss.2(4) of the <i>DCA</i>). Existing by-laws are deemed to be “amended” and no development charges can be collected for housing services from November 28, 2022 onward.
Section 4.2	Exemptions for non-profit housing development. This does not apply with respect to a DC payable before November 28, 2022.
Section 4.3	Exemption for inclusionary zoning residential units. This does not apply with respect to a DC payable before November 28, 2022.
Section 5(1)	Historical service level calculation period extended from 10 years to 15 years. Does not apply to by-laws in force prior to November 28, 2022.
Section 5(4)	Studies, including DC studies, are no longer a DC-eligible capital cost. Does not apply retroactively to by-laws that were in force prior to November 28, 2022.

Section	Description
Section 5(6) and Section 5(7)	DC by-laws passed on or after November 28, 2022 must be phased-in according to a prescribed schedule. The phase-in also applies retroactively to by-laws passed on or after January 1, 2022 as well as to the DCs “frozen” under s.26.2 of the <i>DCA</i> .
Section 9(1)	Maximum life of a DC by-law extended from 5 years to 10 years. This does not apply to by-laws in-force before November 28, 2022.
Section 26.1	Deferral payments now apply to rental housing and institutional development. Interest on deferral payments is now capped at prime plus 1% in accordance with s.26.3.
Section 26.2	DCs for rental housing development are now discounted based on the number of bedrooms proposed. Interest on DC freeze now capped at prime plus 1% in accordance with section 26.3.
Section 26.3	Maximum interest rates are capped at prime plus 1%. This does not apply with respect to a DC that was payable before November 28, 2022.
Section 35	Municipalities are now required to spend or allocate at least 60% of reserve balances each year for Water Supply, Wastewater, and services related to a highway beginning in 2023.
Section 60(1)(s.4)	Additional services for which municipalities are required to spend or allocate at least 60% of reserve fund balances may be prescribed through Regulations (none are proposed as of yet).

Table 15 summarizes the *DCA* changes that will take effect at a date to be determined. It is noted that section 60(1)(l) of the *DCA* allows for future regulations to identify services for which land will be an ineligible capital cost. No regulations have been released in this regard.

Table 15: Bill 23 – *DCA* Changes Not Currently In Force

Section	Description
<i>DCA</i> , Section 4.1	Exemptions for affordable and attainable residential units. Note: Implementation is contingent on the Minister developing a definition of “attainable residential unit” as well as bulletins to establish eligibility and (possibly) standard forms of agreement to assist with administration.
<i>DCA</i> , Section 44(4)	Rules for front ending agreements as they relate to affordable and attainable residential units.
<i>DCA</i> , Section 60(1)(d.2) and 9d.3)	Prescribes developments and criteria related to attainable residential units (section 4.1).

C. Development Charges Administration

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

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;

- As required under the *DCA*, the Town should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the Town develop reporting policies consistent with the requirements of the *DCA*;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also outlined in the proposed draft by-law;
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Town's normal capital budget process; and
- Minor changes to the Town's prevailing local service definitions and policies are being considered.

Appendix A

Development Forecast

Development Forecast

This appendix provides the details of the development forecast used to prepare the 2023 Development Charges Background Study for the Town of Fort Erie. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following eight tables:

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

The forecasts were prepared by Hemson in consultation with Town planning staff and is informed by a range of statistical data including Statistics Canada Census and National Household Survey data, and Canada Mortgage Housing Corporation (CMHC) housing market information. Anticipated population, occupied households and employment growth has also been informed by Niagara Region’s recent Municipal Comprehensive Review (MCR) which is based on a 2051 planning horizon.

A. Forecast Approach, Key Assumptions and Definitions

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

regards to quantum, type, location and timing of development to allow the Town to prepare a reasonable development-related capital program.

Identified Forecast Targets

A 10-year development forecast, from 2023 to 2032, has been used for the General Services (e.g. Library Services, Fire Protection, Parks and Recreation and Services Related to a Highway: Public Works and Fleet). For Services Related to a Highway: Roads as well as Water Supply, Wastewater Services and Storm Water Drainage and Control Services, a longer-term forecast from 2023 to 2041 has been used.

The forecasts are premised on the Town achieving population and employment forecasts identified in the *Niagara Region 2022 Official Plan* updated to reflect 2021 Census data. By way of background:

- The Provincial plan *A Place to Grow. Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan)* requires that the Region plan to achieve a minimum population of 674,000 and employment of 272,000 by 2051. The Region's new Official Plan, adopted by Regional Council in June 2022 and approved by the Minister of Municipal Affairs and Housing in November 2022, incorporates these long-term 2051 population and employment forecasts. It is noted that the Region's Official Plan identifies a higher long-term population forecast of 694,000 people to 2051.
- The Town is currently updating its Official Plan to align with the new 2051 planning horizon and associated population and employment forecasts. As this work is not yet complete, this 2023 DC Background Study relies on 2041 population and employment planning horizon, as informed by the Region's Official Plan targets, which is the horizon used in the Town's current infrastructure plans. The Town will continue to plan to achieve the 2051 population and employment forecasts set out in the Region's Official Plan and it is expected that these forecasts will be used

in future DC Background Study updates. Figure 1 provides a summary of the 2041 and 2051 Population and Employment forecasts. All development charge calculations are based on forecasts occurring within areas approved for development in the Town as per the Region’s Official Plan.

Figure 1: Town of Fort Erie 2041 and 2051 Population and Employment

	2041	2051
Total Population	42,850	48,050
Employment	15,460	18,430

Total Population and Employment vs. Census Population and Employment

Population figures used in the forecasts represent the population recorded in the Census (“Census population”). This definition excludes the Census net under-coverage (approximately 3.90% of the total population), which represents those who were missed or double-counted by the Census and which is included in the definition of population used in the Growth Plan and the Region’s Official Plan. Population figures shown in the development forecast represent mid-year estimates.

Household figures represent occupied private dwellings, and reflect the year in which the dwellings are anticipated to be occupied.

Employment figures in the forecasts are based on Statistics Canada place of work data. “Place of work employment” data record where people work rather than their place of residence. It includes all employment with a regular or no fixed place of work. However, work-at-home employment is excluded from the figures as, for development charge purposes, this type of employment is considered not to require building floorspace for its activities.

Employment is categorized based on land use:

- **Population-related employment** is employment that primarily serves the Town’s resident population. This category captures most retail and other commercial activities.
- **Employment land** employment refers to traditional industrial-type employment accommodated primarily in low-rise industrial buildings in business parks and industrial areas.
- **Major office** employment refers to office type employment contained within free standing buildings more than 20,000 net sq.ft. (1,858 m²).
- **Rural Employment** refers to jobs scattered throughout rural areas and includes agricultural and primary industries plus uses typically found in urban employment areas, but not located on urban land designated for industrial or population-related uses.

B. Historical Development in the Town of Fort Erie

Historical population and employment set out below is used to determine the average service levels attained in the Town over the last 15 years (2008-2022). Since 2021 was the year of the most recent Census, population and employment figures for 2022 are estimated.

Historical Residential Development

Table A-1 shows that between 2008 and 2022 the Town’s population increased from 29,930 to 33,270, or 11%, with growth accelerating since 2011. The number of occupied dwellings (households) in the Town grew slightly faster than the population over the same period, the result of a declining household size. As of 2022, there are an estimated 14,280 households in the Town.

Details on historical housing growth in the Town are provided in Tables A-2 and A-3. This information is sourced from CHMC housing market data and building permit data provided by the Town's Planning and Development department. Overall, the prevailing type of new housing in Fort Erie constructed since 2008 have been single and semi-detached units. These units represent approximately 80% of all homes completed between 2008.

Table A-4 provides details on historical occupancy patterns for different unit types in the Town by period of construction. The overall average occupancy level for single and semi-detached units is 2.40 persons per unit (PPU). Occupancy levels for recently constructed units, built between 2011 and 2021, are higher than the overall average and are used in the development charges calculations since they better reflect the number of people that are likely to reside in new development. The average PPU of single and semi-detached units built in the Town between 2011 to 2021 is 2.55. Average PPUs for recently constructed row housing and apartments are 1.90 and 2.31 respectively. For the purpose of the development charges calculations, the following PPUs are assumed:

- **Single & Semi-Detached** = 2.55 PPU, based on occupancy levels for units constructed between 2011 and 2021.
- **Rows** = 1.85 PPU, based on occupancy levels for all row houses in the Town. Due to the limited sample size of recently constructed Row units over the past 10-years, the overall PPU is used.
- **Apartments** = 1.50 PPU, consistent with the 2019 DC Background Study. This assumption is used due to the limited sample size of the recently constructed apartments. The overall PPU for apartments (as shown in Table A-4) is 1.54 PPU. Large apartments (two bedrooms or more) have a PPU of 1.70 and small apartments (1 bedroom or less) have a PPU of 1.10. These assumptions are also consistent with the 2019 DC Background Study.

Historical Non-Residential Development

Historical employment in the Town is shown in Table A-1. Overall employment declined in the Town between 2006 and 2016. At the time of the 2021 Census, business closures and stay-at-home orders were still in effect. As such, a large portion of the labour force was unemployed and many others were working from home on a full-time basis, and often outside the Town. Since that time, employment has returned back to pre-pandemic levels. For the purposes of the DC Background Study development forecast, the impact of the COVID-19 pandemic has been “normalized”. Although employees have largely returned to their usual place of work, either full-time or under hybrid arrangements, it is evident that some shifts in work-at-home patterns will be long-lasting. As such, the place of work employment in 2011 and for the remainder of the planning period has been restated to reflect a work at home assumption of 10%.

C. Forecast Method and Results

This section describes the method used to establish the development forecast for the planning periods of 2023-2032 and 2023-2041.

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*, commonly referred to as net population in the context of development charges studies, as well as the *population in new units* is required.

- The *population growth* determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupies new dwelling units. This *population in new units* represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per unit of gross floor area (GFA). As with the residential forecast, the non-residential forecast includes both a projection of *employment growth* as well as a projection of the *employment growth associated with new floorspace* in the Town.

Residential Forecast

As shown in Table A-5, the Town's Census population is forecast to grow from 33,270 in 2022 to 37,260 in 2032 and 41,240 in 2041. The number of occupied dwellings is forecast to increase from 14,280 units in 2022 to 16,430 units in 2032 and 18,630 units in 2041.

A breakdown of forecast housing by unit type in the Town is shown in Tables A-6.

- The market share of single and semi-detached units will continue to decline over the forecast period, as new development increasingly takes the form of medium and higher density units.
- The current share of housing growth that is row housing is anticipated to remain relatively steady over the period, consistent with the recent trends.
- The Town will continue to see a shift towards higher density housing, including a greater range and mix of apartment building types which is consistent with the growth management policies in Niagara Region's Official Plan.

As shown in Table A-7, population growth in the new units is estimated by applying the following PPUs to the housing unit forecast: 2.55 for single and semi-detached units; 1.85 for rows; and 1.50 for apartments. Over the 10-year planning horizon, the population in new units is forecasted to be 4,660. Over the longer planning horizon to 2041 the population in new units is forecast to be 9,410.

Non-Residential Forecast

Non-residential development charges are calculated on a per unit of gross floor area basis. Therefore, as per the DCA, a forecast of future non-residential building space has been developed.

Approximately 155,750 square metres of new non-residential floor space is anticipated to be added over the 2023-2032 planning period, with a further 317,650 square metres being added over the long-term to 2041. The majority of new space is anticipated to be needed to accommodate employment land employment (77%) and population-related employment (23%).

An assumed floor space per worker (FSW) for each employment category is applied to the new floorspace forecast in order to establish the number of associated employees. The following FSW assumptions have been used:

Population-Related	50m ² per employee
Employment Land	110m ² per employee
Major Office	27m ² per employee

APPENDIX A - TABLE 1

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

Mid-Year	Census Population	Annual Growth	Occupied Private Dwellings	Annual Growth	HH Size (PPU)	Employment by POW	Annual Growth	Activity Rate
2006	29,925		12,220		2.45	11,918		39.8%
2007	29,932	7	12,285	65	2.44	11,640	-278	38.9%
2008	29,939	7	12,351	66	2.42	11,369	-271	38.0%
2009	29,946	7	12,417	66	2.41	11,104	-265	37.1%
2010	29,953	7	12,483	66	2.40	10,845	-259	36.2%
2011	29,960	7	12,550	67	2.39	10,592	-253	35.4%
2012	30,109	149	12,674	124	2.38	10,376	-216	34.5%
2013	30,258	149	12,799	125	2.36	10,164	-212	33.6%
2014	30,408	150	12,925	126	2.35	9,956	-208	32.7%
2015	30,559	151	13,052	127	2.34	9,753	-203	31.9%
2016	30,710	151	13,180	128	2.33	9,553	-200	31.1%
2017	31,136	426	13,355	175	2.33	9,599	46	30.8%
2018	31,568	432	13,533	178	2.33	9,646	47	30.6%
2019	32,006	438	13,713	180	2.33	9,693	47	30.3%
2020	32,450	444	13,895	182	2.33	9,740	47	30.0%
2021	32,900	450	14,080	185	2.33	9,787	47	29.7%
2022	33,274	374	14,279	199	2.33	9,961	174	29.9%
Growth 2008-2022		3,342		1,994			-1,679	

Source: Statistics Canada, Census of Canada

APPENDIX A - TABLE 2

TOWN OF FORT ERIE
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)

Year	CMHC Annual Housing Completions - Units				Completions - Shares By Unit Type			
	Singles & Semis	Rows	Apts.	Total	Singles & Semis	Rows	Apts.	Total
2008	115	11	0	126	91%	9%	0%	100%
2009	82	10	0	92	89%	11%	0%	100%
2010	91	11	0	102	89%	11%	0%	100%
2011	72	25	0	97	74%	26%	0%	100%
2012	69	10	0	79	87%	13%	0%	100%
2013	79	22	0	101	78%	22%	0%	100%
2014	73	17	0	90	81%	19%	0%	100%
2015	54	0	0	54	100%	0%	0%	100%
2016	92	4	0	96	96%	4%	0%	100%
2017	185	17	1	203	91%	8%	0%	100%
2018	137	8	0	145	94%	6%	0%	100%
2019	102	71	0	173	59%	41%	0%	100%
2020	202	20	0	222	91%	9%	0%	100%
2021	180	77	0	257	70%	30%	0%	100%
2022	217	97	0	314	69%	31%	0%	100%
Growth 2008-2022	1,750	400	1	2,151	81%	19%	0%	100%
<i>5 Year Avg.</i>	<i>168</i>	<i>55</i>	<i>0</i>	<i>222</i>				
<i>10 Year Avg.</i>	<i>132</i>	<i>33</i>	<i>0</i>	<i>166</i>				

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

APPENDIX A - TABLE 3

TOWN OF FORT ERIE
HISTORICAL ANNUAL RESIDENTIAL BUILDING PERMITS

Year	Annual Building Permits				Building Permits - Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2008	131	9	0	140	94%	6%	0%	100%
2009	81	14	0	95	85%	15%	0%	100%
2010	88	6	3	97	91%	6%	3%	100%
2011	77	0	5	82	94%	0%	6%	100%
2012	90	16	0	106	85%	15%	0%	100%
2013	71	10	0	81	88%	12%	0%	100%
2014	88	4	0	92	96%	4%	0%	100%
2015	93	4	7	104	89%	4%	7%	100%
2016	214	17	10	241	89%	7%	4%	100%
2017	151	14	17	182	83%	8%	9%	100%
2018	96	73	0	169	57%	43%	0%	100%
2019	182	48	0	230	79%	21%	0%	100%
2020	186	114	0	300	62%	38%	0%	100%
2021	238	119	0	357	67%	33%	0%	100%
2022	171	68	0	239	72%	28%	0%	100%
Growth 2008-2022	1,957	516	42	2,515	78%	21%	2%	100%
<i>Last 10 Years</i>	<i>149</i>	<i>47</i>	<i>3</i>	<i>200</i>				
<i>Last 5 Years</i>	<i>175</i>	<i>84</i>	<i>0</i>	<i>259</i>				

Source: Town of Fort Erie, rows include apartments from 2018-2022

APPENDIX A - TABLE 4

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

Dwelling Unit Type	Period of Construction											Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	2017-2021	Pre 2011	2011-2021	Total
Singles and Semis														
Household Population	5,550	4,750	3,135	3,255	2,515	1,585	1,680	1,470	1,615	1,150	1,820	25,555	2,970	28,525
Households	2,385	2,295	1,345	1,265	975	630	670	545	605	465	700	10,715	1,165	11,880
Household Size	2.33	2.07	2.33	2.57	2.58	2.52	2.51	2.70	2.67	2.47	2.60	2.38	2.55	2.40
Rows														
Household Population	0	35	95	70	0	0	60	50	135	95	105	445	200	645
Households	10	20	35	20	10	15	25	35	75	50	55	245	105	350
Household Size	n/a	1.75	2.71	3.50	n/a	n/a	2.40	1.43	1.80	1.90	1.91	1.82	1.90	1.84
Apartments (excl. Duplexes)														
Household Population	375	295	315	415	240	180	25	0	0	0	185	1,845	185	2,030
Households	230	215	195	285	135	120	35	20	0	0	80	1,235	80	1,315
Household Size	1.63	1.37	1.62	1.46	1.78	1.50	0.71	n/a	n/a	n/a	2.31	1.49	2.31	1.54
Duplexes														
Household Population	440	200	150	75	110	0	0	0	0	0	0	975	0	975
Households	200	115	70	35	50	0	0	10	0	0	0	480	0	480
Household Size	2.20	1.74	2.14	2.14	2.20	n/a	n/a	n/a	n/a	n/a	n/a	2.03	n/a	2.03
All Units														
Household Population	6,365	5,280	3,695	3,815	2,865	1,765	1,765	1,520	1,750	1,245	2,110	28,820	3,355	32,175
Households	2,825	2,645	1,645	1,605	1,170	765	730	610	680	515	835	12,675	1,350	14,025
Household Size	2.25	2.00	2.25	2.38	2.45	2.31	2.42	2.49	2.57	2.42	2.53	2.27	2.49	2.29

Source: Statistics Canada

APPENDIX A - TABLE 5

TOWN OF FORT ERIE
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Census Population	Annual Growth	Occupied Dwellings	Annual Growth	Household Size	Employment by POW	Annual Growth	Activity Rate	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2021	32,900		14,080		2.34	9,787		29.7%	1,088		10,875	
2022	33,274	374	14,279	199	2.33	9,961	174	29.9%	1,107	19	11,068	193
2023	33,652	378	14,481	202	2.32	10,138	177	30.1%	1,127	20	11,265	197
2024	34,035	383	14,685	204	2.32	10,318	180	30.3%	1,147	20	11,465	200
2025	34,422	387	14,892	207	2.31	10,501	183	30.5%	1,167	20	11,668	203
2026	34,813	391	15,102	210	2.31	10,687	186	30.7%	1,188	21	11,875	207
2027	35,209	396	15,315	213	2.30	10,877	190	30.9%	1,209	21	12,086	211
2028	35,609	400	15,531	216	2.29	11,070	193	31.1%	1,230	21	12,300	214
2029	36,014	405	15,750	219	2.29	11,266	196	31.3%	1,252	22	12,518	218
2030	36,423	409	15,972	222	2.28	11,466	200	31.5%	1,274	22	12,740	222
2031	36,837	414	16,197	225	2.27	11,669	203	31.7%	1,297	23	12,966	226
2032	37,256	419	16,426	229	2.27	11,876	207	31.9%	1,320	23	13,196	230
2033	37,679	423	16,658	232	2.26	12,087	211	32.1%	1,343	23	13,430	234
2034	38,107	428	16,893	235	2.26	12,301	214	32.3%	1,367	24	13,668	238
2035	38,540	433	17,131	238	2.25	12,519	218	32.5%	1,391	24	13,910	242
2036	38,978	438	17,373	242	2.24	12,741	222	32.7%	1,416	25	14,157	247
2037	39,421	443	17,618	245	2.24	12,967	226	32.9%	1,441	25	14,408	251
2038	39,869	448	17,867	249	2.23	13,197	230	33.1%	1,467	26	14,664	256
2039	40,322	453	18,119	252	2.23	13,431	234	33.3%	1,493	26	14,924	260
2040	40,780	458	18,375	256	2.22	13,669	238	33.5%	1,519	26	15,188	264
2041	41,244	464	18,634	259	2.21	13,912	243	33.7%	1,546	27	15,458	270
2023-2032		3,982		2,147			1,915			213		2,128
2023-2041		7,970		4,355			3,951			439		4,390

Source: Hemson Consulting Ltd, Niagara Region Official Plan, 2022

APPENDIX A - TABLE 6

TOWN OF FORT ERIE
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Annual Growth in Total Occupied Households				Shares By Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Total New Households	Singles & Semis	Rows & Other Multiples	Apartments	Total
2021	130	55	0	185	70%	30%	0%	100%
2022	138	61	0	199	69%	31%	0%	100%
2023	129	63	10	202	64%	31%	5%	100%
2024	130	64	10	204	64%	31%	5%	100%
2025	120	66	21	207	58%	32%	10%	100%
2026	117	67	25	210	56%	32%	12%	100%
2027	108	69	36	213	51%	32%	17%	100%
2028	109	71	37	216	50%	33%	17%	100%
2029	110	72	37	219	50%	33%	17%	100%
2030	104	74	44	222	47%	33%	20%	100%
2031	104	76	45	225	46%	34%	20%	100%
2032	106	78	46	229	46%	34%	20%	100%
2033	108	80	44	232	47%	34%	19%	100%
2034	111	82	42	235	47%	35%	18%	100%
2035	115	83	40	238	48%	35%	17%	100%
2036	119	84	39	242	49%	35%	16%	100%
2037	123	85	37	245	50%	35%	15%	100%
2038	128	86	35	249	51%	35%	14%	100%
2039	132	87	33	252	52%	35%	13%	100%
2040	136	89	31	256	53%	35%	12%	100%
2041	141	90	28	259	54%	35%	11%	100%
2023-2032	1,136	699	312	2,147	53%	33%	15%	100%
2023-2041	2,250	1,464	641	4,355	52%	34%	15%	100%

Source: Hemson Consulting Ltd, Niagara Region Official Plan, 2022

APPENDIX A - TABLE 7

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

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New Households
2021	330	103	0	433
2022	351	114	0	465
2023	329	117	15	461
2024	330	119	15	464
2025	307	122	31	460
2026	299	125	38	462
2027	275	128	54	457
2028	277	131	55	463
2029	279	134	56	469
2030	264	137	67	468
2031	266	140	68	474
2032	269	144	69	482
2033	276	147	66	489
2034	283	151	63	497
2035	293	153	61	507
2036	304	155	58	517
2037	314	157	55	526
2038	326	160	52	538
2039	336	162	49	547
2040	348	164	46	558
2041	359	166	43	568
2023-2032	2,895	1,297	468	4,660
2023-2041	5,734	2,712	961	9,407

*Based on PPU's 2.55 1.85 1.50

Source: Hemson Consulting Ltd., 2023

APPENDIX A - TABLE 8

TOWN OF FORT ERIE
NON-RESIDENTIAL SPACE FORECAST

Employment Density

Population-Related	50 m ² per employee
Employment Land Employment	110 m ² per employee
Major Office	27 m ² per employee
Rural	0 m ² per employee

Year	Population-Related	Annual Growth	Growth in Space (m ²)	Employment Land	Annual Growth	Growth in Space (m ²)	Major Office	Annual Growth	Growth in Space (m ²)	Rural Employment	Annual Growth	Growth in Space (m ²)	Total	Annual Growth	Growth in Space (m ²)
2021	3,915			5,383			0			489			9,787		
2022	3,979	64	3,200	5,483	100	11,000	0	0	0	499	10	0	9,961	174	14,200
2023	4,044	65	3,250	5,585	102	11,220	0	0	0	509	10	0	10,138	177	14,470
2024	4,110	66	3,300	5,689	104	11,440	0	0	0	519	10	0	10,318	180	14,740
2025	4,178	68	3,400	5,794	105	11,550	0	0	0	529	10	0	10,501	183	14,950
2026	4,247	69	3,450	5,901	107	11,770	0	0	0	539	10	0	10,687	186	15,220
2027	4,317	70	3,500	6,011	110	12,100	0	0	0	549	10	0	10,877	190	15,600
2028	4,388	71	3,550	6,122	111	12,210	0	0	0	560	11	0	11,070	193	15,760
2029	4,460	72	3,600	6,235	113	12,430	0	0	0	571	11	0	11,266	196	16,030
2030	4,533	73	3,650	6,351	116	12,760	0	0	0	582	11	0	11,466	200	16,410
2031	4,607	74	3,700	6,459	108	11,880	10	10	270	593	11	0	11,669	203	15,850
2032	4,683	76	3,800	6,576	117	12,870	12	2	54	605	12	0	11,876	207	16,724
2033	4,760	77	3,850	6,695	119	13,090	15	3	81	617	12	0	12,087	211	17,021
2034	4,838	78	3,900	6,816	121	13,310	18	3	81	629	12	0	12,301	214	17,291
2035	4,918	80	4,000	6,938	122	13,420	22	4	108	641	12	0	12,519	218	17,528
2036	4,999	81	4,050	7,039	101	11,110	50	28	756	653	12	0	12,741	222	15,916
2037	5,081	82	4,100	7,166	127	13,970	54	4	108	666	13	0	12,967	226	18,178
2038	5,165	84	4,200	7,295	129	14,190	58	4	108	679	13	0	13,197	230	18,498
2039	5,250	85	4,250	7,426	131	14,410	63	5	135	692	13	0	13,431	234	18,795
2040	5,336	86	4,300	7,560	134	14,740	68	5	135	705	13	0	13,669	238	19,175
2041	5,424	88	4,400	7,696	136	14,960	73	5	135	719	14	0	13,912	243	19,495
2023-2032		704	35,200		1,093	120,230		12	324		106	0		1,915	155,754
2023-2041		1,445	72,250		2,213	243,430		73	1,971		220	0		3,951	317,651

Source: Niagara Region Municipal Comprehensive Review, Hemson Consulting 2023

Appendix B
General Services
Technical Appendix

General Services Technical Appendix

Introduction and Overview

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the General Services in the Town of Fort Erie. Four General Services have been analysed as part of the Development Charges Background Study:

Appendix B.1 Library Services

Appendix B.2 Fire Services

Appendix B.3 Parks and Recreation

Appendix B.4 Services Related to a Highway: Public Works and Fleet

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

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

Table 1 presents the data used to determine the 15-year historical service level. The *DCA* and *O. Reg. 82/98* require that development charges be set at a level no higher than the average service level provided in the Town. This must be done over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2008 to 2022.

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

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

The final page of Table 1 shows the calculation of the “maximum allowable” funding envelope. The maximum allowable is defined as the 15-year historical service level (expressed as either \$/capita or \$/population and employment) multiplied by the forecast increase in net population growth, or net population and employment growth, over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the 15-year historical service level is maintained.

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

B. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

The *DCA* requires that Council express its intent to provide future capital facilities to support future growth. Based on the growth forecasts presented in Appendix A, the Town’s master plans and capital budgets, Hemson Consulting in collaboration with Town staff has developed a development-related capital program which sets out the projects required to service anticipated growth for the 10-year period from 2023 to 2032.

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

Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2023 to 2032. For some of the services, a portion of the capital program will service growth that will not occur until after 2032. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development, or is a service level increase.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated on the final page of Table 1. The result is the discounted development-related net capital cost that is eligible for recovery against growth over the period from 2023 to 2032.

Calculation of the Unadjusted Development Charge Rates

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

The first step when determining the unadjusted development charge rate is to allocate the growth-related net capital cost between the residential and non-residential sectors. For services of Fire Services, and Public Works and Fleet, the growth-related costs have been apportioned as 70.9% residential and 29.1% non-residential. This apportionment is based on the anticipated shares of census population and employment growth over the 10-year forecast period.

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

The residential share of the 2023-2032 DC eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential growth-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

C. Cash Flow Analysis

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

spending plan including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

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

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

Appendix B.1

Library Services

Library Services

The Town of Fort Erie provides Library Services through three library branches. The library offers a wide array of adult, teen and children’s services, library programs, special events and room rentals. Centennial branch, which is the Town’s main branch, has a variety of collection materials available for the community’s use. The following discusses the individual components included in the Library Services category. The analysis is set out in the tables which follow.

Table B.1-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.1-2 2023-2032 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.1-3 Cash Flow Analysis

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

Table B.1-1 displays the Library Services 15-year historical inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment).

The total gross floor area of the Centennial Branch, Crystal Ridge Branch, and the Stevensville Branch total 21,800 square feet. The total replacement value of the library buildings is \$12.01 million. The library buildings occupy approximately 2.26 acres of land worth \$679,000. The Town’s collection materials, furniture and equipment associated with the branches are valued at \$3.07 million.

The 2022 full replacement value of the inventory of capital assets for library services for the Town amounts to \$15.76 million and the 15-year historical average service level is \$519.26 per capita.

The historical service level multiplied by the 10-year forecast of net population growth results in a 10-year maximum allowable funding envelope of \$2.07 million (3,982 net population growth X historical service level of \$519.26/capita). Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2023 to 2032. The calculation of the maximum allowable funding envelope is summarized as follows:

10-Year Funding Envelope Calculation

15-Year Average Service Level (2008 – 2022)	\$519.26
Net Pop. Growth (2023 – 2032)	3,982
Maximum Allowable Funding Envelope	\$2,067,693

B. Development-Related Capital Program

The entire Library Services capital program includes a provision of \$407,900 related to the costs of acquiring new materials over the ten-year planning period in order to maintain the average historical service level with the anticipated population growth.

No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and as such, the net cost to the Town remains at \$407,900. No shares of the projects are deemed to be a replacement and as such no shares are deducted for replacement or benefit to existing. The funds that are available in the DC reserves amount to \$154,700, and are used to help offset the cost of the program. No post-period benefit shares have been identified for this service.

The remaining \$253,200 is related to growth between 2023 and 2032, which is allocated entirely against future residential development in the Town of Fort Erie. This results in an unadjusted development charge of \$54.33 per capita.

C. Cash Flow Analysis

The current balance in the Library Services development charge reserve fund is \$154,700 and that is included as the opening balance. After cash flow adjustments, the residential calculated charge decreases to \$51.75 per capita.

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

LIBRARY SERVICES SUMMARY						
15-year Hist.	2023 - 2032		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$519.26	\$407,900	\$253,177	\$54.33	\$0.00	\$51.75	\$0.00

APPENDIX B.1
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet															UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Centennial Branch - 136 Gilmore Road	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	14,180	\$550
Crystal Ridge Branch - 89 Ridgeway Road	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	5,662	\$550
Stevensville Branch - 2508 Stevensville Road	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$550
Total (sq.ft.)	21,842															
Total (\$000)	\$12,013.1															

LAND Branch Name	# of Acres															UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Centennial Branch - 136 Gilmore Road	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	\$300,000
Crystal Ridge Branch - 89 Ridgeway Road	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	\$300,000
Stevensville Branch - 2508 Stevensville Road	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$300,000
Total (acres)	2.26															
Total (\$000)	\$678.9															

MATERIALS Type of Collection	# of Collection Materials															UNIT COST (\$/item)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Books	74,100	72,300	78,426	84,552	90,678	96,803	102,929	109,055	117,634	115,714	115,714	80,103	78,579	78,131	78,131	\$30
Periodicals	2,340	2,725	3,125	3,685	4,540	2,431	1,860	1,680	1,440	1,080	1,128	528	504	463	404	\$10
CDs, DVDs	13,781	12,050	10,898	9,654	8,101	7,651	8,686	6,587	9,538	6,776	6,776	4,185	4,355	10,382	10,312	\$40
Periodicals - Paper Subscription	65	65	65	65	70	76	62	62	48	36	36	44	42	43	38	\$200
Database	1	1	1	1	1	1	5	5	4	5	3	2	3	3	5	\$9,000
Subscriptions	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$40,000
Total (#)	90,287	87,141	92,515	97,957	103,390	106,962	113,543	117,390	128,665	123,612	123,658	84,863	83,484	89,023	88,891	
Total (\$000)	\$2,819.6	\$2,700.3	\$2,841.9	\$2,981.6	\$3,112.8	\$3,258.7	\$3,551.3	\$3,649.3	\$4,010.5	\$3,845.5	\$3,827.9	\$2,642.6	\$2,612.0	\$2,839.4	\$2,853.1	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)														
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Centennial Branch - 136 Gilmore Road	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800	\$141,800
Crystal Ridge Branch - 89 Ridgeway Road 5	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620	\$56,620
Stevensville Branch - 2508 Stevensville Road	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Total (\$000)	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4



APPENDIX B.1
TABLE 1

TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICES

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,136	31,568	32,006	32,450	32,900	33,274

INVENTORY SUMMARY (\$000)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Buildings	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1	\$12,013.1
Land	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9	\$678.9
Materials	\$2,819.6	\$2,700.3	\$2,841.9	\$2,981.6	\$3,112.8	\$3,258.7	\$3,551.3	\$3,649.3	\$4,010.5	\$3,845.5	\$3,827.9	\$2,642.6	\$2,612.0	\$2,839.4	\$2,853.1
Furniture And Equipment	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4	\$218.4
Total (\$000)	\$15,730.0	\$15,610.6	\$15,752.3	\$15,891.9	\$16,023.1	\$16,169.0	\$16,461.7	\$16,559.7	\$16,920.9	\$16,755.8	\$16,738.3	\$15,552.9	\$15,522.4	\$15,749.8	\$15,763.4

SERVICE LEVEL (\$/capita)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Average Service Level
Buildings	\$401.25	\$401.16	\$401.07	\$400.97	\$398.99	\$397.02	\$395.06	\$393.11	\$391.18	\$385.83	\$380.55	\$375.34	\$370.20	\$365.14	\$361.04	\$387.86
Land	\$22.67	\$22.67	\$22.66	\$22.66	\$22.55	\$22.44	\$22.32	\$22.21	\$22.11	\$21.80	\$21.50	\$21.21	\$20.92	\$20.63	\$20.40	\$21.92
Materials	\$94.18	\$90.17	\$94.88	\$99.52	\$103.38	\$107.70	\$116.79	\$119.42	\$130.59	\$123.51	\$121.26	\$82.56	\$80.49	\$86.31	\$85.74	\$102.43
Furniture And Equipment	\$7.30	\$7.29	\$7.29	\$7.29	\$7.25	\$7.22	\$7.18	\$7.15	\$7.11	\$7.02	\$6.92	\$6.82	\$6.73	\$6.64	\$6.56	\$7.05
Total (\$/capita)	\$525.40	\$521.29	\$525.90	\$530.44	\$532.17	\$534.37	\$541.36	\$541.89	\$550.99	\$538.15	\$530.23	\$485.94	\$478.35	\$478.72	\$473.75	\$519.26

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES

Funding Envelope Calculation	
15 Year Average Service Level 2008 - 2022	\$519.26
10 Year Net Population Growth 2023 - 2032	3.982
Maximum Allowable Funding Envelope	\$2,067,693

APPENDIX B.1
TABLE 2
TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
					BTE %	Replacement & BTE Shares		Available DC Reserves	2023-2032	Post 2032	
1.0 LIBRARY SERVICES											
1.1 Material Acquisitions											
1.1.1 Provision for Additional Collection Materials	2023 - 2023	\$ 38,700	\$ -	\$ 38,700	0%	\$ -	\$ 38,700	\$ 38,700	\$ -	\$ -	
1.1.2 Provision for Additional Collection Materials	2024 - 2024	\$ 39,200	\$ -	\$ 39,200	0%	\$ -	\$ 39,200	\$ 39,200	\$ -	\$ -	
1.1.3 Provision for Additional Collection Materials	2025 - 2025	\$ 39,600	\$ -	\$ 39,600	0%	\$ -	\$ 39,600	\$ 39,600	\$ -	\$ -	
1.1.4 Provision for Additional Collection Materials	2026 - 2026	\$ 40,100	\$ -	\$ 40,100	0%	\$ -	\$ 40,100	\$ 37,223	\$ 2,877	\$ -	
1.1.5 Provision for Additional Collection Materials	2027 - 2027	\$ 40,600	\$ -	\$ 40,600	0%	\$ -	\$ 40,600	\$ -	\$ 40,600	\$ -	
1.1.6 Provision for Additional Collection Materials	2028 - 2028	\$ 41,000	\$ -	\$ 41,000	0%	\$ -	\$ 41,000	\$ -	\$ 41,000	\$ -	
1.1.7 Provision for Additional Collection Materials	2029 - 2029	\$ 41,500	\$ -	\$ 41,500	0%	\$ -	\$ 41,500	\$ -	\$ 41,500	\$ -	
1.1.8 Provision for Additional Collection Materials	2030 - 2030	\$ 41,900	\$ -	\$ 41,900	0%	\$ -	\$ 41,900	\$ -	\$ 41,900	\$ -	
1.1.9 Provision for Additional Collection Materials	2031 - 2031	\$ 42,400	\$ -	\$ 42,400	0%	\$ -	\$ 42,400	\$ -	\$ 42,400	\$ -	
1.1.10 Provision for Additional Collection Materials	2032 - 2032	\$ 42,900	\$ -	\$ 42,900	0%	\$ -	\$ 42,900	\$ -	\$ 42,900	\$ -	
Subtotal Material Acquisitions		\$ 407,900	\$ -	\$ 407,900		\$ -	\$ 407,900	\$ 154,723	\$ 253,177	\$ -	
TOTAL LIBRARY SERVICES		\$ 407,900	\$ -	\$ 407,900		\$ -	\$ 407,900	\$ 154,723	\$ 253,177	\$ -	

Residential Development Charge Calculation		
Residential Share of 2023 - 2032 DC Eligible Costs	100%	\$253,177
10-Year Growth in Population in New Units		4,660
Unadjusted Development Charge Per Capita		\$54.33

2023 - 2032 Net Funding Envelope	\$2,067,693
Reserve Fund Balance	
Balance as at December 31, 2022	\$154,723

**APPENDIX B.1
TABLE 3**

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

LIBRARY SERVICES	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
OPENING CASH BALANCE	\$154.7	\$144.9	\$134.0	\$121.9	\$108.5	\$93.4	\$77.4	\$60.1	\$41.4	\$21.3	
2023 - 2032 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$38.7	\$39.2	\$39.6	\$37.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$154.7
- Library Services: Non Inflated	\$0.0	\$0.0	\$0.0	\$2.9	\$40.6	\$41.0	\$41.5	\$41.9	\$42.4	\$42.9	\$253.2
- Library Services: Inflated	\$38.7	\$40.0	\$41.2	\$42.6	\$43.9	\$45.3	\$46.7	\$48.1	\$49.7	\$51.3	\$447.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	461	464	460	462	457	463	469	468	474	482	4,660
REVENUE											
- DC Receipts: Inflated	\$23.9	\$24.5	\$24.8	\$25.4	\$25.6	\$26.5	\$27.3	\$27.8	\$28.7	\$29.8	\$264.3
INTEREST											
- Interest on Opening Balance	\$5.4	\$5.1	\$4.7	\$4.3	\$3.8	\$3.3	\$2.7	\$2.1	\$1.4	\$0.7	\$33.5
- Interest on In-year Transactions	(\$0.4)	(\$0.4)	(\$0.5)	(\$0.5)	(\$0.5)	(\$0.5)	(\$0.5)	(\$0.6)	(\$0.6)	(\$0.6)	(\$5.0)
TOTAL REVENUE	\$28.9	\$29.1	\$29.0	\$29.2	\$28.9	\$29.2	\$29.5	\$29.4	\$29.6	\$30.0	\$292.7
CLOSING CASH BALANCE	\$144.9	\$134.0	\$121.9	\$108.5	\$93.4	\$77.4	\$60.1	\$41.4	\$21.3	\$0.0	

2023 Adjusted Charge Per Capita	\$51.75
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Appendix B.2

Fire Services

Fire Services

The Fort Erie Fire Department currently operates six stations and several other accessory facilities in providing fire services to the Town. The Department is responsible for fire prevention, inspections, public education and training, as well as fire suppression. The following discusses the individual components included in the Fire Services category. The analysis is set out in the tables which follow.

Table B.2-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.2-2 2023-2032 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.2-3 Cash Flow Analysis

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

The combined area of the fire stations and accessory building in the Town is 43,900 square feet valued at \$26.73 million. The land area associated with the buildings is approximately 8.14 acres and is valued at \$2.44 million. All furniture and equipment associated with the stations totals \$636,200. The 25 vehicles associated with the stations have a replacement value of \$14.38 million. Finally, personal firefighting equipment, communications equipment, and other station equipment add another \$2.38 million to the total value of the inventory.

The 2022 full replacement value of the inventory of capital assets for fire services for the Town amounts to \$46.57 million and the 15-year historical average service level is \$1,142.69 per capita and employment. The historical service level multiplied by the 10-year forecast of net population and

employment growth results in a 10-year maximum allowable funding envelope of \$6.74 million (5,897 net population and employment growth X historical service level of \$1,142.69/capita). Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2023 to 2032. The calculation of the maximum allowable funding envelope is summarized as follows:

10-Year Funding Envelope Calculation

15-Year Average Service Level (2008 – 2022)	\$1,142.69
Net Pop. & Employment Growth (2023 – 2032)	5,897
Maximum Allowable Funding Envelope	\$6,738,443

B. Development-Related Capital Program

The Fire Protection capital program recovers for the development-related cost of land, buildings, equipment, and furnishings of the expansion of Station 3. The total capital program has a gross cost of \$9.08 million.

No grants are identified for Fire Protection’s capital program. A 40% Replacement and Benefit to Existing share has been applied to the building, land, and furnishings components of the expansion of Station 3. This share is based on the existing gross floor area of the station (4,800 square feet) vs. the proposed gross floor area of the expansion (12,000 square feet). This equates to \$3.62 million in Benefit to Existing shares and has been reduced from the eligible costs for recovery. Another portion of these projects (\$94,500) will be funded through the Town’s Fire Protection DC reserve fund and are therefore reduced from the total development charge calculation.

A further portion of the costs (\$2.39 million) have been attributed as a post-2032 benefit to growth. The remaining \$2.97 million will be funded through development charges over the 2023-2032 period and has been included in the rate calculations.

The costs are allocated 70.9%, or \$2.11 million, against residential development, and 29.1%, or \$865,500, against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted growth. The resulting unadjusted development charge is \$451.95 per capita for residential, and \$5.56 per square metre for non-residential.

C. Cash Flow Analysis

The current balance in the Fire Protection development charge reserve fund is \$94,500 and that is included as the opening balance.

After cash flow consideration, the residential charge decreases to \$447.05 per capita, and the non-residential charges decreases to \$5.50 per square metre.

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

FIRE PROTECTION SUMMARY						
15-year Hist. Service Level per pop & emp	2023 - 2032		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$1,142.69	\$9,084,000	\$2,971,542	\$451.95	\$5.56	\$447.05	\$5.50

APPENDIX B.2
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

BUILDINGS Station Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Station 1 - 199 Bertie Street	4,125	4,125	4,125	4,125	4,125	-	-	-	-	-	-	-	-	-	-	\$665
Station 2 - 207 Jarvis Street	5,500	5,500	5,500	5,500	5,500	-	-	-	-	-	-	-	-	-	-	\$665
Central Fire Station	-	-	-	-	-	13,340	13,340	13,340	13,340	13,340	13,340	13,340	13,340	13,340	13,340	\$665
Station 3 - 1015 Dominion Road	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$665
Station 4 - 398 Ridge Road	4,800	4,800	4,800	4,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	-	\$665
Station 4 - 148 Ridge Road S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,970	\$665
Station 5 - 2654 Stevensville Road	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$665
Station 6 - 271 Ridgeway Road	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	-	\$665
Training Tower	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$150
Town Hall Basement Storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	-	\$665
Gibson Centre (1 Bay)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$665
Total (sq.ft.)	39,525	39,525	39,525	39,525	40,525	44,240	44,240	44,240	44,240	43,240	43,240	43,240	43,240	43,240	43,910	
Total (\$000)	\$23,812.1	\$23,812.1	\$23,812.1	\$23,812.1	\$24,477.1	\$26,947.6	\$26,947.6	\$26,947.6	\$26,947.6	\$26,282.6	\$26,282.6	\$26,282.6	\$26,282.6	\$26,282.6	\$26,728.2	

LAND Station Name	# of Acres															UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Station 1 - 199 Bertie Street	0.50	0.50	0.50	0.50	0.50	-	-	-	-	-	-	-	-	-	-	\$300,000
Station 2 - 207 Jarvis Street	0.50	0.50	0.50	0.50	0.50	-	-	-	-	-	-	-	-	-	-	\$300,000
Central Fire Station	-	-	-	-	-	1.49	1.49	1.49	1.49	1.49	1.50	1.50	1.50	1.50	1.50	\$300,000
Station 3 - 1015 Dominion Road	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$300,000
Station 4 - 398 Ridge Road	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	-	\$300,000
Station 4 - 148 Ridge Road S	-	-	-	-	-	-	-	-	-	-	-	-	2.74	2.74	2.74	\$300,000
Station 5 - 2654 Stevensville Road	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$300,000
Station 6 - 271 Ridgeway Road	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	-	\$300,000
Training Tower	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$300,000
Total (acres)	5.64	5.64	5.64	5.64	5.64	6.13	6.13	6.13	6.13	6.13	6.14	6.14	8.88	8.88	8.14	
Total (\$000)	\$1,692.0	\$1,692.0	\$1,692.0	\$1,692.0	\$1,692.0	\$1,839.0	\$1,839.0	\$1,839.0	\$1,839.0	\$1,839.0	\$1,842.0	\$1,842.0	\$2,664.0	\$2,664.0	\$2,442.0	

APPENDIX B.2
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

FURNITURE & EQUIPMENT Station Name	Total Value of Furniture & Equipment (\$)														
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Station 1 - 199 Bertie Street	\$61,875	\$61,875	\$61,875	\$61,875	\$61,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Station 2 - 207 Jarvis Street	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central Fire Station	\$0	\$0	\$0	\$0	\$0	\$200,100	\$200,100	\$200,100	\$200,100	\$200,100	\$200,100	\$200,100	\$200,100	\$200,100	\$200,100
Station 3 - 1015 Dominion Road	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000
Station 4 - 398 Ridge Road	\$72,000	\$72,000	\$72,000	\$72,000	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000	\$0
Station 4 - 148 Ridge Road S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,550
Station 5 - 2654 Stevensville Road	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500
Station 6 - 271 Ridgeway Road	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$0
Training Tower	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000
Total (\$000)	\$555.4	\$555.4	\$555.4	\$555.4	\$570.4	\$626.1	\$636.2								

VEHICLES Vehicle Type	# of Vehicles															UNIT COST (\$/vehicle)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Cars, Vans & Pickups	5	5	5	5	5	5	5	5	5	5	5	5	5	5	6	\$100,000
Support Vehicles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Tankers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$700,000
Pumpers	8	7	7	7	7	7	7	7	7	7	7	7	7	7	3	\$1,000,000
Tower/Telesquirt	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$1,500,000
Ladder	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$2,000,000
Rescues	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$350,000
Heavy Rescue	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	\$500,000
Boat/Motor/Trailer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$400,000
Generator Trailers	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$60,000
Sparky's Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$90,000
Pump / Heavy Rescue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$1,200,000
Total (#)	31	29	25													
Total (\$000)	\$17,530.0	\$16,470.0	\$16,470.0	\$16,470.0	\$16,970.0	\$14,380.0										

EQUIPMENT & GEAR Description	# of Pieces of Equipment and Gear															UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Moblile Radios	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	\$2,000
Portable Radios	60	65	65	65	65	65	65	65	90	90	90	90	69	69	69	\$2,500
Pagers	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	\$500
Bunker Gear	160	180	180	180	180	180	180	180	180	180	180	180	245	245	245	\$1,800
SCBA	60	60	60	60	60	60	60	60	60	60	60	73	73	73	73	\$9,500
SCBA Spare Bottles	60	60	60	60	60	60	60	120	120	120	120	206	206	206	206	\$2,200
Uniforms	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	\$800
Boat Water Rescue Equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$60,000
Repeater System	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	\$24,000
Communication Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Total (#)	652	677	678	678	678	678	738	763	763	763	763	927	906	906	906	
Total (\$000)	\$1,738.0	\$1,786.5	\$1,810.5	\$1,810.5	\$1,810.5	\$1,810.5	\$1,942.5	\$2,005.0	\$2,005.0	\$2,005.0	\$2,005.0	\$2,434.7	\$2,382.2	\$2,382.2	\$2,382.2	



APPENDIX B.2
TABLE 1

TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
FIRE PROTECTION

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,136	31,568	32,006	32,450	32,900	33,274
Historic Employment	11,369	11,104	10,845	10,592	10,376	10,164	9,956	9,753	9,553	9,599	9,646	9,693	9,740	9,787	9,961
Total Historic Population & Employment	41,308	41,050	40,798	40,552	40,485	40,422	40,364	40,312	40,263	40,735	41,214	41,699	42,190	42,687	43,235

INVENTORY SUMMARY (\$000)

Buildings	\$23,812.1	\$23,812.1	\$23,812.1	\$23,812.1	\$24,477.1	\$26,947.6	\$26,947.6	\$26,947.6	\$26,947.6	\$26,282.6	\$26,282.6	\$26,282.6	\$26,282.6	\$26,282.6	\$26,282.6
Land	\$1,692.0	\$1,692.0	\$1,692.0	\$1,692.0	\$1,692.0	\$1,839.0	\$1,839.0	\$1,839.0	\$1,839.0	\$1,839.0	\$1,842.0	\$1,842.0	\$2,664.0	\$2,664.0	\$2,442.0
Furniture & Equipment	\$555.4	\$555.4	\$555.4	\$555.4	\$570.4	\$626.1	\$626.1	\$626.1	\$626.1	\$626.1	\$626.1	\$626.1	\$626.1	\$626.1	\$636.2
Vehicles	\$17,530.0	\$16,470.0	\$16,470.0	\$16,470.0	\$16,970.0	\$16,970.0	\$16,970.0	\$16,970.0	\$16,970.0	\$16,970.0	\$16,970.0	\$16,970.0	\$16,970.0	\$16,970.0	\$14,380.0
Equipment & Gear	\$1,738.0	\$1,786.5	\$1,810.5	\$1,810.5	\$1,810.5	\$1,810.5	\$1,942.5	\$2,005.0	\$2,005.0	\$2,005.0	\$2,005.0	\$2,434.7	\$2,382.2	\$2,382.2	\$2,382.2
Total (\$000)	\$45,327.5	\$44,316.0	\$44,340.0	\$44,340.0	\$45,520.0	\$48,193.2	\$48,325.2	\$48,387.7	\$48,387.7	\$47,722.7	\$47,725.7	\$48,155.4	\$48,924.9	\$48,924.9	\$46,568.5

SERVICE LEVEL (\$/pop & emp)

																Average Service Level
Buildings	\$576.45	\$580.08	\$583.66	\$587.20	\$604.60	\$666.66	\$667.61	\$668.48	\$669.29	\$645.21	\$637.71	\$630.29	\$622.96	\$615.71	\$618.21	\$624.94
Land	\$40.96	\$41.22	\$41.47	\$41.72	\$41.79	\$45.50	\$45.56	\$45.62	\$45.67	\$45.15	\$44.69	\$44.17	\$63.14	\$62.41	\$56.48	\$47.04
Furniture & Equipment	\$13.44	\$13.53	\$13.61	\$13.70	\$14.09	\$15.49	\$15.51	\$15.53	\$15.55	\$15.37	\$15.19	\$15.01	\$14.84	\$14.67	\$14.71	\$14.68
Vehicles	\$424.37	\$401.22	\$403.70	\$406.15	\$419.17	\$419.82	\$420.42	\$420.97	\$421.48	\$416.60	\$411.75	\$406.96	\$402.23	\$397.54	\$332.60	\$407.00
Equipment & Gear	\$42.07	\$43.52	\$44.38	\$44.65	\$44.72	\$44.79	\$48.12	\$49.74	\$49.80	\$49.22	\$48.65	\$58.39	\$56.46	\$55.81	\$55.10	\$49.03
Total (\$/pop & emp)	\$1,097.31	\$1,079.56	\$1,086.82	\$1,093.41	\$1,124.37	\$1,192.25	\$1,197.24	\$1,200.33	\$1,201.79	\$1,171.54	\$1,158.00	\$1,154.83	\$1,159.63	\$1,146.13	\$1,077.10	\$1,142.69

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
FIRE PROTECTION

Funding Envelope Calculation	
15 Year Average Service Level 2008 - 2022	\$1,142.69
Net Population & Employment Growth 2023 - 2032	5,897
Maximum Allowable Funding Envelope	\$6,738,443

APPENDIX B.2
TABLE 2
TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE PROTECTION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2023-2032	Post 2032
2.0 FIRE PROTECTION										
2.1 Buildings, Land & Furnishings										
2.1.1 Expand Station 3 Land (3.0 Ha)	2025 - 2027	\$ 900,000	\$ -	\$ 900,000	40%	\$ 360,000	\$ 540,000	\$ 92,058.44	\$ 447,942	\$ -
2.1.2 Expand Station 3 Building (12,000 sq.ft.)	2027 - 2031	\$ 7,980,000	\$ -	\$ 7,980,000	40%	\$ 3,192,000	\$ 4,788,000	\$ -	\$ 2,394,000	\$ 2,394,000
2.1.3 Expand Station 3 Equipment	2027 - 2031	\$ 180,000	\$ -	\$ 180,000	40%	\$ 72,000	\$ 108,000	\$ -	\$ 108,000	\$ -
Subtotal Buildings, Land & Furnishings		\$ 9,060,000	\$ -	\$ 9,060,000		\$ 3,624,000	\$ 5,436,000	\$ 92,058	\$ 2,949,942	\$ 2,394,000
2.2 Equipment										
2.2.1 Provision for New Equipment for Future Fire Fighters (Station Three)	2023 - 2032	\$ 24,000	\$ -	\$ 24,000	0%	\$ -	\$ 24,000	\$ 2,400	\$ 21,600	\$ -
Subtotal Equipment		\$ 24,000	\$ -	\$ 24,000		\$ -	\$ 24,000	\$ 2,400	\$ 21,600	\$ -
TOTAL FIRE PROTECTION		\$ 9,084,000	\$ -	\$ 9,084,000		\$ 3,624,000	\$ 5,460,000	\$ 94,458	\$ 2,971,542	\$ 2,394,000

Residential Development Charge Calculation		
Residential Share of 2023 - 2032 DC Eligible Costs	71%	\$2,106,066
10-Year Growth in Population in New Units		4,660
Unadjusted Development Charge Per Capita		\$451.95
Non-Residential Development Charge Calculation		
Non-Residential Share of 2023 - 2032 DC Eligible Costs	29%	\$865,476
10-Year Growth in Square Metres		155,754
Unadjusted Development Charge Per Square Metre		\$5.56

2023 - 2032 Net Funding Envelope	\$6,738,443
Reserve Fund Balance	
Balance as at December 31, 2022	\$94,458

**APPENDIX B.2
TABLE 3**

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

FIRE PROTECTION	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
OPENING CASH BALANCE	\$66.9	\$277.3	\$500.5	\$598.8	\$703.2	\$416.8	\$262.0	\$101.4	(\$68.7)	(\$246.4)	
2023 - 2032 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$0.2	\$0.2	\$21.9	\$21.9	\$21.9	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$66.9
- Fire Protection: Non Inflated	\$1.5	\$1.5	\$107.4	\$107.4	\$462.0	\$356.2	\$356.2	\$356.2	\$356.2	\$1.5	\$2,106.1
- Fire Protection: Inflated	\$1.7	\$1.7	\$134.5	\$137.2	\$523.8	\$393.4	\$401.3	\$409.3	\$417.5	\$2.0	\$2,422.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	461	464	460	462	457	463	469	468	474	482	4,660
REVENUE											
- DC Receipts: Inflated	\$206.1	\$211.6	\$214.0	\$219.2	\$221.1	\$228.5	\$236.1	\$240.3	\$248.3	\$257.5	\$2,282.7
INTEREST											
- Interest on Opening Balance	\$2.3	\$9.7	\$17.5	\$21.0	\$24.6	\$14.6	\$9.2	\$3.5	(\$3.8)	(\$13.6)	\$85.1
- Interest on In-year Transactions	\$3.6	\$3.7	\$1.4	\$1.4	(\$8.3)	(\$4.5)	(\$4.5)	(\$4.6)	(\$4.7)	\$4.5	(\$12.2)
TOTAL REVENUE	\$212.0	\$225.0	\$232.9	\$241.6	\$237.4	\$238.6	\$240.7	\$239.2	\$239.8	\$248.4	\$2,355.7
CLOSING CASH BALANCE	\$277.3	\$500.5	\$598.8	\$703.2	\$416.8	\$262.0	\$101.4	(\$68.7)	(\$246.4)	\$0.0	

2023 Adjusted Charge Per Capita	\$447.05
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Allocation of Capital Program	
Residential Sector	70.9%
Non-Residential Sector	29.1%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX B.2
TABLE 3**

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

FIRE PROTECTION	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
OPENING CASH BALANCE	\$27.51	\$108.80	\$196.07	\$233.80	\$275.07	\$159.01	\$96.84	\$32.86	(\$32.23)	(\$105.29)	
2023 - 2032 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$0.1	\$0.1	\$9.0	\$9.0	\$9.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$27.5
- Fire Protection: Non Inflated	\$0.6	\$0.6	\$44.1	\$44.1	\$189.9	\$146.4	\$146.4	\$146.4	\$146.4	\$0.6	\$865.5
- Fire Protection: Inflated	\$0.7	\$0.7	\$55.3	\$56.4	\$215.3	\$161.7	\$164.9	\$168.2	\$171.6	\$0.8	\$995.6
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	14,470	14,740	14,950	15,220	15,600	15,760	16,030	16,410	15,850	16,724	155,754
REVENUE											
- DC Receipts: Inflated	\$79.6	\$82.7	\$85.6	\$88.9	\$92.9	\$95.8	\$99.4	\$103.7	\$102.2	\$110.0	\$940.9
INTEREST											
- Interest on Opening Balance	\$1.0	\$3.8	\$6.9	\$8.2	\$9.6	\$5.6	\$3.4	\$1.2	(\$1.8)	(\$5.8)	\$32.0
- Interest on In-year Transactions	\$1.4	\$1.4	\$0.5	\$0.6	(\$3.4)	(\$1.8)	(\$1.8)	(\$1.8)	(\$1.9)	\$1.9	(\$4.8)
TOTAL REVENUE	\$82.0	\$88.0	\$93.0	\$97.6	\$99.2	\$99.5	\$100.9	\$103.1	\$98.5	\$106.1	\$968.0
CLOSING CASH BALANCE	\$108.8	\$196.1	\$233.8	\$275.1	\$159.0	\$96.8	\$32.9	(\$32.2)	(\$105.3)	\$0.0	

2023 Adjusted Charge Per Square Metre	\$5.50
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Allocation of Capital Program	
Residential Sector	70.9%
Non-Residential Sector	29.1%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Appendix B.3

Parks and Recreation

Parks and Recreation

Indoor recreation and parkland development are provided through the department of Parks and Facilities Management Division of the Town of Fort Erie. Major indoor facilities include the Leisureplex Complex and Arenas, Crystal Ridge Community Centre and Stevensville Memorial Hall. The Town offers about 424 acres of developed parkland space, which include a variety of park types, such as neighbourhood, community, and specialized parks. The following discusses the individual components included in the Parks and Recreation service category. The analysis is set out in the tables which follow.

Table B.3-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.3-2 2023-2032 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.3-3 Cash Flow Analysis

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

Table B.3-1 displays the Parks and Recreation 15-year historical inventory for buildings, land, equipment, developed parkland, equipment, and parks fleet. The building space associated with indoor recreation facilities amounts to 247,400 square feet, valued at \$102.15 million. The land associated with the buildings amount to 14.11 acres, and is valued at \$4.23 million. The 7 fleet for indoor recreation has a total value of \$831,000. The furniture and equipment found in the facilities has a total value of \$1.88 million.

Parkland in the Town includes neighbourhood parks, community parks, and specialized parks, with a replacement value of \$99.55 million. Replacement

values for Parkland in Fort Erie include the cost of park amenities (e.g. playgrounds, baseball diamonds, tennis courts etc.) but exclude land costs. Parks vehicles and equipment in the Town sits at 27 items that have a combined value of \$1.31 million. The 2022 full replacement value of the inventory of capital assets for Parks and Recreation amounts to \$209.95 million.

The historical service level multiplied by the 10-year forecast of net population growth results in a 10-year maximum allowable funding envelope of \$26.42 million (3,982 net population growth X historical service level of \$6,634.98/capita). Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2023 to 2032. The calculation of the maximum allowable funding envelope is summarized as follows:

10-Year Funding Envelope Calculation

15-Year Average Service Level (2008 – 2022)	\$6,634.98
Net Pop. Growth (2023 – 2032)	3,982
Maximum Allowable Funding Envelope	\$26,420,490

B. Development-Related Capital Program

The 2023-2032 development-related capital program for Parks and Recreation amounts to \$35.43 million. The program largely covers for a provision for a new growth-related space (\$800,000), general park improvements (\$5.60 million), various parkland amenities (\$5.18 million), new park development (\$23.76 million), and new vehicles and equipment (\$103,400). The largest expenditure in the capital program is the new Bridgeburg-Stevensville trail extension with a total value of \$4.5 million.

No upper level grants or subsidies are expected to offset the gross cost of the Parks and Recreation capital program. Several “replacement” shares are identified for projects that benefit the existing population or are simply

replacements of existing infrastructure. The replacement shares amount to \$7.60 million and this amount will not be recovered through development charges. A portion of these projects (\$4.46 million) will be funded through the Town’s Parks and Recreation DC reserve fund. A further portion of the projects (\$10.05 million) has been removed from the in-period costs for recovery, as it will benefit growth beyond 2032. The remaining \$13.33 million is included in the DC eligible costs for recovery.

The 2023-2032 DC costs eligible for recovery of \$13.33 million is allocated entirely against future residential development in the Town of Fort Erie. This results in an unadjusted development charge of \$2,859.54 per capita.

C. Cash Flow Analysis

After cash flow and reserve fund consideration, the residential calculated charge decreases to \$2,620.20 per capita. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the parks and recreation development charge:

PARKS AND RECREATION SUMMARY						
15-year Hist.	2023 - 2032		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$6,634.98	\$35,428,920	\$13,325,441	\$2,859.54	\$0.00	\$2,620.20	\$0.00

APPENDIX B.3
TABLE 1

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

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Leisureplex	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	\$510
Crystal Ridge Community Centre	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	\$510
Stevensville Memorial Hall	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$510
Storage Building (Indoor Rec Portion)	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	\$510
Boys and Girls Club	-	-	-	-	-	-	-	-	-	-	-	-	47,100	47,100	47,100	
Total (sq.ft.)	200,300	247,400	247,400	247,400	247,400											
Total (\$000)	\$102,153.0															

LAND Facility Name	# of Acres															UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Leisureplex	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	\$300,000
Crystal Ridge Community Centre	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	\$300,000
Stevensville Memorial Hall	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	\$300,000
Total (acres)	14.11															
Total (\$000)	\$4,232.1															

FLEET Description	# of Fleet															UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Pickup Trucks, Vans	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$71,700
Zamboni	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$185,800
RTV with Sweeper	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$58,500
Total (#)	6	6	6	6	7											
Total (\$000)	\$772.5	\$772.5	\$772.5	\$772.5	\$831.0											

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)														
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Leisureplex	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000
Crystal Ridge Community Centre	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000
Stevensville Memorial Hall	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total (\$000)	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0	\$1,880.0

APPENDIX B.3
TABLE 1

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

NEIGHBOURHOOD PARKS Park Name	# of Acres of Developed Parkland															UNIT COST (\$/acre)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022		
A.C. Douglas Park #1 - 3455 River Trail	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	\$397,000
A.C. Douglas Park #2 - River Trail Crescent	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$470,000
Albert Street Park	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	\$603,000
Bill Connolly Field	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$805,000
Bowen Road Park	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	\$378,000
Cherry Hill Park	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$310,000
Douglas Park	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	\$391,000
Energy Field	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	\$458,000
Goderich Street Parkette	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$636,000
Madelaine Faiazza Memorial Park	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$1,056,000
Mather Boulevard Parkette	-	-	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$310,000
Ridgeway Lions Park	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	3.68	\$447,000
Stevensville Memory Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$471,000
Stevensville Mini Park	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	\$382,000
Beaver Creek Park	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	\$474,000
Total (acres)	31.52	31.52	32.42														
Total (\$000)	\$14,648.0	\$14,648.0	\$14,927.0														

COMMUNITY PARKS Park Name	# of Acres of Developed Parkland															UNIT COST (\$/acre)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022		
Bertie Centennial (Ferndale Park)	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	\$204,000
Crystal Ridge Park	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	29.00	\$241,000
Optimist Soccer Park	-	-	-	-	74.60	74.60	74.60	74.60	74.60	74.60	74.60	74.60	74.60	74.60	74.60	74.60	\$204,000
Queen's Circle	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$483,000
Stevensville Memorial Park	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	\$324,000
United Empire Loyalist Park (Ott Road Park)	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	50.66	\$221,000
Total (acres)	95.96	95.96	95.96	95.96	170.56												
Total (\$000)	\$22,257.4	\$22,257.4	\$22,257.4	\$22,257.4	\$37,475.8												



APPENDIX B.3
TABLE 1

TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,136	31,568	32,006	32,450	32,900	33,274

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$109,037.6	\$109,037.6	\$109,037.6	\$109,037.6	\$109,096.1	\$109,096.1	\$109,096.1	\$109,096.1	\$109,096.1	\$109,096.1	\$109,096.1	\$109,096.1	\$109,096.1	\$109,096.1	\$109,096.1
Neighbourhood Parks	\$14,648.0	\$14,648.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0	\$14,927.0
Community Parks	\$22,257.4	\$22,257.4	\$22,257.4	\$22,257.4	\$37,475.8	\$37,475.8	\$37,475.8	\$37,475.8	\$37,475.8	\$37,475.8	\$37,475.8	\$37,475.8	\$37,475.8	\$37,475.8	\$37,475.8
Specialized Parks	\$46,498.8	\$46,498.8	\$46,498.8	\$46,498.8	\$46,498.8	\$47,144.1	\$47,144.1	\$47,144.1	\$47,144.1	\$47,144.1	\$47,144.1	\$47,144.1	\$47,144.1	\$47,144.1	\$47,144.1
Parks Vehicles & Equipment	\$1,338.6	\$1,371.2	\$1,378.4	\$1,378.4	\$1,371.9	\$1,371.9	\$1,321.7	\$1,321.7	\$1,307.3	\$1,307.3	\$1,307.3	\$1,307.3	\$1,307.3	\$1,307.3	\$1,307.3
Total (\$000)	\$193,780.4	\$193,813.0	\$194,099.2	\$194,099.2	\$209,369.6	\$210,014.8	\$209,964.6	\$209,964.6	\$209,950.2						

SERVICE LEVEL (\$/capita)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Average Service Level
Indoor Recreation	\$3,641.99	\$3,641.14	\$3,640.29	\$3,639.44	\$3,623.37	\$3,605.53	\$3,587.74	\$3,570.02	\$3,552.46	\$3,503.86	\$3,455.91	\$3,408.62	\$3,361.98	\$3,315.99	\$3,278.72	\$3,521.80
Neighbourhood Parks	\$489.26	\$489.15	\$498.35	\$498.23	\$495.76	\$493.32	\$490.89	\$488.46	\$486.06	\$479.41	\$472.85	\$466.38	\$460.00	\$453.71	\$448.61	\$480.70
Community Parks	\$743.42	\$743.25	\$743.08	\$742.90	\$1,244.67	\$1,238.54	\$1,232.43	\$1,226.34	\$1,220.31	\$1,203.62	\$1,187.14	\$1,170.90	\$1,154.88	\$1,139.08	\$1,126.28	\$1,074.46
Specialized Parks	\$1,553.12	\$1,552.76	\$1,552.39	\$1,552.03	\$1,544.35	\$1,558.07	\$1,550.38	\$1,542.72	\$1,535.14	\$1,514.13	\$1,493.41	\$1,472.98	\$1,452.82	\$1,432.95	\$1,416.84	\$1,514.94
Parks Vehicles & Equipment	\$44.71	\$45.79	\$46.02	\$46.01	\$45.56	\$45.34	\$43.47	\$43.25	\$42.57	\$41.99	\$41.41	\$40.85	\$40.29	\$39.74	\$39.29	\$43.08
Total (\$/capita)	\$6,472.51	\$6,472.08	\$6,480.12	\$6,478.61	\$6,953.72	\$6,940.80	\$6,904.91	\$6,870.79	\$6,836.54	\$6,743.00	\$6,650.73	\$6,559.71	\$6,469.96	\$6,381.47	\$6,309.74	\$6,634.98

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
PARKS AND RECREATION

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2008 - 2022	\$6,634.98
Net Population Growth 2023 - 2032	3,982
Maximum Allowable Funding Envelope	\$26,420,490

APPENDIX B.3

TABLE 2

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

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2023-2032	Post 2032
3.0 PARKS AND RECREATION										
3.1 Recreation Facilities										
3.1.1 Provision for Growth-Related Space (Parks & Rec Share Only)	2023 - 2032	\$ 800,000	\$ -	\$ 800,000	0%	\$ -	\$ 800,000	\$ -	\$ 400,000	\$ 400,000
Subtotal Recreation Facilities		\$ 800,000	\$ -	\$ 800,000		\$ -	\$ 800,000	\$ -	\$ 400,000	\$ 400,000
3.2 General Park Improvements										
3.2.1 Douglas Park Revitalization	2024 - 2024	\$ 2,451,000	\$ -	\$ 2,451,000	89%	\$ 2,189,032	\$ 261,968	\$ -	\$ 261,968	\$ -
3.2.2 Ongoing Park Amenity Improvements - All Parks	2024 - 2024	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.3 Ongoing Park Amenity Improvements - All Parks	2024 - 2024	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.4 Accessibility Improvements - All Parks	2025 - 2027	\$ 25,000	\$ -	\$ 25,000	89%	\$ 22,328	\$ 2,672	\$ -	\$ 2,672	\$ -
3.2.5 Ongoing Park Amenity Improvements - All Parks	2025 - 2025	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.6 Accessibility Improvements - All Parks	2025 - 2025	\$ 30,000	\$ -	\$ 30,000	89%	\$ 26,794	\$ 3,206	\$ -	\$ 3,206	\$ -
3.2.7 Bill Connolly Field Revitalization	2028 - 2030	\$ 390,000	\$ -	\$ 390,000	89%	\$ 348,316	\$ 41,684	\$ -	\$ 41,684	\$ -
3.2.8 Ongoing Park Amenity Improvements - All Parks	2026 - 2026	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.9 Ongoing Park Amenity Improvements - All Parks	2027 - 2027	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.10 Crystal Ridge Park Improvements	2027 - 2027	\$ 325,000	\$ -	\$ 325,000	25%	\$ 81,250	\$ 243,750	\$ -	\$ 243,750	\$ -
3.2.11 Ongoing Park Amenity Improvements - All Parks	2028 - 2028	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.12 Ongoing Park Amenity Improvements - All Parks	2029 - 2029	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.13 Ongoing Park Amenity Improvements - All Parks	2030 - 2030	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.14 Accessibility Improvements - All Parks	2030 - 2032	\$ 30,000	\$ -	\$ 30,000	89%	\$ 26,794	\$ 3,206	\$ -	\$ 3,206	\$ -
3.2.15 Crystal Ridge Park Splashplad Replacement	2030 - 2030	\$ 520,000	\$ -	\$ 520,000	89%	\$ 464,421	\$ 55,579	\$ -	\$ 55,579	\$ -
3.2.16 Ongoing Park Amenity Improvements - All Parks	2031 - 2031	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.17 AC Douglas Park 1 Court Replacement	2031 - 2031	\$ 200,000	\$ -	\$ 200,000	89%	\$ 178,624	\$ 21,376	\$ -	\$ 21,376	\$ -
3.2.18 Ongoing Park Amenity Improvements - All Parks	2032 - 2032	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.19 Ongoing Park Amenity Improvements - All Parks	2033 - 2033	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
3.2.20 Park Renewal	2033 - 2033	\$ 1,000,000	\$ -	\$ 1,000,000	89%	\$ 893,118	\$ 106,882	\$ -	\$ -	\$ 106,882
3.2.21 Ongoing Park Amenity Improvements - All Parks	2034 - 2034	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
Subtotal General Park Improvements		\$ 5,591,000	\$ -	\$ 5,591,000		\$ 4,230,676	\$ 1,360,324	\$ -	\$ 1,133,442	\$ 226,882

APPENDIX B.3

TABLE 2

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

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
					BTE %	Replacement & BTE Shares		Available DC Reserves	2023-2032	Post 2032	
3.3 Parkland Amenities											
3.3.1 Bowen Road Park - Upgrade Playground Equipment	2023 - 2023	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.2 Ferndale Park - Upgrade Playground Equipment	2023 - 2023	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.3 Ridgeway Lions Field - Upgrade Playground Equipment	2023 - 2023	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.4 Bill Connolly Field- Upgrade Playground Equipment	2023 - 2023	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.5 Sugarbowl Park - New Multi-use Court w Pickellball	2023 - 2023	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	
3.3.6 Outdoor Fitness Equipment	2026 - 2026	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	
3.3.7 Outdoor Fitness Equipment	2027 - 2027	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	
3.3.8 Ott Road Park - Upgrade Playground Equipment	2025 - 2025	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.9 AC Douglas Park 1 - Upgrade Playground Equipment	2024 - 2024	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.10 Sugarbowl Park - Upgrade Playground Equipment	2024 - 2024	\$ 250,000	\$ -	\$ 250,000	89%	\$ 223,279	\$ 26,721	\$ -	\$ 26,721	\$ -	
3.3.11 Goderich Street Park - Upgrade Playground Equipment	2024 - 2024	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.12 Waterfront Signage	2024 - 2024	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	
3.3.13 Energy Field - Multi-use Facility w Pickellball	2024 - 2024	\$ 195,000	\$ -	\$ 195,000	0%	\$ -	\$ 195,000	\$ -	\$ 195,000	\$ -	
3.3.14 Leash Free Dog Park	2025 - 2025	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	
3.3.15 Crystal Beach Waterfront Park - Upgrade Playground Equipment	2024 - 2024	\$ 250,000	\$ -	\$ 250,000	89%	\$ 223,279	\$ 26,721	\$ -	\$ 26,721	\$ -	
3.3.16 United Empire Loyalist Park - Improvements to Nature Area	2026 - 2026	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	
3.3.17 Waterfront Universal Access Improvements	2026 - 2026	\$ 130,000	\$ -	\$ 130,000	89%	\$ 116,105	\$ 13,895	\$ -	\$ 13,895	\$ -	
3.3.18 Shagbark Nature Park - Trail Improvements/Education	2027 - 2028	\$ 70,000	\$ -	\$ 70,000	0%	\$ -	\$ 70,000	\$ -	\$ 70,000	\$ -	
3.3.19 Waverly Beach - New Playground	2027 - 2027	\$ 190,000	\$ -	\$ 190,000	0%	\$ -	\$ 190,000	\$ -	\$ 190,000	\$ -	
3.3.20 Outdoor Fitness Equipment	2027 - 2027	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	
3.3.21 Madelaine Faiazza Memorial Park Playground Replacement	2028 - 2028	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.22 Optimist Park Playground Replacement	2028 - 2028	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.23 Oakes Park - New Playground	2029 - 2029	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	
3.3.24 Energy Field - Playground Replacement	2029 - 2029	\$ 240,000	\$ -	\$ 240,000	89%	\$ 214,348	\$ 25,652	\$ -	\$ 25,652	\$ -	
3.3.25 Dog Park	2029 - 2029	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	
3.3.26 Stevensville Memorial Park Court Replacement	2030 - 2030	\$ 200,000	\$ -	\$ 200,000	89%	\$ 178,624	\$ 21,376	\$ -	\$ 21,376	\$ -	
3.3.27 Stevensville Memorial Park Playground Replacement	2030 - 2030	\$ 190,000	\$ -	\$ 190,000	89%	\$ 169,692	\$ 20,308	\$ -	\$ 20,308	\$ -	
3.3.28 Stevensville Memorial Park Splashpad Replacement	2030 - 2030	\$ 400,000	\$ -	\$ 400,000	89%	\$ 357,247	\$ 42,753	\$ -	\$ 42,753	\$ -	
3.3.29 Crystal Ridge Playground Replacement	2033 - 2033	\$ 400,000	\$ -	\$ 400,000	89%	\$ 357,247	\$ 42,753	\$ -	\$ -	\$ 42,753	
Subtotal Parkland Amenities		\$ 5,175,000	\$ -	\$ 5,175,000		\$ 3,367,054	\$ 1,807,946	\$ -	\$ 1,765,193	\$ 42,753	

APPENDIX B.3

TABLE 2

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

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2023-2032	Post 2032
3.4 New Park Development										
3.4.1 New Trail - Spring Creek Estates around STM Pond (0.092 ac)	2023 - 2032	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.4.2 New Trail - Bridgeburg-Stevensville extension (area TBD, land to be acquired from CN Rail)	2023 - 2032	\$ 4,500,000	\$ -	\$ 4,500,000	0%	\$ -	\$ 4,500,000	\$ 4,455,114	\$ 44,886	\$ -
3.4.3 New Waterfront Park - Lakeshore Road - - Coal Docks	2023 - 2023	\$ 130,000	\$ -	\$ 130,000	0%	\$ -	\$ 130,000	\$ -	\$ 130,000	\$ -
3.4.4 New Park - Coal Docks (Town Share Only)	2024 - 2024	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -
3.4.5 New Neighbourhood Park - Peace Bridge Village (Former Garrison Green)	2031 - 2031	\$ 1,040,000	\$ -	\$ 1,040,000	0%	\$ -	\$ 1,040,000	\$ -	\$ 1,040,000	\$ -
3.4.6 New Waterfront Park - Holloway Bay	2027 - 2029	\$ 325,000	\$ -	\$ 325,000	0%	\$ -	\$ 325,000	\$ -	\$ 325,000	\$ -
3.4.7 New Neighbourhood Park - Ridgeway Shores Subdivision	2024 - 2025	\$ 795,000	\$ -	\$ 795,000	0%	\$ -	\$ 795,000	\$ -	\$ 795,000	\$ -
3.4.8 New Neighbourhood Park - Black Creek Signature	2025 - 2025	\$ 780,000	\$ -	\$ 780,000	0%	\$ -	\$ 780,000	\$ -	\$ 780,000	\$ -
3.4.9 Crystal Beach East Neighbourhood Park	2025 - 2025	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
3.4.10 New Waterfront Park - Point Abino	2025 - 2025	\$ 1,300,000	\$ -	\$ 1,300,000	0%	\$ -	\$ 1,300,000	\$ -	\$ 1,300,000	\$ -
3.4.11 New Park - Riverwalk Connection	2027 - 2027	\$ 325,000	\$ -	\$ 325,000	0%	\$ -	\$ 325,000	\$ -	\$ 325,000	\$ -
3.4.12 New Park - 613 Helena Street (0.19 ha, 0.469 ac)	2027 - 2030	\$ 262,640	\$ -	\$ 262,640	0%	\$ -	\$ 262,640	\$ -	\$ 262,640	\$ -
3.4.13 New Park - 171 Gorham (area TBD)	2027 - 2030	\$ 1,456,000	\$ -	\$ 1,456,000	0%	\$ -	\$ 1,456,000	\$ -	\$ 1,456,000	\$ -
3.4.14 New Park - Hospitality Drive Subdivision Dev. (0.4965 acres)	2028 - 2028	\$ 277,440	\$ -	\$ 277,440	0%	\$ -	\$ 277,440	\$ -	\$ 277,440	\$ -
3.4.15 New Park - 0-10805,0-10808,0-10807 Thompson Rd (1.98 ac)	2028 - 2028	\$ 1,112,440	\$ -	\$ 1,112,440	0%	\$ -	\$ 1,112,440	\$ -	\$ 1,112,440	\$ -
3.4.16 Spears Garden Subdivision	2030 - 2030	\$ 875,000	\$ -	\$ 875,000	0%	\$ -	\$ 875,000	\$ -	\$ 875,000	\$ -
3.4.17 Ridgeway North Neighbourhood Park	2033 - 2033	\$ 800,000	\$ -	\$ 800,000	0%	\$ -	\$ 800,000	\$ -	\$ -	\$ 800,000
3.4.18 New Neighbourhood Park - North Bridgeburg	2027 - 2030	\$ 1,456,000	\$ -	\$ 1,456,000	0%	\$ -	\$ 1,456,000	\$ -	\$ -	\$ 1,456,000
3.4.19 New Park - Fort Erie Hills	2027 - 2030	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
3.4.20 New Park - Albion/Florence	2030 - 2034	\$ 875,000	\$ -	\$ 875,000	0%	\$ -	\$ 875,000	\$ -	\$ -	\$ 875,000
3.4.21 New Neighbourhood Park - Buffalo Road Expansion Lands	2034 - 2034	\$ 875,000	\$ -	\$ 875,000	0%	\$ -	\$ 875,000	\$ -	\$ -	\$ 875,000
3.4.22 New Neighbourhood Park - Alliston Woods	2027 - 2030	\$ 1,750,000	\$ -	\$ 1,750,000	0%	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 1,750,000
3.4.23 New Neighbourhood Park - Sunset Expansion Lands	2028 - 2030	\$ 1,750,000	\$ -	\$ 1,750,000	0%	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 1,750,000
3.4.24 New Park - Lands West Municipal Centre Drive	2028 - 2030	\$ 875,000	\$ -	\$ 875,000	0%	\$ -	\$ 875,000	\$ -	\$ -	\$ 875,000
Subtotal New Park Development		\$ 23,759,520	\$ -	\$ 23,759,520		\$ -	\$ 23,759,520	\$ 4,455,114	\$ 9,923,406	\$ 9,381,000
3.5 Vehicles and Equipment										
3.5.1 Pickup Truck	2023 - 2023	\$ 68,000	\$ -	\$ 68,000	0%	\$ -	\$ 68,000	\$ -	\$ 68,000	\$ -
3.5.2 Trailer	2023 - 2023	\$ 5,400	\$ -	\$ 5,400	0%	\$ -	\$ 5,400	\$ -	\$ 5,400	\$ -
3.5.3 Mower	2023 - 2023	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
Subtotal Vehicles and Equipment		\$ 103,400	\$ -	\$ 103,400		\$ -	\$ 103,400	\$ -	\$ 103,400	\$ -
TOTAL PARKS AND RECREATION		\$ 35,428,920	\$ -	\$ 35,428,920		\$ 7,597,730	\$ 27,831,190	\$ 4,455,114	\$ 13,325,441	\$ 10,050,635

Residential Development Charge Calculation		
Residential Share of 2023 - 2032 DC Eligible Costs	100%	\$13,325,441
10-Year Growth in Population in New Units		4,660
Unadjusted Development Charge Per Capita		\$2,859.54

2023 - 2032 Net Funding Envelope	\$26,420,490
Reserve Fund Balance	
Balance as at December 31, 2022	\$4,455,114



**APPENDIX B.3
TABLE 3**

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

PARKS AND RECREATION	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL	
OPENING CASH BALANCE	\$4,455.11	\$4,761.9	\$4,163.2	\$2,123.8	\$2,792.8	\$2,078.4	\$620.5	\$533.9	(\$366.2)	(\$826.3)		
2023 - 2032 RESIDENTIAL FUNDING REQUIREMENTS												
- Prior Growth (Funding from DC Reserve Balance)	\$445.5	\$445.5	\$445.5	\$445.5	\$445.5	\$445.5	\$445.5	\$445.5	\$445.5	\$445.5	\$445.5	\$4,455.1
- Parks And Recreation: Non Inflated	\$614.1	\$1,500.5	\$2,803.9	\$214.3	\$1,482.1	\$2,116.9	\$877.0	\$1,559.1	\$1,161.9	\$100.6		\$12,430.4
- Parks And Recreation: Inflated	\$1,059.6	\$1,984.9	\$3,380.7	\$700.2	\$2,086.5	\$2,829.1	\$1,489.4	\$2,302.7	\$1,883.4	\$652.6		\$18,369.1
NEW RESIDENTIAL DEVELOPMENT												
- Population Growth in New Units	461	464	460	462	457	463	469	468	474	482		4,660
REVENUE												
- DC Receipts: Inflated	\$1,207.9	\$1,240.1	\$1,254.0	\$1,284.6	\$1,296.1	\$1,339.4	\$1,383.9	\$1,408.6	\$1,455.2	\$1,509.3		\$13,379.2
INTEREST												
- Interest on Opening Balance	\$155.9	\$166.7	\$145.7	\$74.3	\$97.7	\$72.7	\$21.7	\$18.7	(\$20.1)	(\$45.4)		\$688.0
- Interest on In-year Transactions	\$2.6	(\$20.5)	(\$58.5)	\$10.2	(\$21.7)	(\$41.0)	(\$2.9)	(\$24.6)	(\$11.8)	\$15.0		(\$153.1)
TOTAL REVENUE	\$1,366.4	\$1,386.3	\$1,341.2	\$1,369.2	\$1,372.2	\$1,371.2	\$1,402.7	\$1,402.7	\$1,423.3	\$1,478.9		\$13,914.0
CLOSING CASH BALANCE	\$4,761.9	\$4,163.2	\$2,123.8	\$2,792.8	\$2,078.4	\$620.5	\$533.9	(\$366.2)	(\$826.3)	\$0.0		

2023 Adjusted Charge Per Capita	\$2,620.20
--	-------------------

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Appendix B.4
Services Related to a Highway:
Public Works and Fleet

Services Related to a Highway: Public Works and Fleet

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

Table B.4-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.4-2 2023-2032 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.4-3 Cash Flow Analysis

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

The 15-year historical inventory of capital assets for Public Works includes 40,200 square feet of building space with a replacement value of \$12.21 million. The 6.10 acres of land associated with the Public Works buildings are valued at \$915,000, and the total of 60 fleet and additional furniture and equipment amounts to \$6.29 million.

The total replacement value of the Public Works capital infrastructure is estimated to be \$19.41 million. The 15-year historical average service level is \$471.25 per capita and employment and this, multiplied by the 10-year forecast net population and employment growth (5,897), results in a 10-year maximum allowable of \$2.78 million. Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2023 to 2032. The calculation of the maximum allowable funding envelope is summarized as follows:

10-Year Funding Envelope Calculation

15-Year Average Service Level (2008 – 2022)	\$471.25
Net Pop. & Employment Growth (2023 – 2032)	5,897
Maximum Allowable Funding Envelope	\$2,778,961

B. Development-Related Capital Program

The total 2023 –2032 development-related capital program for the Public Works and Fleet amounts to \$5.23 million.

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

The gross capital program amounts to \$5.23 million with no grants or recoveries identified. The replacement share of the program is \$40,000 and is related to the generator at the Gibson Centre. This is removed from the DC eligible costs. The available DC reserve fund balance of \$1.38 million has also been reduced from the in-period costs. The post-period benefit amounts to \$1.02 million and will be considered for recovery from other funding tools and/or future DC Background Studies. After these adjustments the total DC eligible capital program from 2023-2032 is \$2.78 million.

The costs are allocated 70.9%, or \$1.97 million, against residential development, and 29.1%, or \$809,400 against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted growth. The resulting unadjusted development charge is \$422.66 per capita for residential, and \$5.20 per square metre for non-residential.

C. Cash Flow Analysis

After cash flow and reserve fund analysis, the residential calculated charge increases to \$433.22 per capita, and the non-residential charge increases to \$5.34 per square metre for Public Works and Fleet. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Services Related to a Highway: Public Works and Fleet development charge:

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET SUMMARY						
15-year Hist.	2023 - 2032		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$471.25	\$5,225,000	\$2,778,961	\$422.66	\$5.20	\$433.22	\$5.34

APPENDIX B.4
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Gibson Centre	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	21,355	\$510
Cold Storage	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	\$70
Sand / Salt Domes	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	\$70
Total (#)	40,180															
Total (\$000)	\$12,208.8															

LAND Facility Name	# of Acres															UNIT COST (\$/acre)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Gibson Centre	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	\$150,000
Cold Storage	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	\$150,000
Sand / Salt Domes	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	\$150,000
Total (aces)	6.10															
Total (\$000)	\$915.0															

FURNITURE & EQUIPMENT Description	Total Value of Furniture & Equipment (\$)														
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Gibson Centre	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550	\$213,550
Cold Storage	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000
Total (\$000)	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6

VEHICLES & EQUIPMENT Description	# of Vehicles and Equipment															UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Utilities																
Vans and Pickup Trucks	9	9	9	9	9	9	9	9	9	9	9	9	9	9	8	\$64,000
Dump Trucks	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$243,000
Landscape Dump	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$66,000
Service Vans	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$205,000
Sewer Flusher	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$677,000
Backhoes	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$202,000
Sewer Rodder	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$105,000
6" Wacker Pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,000
Air Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
Shoring Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Rockbreaker	-	-	1	1	1	1	1	2	2	2	2	2	2	2	2	\$53,000
Valve Turning Machine	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$64,000
Roads																
Pickup Trucks & SUV	5	5	5	6	6	6	6	6	6	6	6	6	6	6	6	\$67,000
2-Tonne Dump Truck	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	\$155,000
5 to 15-Tonne Dump Trucks	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$481,000
Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$317,000
Grader	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$25,000
Gradall	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$837,000
Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$221,000
Flatbed Trailer	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	\$10,000
Sidewalk Plow	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	\$105,000
Cement Mixer	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$20,000
Vermeer Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$63,000
Hopper Sander	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$105,000
Portable Stoplights	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$53,000
Asphalt Recycler	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$22,000
10' Brush Hog	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$22,000
Road Closure Trailer	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$22,000
Engineering																
Pickup Trucks	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	\$66,000
Other																
Bylaw Vehicles	2	2	2	2	2	2	2	2	2	3	3	3	4	4	4	\$60,000
Total (#)	52	52	54	55	55	55	57	57	58	59	59	59	60	60	60	
Total (\$000)	\$5,469.0	\$6,030.0	\$6,074.0	\$6,050.0	\$6,023.0	\$6,023.0	\$5,995.0	\$5,959.0	\$5,999.0	\$5,999.0	\$5,999.0	\$5,999.0	\$5,999.0	\$5,999.0	\$6,000.0	



APPENDIX B.4
TABLE 1

TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,136	31,568	32,006	32,450	32,900	33,274
Historic Employment	<u>11,369</u>	<u>11,104</u>	<u>10,845</u>	<u>10,592</u>	<u>10,376</u>	<u>10,164</u>	<u>9,956</u>	<u>9,753</u>	<u>9,553</u>	<u>9,599</u>	<u>9,646</u>	<u>9,693</u>	<u>9,740</u>	<u>9,787</u>	<u>9,961</u>
Total Historic Population & Employment	41,308	41,050	40,798	40,552	40,485	40,422	40,364	40,312	40,263	40,735	41,214	41,699	42,190	42,687	43,235

INVENTORY SUMMARY (\$000)

Buildings	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8	\$12,208.8
Land	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0	\$915.0
Furniture & Equipment	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6	\$286.6
Vehicles & Equipment	\$5,469.0	\$6,030.0	\$6,074.0	\$6,050.0	\$6,023.0	\$6,023.0	\$5,995.0	\$5,959.0	\$5,999.0	\$5,999.0	\$5,999.0	\$5,999.0	\$5,999.0	\$5,999.0	\$6,000.0
Total (\$000)	\$18,879.4	\$19,440.4	\$19,484.4	\$19,460.4	\$19,433.4	\$19,433.4	\$19,405.4	\$19,369.4	\$19,409.4	\$19,409.4	\$19,409.4	\$19,409.4	\$19,409.4	\$19,409.4	\$19,410.4

SERVICE LEVEL (\$/pop & emp)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Average Service Level
Buildings	\$295.56	\$297.41	\$299.25	\$301.07	\$301.56	\$302.03	\$302.47	\$302.86	\$303.23	\$299.71	\$296.23	\$292.78	\$289.38	\$286.01	\$282.38	\$296.80
Land	\$22.15	\$22.29	\$22.43	\$22.56	\$22.60	\$22.64	\$22.67	\$22.70	\$22.73	\$22.46	\$22.20	\$21.94	\$21.69	\$21.44	\$21.16	\$22.24
Furniture & Equipment	\$6.94	\$6.98	\$7.02	\$7.07	\$7.08	\$7.09	\$7.10	\$7.11	\$7.12	\$7.03	\$6.95	\$6.87	\$6.79	\$6.71	\$6.63	\$6.97
Vehicles & Equipment	\$132.40	\$146.89	\$148.88	\$149.19	\$148.77	\$149.00	\$148.52	\$147.82	\$149.00	\$147.27	\$145.56	\$143.86	\$142.19	\$140.53	\$138.78	\$145.24
Total (\$/pop & emp)	\$457.04	\$473.58	\$477.58	\$479.89	\$480.01	\$480.76	\$480.76	\$480.49	\$482.07	\$476.48	\$470.94	\$465.46	\$460.05	\$454.69	\$448.95	\$471.25

TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2008 - 2022	\$471.25
Net Population & Employment Growth 2023 - 2032	5,897
Maximum Allowable Funding Envelope	\$2,778,961

APPENDIX B.4

TABLE 2

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2023-2032	Post 2032
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET										
4.1 Buildings and Land										
4.1.1 Additional Vehicle Bay at Gibson Centre	2023 - 2023	\$ 1,463,000	\$ -	\$ 1,463,000	0%	\$ -	\$ 1,463,000	\$ 1,383,032	\$ 79,968	\$ -
4.1.2 Gibson Centre Admin Expansion (5,000 sq.ft.)	2025 - 2032	\$ 2,550,000	\$ -	\$ 2,550,000	0%	\$ -	\$ 2,550,000	\$ -	\$ 1,665,993	\$ 884,007
Subtotal Buildings and Land		\$ 4,013,000	\$ -	\$ 4,013,000		\$ -	\$ 4,013,000	\$ 1,383,032	\$ 1,745,961	\$ 884,007
4.2 Fleet										
4.2.1 Tandem Dump Truck Sander/Plow (Rds)	2024 - 2024	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -
4.2.2 2 Pickups (Roads)	2024 - 2024	\$ 134,000	\$ -	\$ 134,000	0%	\$ -	\$ 134,000	\$ -	\$ 134,000	\$ -
4.2.3 Grader (Roads - Replacement of Rental)	2024 - 2024	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
4.2.4 Van (Parks)	2024 - 2024	\$ 64,000	\$ -	\$ 64,000	0%	\$ -	\$ 64,000	\$ -	\$ 64,000	\$ -
4.2.5 SUV (By-law)	2024 - 2024	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
4.2.6 Pickup (Water)	2024 - 2024	\$ 67,000	\$ -	\$ 67,000	0%	\$ -	\$ 67,000	\$ -	\$ 67,000	\$ -
4.2.7 Pickup/SUV (Engineering)	2026 - 2026	\$ 66,000	\$ -	\$ 66,000	0%	\$ -	\$ 66,000	\$ -	\$ -	\$ 66,000
Subtotal Fleet		\$ 866,000	\$ -	\$ 866,000		\$ -	\$ 866,000	\$ -	\$ 800,000	\$ 66,000
4.3 Other Equipment										
4.3.1 General Small Equipment	2023 - 2028	\$ 73,000	\$ -	\$ 73,000	0%	\$ -	\$ 73,000	\$ -	\$ 73,000	\$ -
4.3.2 Generator (Gibson Centre) - Upgrade	2025 - 2025	\$ 200,000	\$ -	\$ 200,000	20%	\$ 40,000	\$ 160,000	\$ -	\$ 160,000	\$ -
4.3.3 General Small Equipment	2028 - 2032	\$ 73,000	\$ -	\$ 73,000	0%	\$ -	\$ 73,000	\$ -	\$ -	\$ 73,000
Subtotal Other Equipment		\$ 346,000	\$ -	\$ 346,000		\$ 40,000	\$ 306,000	\$ -	\$ 233,000	\$ 73,000
TOTAL SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET		\$ 5,225,000	\$ -	\$ 5,225,000		\$ 40,000	\$ 5,185,000	\$ 1,383,032	\$ 2,778,961	\$ 1,023,007

Residential Development Charge Calculation		
Residential Share of 2023 - 2032 DC Eligible Costs	71%	\$1,969,576
10-Year Growth in Population in New Units		4,660
Unadjusted Development Charge Per Capita		\$422.66
Non-Residential Development Charge Calculation		
Non-Residential Share of 2023 - 2032 DC Eligible Costs	29%	\$809,386
10-Year Growth in Square Metres		155,754
Unadjusted Development Charge Per Square Metre		\$5.20

2023 - 2032 Net Funding Envelope	\$2,778,961
Reserve Fund Balance	
Balance as at December 31, 2022	\$1,383,032

APPENDIX B.4
TABLE 3

TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
OPENING CASH BALANCE	\$980.22	\$145.46	(\$242.05)	(\$330.56)	(\$301.31)	(\$271.88)	(\$237.00)	(\$186.35)	(\$132.14)	(\$70.56)	
2023 - 2032 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$980.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$980.2
- Services Related To A Highway: Public Works And Fleet: Non Inflated	\$65.3	\$575.6	\$269.6	\$156.2	\$156.2	\$156.2	\$147.6	\$147.6	\$147.6	\$147.6	\$1,969.6
- Services Related To A Highway: Public Works And Fleet: Inflated	\$1,045.5	\$587.1	\$280.5	\$165.8	\$169.1	\$172.5	\$166.2	\$169.5	\$172.9	\$176.4	\$3,105.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	461	464	460	462	457	463	469	468	474	482	4,660
REVENUE											
- DC Receipts: Inflated	\$199.7	\$205.0	\$207.3	\$212.4	\$214.3	\$221.5	\$228.8	\$232.9	\$240.6	\$249.5	\$2,212.1
INTEREST											
- Interest on Opening Balance	\$34.3	\$5.1	(\$13.3)	(\$18.2)	(\$16.6)	(\$15.0)	(\$13.0)	(\$10.2)	(\$7.3)	(\$3.9)	(\$58.1)
- Interest on In-year Transactions	(\$23.3)	(\$10.5)	(\$2.0)	\$0.8	\$0.8	\$0.9	\$1.1	\$1.1	\$1.2	\$1.3	(\$28.6)
TOTAL REVENUE	\$210.8	\$199.6	\$192.0	\$195.0	\$198.5	\$207.4	\$216.9	\$223.8	\$234.5	\$246.9	\$2,125.4
CLOSING CASH BALANCE	\$145.5	(\$242.1)	(\$330.6)	(\$301.3)	(\$271.9)	(\$237.0)	(\$186.3)	(\$132.1)	(\$70.6)	\$0.0	

2023 Adjusted Charge Per Capita	\$433.22
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Allocation of Capital Program	
Residential Sector	70.9%
Non-Residential Sector	29.1%
Rates for 2023	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.4
TABLE 3

TOWN OF FORT ERIE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET
NON-RESIDENTIAL UNIFORM DEVELOPMENT CHARGE
(in \$000)

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
OPENING CASH BALANCE	\$402.81	\$54.88	(\$108.58)	(\$147.62)	(\$137.26)	(\$123.72)	(\$108.06)	(\$85.37)	(\$58.49)	(\$33.07)	
2023 - 2032 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$402.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$402.8
- Services Related To A Highway: Public Works And Fleet: Non Inflated	\$26.8	\$236.5	\$110.8	\$64.2	\$64.2	\$64.2	\$60.7	\$60.7	\$60.7	\$60.7	\$809.4
- Services Related To A Highway: Public Works And Fleet: Inflated	\$429.6	\$241.3	\$115.3	\$68.1	\$69.5	\$70.9	\$68.3	\$69.7	\$71.1	\$72.5	\$1,276.2
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	14,470	14,740	14,950	15,220	15,600	15,760	16,030	16,410	15,850	16,724	155,754
REVENUE											
- DC Receipts: Inflated	\$77.3	\$80.3	\$83.1	\$86.3	\$90.2	\$93.0	\$96.4	\$100.7	\$99.2	\$106.8	\$913.3
INTEREST											
- Interest on Opening Balance	\$14.1	\$1.9	(\$6.0)	(\$8.1)	(\$7.5)	(\$6.8)	(\$5.9)	(\$4.7)	(\$3.2)	(\$1.8)	(\$28.1)
- Interest on In-year Transactions	(\$9.7)	(\$4.4)	(\$0.9)	\$0.3	\$0.4	\$0.4	\$0.5	\$0.5	\$0.5	\$0.6	(\$11.8)
TOTAL REVENUE	\$81.7	\$77.8	\$76.2	\$78.5	\$83.0	\$86.5	\$91.0	\$96.6	\$96.5	\$105.6	\$873.4
CLOSING CASH BALANCE	\$54.9	(\$108.6)	(\$147.6)	(\$137.3)	(\$123.7)	(\$108.1)	(\$85.4)	(\$58.5)	(\$33.1)	(\$0.0)	

2023 Adjusted Charge Per Square Metre	\$5.34
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Allocation of Capital Program	
Residential Sector	70.9%
Non-Residential Sector	29.1%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C
Engineered Services
Technical Appendix

Introduction and Overview

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

This appendix provides a brief outline of the engineered services that are included in the 2023 Development Charges Background Study:

- Appendix C.1 Services Related to a Highway: Roads and Related
- Appendix C.2 Water Supply Services
- Appendix C.3 Wastewater Services
- Appendix C.4 Storm Water Drainage and Control Services

The following tables set out the capital program and the calculation of the development charges for engineered services. The cost, quantum and description of the projects included in the forecast are based upon servicing plans from the Town’s engineering staff and the Town’s current master servicing plans. This appendix includes all engineering projects that will meet the servicing demands of population and employment growth within the Town to the 2041 planning horizon.

Appendix C.1
Serviced Related
to a Highway:
Roads and Related

Services Related to a Highway: Roads and Related

This appendix discusses the individual components included in the Roads and Related service category as set out in the following tables:

Table C.1-1	Historical Service Levels and Calculation of 15-Year Average Service Level
Table C.1-2	2023-2041 Development-Related Capital Program
Table C.1-3	Calculation of Unadjusted Residential and Non-Residential Development Charges
Table C.1-4	Cash Flow Analysis

Table 1 2008-2022 Historical Service Levels

Table 1 demonstrates that the Town’s current road infrastructure is comprised of 238 kilometres of rural collector roads, 77 kilometres of semi-urban roads, and 37 kilometres of urban collector roads. The service level also includes 100 bridges and 82 culverts. The total inventory of capital assets has a full replacement value of \$255.52 million. This produces a 15-year historical service level of \$5,978.99 per capita and employee. The resulting maximum allowable funding envelope is \$71.28 million ($\$5,978.99 \times 11,921$ net population and employment growth over the 19-year planning horizon).

Table 2 2023 – 2041 Development-Related Capital Program

Table 2 provides a summary of the development-related capital program for Roads and Related services. The capital program totals \$84.73 million and includes roads and related projects that benefit development across the

Town. These projects include new road segments, road urbanizations, sidewalks, road widenings, intersection improvements, and road extensions.

Approximately \$296,400 in OCIF funding has been identified to offset the cost of project S4b West Main Street Upgrade. A further share of \$28.15 million has been identified as a non-growth or benefit to existing share and will be recovered from other municipal funding sources.

The projects slated to benefit growth beyond 2041 are removed from the DC calculation and are deemed as the post-period benefit share. The share of these works amount to \$21.93 million, or roughly 40% of the DC eligible cost, and will be considered for recovery in subsequent by-law reviews. The DC recoverable share is then reduced to \$31.23 million.

Table 3 Calculation of Unadjusted Development Charges

Table 3 displays the DC recoverable costs apportioned to the residential and non-residential sectors: 70.4%, or \$22.00 million to residential and 29.6%, or \$9.24 million to the non-residential, based on shares of anticipated shares of population and employment growth. The residential sector's share of \$22.00 million in development-related net capital costs yields an "unadjusted" development charge of \$2,338 per capita. The non-residential sector's share of \$9.24 million in development-related net capital costs results in an unadjusted charge of \$29.08 per square metre of GFA for the non-residential sector.

Table 4 Cash Flow Analysis

After cash flow and reserve fund analysis, the residential and non-residential calculated charges both increase to \$2,396 per capita and \$29.86 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues.

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

SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED SUMMARY						
15-year Hist.	2023 - 2032		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$5,978.99	\$84,430,139	\$31,233,493	\$2,338.19	\$29.08	\$2,396.23	\$29.86

APPENDIX C.1
TABLE 1

TOWN OF FORT ERIE
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

ROADS Type of Road	# of Kilometres															UNIT COST (\$/km)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Rural Collector Roads	238	238	238	238	238	238	238	238	238	238	238	238	238	238	238	486,000
Semi-Urban Collector Roads	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	\$625,000
Urban Collector Roads	35	35	35	35	35	35	35	35	37	37	37	37	37	37	37	\$825,000
Total (km)	350	352														
Total (\$000)	\$192,668.0	\$194,318.0														

BRIDGES & CULVERTS Description	# of Bridges & Culverts															UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Bridges	80	85	85	85	85	85	85	100	100	100	100	100	100	100	100	462,000
Culverts	21	21	21	21	21	21	21	82	82	82	82	82	82	82	82	\$183,000
Total (#)	101	106	106	106	106	106	106	182								
Total (\$000)	\$40,803.0	\$43,113.0	\$43,113.0	\$43,113.0	\$43,113.0	\$43,113.0	\$43,113.0	\$61,206.0								

**APPENDIX C.1
TABLE 1**

**TOWN OF FORT ERIE
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Historic Population	29,939	29,946	29,953	29,960	30,109	30,258	30,408	30,559	30,710	31,136	31,568	32,006	32,450	32,900	33,274
Historic Employment	<u>11,369</u>	<u>11,104</u>	<u>10,845</u>	<u>10,592</u>	<u>10,376</u>	<u>10,164</u>	<u>9,956</u>	<u>9,753</u>	<u>9,553</u>	<u>9,599</u>	<u>9,646</u>	<u>9,693</u>	<u>9,740</u>	<u>9,787</u>	<u>9,961</u>
Total Historic Pop. & Emp.	41,308	41,050	40,798	40,552	40,485	40,422	40,364	40,312	40,263	40,735	41,214	41,699	42,190	42,687	43,235

INVENTORY SUMMARY (\$000)

Roads	\$192,668.0	\$192,668.0	\$192,668.0	\$192,668.0	\$192,668.0	\$192,668.0	\$192,668.0	\$192,668.0	\$194,318.0	\$194,318.0	\$194,318.0	\$194,318.0	\$194,318.0	\$194,318.0	\$194,318.0
Bridges & Culverts	\$40,803.0	\$43,113.0	\$43,113.0	\$43,113.0	\$43,113.0	\$43,113.0	\$43,113.0	\$61,206.0	\$61,206.0	\$61,206.0	\$61,206.0	\$61,206.0	\$61,206.0	\$61,206.0	\$61,206.0
Total (\$000)	\$233,471.0	\$235,781.0	\$235,781.0	\$235,781.0	\$235,781.0	\$235,781.0	\$235,781.0	\$253,874.0	\$255,524.0						

SERVICE LEVEL (\$/pop & emp)

																Average Service Level
Roads	\$4,664.18	\$4,693.50	\$4,722.49	\$4,751.13	\$4,759.00	\$4,766.41	\$4,773.26	\$4,779.42	\$4,826.23	\$4,770.30	\$4,714.85	\$4,660.02	\$4,605.78	\$4,552.16	\$4,494.46	\$4,702.21
Bridges & Culverts	\$987.77	\$1,050.26	\$1,056.74	\$1,063.15	\$1,064.91	\$1,066.57	\$1,068.11	\$1,518.31	\$1,520.16	\$1,502.54	\$1,485.08	\$1,467.80	\$1,450.72	\$1,433.83	\$1,415.66	\$1,276.77
Total (\$/pop & emp)	\$5,651.96	\$5,743.75	\$5,779.23	\$5,814.29	\$5,823.91	\$5,832.99	\$5,841.37	\$6,297.73	\$6,346.39	\$6,272.84	\$6,199.93	\$6,127.82	\$6,056.51	\$5,985.99	\$5,910.12	\$5,978.99

**TOWN OF FORT ERIE
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED**

Funding Envelope Calculation	
15 Year Average Service Level 2008 - 2022	\$5,978.99
Net Population & Employment Growth 2023 - 2041	11,921
Maximum Allowable Funding Envelope	\$71,275,540

APPENDIX C.1
TABLE 2

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
D2b-i	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Lawrence Avenue to Westbrook Avenue. W/M already installed, carry forward from 1999 Special Area DC\$	2028 - 2032	\$402,600	\$0	\$402,600	50%	\$201,300	50%	\$201,300	\$0	\$201,300	\$0
D2c	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Westbrook Avenue to River Trail. W/M already installed, development portion remaining to be collected, carry forward from 1999 Special Area DC\$	2028 - 2032	\$342,900	\$0	\$342,900	50%	\$171,450	50%	\$171,450	\$0	\$171,450	\$0
D6c	Townline Rd Sewer Servicing	Gravity Sewer and road Upgrade to Urban Industrial X-Section	2023 - 2027	\$1,265,760	\$0	\$1,265,760	25%	\$316,440	75%	\$949,320	\$0	\$949,320	\$0
D7	Douglstownline Access Improvements	Access Improvements to Douglstown neighbourhood to provide redundancy, improve level of service	2028 - 2032	\$600,000	\$0	\$600,000	25%	\$150,000	75%	\$450,000	\$0	\$450,000	\$0
S2	East Main Street Upgrade	Upgrade East Main Street to Urban Standard, Stevensville Road to East Avenue	2038 - 2041	\$367,640	\$0	\$367,640	50%	\$183,820	50%	\$183,820	\$0	\$0	\$183,820
S3	East Main Street Upgrade	Upgrade East Main Street to Urban Standard, Utwich Parkway to Winger Road	2038 - 2041	\$233,310	\$0	\$233,310	50%	\$116,655	50%	\$116,655	\$0	\$0	\$116,655
S4b	West Main Street Upgrade	Upgrade West Main Street to Urban Standard, Stevensville Road to May Avenue	2023 - 2027	\$1,966,000	\$296,371	\$1,669,629	50%	\$834,815	50%	\$834,815	\$834,815	\$0	\$0
S5	West Main Street Upgrade	Upgrade Ott Road to Urban Standard, South Tracks to West Main Street	2023 - 2027	\$815,000	\$0	\$815,000	50%	\$407,500	50%	\$407,500	\$407,500	\$0	\$0
S9	Stevensville Rd Sidewalk	Provide 1.5 m wide Sidewalk, From Fire Hall to North Urban limit, (Arterial Road, s/w both sides)	2023 - 2027	\$180,800	\$0	\$180,800	90%	\$162,720	10%	\$18,080	\$18,080	\$0	\$0
R1-i	Nigh Road Upgrade	Upgrade Nigh Road to Urban Standard, Ridge Road to Gorham Road	2023 - 2027	\$1,088,430	\$0	\$1,088,430	50%	\$544,215	50%	\$544,215	\$544,215	\$0	\$0
R2	Ridge Road North Upgrade	Upgrade Ridge Road to Urban Standard, Nigh Road to South Limit (High School)	2038 - 2041	\$814,590	\$0	\$814,590	50%	\$407,295	50%	\$407,295	\$0	\$0	\$407,295
R4a	Sidewalk for Walking Web	Gorham Rd, West side, Farr Ave to Trail	2023 - 2027	\$108,900	\$0	\$108,900	25%	\$27,225	75%	\$81,675	\$0	\$81,675	\$0
R4b	Sidewalk for Walking Web	Gorham Rd, West side, Trail to Dominion Rd	2023 - 2027	\$42,900	\$0	\$42,900	25%	\$10,725	75%	\$32,175	\$0	\$32,175	\$0
R4c	Sidewalk for Walking Web	Gorham Rd, West side, Farr Ave to Trail	2023 - 2027	\$48,680	\$0	\$48,680	25%	\$12,170	75%	\$36,510	\$0	\$36,510	\$0
R4d	Sidewalk for Walking Web	Gorham Rd, West side, Trail to Dominion Rd	2023 - 2027	\$23,100	\$0	\$23,100	25%	\$5,775	75%	\$17,325	\$0	\$17,325	\$0
R4e	Sidewalk for Walking Web	Gorham Rd, East side, Summit Ave to Hazel St	2023 - 2027	\$23,100	\$0	\$23,100	25%	\$5,775	75%	\$17,325	\$0	\$17,325	\$0
R4f	Sidewalk for Walking Web	Gorham Rd, East side, Pearl St to Hazel St	2023 - 2027	\$19,800	\$0	\$19,800	25%	\$4,950	75%	\$14,850	\$0	\$14,850	\$0
R4g	Sidewalk for Walking Web	Gorham Rd, East side, Pearl St to Nigh Rd	2023 - 2027	\$57,750	\$0	\$57,750	25%	\$14,438	75%	\$43,313	\$0	\$43,313	\$0
R4h	Sidewalk for Walking Web	Dominion Rd, North side, Gorham Rd to Bellair Blvd	2023 - 2027	\$18,150	\$0	\$18,150	25%	\$4,538	75%	\$13,613	\$0	\$13,613	\$0
R4i	Sidewalk for Walking Web	Hazel St, North side, Gorham Rd to Belleview Blvd	2034 - 2038	\$42,900	\$0	\$42,900	25%	\$10,725	75%	\$32,175	\$0	\$32,175	\$0
R5a	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Rebstock Rd to Rochelle Cr	2038 - 2041	\$285,400	\$0	\$285,400	50%	\$142,700	50%	\$142,700	\$0	\$0	\$142,700
R6a-i	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Thunder Bay Rd to Highland Dr	2024 - 2024	\$641,100	\$0	\$641,100	50%	\$320,550	50%	\$320,550	\$320,550	\$0	\$0
R6b-i	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Highland Dr to Friendship Trail	2023 - 2023	\$462,200	\$0	\$462,200	50%	\$231,100	50%	\$231,100	\$231,100	\$0	\$0
R6c	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Friendship Trail to Cutler St	2023 - 2023	\$130,800	\$0	\$130,800	50%	\$65,400	50%	\$65,400	\$65,400	\$0	\$0
R10a	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Dominion Rd to Parker Ave	2023 - 2027	\$118,500	\$0	\$118,500	50%	\$59,250	50%	\$59,250	\$0	\$59,250	\$0
R10b-i	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Parker Ave to Grove Ave	2023 - 2027	\$118,500	\$0	\$118,500	50%	\$59,250	50%	\$59,250	\$0	\$59,250	\$0
R11a	Parker Avenue Road Upgrade	Upgrade Parker Ave to Urban Standard, Gordon Ave to Wells Ave	2023 - 2027	\$199,200	\$0	\$199,200	50%	\$99,600	50%	\$99,600	\$0	\$99,600	\$0
T1a	Thunder Bay Road Upgrade	Upgrade Thunder Bay Rd to Urban Standard, Shirley Rd to Bernard Rd	2038 - 2041	\$568,900	\$0	\$568,900	50%	\$284,450	50%	\$284,450	\$0	\$0	\$284,450
T1b-i	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Burleigh Rd to Cook Ave	2023 - 2023	\$879,700	\$0	\$879,700	50%	\$439,850	50%	\$439,850	\$348,326	\$91,524	\$0
T1b-ii	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Cook Ave to Bernard Rd	2028 - 2032	\$342,900	\$0	\$342,900	50%	\$171,450	50%	\$171,450	\$0	\$171,450	\$0

APPENDIX C.1
TABLE 2

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
T1c-i	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Burliegh Road to Prospect Point Road	2023 - 2027	\$1,755,200	\$0	\$1,755,200	50%	\$877,600	50%	\$877,600	\$0	\$877,600	\$0
T2	Thunder Bay Road and Drainage	Upgrade Internal Streets (Carry forward existing Special Area DCs, 79.4% to DCs)	2024 - 2024	\$2,469,000	\$0	\$2,469,000	50%	\$1,234,500	50%	\$1,234,500	\$0	\$1,234,500	\$0
T3a-i	Bernard Road Upgrade	Upgrade Bernard Road, Dominion Road to Risley Ave, to Urban Standard	2033 - 2037	\$453,400	\$0	\$453,400	50%	\$226,700	50%	\$226,700	\$0	\$226,700	\$0
T3b	Bernard Road Upgrade	Upgrade Bernard Road, Risley Ave to Evadere Ave, to Urban Standard	2033 - 2037	\$252,900	\$0	\$252,900	50%	\$126,450	50%	\$126,450	\$0	\$126,450	\$0
T3c	Bernard Road Upgrade	Upgrade Bernard Road, Evadere Ave Thunder Bay Rd, to Urban Standard	2033 - 2037	\$191,800	\$0	\$191,800	50%	\$95,900	50%	\$95,900	\$0	\$95,900	\$0
T4	Burliegh Road Upgrade	Upgrade Burliegh Road, Thunder Bay Road to Dominion Road, to Urban Standard	2038 - 2041	\$898,200	\$0	\$898,200	50%	\$449,100	50%	\$449,100	\$0	\$0	\$449,100
CB1a	Schooley Road Upgrade	Upgrade Schooley Road to Urban Standard, Michener Road to Rebstock Road	2023 - 2023	\$218,000	\$0	\$218,000	50%	\$109,000	50%	\$109,000	\$109,000	\$0	\$0
C6	Buffalo Road Upgrade	Upgrade Buffalo Road to Urban Standard, Evelyn Avenue to 170m north of Nigh Road	2038 - 2041	\$490,600	\$0	\$490,600	50%	\$245,300	50%	\$245,300	\$0	\$0	\$245,300
C7	Evelyn Avenue Upgrade	Upgrade Evelyn Avenue from Ruby Avenue to Buffalo Road	2038 - 2041	\$223,700	\$0	\$223,700	50%	\$111,850	50%	\$111,850	\$0	\$0	\$111,850
C9	Sidewalk	Add Sidewalk to Buffalo Road from Phillips St to Dominion Road	2028 - 2032	\$168,300	\$0	\$168,300	50%	\$84,150	50%	\$84,150	\$0	\$84,150	\$0
L1a	Albany Street Upgrade	Upgrade Albany Street(Washington Road) to Urban Standard, Dominion Road to Helena Street	2038 - 2041	\$366,200	\$0	\$366,200	50%	\$183,100	50%	\$183,100	\$0	\$0	\$183,100
L1b-i	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, Helena Street to Albert Street	2038 - 2041	\$749,900	\$0	\$749,900	50%	\$374,950	50%	\$374,950	\$0	\$0	\$374,950
L1c	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, King Street to Garrison Road	2023 - 2027	\$879,200	\$0	\$879,200	50%	\$439,600	50%	\$439,600	\$0	\$439,600	\$0
L4	Beatrice Street Upgrade	Upgrade Beatrice Street, King Street to Lakeshore Road to Urban Standard, Local W/M and Trunk SAN Sewer	2038 - 2041	\$312,300	\$0	\$312,300	50%	\$156,150	50%	\$156,150	\$0	\$0	\$156,150
K1a-ii	Helena Street Upgrade	Upgrade Helena Street, Phillips St to Garrison Road to Urban Standard, Town Sidewalk and Streetlights on Existing Wood Poles	2038 - 2041	\$229,700	\$0	\$229,700	50%	\$114,850	50%	\$114,850	\$0	\$0	\$114,850
K1b-ii	Helena Street Upgrade	Upgrade to Urban Section, Phillips St to Dominion Rd, Urban Standard, Town Sidewalk and Streetlights on Existing Wood Poles	2028 - 2032	\$236,400	\$0	\$236,400	50%	\$118,200	50%	\$118,200	\$0	\$118,200	\$0
K2a	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Trunk SAN Sewer to Dominion Road.	2038 - 2041	\$889,400	\$0	\$889,400	50%	\$444,700	50%	\$444,700	\$0	\$0	\$444,700
K2b-i	Kraft Road Upgrade	Upgrade Kraft Road, Phillips Road Allowance to Dominion Road Urban Standard. Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road.	2038 - 2041	\$1,120,100	\$0	\$1,120,100	50%	\$560,050	50%	\$560,050	\$0	\$0	\$560,050
K3-i	Basset Avenue Upgrade	Upgrade Basset Avenue, Dominion Road to Edgemere Road to Urban Standard. (assume use existign STM outlet to Lake via Helana St)	2023 - 2027	\$269,300	\$0	\$269,300	50%	\$134,650	50%	\$134,650	\$0	\$134,650	\$0
G1a	Louisa Street Upgrade	Upgrade Louisa Street, Alfred Street to Arthur Street, to Urban Standard	2023 - 2027	\$372,800	\$0	\$372,800	50%	\$186,400	50%	\$186,400	\$0	\$186,400	\$0
G2a-i	Alfred Street Upgrade	Upgrade Alfred Street, Garrison Road to Louisa Street to Urban Standard, Trunk W/M and SAN.	2028 - 2032	\$969,200	\$0	\$969,200	50%	\$484,600	50%	\$484,600	\$0	\$484,600	\$0
G2b-i	Alfred Street Upgrade	Upgrade Alfred Street, Louisa Street to Albany Street	2028 - 2032	\$1,237,500	\$0	\$1,237,500	50%	\$618,750	50%	\$618,750	\$0	\$618,750	\$0
G5h	Garrison Rd - 1.5 m wide Sidewalk along Garrison Rd, (Arterial Road, s/w both sides)	S/W south side, Buffalo Rd to YMCA Driveway >> REVISED to place sidewalk beside Townhall	2023 - 2023	\$39,600	\$0	\$39,600	100%	\$39,600	0%	\$0	\$0	\$0	\$0
G6	King St Upgrade	Upgrade King St to Urban Standard, Garrison Rd to Albany St	2023 - 2023	\$401,100	\$0	\$401,100	50%	\$200,550	50%	\$200,550	\$200,550	\$0	\$0
G8	Dipietro Street Upgrade	Upgrade Dipietro Street to urban standard, Walden Boulevard to Murdoch Avenue. Upgrade and Widen Dipietro Street to Urban X Section, C&G, S/W, streetlights	2028 - 2032	\$342,900	\$0	\$342,900	50%	\$171,450	50%	\$171,450	\$0	\$171,450	\$0

APPENDIX C.1
TABLE 2

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
W1	Walden Boulevard Upgrade	Upgrade Walden Boulevard to urban standard, Hospitality Drive to Concession Road. Deducted amount paid through SPA.	2023 - 2027	\$548,900	\$0	\$548,900	50%	\$274,450	50%	\$274,450	\$35,488	\$238,962	\$0
FE4	Jarvis St Extension	Extend Jarvis St, Two Lane Urban X section, Crooks to Phipps St, Realign Phipps St for intersection	2043 - 2053	\$2,057,600	\$0	\$2,057,600	0%	\$0	100%	\$2,057,600	\$0	\$0	\$2,057,600
FE5a	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section, Bridge St to Jarvis St, Bridge over Railway Tracks	2043 - 2053	\$4,879,700	\$0	\$4,879,700	0%	\$0	100%	\$4,879,700	\$0	\$0	\$4,879,700
FE5b	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section, Gilmore Rd to Dunlop St	2043 - 2053	\$566,600	\$0	\$566,600	0%	\$0	100%	\$566,600	\$0	\$0	\$566,600
FE6	Lewis St Extension	Extend Lewis St, Two Lane Urban X section, Russel St to Concession Rd	2043 - 2053	\$1,028,800	\$0	\$1,028,800	25%	\$257,200	75%	\$771,600	\$0	\$0	\$771,600
FE7	Russel St Extension	Extend Russel St, Two Lane Urban X section, Lewis St to Concession Rd, W/M & SAN Local	2043 - 2053	\$738,000	\$0	\$738,000	25%	\$184,500	75%	\$553,500	\$0	\$0	\$553,500
SH1b	Pettit Road South Upgrade	Upgrade and widen Pettit Road South from Gilmore Road to Bertie Street.	2033 - 2037	\$1,184,700	\$0	\$1,184,700	25%	\$296,175	75%	\$888,525	\$0	\$888,525	\$0
SH1c	Pettit Road South Upgrade/Widening	Upgrade Pettit Road South to Urban Standard(two lane) from Bertie Street. to Garrison Road. Replace/Upsize cast iron watermain	2028 - 2032	\$715,000	\$0	\$715,000	25%	\$178,750	75%	\$536,250	\$0	\$536,250	\$0
SH4a	Bertie Street Upgrade	Widen Bertie Street to urban standard, Spears Road to Pettit Road (access to Spears area development).	2033 - 2037	\$1,120,100	\$0	\$1,120,100	50%	\$560,050	50%	\$560,050	\$0	\$560,050	\$0
SH5-i	Spears Road South	Upgrade Spears Road to Urban Standard, with turn lanes from Garrison Road to Bertie Street.	2033 - 2037	\$1,192,800	\$0	\$1,192,800	50%	\$596,400	50%	\$596,400	\$0	\$169,325	\$427,075
SH7	Benner Avenue	Upgrade Benner Avenue to Urban Standard, Garrison Road to Florence Drive and Replace cast iron wm	2033 - 2037	\$206,900	\$0	\$206,900	50%	\$103,450	50%	\$103,450	\$0	\$0	\$103,450
SH22-i	Sims Ave Upgrade	Upgrade and Widen Sims Avenue to Urban X Section, C&G, S/W, streetlights to provide access to development lands.	2023 - 2027	\$231,100	\$0	\$231,100	25%	\$57,775	75%	\$173,325	\$0	\$173,325	\$0
SH22-ii	Sims Ave Upgrade	Upgrade and Widen Sims Avenue to Urban X Section, C&G, S/W, streetlights to provide access to development lands.	2023 - 2027	\$134,200	\$0	\$134,200	25%	\$33,550	75%	\$100,650	\$0	\$100,650	\$0
BP2a	Pettit Road North Widen and Upgrade	Upgrade and Widen Pettit Road North from Gilmore Road to T & T Plaza Entrance, Semi Urban X Section C&G, Streetlights, no S/W, 4 lanes and turning lanes.	2028 - 2032	\$892,100	\$0	\$892,100	25%	\$223,025	75%	\$669,075	\$0	\$669,075	\$0
BP2b	Pettit Road North Widening	Upgrade Pettit Road North to Industrial Service Road Standard, from T&T Plaza Entrance to Bridge Street. Semi Urban X Section C&G, Streetlights, no S/W	2028 - 2032	\$955,800	\$0	\$955,800	50%	\$477,900	50%	\$477,900	\$0	\$477,900	\$0
BP2c	Pettit Road North Widening	Widen and upgrade Pettit Road North to Service Road Standard, from Bridge Street to Bowen Road.	2033 - 2037	\$817,000	\$0	\$817,000	0%	\$0	100%	\$817,000	\$0	\$0	\$817,000
BP2d	Pettit Rd N. Upgrade	Widen, Upgrade to Rural X Sectn, Bowen Rd to Arcadia St	2038 - 2041	\$772,600	\$0	\$772,600	0%	\$0	100%	\$772,600	\$0	\$0	\$772,600
BP4-i	East-West Service Road Construction	Extend Sunset Dr and Construct East-West Service Road to Service Road Standard South of Bowen Rd, from Sunset Dr to Pettit Rd, To service Business Park northerly expansion.	2029 - 2033	\$318,600	\$0	\$318,600	25%	\$79,650	75%	\$238,950	\$0	\$238,950	\$0
BP4-ii	East-West Service Road Construction	Extend Sunset Dr and Construct East-West Service Road to Service Road Standard South of Bowen Rd, from Sunset Dr to Pettit Rd, To service Business Park northerly expansion.	2029 - 2033	\$1,640,800	\$0	\$1,640,800	25%	\$410,200	75%	\$1,230,600	\$0	\$1,230,600	\$0
BP5b	Fleet Rd (formerly Spears Road North)	Upgrade Fleet Rd Spears Road North to Industrial Service Road Standard from Pettit Road, to Nordic property west limit,	2033 - 2037	\$1,451,300	\$0	\$1,451,300	100%	\$1,451,300	0%	\$0	\$0	\$0	\$0
BP10-i	Industrial Drive Extension	Construct Industrial Drive Extension to Service Road Standard, from existing terminus to Dunlop Street.	2028 - 2032	\$376,300	\$0	\$376,300	0%	\$0	100%	\$376,300	\$0	\$376,300	\$0
BP11	Spears Road Extension	Extend Service road, from Spears Rd North to Fleet Road, to support development of fleet lands.	2033 - 2037	\$1,863,800	\$0	\$1,863,800	0%	\$0	100%	\$1,863,800	\$0	\$0	\$1,863,800
BP12	Pettit Rd South Cul-De-Sac	Provide Service Road Cul-De-Sac, east side of Pettit Rd, north of Bertie St.	2033 - 2037	\$613,300	\$0	\$613,300	0%	\$0	100%	\$613,300	\$0	\$0	\$613,300
BP14	Bridge St Extension	Construct Bridge St Extension to Service Rd standard from Dunlop St to Thompson Rd	2039 - 2041	\$967,500	\$0	\$967,500	0%	\$0	100%	\$967,500	\$0	\$0	\$967,500

APPENDIX C.1
TABLE 2

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs	Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs	
BP15	Intersection Improvements - Fort Erie Industrial Business District	Intersection Improvements (turn lanes etc)- Various Locations	2033 - 2037	\$652,500	\$0	\$652,500	100%	\$652,500	0%	\$0	\$0	\$0	
Town1	Intersection Improvements - Turn Lanes (outside Industrial Business District)	Future Turn Lanes - Various Locations	2028 - 2032	\$607,500	\$0	\$607,500	0%	\$0	100%	\$607,500	\$0	\$607,500	
L6a	Dominion Road East Sidewalks, Both Sides of Road	Rose Ave to Helena Rd,s/w both sides	2033 - 2037	\$132,000	\$0	\$132,000	0%	\$0	100%	\$132,000	\$0	\$132,000	
L6b	Dominion Road East Sidewalks, Both Sides of Road	Helena Rd to Basset Ave,s/w both sides	2033 - 2037	\$47,900	\$0	\$47,900	0%	\$0	100%	\$47,900	\$0	\$47,900	
L6c	Dominion Road East Sidewalks, Both Sides of Road	Basset Ave to Bardol Ave, s/w both sides	2033 - 2037	\$158,400	\$0	\$158,400	100%	\$158,400	0%	\$0	\$0	\$0	
L6d	Dominion Road East Sidewalks, Both Sides of Road	Bardol Ave to Albert Street,s/w both sides	2033 - 2037	\$105,600	\$0	\$105,600	100%	\$105,600	0%	\$0	\$0	\$0	
L6e	Dominion Road East Sidewalks, Both Sides of Road	Albert St to Edward Ave, s/w both sides	2023 - 2023	\$66,000	\$0	\$66,000	100%	\$66,000	0%	\$0	\$0	\$0	
L6f	Dominion Road East Sidewalks, Both Sides of Road	Edward Ave to Lakeshore Rd, s/w both sides	2023 - 2023	\$181,500	\$0	\$181,500	100%	\$181,500	0%	\$0	\$0	\$0	
BP17	Sutherland Avenue Upgrade	Widen, Upgrade to Rural, Cainns Cres to Arcadia Street	2033 - 2037	\$680,450	\$0	\$680,450	100%	\$680,450	0%	\$0	\$0	\$0	
BP18	Arcadia Street Upgrade	Widen, Upgrade to Rural, Sutherland Ave to Pettit Rd N	2033 - 2037	\$241,450	\$0	\$241,450	100%	\$241,450	0%	\$0	\$0	\$0	
BP20a-ii	Thompson Road Upgrade	Upgrade to Urban Standard, Phipps Street to Bowen Rd (North of Phipps St)	2033 - 2037	\$641,100	\$0	\$641,100	50%	\$320,550	50%	\$320,550	\$0	\$320,550	
BP20b-ii	Thompson Road Upgrade	Upgrade to Urban Standard, Bowen Rd to Arcadia St	2033 - 2037	\$1,148,100	\$0	\$1,148,100	50%	\$574,050	50%	\$574,050	\$0	\$574,050	
BP20c-ii	Thompson Road Upgrade	Upgrade to Urban Standard, Arcadia St to Niagara Parkway	2033 - 2037	\$1,222,600	\$0	\$1,222,600	50%	\$611,300	50%	\$611,300	\$0	\$611,300	
BP21	Sunset Drive N	QEW to Bowen Road, East side of QEW	2028 - 2032	\$118,300	\$0	\$118,300	25%	\$29,575	75%	\$88,725	\$0	\$54,152	\$34,573
SH3c-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bowen Rd to Bridge St	2033 - 2037	\$1,742,600	\$0	\$1,742,600	25%	\$435,650	75%	\$1,306,950	\$0	\$1,306,950	\$0
SH3d-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bridge St to Gilmore Rd	2033 - 2037	\$1,364,500	\$0	\$1,364,500	25%	\$341,125	75%	\$1,023,375	\$0	\$1,023,375	\$0
SH3a-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Gilmore Rd to Bertie St, SAN Sewer Outlet on Easement to Pettit Rd	2029 - 2033	\$1,249,400	\$0	\$1,249,400	25%	\$312,350	75%	\$937,050	\$0	\$937,050	\$0
SH3b-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bertie St to Garrison Rd with Sidewalk	2033 - 2037	\$1,607,800	\$0	\$1,607,800	25%	\$401,950	75%	\$1,205,850	\$0	\$0	\$1,205,850
SH3e	Sunset Drive	Bowen Rd to Garrison Rd turn lanes	2028 - 2032	\$180,000	\$0	\$180,000	0%	\$0	100%	\$180,000	\$0	\$180,000	\$0
SH3f	Sunset Drive/Gilmore Road Traffic Signal	Traffic Signal at Gilmore Road Intersection	2028 - 2032	\$250,000	\$0	\$250,000	0%	\$0	100%	\$250,000	\$0	\$250,000	\$0
SH3g	Sunset Drive/Gilmore Road	Traffic Signal at QEW ramp	2028 - 2032	\$250,000	\$0	\$250,000	0%	\$0	100%	\$250,000	\$0	\$250,000	\$0
SH2a	Gilmore Road	Widen and Upgrade to Urban Xsection Industrial Road from Pettit Rd (West) to Sunset Dr	2028 - 2032	\$591,800	\$0	\$591,800	25%	\$147,950	75%	\$443,850	\$0	\$443,850	\$0

APPENDIX C.1
TABLE 2

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
SH2b-i	Gilmore Road	Widen and Upgrade to Urban Xsection Industrial Road from Sunset Dr to Laur Road	2028 - 2032	\$1,632,800	\$0	\$1,632,800	25%	\$408,200	75%	\$1,224,600	\$0	\$1,224,600	\$0
SH2c	Gilmore Road	Widen and Upgrade to Rural Xsection Industrial Road from Laur Road to Ridgemount Road	2028 - 2032	\$1,037,400	\$0	\$1,037,400	25%	\$259,350	75%	\$778,050	\$0	\$778,050	\$0
SH2d	Gilmore Road	Turn lanes at Sunset Rd	2028 - 2032	\$45,000	\$0	\$45,000	0%	\$0	100%	\$45,000	\$0	\$45,000	\$0
SH2e	Gilmore Road	Turn lanes at Laur Rd & Ridgemount Rd	2033 - 2037	\$67,500	\$0	\$67,500	0%	\$0	100%	\$67,500	\$0	\$0	\$67,500
BP22a	Laur Road	Bowen Rd to Garrison Rd turn lanes	2033 - 2037	\$180,000	\$0	\$180,000	0%	\$0	100%	\$180,000	\$0	\$180,000	\$0
BP22b-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bowen Rd to Bridge St	2033 - 2037	\$1,314,200	\$0	\$1,314,200	25%	\$328,550	75%	\$985,650	\$0	\$985,650	\$0
BP22c-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bridge St to Gilmore Rd	2033 - 2037	\$1,330,200	\$0	\$1,330,200	25%	\$332,550	75%	\$997,650	\$0	\$997,650	\$0
BP22d	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Gilmore Rd to Bertie St	2033 - 2037	\$1,194,800	\$0	\$1,194,800	25%	\$298,700	75%	\$896,100	\$0	\$896,100	\$0
BP22e-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bertie St to Garrison Rd	2033 - 2037	\$1,401,800	\$0	\$1,401,800	25%	\$350,450	75%	\$1,051,350	\$0	\$0	\$1,051,350
BP23a	Bertie Steet	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Sunset Drive to Laur Road	2033 - 2037	\$1,656,700	\$0	\$1,656,700	25%	\$414,175	75%	\$1,242,525	\$0	\$1,242,525	\$0
BP23b	Bertie Steet	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Sunset Drive to Pettit Road with Sidewalk	2033 - 2037	\$1,863,500	\$0	\$1,863,500	25%	\$465,875	75%	\$1,397,625	\$0	\$1,397,625	\$0
BP23c	Bertie Steet	Widen and Upgrade to Rural Xsection Industrial Road from Laur Road to Ridgemount Road	2033 - 2037	\$1,128,800	\$0	\$1,128,800	25%	\$282,200	75%	\$846,600	\$0	\$846,600	\$0
BP23d	Bertie Steet	Turn Lanes Sunset Drive to Ridgemount Road	2033 - 2037	\$112,500	\$0	\$112,500	0%	\$0	100%	\$112,500	\$0	\$0	\$112,500
BP24a	Bridge Street	Widen and Upgrade to 2 Lane Urban Xsection Industrial Road, Sunset Drive to Laur Road	2033 - 2037	\$1,624,900	\$0	\$1,624,900	0%	\$0	100%	\$1,624,900	\$0	\$1,624,900	\$0
BP24b-1	Bridge Street	Widen and Upgrade to 2 Lane Rural Xsection Industrial Road from Laur Road to Ridgemount Road	2033 - 2037	\$1,139,500	\$0	\$1,139,500	0%	\$0	100%	\$1,139,500	\$0	\$1,139,500	\$0
BP24c	Bridge Street	Turn Lanes Sunset Drive to Ridgemount Road	2033 - 2037	\$112,500	\$0	\$112,500	0%	\$0	100%	\$112,500	\$0	\$112,500	\$0
AMTP S	Sidewalk as per Active Transportation Master Plan	Add Sidewalk to Within 400m Radii of Schools	2033 - 2037	\$1,268,900	\$0	\$1,268,900	50%	\$634,450	50%	\$634,450	\$0	\$634,450	\$0
AMTP S	Sidewalk as per Active Transportation Master Plan	Add Sidewalk to Within 400m Radii of Schools	2033 - 2037	\$1,356,300	\$0	\$1,356,300	50%	\$678,150	50%	\$678,150	\$0	\$0	\$678,150
Total Projects													
				\$84,726,510	\$296,371	\$84,430,139		\$28,151,705		\$56,278,435	\$3,115,023	\$31,233,493	\$21,929,918

2023 - 2041 Net Funding Envelope	\$71,275,540
Reserve Fund Balance	
Balance as at December 31, 2022	\$3,115,023



APPENDIX C.1

TABLE 3

TOWN OF FORT ERIE

CALCULATION OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

Ultimate Year Growth in Population in New Units	9,407
Non-Residential Ultimate Growth in Square Meters	317,651

	Development-Related Capital Forecast								
	Net Municipal Costs (\$000)	Ineligible Share / Benefit to Existing Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
						%	\$000	%	\$000
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED									
Total Projects	\$84,430.14	\$28,151.70	\$3,115.02	\$21,929.92	\$31,233.49	70.4%	\$21,995.32	29.6%	\$9,238.17
TOTAL	\$84,430.14	\$28,151.70	\$3,115.02	\$21,929.92	\$31,233.49		\$21,995.32		\$9,238.17
Unadjusted Development Charge Per Capita (\$)							\$2,338.19		
Unadjusted Development Charge Per Sq. M. (\$)									\$29.08

APPENDIX C.1
TABLE 4-2

TOWN OF FORT ERIE
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
NON-RESIDENTIAL DEVELOPMENT CHARGES

ROADS AND RELATED: NON-RESIDENTIAL	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	\$921.4	\$750.5	\$420.2	\$568.3	\$733.0	\$918.9	\$923.5	\$772.4	\$625.8	\$450.4	\$296.9
NON-RESIDENTIAL FUNDING REQUIREMENTS											
Prior Growth Funding (From DC Reserve Balance)	\$391.1	\$203.7	\$108.9	\$108.9	\$108.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Roads And Related: Non-Residential: Non: Inflated	\$238.6	\$576.6	\$211.5	\$211.5	\$211.5	\$494.8	\$637.1	\$637.1	\$637.1	\$637.1	\$1,061.0
Roads And Related: Non-Residential: Inflated	\$629.7	\$795.9	\$333.3	\$340.0	\$346.8	\$546.3	\$717.5	\$731.9	\$746.5	\$761.4	\$1,293.4
NEW NON-RESIDENTIAL DEVELOPMENT											
- New Industrial Building GFA - square metres	14,470	14,740	14,950	15,220	15,600	15,760	16,030	16,410	15,850	16,724	17,021
REVENUE											
- DC Receipts: Inflated	\$432.0	\$448.9	\$464.4	\$482.3	\$504.2	\$519.5	\$539.0	\$562.8	\$554.5	\$596.8	\$619.5
INTEREST											
- Interest on Opening Balance	\$32.2	\$26.3	\$14.7	\$19.9	\$25.7	\$32.2	\$32.3	\$27.0	\$21.9	\$15.8	\$10.4
- Interest on In-year Transactions	(\$5.4)	(\$9.5)	\$2.3	\$2.5	\$2.8	(\$0.7)	(\$4.9)	(\$4.6)	(\$5.3)	(\$4.5)	(\$18.5)
TOTAL REVENUE	\$458.9	\$465.6	\$481.4	\$504.6	\$532.6	\$551.0	\$566.4	\$585.2	\$571.1	\$608.0	\$611.4
CLOSING CASH BALANCE	\$750.5	\$420.2	\$568.3	\$733.0	\$918.9	\$923.5	\$772.4	\$625.8	\$450.4	\$296.9	(\$385.0)

ROADS AND RELATED: NON-RESIDENTIAL	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$385.0)	(\$922.7)	(\$1,491.0)	(\$2,165.0)	(\$2,796.2)	(\$2,196.3)	(\$1,533.2)	(\$801.8)	\$0.0
NON-RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$921.4
Roads And Related: Non-Residential: Non: Inflated	\$920.5	\$920.5	\$920.5	\$920.5	\$1.9	\$0.0	\$0.0	\$0.0	\$9,238.2
Roads And Related: Non-Residential: Inflated	\$1,144.6	\$1,167.5	\$1,190.8	\$1,214.6	\$2.6	\$0.0	\$0.0	\$0.0	\$11,962.7
NEW NON-RESIDENTIAL DEVELOPMENT									
- New Industrial Building GFA - square metres	17,291	17,528	15,916	18,178	18,498	18,795	19,175	19,495	317,651
REVENUE									
- DC Receipts: Inflated	\$641.9	\$663.7	\$614.8	\$716.2	\$743.3	\$770.4	\$801.7	\$831.4	\$11,507.3
INTEREST									
- Interest on Opening Balance	(\$21.2)	(\$50.7)	(\$82.0)	(\$119.1)	(\$153.8)	(\$120.8)	(\$84.3)	(\$44.1)	(\$417.7)
- Interest on In-year Transactions	(\$13.8)	(\$13.9)	(\$15.8)	(\$13.7)	\$13.0	\$13.5	\$14.0	\$14.5	(\$48.3)
TOTAL REVENUE	\$606.9	\$599.1	\$516.9	\$583.4	\$602.5	\$663.1	\$731.4	\$801.8	\$11,041.4
CLOSING CASH BALANCE	(\$922.7)	(\$1,491.0)	(\$2,165.0)	(\$2,796.2)	(\$2,196.3)	(\$1,533.2)	(\$801.8)	\$0.0	

2023 Adjusted Charge Per Square Metre	\$29.86
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Allocation of Capital Program	
Residential Sector	70.4%
Non-Residential	29.6%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C.2

Water Supply Services

Water Supply Services

The Town of Fort Erie provides Water Supply services through its Engineering Division. The following discusses the individual components included in the Water Supply service category as supported by the following tables:

Table C.2-1 2023-2041 Development-Related Capital Program

Table C.2-2 Calculation of Unadjusted Residential and Non-Residential Development Charges

Table C.2-3 Cash Flow Analysis

Table 1 2023 – 2041 Development-Related Capital Program

The development-related capital program for the Water Supply System amounts to \$23.62 million and is required to service development to 2041. The program provides for the recovery of the past commitment for works completed on Thompson Road as well as several watermain upgrades. The watermain projects often correspond with associated Roads and Related, Wastewater and Stormwater projects.

Ineligible shares of projects which benefit existing development have been assessed on a project-by-project basis. New projects required to service new development are treated as 100% DC eligible whereas projects which replace and upsize an existing watermain have a benefit to existing share allocation. No grant, subsidies or other recoveries have been identified for the Water Supply services capital program. In total, \$3.49 million has been identified as a benefit to existing share and is removed from the DC eligible costs. A further \$372,300 is available in reserves and is applied to projects occurring in the initial years of the planning period (including the remaining debenture payments associated with the Thompson Road project). A further \$7.84 million has been identified as a post-period share which will benefit

development occurring beyond the 2041 planning horizon. In total, \$11.91 million is identified as the in-period DC eligible cost.

Table 2 Calculation of the Unadjusted Development Charges

Table 2 displays the calculated unadjusted development charge rates for Water Supply Services. The DC eligible amount related to new development is allocated 70.4% to the residential sector, and 29.6% to the non-residential sector (based on shares of future population and employment growth). As such, \$8.39 million is allocated to the residential sector and this cost, divided by the anticipated population growth in new units yields a calculated charge of \$891 per capita. The non-residential costs of \$3.52 million divided by the anticipated new non-residential floor space yields a charge of \$11.09 per square metre.

Table 3 Cash Flow Analysis

After cash flow and reserve fund analysis, the residential calculated charge decreases to \$897 per capita and the non-residential calculated charge decreases to \$10.96 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues. It is important to note that the outstanding debentures are not inflated as part of the cash flow analysis. The following table summarizes the calculation of the Water Supply Services development charge:

WATER SUPPLY SERVICES SUMMARY					
2023 - 2041		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$23,616,550	\$11,911,542	\$891.72	\$11.09	\$879.61	\$10.96

APPENDIX C.2

TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Length (m)	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
2011-741	Thompson Road DC Debt	Remaining Principal and Interest Payments as at Dec.31, 2022		2023 - 2027	\$171,080	\$0	\$171,080	0%	\$0	100%	\$171,080	\$171,080	\$0	\$0
D2b-i	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Lawrence Avenue to Westbrook Avenue. W/M already installed, carry forward from 1999 Special Area DC\$	270	2028 - 2032	\$61,800	\$0	\$61,800	0%	\$0	100%	\$61,800	\$61,800	\$0	\$0
D2c	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Westbrook Avenue to River Trail. W/M already installed, development portion remaining to be collected,carry forward from 1999 Special Area DC\$	230	2028 - 2032	\$75,600	\$0	\$75,600	0%	\$0	100%	\$75,600	\$75,600	\$0	\$0
S6	Watermain to Complete Loop	Watermain on Easement, Stevensville Road to east limit of Village Creek	600	2028 - 2032	\$534,000	\$0	\$534,000	25%	\$133,500	75%	\$400,500	\$63,829	\$336,671	\$0
R5a	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Rebstock Rd to Rochelle Cr	255	2039 - 2041	\$216,200	\$0	\$216,200	45%	\$97,290	55%	\$118,910	\$0	\$0	\$118,910
K1a-iii	Helena Street Upgrade	Helena Street, Phillips St to Garrison Rd. Upsize WM, Provide STM, SAN Sewer is Local Service	1,030	2039 - 2041	\$998,100	\$0	\$998,100	45%	\$449,145	55%	\$548,955	\$0	\$0	\$548,955
K1b-iii	Helena Street Upgrade	Albany Rd to Phillips St Collector SAN Sewer & STM	770	2028 - 2032	\$746,100	\$0	\$746,100	45%	\$335,745	55%	\$410,355	\$0	\$410,355	\$0
FE4	Jarvis St Extension	Extend Jarvis St, Two Lane Urban X section, Crooks to Phipps St, Realign Phipps St for intersection	1,380	2043 - 2053	\$1,273,700	\$0	\$1,273,700	0%	\$0	100%	\$1,273,700	\$0	\$0	\$1,273,700
FE5a	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section,Bridge St to Jarvis St, Bridge over Railway Tracks	690	2043 - 2053	\$636,870	\$0	\$636,870	0%	\$0	100%	\$636,870	\$0	\$0	\$636,870
FE6	Lewis St Extension	Extend Lewis St, Two Lane Urban X section,Russel St to Concession Rd	620	2043 - 2053	\$572,300	\$0	\$572,300	25%	\$143,075	75%	\$429,225	\$0	\$0	\$429,225
SH1c	Pettit Road South Upgrade/Widening	Upgrade Pettit Road South to Urban Standard(two lane) from Bertie Street. to Garrison Road. Replace/Upsize cast iron watermain	495	2028 - 2032	\$440,600	\$0	\$440,600	45%	\$198,270	55%	\$242,330	\$0	\$242,330	\$0
SH7	Benner Avenue	Upgrade Benner Avenue to Urban Standard, Garrison Road to Florence Drive and Replace cast iron wm	625	2034 - 2038	\$530,000	\$0	\$530,000	45%	\$238,500	55%	\$291,500	\$0	\$291,500	\$0
SH22-i	Sims Ave Upgrade	Upgrade and Widen Sims Avenue to Urban X Section, C&G, S/W, streetlights to provide access to development lands.	200	2023 - 2027	\$158,200	\$0	\$158,200	100%	\$158,200	0%	\$0	\$0	\$0	\$0
BP4-i	East-West Service Road Construction	Extend Sunset Dr and Construct East-West Service Road to Service Road Standard South of Bowen Rd, from Sunset Dr to Pettit Rd, To service Business Park northerly expansion.	1,230	2028 - 2032	\$1,239,800	\$0	\$1,239,800	0%	\$0	100%	\$1,239,800	\$0	\$1,239,800	\$0
BP5b	Fleet Rd (formerly Spears Road North)	Upgrade Fleet Rd to Industrial Service Road Standard from Pettit Road , to Nordic property west limit.	1,350	2034 - 2038	\$1,246,100	\$0	\$1,246,100	0%	\$0	100%	\$1,246,100	\$0	\$161,486	\$1,084,614
BP7c	Bowen Road	West Ave to Thompson Rd Watermain and Sanitary Sewer Extension	375	2034 - 2038	\$396,800	\$0	\$396,800	0%	\$0	100%	\$396,800	\$0	\$396,800	\$0
BP9	West Ave	West Avenue, Bowen Rd to 185m west of Gracefield Ave, Extend Trunk W/M and collector SAN Sewer	240	2034 - 2038	\$253,900	\$0	\$253,900	0%	\$0	100%	\$253,900	\$0	\$253,900	\$0
BP10-i	Industrial Drive Extension	Construct Industrial Drive Extension to Service Road Standard, from existing terminus to Dunlop Street.	350	2028 - 2032	\$352,800	\$0	\$352,800	0%	\$0	100%	\$352,800	\$0	\$352,800	\$0

APPENDIX C.2

TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Length (m)	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
BP14	Bridge St Extension	Construct Bridge St Extension to Service Rd standard from Dunlop St to Thompson Rd	900	2039 - 2041	\$830,700	\$0	\$830,700	0%	\$0	100%	\$830,700	\$0	\$0	\$830,700
BP20a-i	Thompson Road Upgrade	Upgrade to Urban Standard, Phipps Street to Bowen Rd (North of Phipps St)	430	2034 - 2038	\$433,400	\$0	\$433,400	25%	\$108,350	75%	\$325,050	\$0	\$325,050	\$0
BP20b-ii	Thompson Road Upgrade	Upgrade to Urban Standard, Bowen Rd to Arcadia St	770	2034 - 2038	\$776,200	\$0	\$776,200	25%	\$194,050	75%	\$582,150	\$0	\$582,150	\$0
BP20c-i	Thompson Road Upgrade	Upgrade to Urban Standard, Arcadia St to Niagara Parkway	820	2034 - 2038	\$826,600	\$0	\$826,600	25%	\$206,650	75%	\$619,950	\$0	\$0	\$619,950
SH3c-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bowen Rd to Bridge St	1,060	2034 - 2038	\$1,068,500	\$0	\$1,068,500	0%	\$0	100%	\$1,068,500	\$0	\$1,068,500	\$0
SH3d-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bridge St to Gilmore Rd	830	2034 - 2038	\$836,600	\$0	\$836,600	0%	\$0	100%	\$836,600	\$0	\$836,600	\$0
SH3a-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Gilmore Rd to Bertie St, SAN Sewer Outlet on Easement to Pettit Rd	760	2028 - 2032	\$766,100	\$0	\$766,100	0%	\$0	100%	\$766,100	\$0	\$766,100	\$0
SH3b-ii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bertie St to Garrison Rd with Sidewalk	850	2034 - 2038	\$856,800	\$0	\$856,800	45%	\$385,560	55%	\$471,240	\$0	\$0	\$471,240
SH2b-i	Gilmore Road	Widen and Upgrade to Urban Xsection Industrial Road from Sunset Dr to Laur Road	1,025	2028 - 2032	\$1,033,200	\$0	\$1,033,200	0%	\$0	100%	\$1,033,200	\$0	\$1,033,200	\$0
BP22b-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bowen Rd to Bridge St	825	2034 - 2038	\$831,600	\$0	\$831,600	0%	\$0	100%	\$831,600	\$0	\$831,600	\$0
BP22c-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bridge St to Gilmore Rd	835	2034 - 2038	\$841,700	\$0	\$841,700	100%	\$841,700	0%	\$0	\$0	\$0	\$0
BP22d	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Gilmore Rd to Bertie St	750	2034 - 2038	\$756,000	\$0	\$756,000	0%	\$0	100%	\$756,000	\$0	\$756,000	\$0
BP22e-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bertie St to Garrison Rd	880	2034 - 2038	\$887,000	\$0	\$887,000	0%	\$0	100%	\$887,000	\$0	\$0	\$887,000
BP23a	Bertie Steet	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Sunset Drive to Laur Road	1040	2034 - 2038	\$1,048,300	\$0	\$1,048,300	0%	\$0	100%	\$1,048,300	\$0	\$1,048,300	\$0
BP23b	Bertie Steet	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Sunset Drive to Pettit Road with Sidewalk	1060	2034 - 2038	\$978,400	\$0	\$978,400	0%	\$0	100%	\$978,400	\$0	\$978,400	\$0
BP24a	Bridge Street	Widen and Upgrade to 2 Lane Urban Xsection Industrial Road, Sunset Drive to Laur Road	1020	2034 - 2038	\$941,500	\$0	\$941,500	0%	\$0	100%	\$941,500	\$0	\$0	\$941,500
TOTAL					\$23,616,550	\$0	\$23,616,550	\$3,490,035		\$20,126,515		\$372,309	\$11,911,542	\$7,842,664

Reserve Fund Balance Balance as at December 31, 2022	\$372,309
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APPENDIX C.2

TABLE 2

TOWN OF FORT ERIE
 CALCULATION OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WATER SUPPLY SERVICES

Ultimate Year Growth in Population in New Units	9,407
Non-Residential Ultimate Growth in Square Meters	317,651

	Development-Related Capital Forecast								
	Net Municipal Costs (\$000)	Ineligible Share / Benefit to Existing Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
						%	\$000	%	\$000
WATER SUPPLY SERVICES									
TOTAL	\$23,616.55	\$3,490.04	\$372.31	\$7,842.66	\$11,911.54	70.4%	\$8,388.37	29.6%	\$3,523.17
TOTAL WATER SUPPLY SERVICES	\$23,616.55	\$3,490.04	\$372.31	\$7,842.66	\$11,911.54		\$8,388.37		\$3,523.17
Unadjusted Development Charge Per Capita (\$)							\$891.72		
Unadjusted Development Charge Per Sq. M. (\$)									\$11.09

APPENDIX C.2
TABLE 3-1

TOWN OF FORT ERIE
WATER SUPPLY SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER SUPPLY SERVICES: RESIDENTIAL	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	\$262.2	\$659.4	\$1,081.6	\$1,523.3	\$1,990.9	\$2,478.8	\$2,295.3	\$2,106.2	\$1,904.0	\$1,695.6	\$1,483.0
RESIDENTIAL FUNDING REQUIREMENTS											
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$28.3	\$28.3	\$28.3	\$28.3	\$28.3	\$0.0
Water Supply Services: Residential: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$617.1	\$617.1	\$617.1	\$617.1	\$617.1	\$0.0
Outstanding Debenture 1	\$24.1	\$24.1	\$24.1	\$24.1	\$24.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Water Supply Services: Residential: Inflated	\$24.10	\$24.1	\$24.1	\$24.1	\$24.1	\$712.6	\$726.8	\$741.4	\$756.2	\$771.3	\$0.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	461	464	460	462	457	463	469	468	474	482	489
REVENUE											
- DC Receipts: Inflated	\$405.5	\$416.3	\$421.0	\$431.3	\$435.1	\$449.6	\$464.6	\$472.9	\$488.5	\$506.7	\$524.3
INTEREST											
- Interest on Opening Balance	\$9.2	\$23.1	\$37.9	\$53.3	\$69.7	\$86.8	\$80.3	\$73.7	\$66.6	\$59.3	\$51.9
- Interest on In-year Transactions	\$6.7	\$6.9	\$6.9	\$7.1	\$7.2	(\$7.2)	(\$7.2)	(\$7.4)	(\$7.4)	(\$7.3)	\$9.2
TOTAL REVENUE	\$421.3	\$446.2	\$465.8	\$491.7	\$512.0	\$529.2	\$537.7	\$539.2	\$547.8	\$558.8	\$585.4
CLOSING CASH BALANCE	\$659.4	\$1,081.6	\$1,523.3	\$1,990.9	\$2,478.8	\$2,295.3	\$2,106.2	\$1,904.0	\$1,695.6	\$1,483.0	\$2,068.4

WATER SUPPLY SERVICES: RESIDENTIAL	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	\$2,068.4	\$1,344.3	\$590.4	(\$194.2)	(\$1,015.5)	(\$1,883.6)	(\$1,315.2)	(\$688.2)	\$0.0
RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$141.7
Water Supply Services: Residential: Non Inflated	\$1,060.6	\$1,060.6	\$1,060.6	\$1,060.6	\$1,060.6	\$0.0	\$0.0	\$0.0	\$8,388.4
Water Supply Services: Residential: Inflated	\$1,318.7	\$1,345.1	\$1,372.0	\$1,399.4	\$1,427.4	\$0.0	\$0.0	\$0.0	\$10,691.5
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	497	507	517	526	538	547	558	568	9,407
REVENUE									
- DC Receipts: Inflated	\$543.6	\$565.6	\$588.3	\$610.5	\$636.9	\$660.5	\$687.3	\$713.6	\$10,021.9
	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
INTEREST									
- Interest on Opening Balance	\$72.4	\$47.1	\$20.7	(\$10.7)	(\$55.9)	(\$103.6)	(\$72.3)	(\$37.9)	\$471.6
- Interest on In-year Transactions	(\$21.3)	(\$21.4)	(\$21.6)	(\$21.7)	(\$21.7)	\$11.6	\$12.0	\$12.5	(\$64.2)
TOTAL REVENUE	\$594.6	\$591.2	\$587.4	\$578.1	\$559.3	\$568.5	\$627.0	\$688.2	\$10,429.3
CLOSING CASH BALANCE	\$1,344.3	\$590.4	(\$194.2)	(\$1,015.5)	(\$1,883.6)	(\$1,315.2)	(\$688.2)	(\$0.0)	

1 Outstanding debentures are not inflated

2023 Adjusted Charge Per Capita	\$ 879.61
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Allocation of Capital Program	
Residential Sector	70.4%
Non-Residential Sector	29.6%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.2
TABLE 3-2

TOWN OF FORT ERIE
WATER SUPPLY SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
NON-RESIDENTIAL DEVELOPMENT CHARGES

WATER SUPPLY SERVICES: NON-RESIDENTIAL	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	\$110.1	\$265.0	\$431.6	\$609.9	\$801.0	\$1,007.0	\$930.7	\$852.8	\$775.0	\$684.9	\$601.0
NON-RESIDENTIAL FUNDING REQUIREMENTS											
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$11.9	\$11.9	\$11.9	\$11.9	\$11.9	\$0.0
Water Supply Services: Non-Residential: Non: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$259.2	\$259.2	\$259.2	\$259.2	\$259.2	\$0.0
Outstanding Debenture 1	\$10.1	\$10.1	\$10.1	\$10.1	\$10.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Water Supply Services: Non-Residential: Inflated	\$10.12	\$10.1	\$10.1	\$10.1	\$10.1	\$299.3	\$305.3	\$311.4	\$317.6	\$324.0	\$0.0
NEW NON-RESIDENTIAL DEVELOPMENT											
- New Industrial Building GFA - square metres	14,470	14,740	14,950	15,220	15,600	15,760	16,030	16,410	15,850	16,724	17,021
REVENUE											
- DC Receipts: Inflated	\$158.6	\$164.8	\$170.4	\$177.0	\$185.0	\$190.7	\$197.8	\$206.6	\$203.5	\$219.0	\$227.4
INTEREST											
- Interest on Opening Balance	\$3.9	\$9.3	\$15.1	\$21.3	\$28.0	\$35.2	\$32.6	\$29.8	\$27.1	\$24.0	\$21.0
- Interest on In-year Transactions	\$2.6	\$2.7	\$2.8	\$2.9	\$3.1	(\$3.0)	(\$3.0)	(\$2.9)	(\$3.1)	(\$2.9)	\$4.0
TOTAL REVENUE	\$165.0	\$176.7	\$188.4	\$201.3	\$216.1	\$222.9	\$227.4	\$233.5	\$227.5	\$240.1	\$252.4
CLOSING CASH BALANCE	\$265.0	\$431.6	\$609.9	\$801.0	\$1,007.0	\$930.7	\$852.8	\$775.0	\$684.9	\$601.0	\$853.4

WATER SUPPLY SERVICES: NON-RESIDENTIAL	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	\$853.4	\$556.2	\$245.5	(\$106.1)	(\$445.8)	(\$806.1)	(\$562.7)	(\$294.3)	\$0.0
NON-RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$59.5
Water Supply Services: Non-Residential: Non: Inflated	\$445.5	\$445.5	\$445.5	\$445.5	\$445.5	\$0.0	\$0.0	\$0.0	\$3,523.2
Outstanding Debenture 1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$50.6
Water Supply Services: Non-Residential: Inflated	\$553.9	\$564.9	\$576.2	\$587.8	\$599.5	\$0.0	\$0.0	\$0.0	\$4,490.5
NEW NON-RESIDENTIAL DEVELOPMENT									
- New Industrial Building GFA - square metres	17,291	17,528	15,916	18,178	18,498	18,795	19,175	19,495	317,651
REVENUE									
- DC Receipts: Inflated	\$235.6	\$243.6	\$225.6	\$262.8	\$272.8	\$282.7	\$294.2	\$305.1	\$4,223.4
INTEREST									
- Interest on Opening Balance	\$29.9	\$19.5	\$8.6	(\$5.8)	(\$24.5)	(\$44.3)	(\$30.9)	(\$16.2)	\$183.5
- Interest on In-year Transactions	(\$8.8)	(\$8.8)	(\$9.6)	(\$8.9)	(\$9.0)	\$4.9	\$5.1	\$5.3	(\$26.5)
TOTAL REVENUE	\$256.7	\$254.2	\$224.6	\$248.1	\$239.3	\$243.4	\$268.4	\$294.3	\$4,380.4
CLOSING CASH BALANCE	\$556.2	\$245.5	(\$106.1)	(\$445.8)	(\$806.1)	(\$562.7)	(\$294.3)	\$0.0	

1 Outstanding debentures are not inflated

2023 Adjusted Charge Per Square Metre	\$10.96
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Allocation of Capital Program	
Residential Sector	70.4%
Non-Residential	29.6%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C.3

Wastewater Services

Wastewater Services

Wastewater Services is also provided through the Town’s Engineering Division. The following discusses the individual components included in the Wastewater Supply service category. The analysis is set out in the tables which follow.

Table C.3-1 2023-2041 Development-Related Capital Program

Table C.3-2 Calculation of Unadjusted Residential and Non-Residential Development Charges

Table C.3-3 Cash Flow Analysis

Table 1 2023 – 2041 Development-Related Capital Program

The capital program for Wastewater Services projects amounts to \$97.65 million. The program includes the recovery of the Arcadia Street Sewage Pumping Station and Forcemain and the remaining principal and interest payments for works completed at Frenchman’s Creek and Garrison Road. Other works include various wastewater main upgrades and sanitary sewer outlet improvements.

Similar to Water Services, ineligible shares of projects which benefit existing development have been assessed on a project-by-project basis. New projects required to service development are treated as 100% DC eligible whereas projects which replace and upsize an existing sanitary sewer have a benefit to existing share allocation. No grant, subsidies or other recoveries have been identified for the Wastewater Supply services capital program. In total, \$12.49 million has been identified as a benefit to existing share and is removed from the DC eligible costs. A further \$1.76 million is available in reserves and is applied to projects occurring in the initial years of the planning period (including funding a portion of the remaining debenture

payments associated with the Frenchman’s Creek and Garrison Road DC projects). A further \$33.18 million has been identified as a post-period share which will benefit development occurring beyond the 2041 planning horizon. In total, \$50.21 million is considered to be eligible for DC recovery over the planning period.

Table 2 Calculation of the Unadjusted Development Charges

Table 2 displays the calculated unadjusted development charge rates for Wastewater Services. Of the DC eligible costs, 70.4% of these costs are apportioned to the residential sector (\$35.36 million), while the remaining 29.6% are apportioned to the non-residential sector based on shares of future population and employment growth (\$14.85 million). This yields a calculated charge of \$3,759 per capita and \$46.75 per square metre.

Table 3 Cash Flow Analysis

After cash flow and reserve fund analysis, the residential calculated charge increases to \$4,092 per capita and the non-residential charge increases to \$51.02 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues. The following table summarizes the calculation of the Wastewater development charge:

WASTEWATER SERVICES SUMMARY					
2023 - 2041		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$97,649,522	\$50,212,056	\$3,758.95	\$46.75	\$4,092.41	\$51.02

APPENDIX C.3

TABLE 1

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTEWATER SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs	Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs	
2011-74	Frenchman's Creek DC Debt	Remaining Principal and Interest Payments as at Dec.31, 2018	2023 - 2031	\$639,576	\$0	\$639,576	0%	\$0	100%	\$639,576	\$79,947	\$559,629	\$0
2012-74	Garrison Road DC Debt	Remaining Principal and Interest Payments as at Dec.31, 2018	2023 - 2031	\$1,576,146	\$0	\$1,576,146	0%	\$0	100%	\$1,576,146	\$197,018	\$1,379,128	\$0
D6c	Townline Rd Sewer Servicing	Gravity Sewer and road Upgrade to Urban Industrial X-Section	2023 - 2027	\$599,300	\$0	\$599,300	25%	\$149,825	75%	\$449,475	\$449,475	\$0	\$0
D6b	Townline Rd Sewer Servicing	Forcemain Sewer	2023 - 2027	\$1,248,000	\$0	\$1,248,000	25%	\$312,000	75%	\$936,000	\$936,000	\$0	\$0
D6a	Townline Rd Sewer Servicing	New Pumping Station 60L/s Size	2023 - 2027	\$2,752,000	\$0	\$2,752,000	25%	\$688,000	75%	\$2,064,000	\$98,932	\$1,965,068	\$0
R12a	Gorham Rd SAN Sewer Outlet Improvements	Upsize existng 200mm dia sewer downstream of lands added to Urban Area, Highland Dr to Dominon Rd	2029 - 2033	\$779,400	\$0	\$779,400	40%	\$311,760	60%	\$467,640	\$0	\$467,640	\$0
R12b	Gorham Rd SAN Sewer Outlet Improvements	Upsize existng 250mm dia sewer downstream of lands added to Urban Area, Dominon Rd to Hazel St	2029 - 2033	\$704,100	\$0	\$704,100	40%	\$281,640	60%	\$422,460	\$0	\$422,460	\$0
R12c	Gorham Rd SAN Sewer Outlet Improvements	Upsize existng 300mm dia and 350mm dia sewer downstream of lands added to Urban Area, Hazel St to Nigh Rd SPS	2029 - 2033	\$1,025,600	\$0	\$1,025,600	40%	\$410,240	60%	\$615,360	\$0	\$615,360	\$0
C17	Buffalo Rd Sewer Upgrade PH2	Buffalo Rd Sewer Upgrade to provide Outlet for lands added to Urban Area(Parkside Ave to Dominion Rd), Upsize Storm and Sanitary Sewer	2029 - 2033	\$826,900	\$0	\$826,900	40%	\$330,760	60%	\$496,140	\$0	\$496,140	\$0
C18	Buffalo Rd Sewer Upgrade PH3	Buffalo Rd Sewer Upgrade to provide Outlet for lands added to Urban Area(210m South of Evelyn Ave to Parkside Ave), Upsize Sanitary and Storm Sewer	2029 - 2033	\$963,500	\$0	\$963,500	40%	\$385,400	60%	\$578,100	\$0	\$578,100	\$0
C19	Edgewood Park Sanitary Sewer Servicing- Stag	Collector Sanitary Sewer from Sunset Dr to Buffalo Rd through lands west and south of Town Hall to provide Outlet to SPS for lands added to Urban Area	2029 - 2033	\$1,169,300	\$0	\$1,169,300	0%	\$0	100%	\$1,169,300	\$0	\$1,169,300	\$0
C20a	Edgewood Park Sanitary Sewer Servicing- Stag	Provide Collector SAN Sewer on Pound Ave and Jewson Ave	2029 - 2033	\$542,200	\$0	\$542,200	0%	\$0	100%	\$542,200	\$0	\$542,200	\$0
C20b	Edgewood Park Sanitary Sewer Servicing- Stag	Forcemain	2029 - 2033	\$961,600	\$0	\$961,600	0%	\$0	100%	\$961,600	\$0	\$961,600	\$0
C20c	Edgewood Park Sanitary Sewer Servicing- Stag	Sewage Pumping Station 60L/s at West end of Pound Ave	2039 - 2041	\$2,752,000	\$0	\$2,752,000	0%	\$0	100%	\$2,752,000	\$0	\$0	\$2,752,000
C20d	Edgewood Park Sanitary Sewer Servicing- Stag	reinstate road for SAN and FM	2039 - 2041	\$348,800	\$0	\$348,800	0%	\$0	100%	\$348,800	\$0	\$0	\$348,800
C21a	Dominion Road Sanitary Sewer Upgrade	Upsize Sanitary Sewer Buffalo Rd to Daytona Dr for lands added to Urban Area	2029 - 2033	\$655,500	\$0	\$655,500	40%	\$262,200	60%	\$393,300	\$0	\$393,300	\$0
C21b	Dominion Road Sanitary Sewer Upgrade	Upsize Sanitary Sewer Daytona Dr to Dominon Rd for lands added to Urban Area	2029 - 2033	\$921,100	\$0	\$921,100	40%	\$368,440	60%	\$552,660	\$0	\$552,660	\$0
K1b-iii	Helena Street Upgrade	Albany Rd to Phillips St Collector SAN Sewer & STM	2029 - 2033	\$892,400	\$0	\$892,400	0%	\$0	100%	\$892,400	\$0	\$892,400	\$0
K1c	Helena Street Upgrade	Dominion Rd to Albany Rd Collector Upsize SAN Sewer & STM for Outlet to Lake Erie	2029 - 2033	\$347,700	\$0	\$347,700	40%	\$139,080	60%	\$208,620	\$0	\$208,620	\$0
K2a	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Trunk SAN Sewer to Dominion Road.	2038 - 2042	\$922,000	\$0	\$922,000	0%	\$0	100%	\$922,000	\$0	\$0	\$922,000
K2b-i	Kraft Road Upgrade	Upgrade Kraft Road, Phillips Road Allowance to Dominion Road Urban Standard. Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road.	2038 - 2042	\$958,900	\$0	\$958,900	0%	\$0	100%	\$958,900	\$0	\$0	\$958,900
G1a	Louisa Street Upgrade	Upgrade Louisa Street, Alfred Street to Arthur Street, to Urban Standard	2023 - 2028	\$230,500	\$0	\$230,500	0%	\$0	100%	\$230,500	\$0	\$230,500	\$0
G1b	Louisa Street Trunk Servicing	Trunk W/M, SAN and STM. Unimproved Road, Road Costs for Arthur to Jordyn are Excluded Local Service)	2023 - 2028	\$295,000	\$0	\$295,000	0%	\$0	100%	\$295,000	\$0	\$295,000	\$0
G2a-i	Alfred Street Upgrade	Upgrade Alfred Street, Garrison Road to Louisa Street to Urban Standard, Trunk W/M and SAN.	2029 - 2033	\$599,300	\$0	\$599,300	0%	\$0	100%	\$599,300	\$0	\$599,300	\$0
G7a	Garrison Rd East End SAN Sewer Outlet Improvements	Upsize existng 375mm dia sewer, 450mm dia sewer, Central Ave to middle of PBA lands	2023 - 2028	\$574,800	\$0	\$574,800	40%	\$229,920	60%	\$344,880	\$0	\$344,880	\$0

APPENDIX C.3
TABLE 1

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTEWATER SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
G7b	Garrison Rd East End SAN Sewer Outlet Improvements	Upsize existng 300 mm dia and 375mm dia sewer, Concession Rd to Central Ave	2029 - 2033	\$1,348,200	\$0	\$1,348,200	40%	\$539,280	60%	\$808,920	\$0	\$808,920	\$0
FE4	Jarvis St Extension	Extend Jarvis St, Two Lane Urban X section, Crooks to Phipps St, Realign Phipps St for intersection	2042 - 2051	\$1,272,400	\$0	\$1,272,400	0%	\$0	100%	\$1,272,400	\$0	\$0	\$1,272,400
FE5a	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section, Bridge St to Jarvis St, Bridge over Railway Tracks	2042 - 2051	\$359,600	\$0	\$359,600	0%	\$0	100%	\$359,600	\$0	\$0	\$359,600
FE6	Lewis St Extension	Extend Lewis St, Two Lane Urban X section, Russel St to Concession Rd	2042 - 2051	\$571,600	\$0	\$571,600	0%	\$0	100%	\$571,600	\$0	\$0	\$571,600
SH1a-i	Pettit Road South Upgrade	Pettit Road South from Gilmore Road to Bertie Street. Sewer outlet to Gilmore Road. Sewer from Bertie St.	2023 - 2028	\$1,149,500	\$0	\$1,149,500	0%	\$0	100%	\$1,149,500	\$0	\$1,149,500	\$0
SH1a-ii	Pettit Road South Upgrade	Pettit Road South of Gilmore Road to Bertie Street. Sewer from Bertie St to Outlet	2023 - 2028	\$405,700	\$0	\$405,700	0%	\$0	100%	\$405,700	\$0	\$405,700	\$0
SH4a	Bertie Street Upgrade	Widen Bertie Street to urban standard, Spears Road to Pettit Road (access to Spears area development).	2034 - 2038	\$389,700	\$0	\$389,700	0%	\$0	100%	\$389,700	\$0	\$0	\$389,700
SH5-i	Spears Road South	Upgrade Spears Road to Urban Standard, with turn lanes from Garrison Road to Bertie Street.	2034 - 2038	\$346,500	\$0	\$346,500	0%	\$0	100%	\$346,500	\$0	\$0	\$346,500
SH11	Morrison Ave Collector SAN Sewer	Provide Morrison Avenue SAN, Spears Road to Alliston Road	2034 - 2038	\$403,400	\$0	\$403,400	0%	\$0	100%	\$403,400	\$0	\$0	\$403,400
SH12	Alliston Road Collector Sewers	Provide Alliston Road Collector SAN and Trunk STM sewer, Garrison Road to Bertie Street	2023 - 2027	\$799,800	\$0	\$799,800	0%	\$0	100%	\$799,800	\$0	\$799,800	\$0
SH15-i	Florence Drive Sewers	Provide Florence Avenue STM sewer, Zella Place to Kraft #2 pond and outlet. Collector SAN Sewer, Ellis Avenue to Benner Avenue	2034 - 2038	\$198,000	\$0	\$198,000	0%	\$0	100%	\$198,000	\$0	\$0	\$198,000
SH15-ii	Florence Drive Sewers	Provide Florence Avenue STM sewer, Zella Place to Kraft #2 pond and outlet. Collector SAN Sewer, Ellis Avenue to Benner Avenue	2034 - 2038	\$37,600	\$0	\$37,600	0%	\$0	100%	\$37,600	\$0	\$0	\$37,600
SH16-i	High Pointe East Storm	Provide Collector SAN and Trunk STM Sewer, High Pointe Area, on Rockwood Dr from north of Nathaniel Dr to Garrison Rd.	2034 - 2038	\$825,500	\$0	\$825,500	0%	\$0	100%	\$825,500	\$0	\$0	\$825,500
SH19-i	Ellis Ave & Seymour Ave Collector SAN Sewer	Ellis Ave & Seymour Avenue Collector SAN sewer, Bertie St to Spears Road	2034 - 2038	\$363,700	\$0	\$363,700	0%	\$0	100%	\$363,700	\$0	\$0	\$363,700
SH19-ii	Ellis Ave & Seymour Ave Collector SAN Sewer	Ellis Ave & Seymour Avenue Collector SAN sewer, Bertie St to Spears Road	2034 - 2038	\$1,114,600	\$0	\$1,114,600	0%	\$0	100%	\$1,114,600	\$0	\$0	\$1,114,600
SH22-i	Sims Ave Upgrade	Upgrade and Widen Sims Avenue to Urban X Section, C&G, S/W, streetlights to provide access to development lands.	2023 - 2027	\$146,200	\$0	\$146,200	0%	\$0	100%	\$146,200	\$0	\$146,200	\$0
SH22-ii	Sims Ave Upgrade	Upgrade and Widen Sims Avenue to Urban X Section, C&G, S/W, streetlights to provide access to development lands.	2023 - 2027	\$84,900	\$0	\$84,900	0%	\$0	100%	\$84,900	\$0	\$84,900	\$0
BP2c	Pettit Road North Widening	Widen and upgrade Pettit Road North to Service Road Standard, from Bridge Street to Bowen Road.	2034 - 2038	\$730,200	\$0	\$730,200	0%	\$0	100%	\$730,200	\$0	\$0	\$730,200
BP2d	Pettit Rd N. Upgrade	Widen, Upgrade to Rural X Sectn, Bowen Rd to Arcadia St	2039 - 2041	\$1,947,000	\$0	\$1,947,000	0%	\$0	100%	\$1,947,000	\$0	\$0	\$1,947,000
BP4-i	East-West Service Road Construction	Extend Sunset Dr and Construct East-West Service Road to Service Road Standard South of Bowen Rd, from Sunset Dr to Pettit Rd, To service Business Park northerly expansion.	2029 - 2033	\$1,039,800	\$0	\$1,039,800	0%	\$0	100%	\$1,039,800	\$0	\$1,039,800	\$0
BP5b	Fleet Rd (formerly Spears Road North)	Upgrade Fleet Rd to Industrial Service Road Standard from Pettit Road , to Nordic property west limit,	2033 - 2037	\$1,244,700	\$0	\$1,244,700	0%	\$0	100%	\$1,244,700	\$0	\$0	\$1,244,700
BP6b	Arcadia St Sewage Pumping Station and Forcemain	SPS and 400 mm dia F/M to service lands north of Bridge Street, includes Pettit Rd, CMS, Marina etc. Expect this will be assumed by REGION after constructed	2029 - 2033	\$17,493,300	\$0	\$17,493,300	0%	\$0	100%	\$17,493,300	\$0	\$17,493,300	\$0
BP7a	Bowen Road	Bowen Rd Upgrade , QEW to Pettit Road.	2033 - 2037	\$2,605,900	\$0	\$2,605,900	0%	\$0	100%	\$2,605,900	\$0	\$0	\$2,605,900
BP7c	Bowen Road	West Ave to Thompson Rd Watermain and Sanitary Sewer Extension	2033 - 2037	\$484,100	\$0	\$484,100	0%	\$0	100%	\$484,100	\$0	\$0	\$484,100

APPENDIX C.3
TABLE 1

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTEWATER SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs	Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs	
BP9	West Ave	West Avenue, Bowen Rd to 185m west of Gracefield Ave, Extend Trunk W/M and collector SAN Sewer	2033 - 2037	\$221,300	\$0	\$221,300	0%	\$0	100%	\$221,300	\$0	\$0	\$221,300
BP10-i	Industrial Drive Extension	Construct Industrial Drive Extension to Service Road Standard, from existing terminus to Dunlop Street.	2029 - 2033	\$322,700	\$0	\$322,700	0%	\$0	100%	\$322,700	\$0	\$322,700	\$0
BP14	Bridge St Extension	Construct Bridge St Extension to Service Rd standard from Dunlop St to Thompson Rd	2038 - 2042	\$956,700	\$0	\$956,700	0%	\$0	100%	\$956,700	\$0	\$0	\$956,700
BP19	Crooks Street	Gravity SAN Sewer from Arcadia St to Anger Ave STP, (outlet for Arcadia St F/M)	2028 - 2032	\$1,320,000	\$0	\$1,320,000	0%	\$0	100%	\$1,320,000	\$0	\$1,320,000	\$0
BP21	Sunset Drive N	QEW to Bowen Road, East side of QEW	2028 - 2032	\$758,200	\$0	\$758,200	0%	\$0	100%	\$758,200	\$0	\$0	\$758,200
SH3c-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bowen Rd to Bridge St	2033 - 2037	\$239,700	\$0	\$239,700	0%	\$0	100%	\$239,700	\$0	\$0	\$239,700
SH3c-ii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bowen Rd to Bridge St	2033 - 2037	\$710,100	\$0	\$710,100	0%	\$0	100%	\$710,100	\$0	\$0	\$710,100
SH3d-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bridge St to Gilmore Rd	2033 - 2037	\$281,200	\$0	\$281,200	0%	\$0	100%	\$281,200	\$0	\$0	\$281,200
SH3d-ii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bridge St to Gilmore Rd	2033 - 2037	\$324,200	\$0	\$324,200	0%	\$0	100%	\$324,200	\$0	\$0	\$324,200
SH3a-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Gilmore Rd to Bertie St, SAN Sewer Outlet on Easement to Pettit Rd	2028 - 2032	\$516,400	\$0	\$516,400	0%	\$0	100%	\$516,400	\$0	\$516,400	\$0
SH3a-ii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Gilmore Rd to Bertie St, SAN Sewer Outlet on Easement to Pettit Rd	2028 - 2032	\$521,300	\$0	\$521,300	0%	\$0	100%	\$521,300	\$0	\$521,300	\$0
SH3a-iii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Gilmore Rd to Bertie St, SAN Sewer Outlet on Easement to Pettit Rd	2028 - 2032	\$1,619,400	\$0	\$1,619,400	0%	\$0	100%	\$1,619,400	\$0	\$1,619,400	\$0
SH3b-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bertie St to Garrison Rd with Sidewalk	2034 - 2038	\$355,000	\$0	\$355,000	0%	\$0	100%	\$355,000	\$0	\$67,646	\$287,354
SH3b-ii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bertie St to Garrison Rd with Sidewalk	2034 - 2038	\$258,200	\$0	\$258,200	0%	\$0	100%	\$258,200	\$0	\$258,200	\$0
SH2a	Gilmore Road	Widen and Upgrade to Urban Xsection Industrial Road from Pettit Rd (West) to Sunset Dr	2029 - 2033	\$323,400	\$0	\$323,400	0%	\$0	100%	\$323,400	\$0	\$323,400	\$0
SH2b-i	Gilmore Road	Widen and Upgrade to Urban Xsection Industrial Road from Sunset Dr to Laur Road	2029 - 2033	\$1,126,100	\$0	\$1,126,100	0%	\$0	100%	\$1,126,100	\$0	\$1,126,100	\$0
SH2f	Gilmore Road	Upsize Gilmore Road San - Spears Rd to Thompson Rd	2023 - 2027	\$3,586,100	\$0	\$3,586,100	0%	\$0	100%	\$3,586,100	\$0	\$3,586,100	\$0
BP23a	Bertie Steet	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Sunset Drive to Laur Road	2034 - 2038	\$473,000	\$0	\$473,000	0%	\$0	100%	\$473,000	\$0	\$0	\$473,000
BP23b	Bertie Steet	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Sunset Drive to Pettit Road with Sidewalk	2034 - 2038	\$322,700	\$0	\$322,700	0%	\$0	100%	\$322,700	\$0	\$0	\$322,700
BP24a	Bridge Street	Widen and Upgrade to 2 Lane Urban Xsection Industrial Road, Sunset Drive to Laur Road	2034 - 2038	\$516,300	\$0	\$516,300	0%	\$0	100%	\$516,300	\$0	\$0	\$516,300
IIR1	Nigh Rd SPS Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2034 - 2038	\$1,000,000	\$0	\$1,000,000	33%	\$333,400	67%	\$666,600	\$0	\$0	\$666,600
IIR2	Shirley Rd SPS Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2034 - 2038	\$2,000,000	\$0	\$2,000,000	33%	\$666,800	67%	\$1,333,200	\$0	\$0	\$1,333,200
IIR3a	Dominon Rd SPS West Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2029 - 2033	\$500,000	\$0	\$500,000	33%	\$166,700	67%	\$333,300	\$0	\$333,300	\$0
IIR3b	Dominon Rd SPS East Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2029 - 2033	\$200,000	\$0	\$200,000	33%	\$66,680	67%	\$133,320	\$0	\$0	\$133,320
IIR3c	Dominon Rd SPS West Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2034 - 2038	\$4,500,000	\$0	\$4,500,000	33%	\$1,500,300	67%	\$2,999,700	\$0	\$0	\$2,999,700
IIR3d	Dominon Rd SPS East Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2034 - 2038	\$1,800,000	\$0	\$1,800,000	33%	\$600,120	67%	\$1,199,880	\$0	\$0	\$1,199,880
IIR4	Catherine SPS Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2023 - 2027	\$2,000,000	\$0	\$2,000,000	33%	\$666,800	67%	\$1,333,200	\$0	\$1,333,200	\$0
IIR5a	Anger Ave STP Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2023 - 2027	\$2,275,000	\$0	\$2,275,000	33%	\$758,485	67%	\$1,516,515	\$0	\$1,516,515	\$0

APPENDIX C.3
TABLE 1

TOWN OF FORT ERIE
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTEWATER SERVICES

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
IIR5b	Anger Ave STP Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2028 - 2032	\$2,750,000	\$0	\$2,750,000	33%	\$916,850	67%	\$1,833,150	\$0	\$1,833,150	\$0
IIR5c	Anger Ave STP Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2028 - 2032	\$2,750,000	\$0	\$2,750,000	33%	\$916,850	67%	\$1,833,150	\$0	\$0	\$1,833,150
IIR5d	Anger Ave STP Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2034 - 2038	\$475,000	\$0	\$475,000	33%	\$158,365	67%	\$316,635	\$0	\$0	\$316,635
IIR6	Douglastown SPS Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2033 - 2037	\$1,000,000	\$0	\$1,000,000	33%	\$333,400	67%	\$666,600	\$0	\$0	\$666,600
IIR7	Stevensville SPS Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2033 - 2037	\$1,000,000	\$0	\$1,000,000	33%	\$333,400	67%	\$666,600	\$0	\$0	\$666,600
IIR8a	Lakeshore SPS Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2028 - 2032	\$1,400,000	\$0	\$1,400,000	33%	\$466,760	67%	\$933,240	\$0	\$933,240	\$0
IIR8b	Lakeshore SPS Catchment Area	Sanitary Sewer Inflow and Infiltration Reduction Works - reclaim system capacity for new development	2033 - 2037	\$600,000	\$0	\$600,000	33%	\$200,040	67%	\$399,960	\$0	\$0	\$399,960
TOTAL				\$97,649,522	\$0	\$97,649,522		\$12,493,495		\$85,156,027	\$1,761,372	\$50,212,056	\$33,182,599

Reserve Fund Balance	
Balance as at December 31, 2022	\$1,761,372

APPENDIX C.3

TABLE 2

TOWN OF FORT ERIE
 CALCULATION OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WASTEWATER SERVICES

Ultimate Year Growth in Population in New Units	9,407
Non-Residential Ultimate Growth in Square Meters	317,651

	Development-Related Capital Forecast								
	Net Municipal Costs (\$000)	Ineligible Share / Benefit to Existing Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
						%	\$000	%	\$000
WASTEWATER SERVICES									
TOTAL	\$97,649.52	\$12,493.50	\$1,761.37	\$33,182.60	\$50,212.06	70.4%	\$35,360.44	29.6%	\$14,851.61
TOTAL WASTEWATER SERVICES	\$97,649.52	\$12,493.50	\$1,761.37	\$33,182.60	\$50,212.06		\$35,360.44		\$14,851.61
Unadjusted Development Charge Per Capita (\$)							\$3,758.95		
Unadjusted Development Charge Per Sq. M. (\$)									\$46.75

APPENDIX C.3
TABLE 3-1

TOWN OF FORT ERIE
WASTEWATER SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER SERVICES: RESIDENTIAL	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	\$1,240.4	\$1,194.1	\$1,160.4	\$1,109.7	\$1,067.4	\$1,002.3	\$1,624.8	(\$2,135.1)	(\$6,147.3)	(\$10,425.4)	(\$14,818.4)
RESIDENTIAL FUNDING REQUIREMENTS											
Prior Growth Funding (From DC Reserve Balance)	\$209.1	\$209.1	\$209.1	\$209.1	\$209.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wastewater Services: Residential: Non Inflated	\$1,613.1	\$1,613.1	\$1,613.1	\$1,613.1	\$1,613.1	\$1,234.5	\$5,083.1	\$5,083.1	\$5,083.1	\$5,083.1	\$4,133.3
Outstanding Debentures (1)	\$151.7	\$151.7	\$151.7	\$151.7	\$151.7	\$151.7	\$151.7	\$151.7	\$151.7	\$0.0	\$0.0
Wastewater Services: Residential: Inflated	\$1,973.88	\$2,010.3	\$2,047.5	\$2,085.4	\$2,124.1	\$1,514.7	\$5,876.1	\$5,990.6	\$6,107.3	\$6,074.8	\$5,038.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	461	464	460	462	457	463	469	468	474	482	489
REVENUE											
- DC Receipts: Inflated	\$1,886.6	\$1,936.9	\$1,958.6	\$2,006.4	\$2,024.4	\$2,092.0	\$2,161.5	\$2,200.0	\$2,272.8	\$2,357.4	\$2,439.4
INTEREST											
- Interest on Opening Balance	\$43.4	\$41.8	\$40.6	\$38.8	\$37.4	\$35.1	\$56.9	(\$117.4)	(\$338.1)	(\$573.4)	(\$815.0)
- Interest on In-year Transactions	(\$2.4)	(\$2.0)	(\$2.4)	(\$2.2)	(\$2.7)	\$10.1	(\$102.2)	(\$104.2)	(\$105.5)	(\$102.2)	(\$71.5)
TOTAL REVENUE	\$1,927.6	\$1,976.6	\$1,996.7	\$2,043.1	\$2,059.0	\$2,137.2	\$2,116.2	\$1,978.3	\$1,829.2	\$1,681.7	\$1,552.9
CLOSING CASH BALANCE	\$1,194.1	\$1,160.4	\$1,109.7	\$1,067.4	\$1,002.3	\$1,624.8	(\$2,135.1)	(\$6,147.3)	(\$10,425.4)	(\$14,818.4)	(\$18,304.0)

WASTEWATER SERVICES: RESIDENTIAL	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$18,304.0)	(\$16,795.6)	(\$15,101.1)	(\$13,207.2)	(\$11,105.2)	(\$8,763.7)	(\$6,118.9)	(\$3,201.9)	\$0.0
RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,045.4
Wastewater Services: Residential: Non: Inflated	\$45.9	\$45.9	\$45.9	\$45.9	\$45.9	\$0.0	\$0.0	\$0.0	\$33,995.1
Outstanding Debentures (1)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,365.3
Wastewater Services: Residential: Inflated	\$57.1	\$58.2	\$59.4	\$60.6	\$61.8	\$0.0	\$0.0	\$0.0	\$41,140.0
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	497	507	517	526	538	547	558	568	9,407
REVENUE									
- DC Receipts: Inflated	\$2,528.9	\$2,631.4	\$2,737.0	\$2,840.3	\$2,963.2	\$3,073.0	\$3,197.5	\$3,319.9	\$46,627.3
	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
INTEREST									
- Interest on Opening Balance	(\$1,006.7)	(\$923.8)	(\$830.6)	(\$726.4)	(\$610.8)	(\$482.0)	(\$336.5)	(\$176.1)	(\$6,642.8)
- Interest on In-year Transactions	\$43.3	\$45.0	\$46.9	\$48.6	\$50.8	\$53.8	\$56.0	\$58.1	(\$84.8)
TOTAL REVENUE	\$1,565.5	\$1,752.7	\$1,953.3	\$2,162.6	\$2,403.2	\$2,644.8	\$2,917.0	\$3,201.9	\$39,899.7
CLOSING CASH BALANCE	(\$16,795.6)	(\$15,101.1)	(\$13,207.2)	(\$11,105.2)	(\$8,763.7)	(\$6,118.9)	(\$3,201.9)	(\$0.0)	

1 Outstanding debentures are not inflated

2023 Adjusted Charge Per Capita	\$ 4,092.41
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Allocation of Capital Program	
Residential Sector	70.4%
Non-Residential Sector	29.6%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.3
TABLE 3-2

TOWN OF FORT ERIE
WASTEWATER SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
NON-RESIDENTIAL DEVELOPMENT CHARGES

WASTEWATER SERVICES: NON-RESIDENTIAL	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	\$521.0	\$446.0	\$382.2	\$327.4	\$285.6	\$264.2	\$529.5	(\$1,041.5)	(\$2,695.8)	(\$4,506.2)	(\$6,327.8)
NON-RESIDENTIAL FUNDING REQUIREMENTS											
Prior Growth Funding (From DC Reserve Balance)	\$87.8	\$87.8	\$87.8	\$87.8	\$87.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wastewater Services: Non-Residential: Non: Inflated	\$677.5	\$677.5	\$677.5	\$677.5	\$677.5	\$518.5	\$2,134.9	\$2,134.9	\$2,134.9	\$2,134.9	\$1,736.0
Outstanding Debenture 1	\$63.7	\$63.7	\$63.7	\$63.7	\$63.7	\$63.7	\$63.7	\$63.7	\$63.7	\$0.0	\$0.0
Wastewater Services: Non-Residential: Inflated	\$829.04	\$844.3	\$860.0	\$875.9	\$892.1	\$636.2	\$2,468.0	\$2,516.1	\$2,565.1	\$2,551.4	\$2,116.2
NEW NON-RESIDENTIAL DEVELOPMENT											
- New Industrial Building GFA - square metres	14,470	14,740	14,950	15,220	15,600	15,760	16,030	16,410	15,850	16,724	17,021
REVENUE											
- DC Receipts: Inflated	\$738.3	\$767.1	\$793.6	\$824.1	\$861.6	\$887.8	\$921.1	\$961.8	\$947.5	\$1,019.8	\$1,058.6
INTEREST											
- Interest on Opening Balance	\$18.2	\$15.6	\$13.4	\$11.5	\$10.0	\$9.2	\$18.5	(\$57.3)	(\$148.3)	(\$247.8)	(\$348.0)
- Interest on In-year Transactions	(\$2.5)	(\$2.1)	(\$1.8)	(\$1.4)	(\$0.8)	\$4.4	(\$42.5)	(\$42.7)	(\$44.5)	(\$42.1)	(\$29.1)
TOTAL REVENUE	\$754.0	\$780.6	\$805.1	\$834.1	\$870.7	\$901.4	\$897.1	\$861.7	\$754.8	\$729.8	\$681.5
CLOSING CASH BALANCE	\$446.0	\$382.2	\$327.4	\$285.6	\$264.2	\$529.5	(\$1,041.5)	(\$2,695.8)	(\$4,506.2)	(\$6,327.8)	(\$7,762.5)

WASTEWATER SERVICES: NON-RESIDENTIAL	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$7,762.5)	(\$7,097.7)	(\$6,358.9)	(\$5,665.1)	(\$4,757.4)	(\$3,753.0)	(\$2,619.9)	(\$1,370.1)	\$0.0
NON-RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$439.1
Wastewater Services: Non-Residential: Non: Inflated	\$19.3	\$19.3	\$19.3	\$19.3	\$19.3	\$0.0	\$0.0	\$0.0	\$14,278.2
Outstanding Debenture 1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$573.4
Wastewater Services: Non-Residential: Inflated	\$24.0	\$24.4	\$24.9	\$25.4	\$25.9	\$0.0	\$0.0	\$0.0	\$17,279.1
NEW NON-RESIDENTIAL DEVELOPMENT									
- New Industrial Building GFA - square metres	17,291	17,528	15,916	18,178	18,498	18,795	19,175	19,495	317,651
REVENUE									
- DC Receipts: Inflated	\$1,096.9	\$1,134.2	\$1,050.5	\$1,223.8	\$1,270.2	\$1,316.4	\$1,369.9	\$1,420.6	\$19,663.8
INTEREST									
- Interest on Opening Balance	(\$426.9)	(\$390.4)	(\$349.7)	(\$311.6)	(\$261.7)	(\$206.4)	(\$144.1)	(\$75.4)	(\$2,871.1)
- Interest on In-year Transactions	\$18.8	\$19.4	\$17.9	\$21.0	\$21.8	\$23.0	\$24.0	\$24.9	(\$34.5)
TOTAL REVENUE	\$688.8	\$763.2	\$718.7	\$933.2	\$1,030.4	\$1,133.1	\$1,249.8	\$1,370.1	\$16,758.1
CLOSING CASH BALANCE	(\$7,097.7)	(\$6,358.9)	(\$5,665.1)	(\$4,757.4)	(\$3,753.0)	(\$2,619.9)	(\$1,370.1)	\$0.0	

1 Outstanding debentures are not inflated

2023 Adjusted Charge Per Square Metre	\$51.02
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Allocation of Capital Program	
Residential Sector	70.4%
Non-Residential	29.6%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C.4

Storm Water Drainage and Control Services

Storm Water Drainage and Control Services

Storm Water Drainage and Control Services is provided through the Town's Engineering Division. The following discusses the individual components included in the Storm Water Drainage and Control service category. The analysis is set out in the tables which follow.

Table C.4-1 2023-2041 Development-Related Capital Program

Table C.4-2 Calculation of Unadjusted Residential and Non-Residential Development Charges

Table C.4-3 Cash Flow Analysis

Table 1 2023 – 2041 Development-Related Capital Program

The Town's Storm Water Drainage and Control Services capital program is the most substantial of all the engineered services and amounts to \$115.13 million in Town-wide projects. The capital program includes storm water works related to upgrading roads to urban standards, and some are distinct storm draining works such as those on Crescent Park, Schooley Road, Erie Beach etc.

Ineligible shares of projects which benefit existing development have been assessed on a project-by-project basis. New projects required to service development are treated as 100% DC eligible whereas projects which replace and upsize an existing sanitary sewer have a benefit to existing share allocation.

In total, \$483,600 in grants, subsidies or other recoveries have been identified for the Storm Drainage and Control services capital program. A further \$29.02 million has been identified as a benefit to existing share and is removed from the DC eligible costs. Approximately \$4.96 million is available in reserves and is applied to projects occurring in the initial years

of the planning period. Finally, \$33.37 million has been identified as a post-period share which will benefit development occurring beyond the 2041 planning horizon. After these adjustments, a total of \$47.30 million is brought forward to the DC calculation.

Table 2 Calculation of the Unadjusted Development Charges

Table 2 displays the calculated unadjusted development charge rates for Storm Water Drainage and Control services. This net development-related capital cost is apportioned 70.4% to the residential sector (\$33.31 million) and 29.6% to the non-residential sector (\$13.99 million) based on future shares of population and employment growth. This yields a calculated charge of \$3,541 per capita and \$44.04 per square metre of new non-residential GFA.

Table 3 Cash Flow Analysis

After cash flow and reserve fund analysis, both the residential and non-residential calculated charges increase to \$3,550 per capita and \$44.23 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues. The following table summarizes the calculation of the Storm Water Drainage and Control Services development charge:

STORM WATER DRAINAGE AND CONTROL SERVICES SUMMARY					
2023 - 2041		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$114,649,231	\$47,298,477	\$3,540.84	\$44.04	\$3,549.85	\$44.23

APPENDIX C.4

TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
D2b-i	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Lawrence Avenue to Westbrook Avenue. W/M already installed, carry forward from 1999 Special Area DC\$	2028 - 2032	\$269,190	\$0	\$269,190	36%	\$96,908	64%	\$172,282	\$0	\$172,282	\$0
D2b-ii	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Lawrence Avenue to Westbrook Avenue. W/M already installed, carry forward from 1999 Special Area DC\$	2028 - 2032	\$150,150	\$0	\$150,150	36%	\$54,054	64%	\$96,096	\$0	\$96,096	\$0
D2c	Black Creek Road Upgrade	Upgrade Black Creek Road to Urban Standard, Westbrook Avenue to River Trail. W/M already installed, development portion remaining to be collected, carry forward from 1999 Special Area DC\$	2028 - 2032	\$229,310	\$0	\$229,310	36%	\$82,552	64%	\$146,758	\$0	\$146,758	\$0
D6c	Townline Rd Sewer Servicing	Gravity Sewer and road Upgrade to Urban Industrial X-Section	2023 - 2028	\$804,240	\$0	\$804,240	25%	\$201,060	75%	\$603,180	\$603,180	\$0	\$0
S2	East Main Street Upgrade	Upgrade East Main Street to Urban Standard, Stevensville Road to East Avenue	2039 - 2041	\$269,190	\$0	\$269,190	67%	\$180,357	33%	\$88,833	\$0	\$0	\$88,833
S3	East Main Street Upgrade	Upgrade East Main Street to Urban Standard, Utvich Parkway to Winger Road	2039 - 2041	\$456,060	\$0	\$456,060	67%	\$305,560	33%	\$150,500	\$0	\$0	\$150,500
S4b	West Main Street Upgrade	Upgrade West Main Street to Urban Standard, May Avenue to Ott Road	2023 - 2027	\$1,549,800	\$233,629	\$1,316,171	50%	\$658,086	50%	\$658,086	\$658,086	\$0	\$0
S5	Ott Road Upgrade	Upgrade Ott Road to Urban Standard, South Tracks to West Main Street	2023 - 2027	\$335,100	\$0	\$335,100	50%	\$167,550	50%	\$167,550	\$98,261	\$69,289	\$0
R1-i	Nigh Road Upgrade	Upgrade Nigh Road to Urban Standard, Ridge Road to Gorham Road	2023 - 2023	\$558,900	\$0	\$558,900	50%	\$279,450	50%	\$279,450	\$0	\$279,450	\$0
R1-ii	Nigh Road Upgrade	Upgrade Nigh Road to Urban Standard, Ridge Road to Gorham Road	2023 - 2023	\$907,500	\$0	\$907,500	50%	\$453,750	50%	\$453,750	\$0	\$453,750	\$0
R2	Ridge Road North Upgrade	Upgrade Ridge Road to Urban Standard, Nigh Road to South Limit (High School)	2039 - 2041	\$1,190,530	\$0	\$1,190,530	50%	\$595,265	50%	\$595,265	\$0	\$0	\$595,265
R5a	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Rebstock Rd to Rochelle Cr	2039 - 2041	\$290,420	\$0	\$290,420	50%	\$145,210	50%	\$145,210	\$0	\$0	\$145,210
R6a-i	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Thunder Bay Rd to Highland Dr	2024 - 2024	\$99,700	\$0	\$99,700	100%	\$99,700	0%	\$0	\$0	\$0	\$0
R6a-ii	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Thunder Bay Rd to Highland Dr	2024 - 2024	\$282,420	\$0	\$282,420	100%	\$282,420	0%	\$0	\$0	\$0	\$0
R6b-i	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Highland Dr to Friendship Trail	2023 - 2023	\$227,700	\$0	\$227,700	50%	\$113,850	50%	\$113,850	\$113,850	\$0	\$0
R6b-ii	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Highland Dr to Friendship Trail	2023 - 2023	\$799,100	\$0	\$799,100	50%	\$399,550	50%	\$399,550	\$399,550	\$0	\$0
R6c	Prospect Point Road Upgrade	Upgrade Prospect Point Rd to Urban Standard, Friendship Trail to Cutler St	2023 - 2023	\$277,050	\$0	\$277,050	50%	\$138,525	50%	\$138,525	\$138,525	\$0	\$0
R8-i	Storm Drainage Outlets	Provide drainage outlet from Ridgeway Yard/Townhouse Sites and for Development Area between Nigh Rd, Ridge Rd, Hazel St	2034 - 2038	\$526,500	\$0	\$526,500	0%	\$0	100%	\$526,500	\$0	\$0	\$526,500
R8-ii	Storm Drainage Outlets	Provide drainage outlet from Ridgeway Yard/Townhouse Sites and for Development Area between Nigh Rd, Ridge Rd, Hazel St	2034 - 2038	\$1,135,000	\$0	\$1,135,000	0%	\$0	100%	\$1,135,000	\$0	\$0	\$1,135,000
R10a	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Dominion Rd to Parker Ave	2023 - 2027	\$99,700	\$0	\$99,700	50%	\$49,850	50%	\$49,850	\$49,850	\$0	\$0
R10b-i	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Parker Ave to Grove Ave	2023 - 2027	\$284,130	\$0	\$284,130	50%	\$142,065	50%	\$142,065	\$0	\$142,065	\$0
R10b-ii	Wells Avenue Road Upgrade	Upgrade Wells Ave to Urban Standard, Parker Ave to Grove Ave	2023 - 2027	\$6,000	\$0	\$6,000	50%	\$3,000	50%	\$3,000	\$0	\$3,000	\$0

APPENDIX C.4

TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
R11a	Parker Avenue Road Upgrade	Upgrade Parker Ave to Urban Standard, Gordon Ave to Wells Ave	2023 - 2027	\$184,450	\$0	\$184,450	50%	\$92,225	50%	\$92,225	\$92,225	\$0	\$0
T1a	Thunder Bay Road Upgrade	Upgrade Thunder Bay Rd to Urban Standard, Shirley Rd to Bernard Rd	2039 - 2041	\$690,360	\$0	\$690,360	50%	\$345,180	50%	\$345,180	\$0	\$0	\$345,180
T1b-i	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Burleigh Rd to Cook Ave	2023 - 2023	\$671,580	\$0	\$671,580	50%	\$335,790	50%	\$335,790	\$0	\$335,790	\$0
T1c-i	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Burleigh Road to Prospect Point Road	2023 - 2027	\$498,500	\$250,000	\$248,500	50%	\$124,250	50%	\$124,250	\$124,250	\$0	\$0
T1c-ii	Thunder Bay Road Upgrade	Upgrade Thunder Bay Road to Urban Standard, Burleigh Road to Prospect Point Road	2023 - 2027	\$335,100	\$0	\$335,100	50%	\$167,550	50%	\$167,550	\$0	\$167,550	\$0
T2	Thunder Bay Road and Drainage	Upgrade Internal Streets (Carry forward existing Special Area DC\$, 79.4% to DC\$)	2034 - 2034	\$1,926,000	\$0	\$1,926,000	21%	\$396,756	79%	\$1,529,244	\$0	\$1,529,244	\$0
T3a-i	Bernard Road Upgrade	Upgrade Bernard Road, Dominion Road to Risley Ave, to Urban Standard	2034 - 2038	\$184,450	\$0	\$184,450	50%	\$92,225	50%	\$92,225	\$0	\$92,225	\$0
T3a-ii	Bernard Road Upgrade	Upgrade Bernard Road, Dominion Road to Risley Ave, to Urban Standard	2034 - 2038	\$611,310	\$0	\$611,310	50%	\$305,655	50%	\$305,655	\$0	\$0	\$305,655
T3b	Bernard Road Upgrade	Upgrade Bernard Road, Risley Ave to Evadere Ave, to Urban Standard	2034 - 2038	\$455,010	\$0	\$455,010	50%	\$227,505	50%	\$227,505	\$0	\$0	\$227,505
T3c	Bernard Road Upgrade	Upgrade Bernard Road, Evadere Ave Thunder Bay Rd, to Urban Standard	2034 - 2038	\$500,940	\$0	\$500,940	50%	\$250,470	50%	\$250,470	\$0	\$0	\$250,470
T4	Burleigh Road Upgrade	Upgrade Burleigh Road, Thunder Bay Road to Dominion Road, to Urban Standard	2039 - 2041	\$1,773,660	\$0	\$1,773,660	50%	\$886,830	50%	\$886,830	\$0	\$0	\$886,830
CB1d	Schooley Road Storm Sewer Outlet	Upsize Outlet	2034 - 2034	\$448,350	\$0	\$448,350	50%	\$224,175	50%	\$224,175	\$0	\$224,175	\$0
C3-i	Storm Drainage Works	Ferndale Avenue, Hollywood Avenue to Dominion Road,	2023 - 2027	\$561,290	\$0	\$561,290	67%	\$376,064	33%	\$185,226	\$0	\$185,226	\$0
C3-ii	Storm Drainage Works	Ferndale Avenue, Hollywood Avenue to Dominion Road,	2023 - 2027	\$436,800	\$0	\$436,800	67%	\$292,656	33%	\$144,144	\$0	\$144,144	\$0
C3-iii	Storm Drainage Works	Ferndale Avenue, Hollywood Avenue to Dominion Road,	2023 - 2027	\$508,480	\$0	\$508,480	67%	\$340,682	33%	\$167,798	\$0	\$167,798	\$0
C6	Buffalo Road Upgrade	Upgrade Buffalo Road to Urban Standard, Evelyn Avenue to 170m north of Nigh Road	2039 - 2041	\$626,780	\$0	\$626,780	67%	\$419,943	33%	\$206,837	\$0	\$0	\$206,837
C7	Evelyn Avenue Upgrade	Upgrade Evelyn Avenue from Ruby Avenue to Buffalo Road	2039 - 2041	\$168,300	\$0	\$168,300	67%	\$112,761	33%	\$55,539	\$0	\$0	\$55,539
C13aii	Crescent Park Storm Drainage Works PH2	Daytona Dr, Edgewood Ave to Phillips St, 675 mm dia STM	2023 - 2027	\$679,400	\$0	\$679,400	50%	\$339,700	50%	\$339,700	\$0	\$339,700	\$0
C13b	Crescent Park Storm Drainage Works PH2	Grandview Rd, Orchard Ave to Phillips St	2033 - 2037	\$1,785,700	\$0	\$1,785,700	67%	\$1,196,419	33%	\$589,281	\$0	\$0	\$589,281
C13c	Crescent Park Storm Drainage Works PH2	Parkdale Ave, Orchard Ave to Edgewood Ave	2028 - 2032	\$1,105,700	\$0	\$1,105,700	67%	\$740,819	33%	\$364,881	\$0	\$364,881	\$0
C14	Crescent Park Storm Drainage Works PH3	Ferndale Ave, Garrison Rd to Edgewood Ave.	2033 - 2037	\$1,507,700	\$0	\$1,507,700	67%	\$1,010,159	33%	\$497,541	\$0	\$497,541	\$0
C16	Buffalo Rd Sewer Upgrade PH1	Buffalo Rd Storm Upgrade to provide Outlet for lands added to Urban Area(Dominion Rd to Lake Erie), upsize Storm Sewer	2029 - 2033	\$2,104,100	\$0	\$2,104,100	25%	\$526,025	75%	\$1,578,075	\$0	\$1,578,075	\$0

APPENDIX C.4

TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
C17	Buffalo Rd Sewer Upgrade PH2	Buffalo Rd Sewer Upgrade to provide Outlet for lands added to Urban Area(Parkside Ave to Dominion Rd), Upsize Storm and Sanitary Sewer	2029 - 2033	\$2,122,700	\$0	\$2,122,700	25%	\$530,675	75%	\$1,592,025	\$0	\$1,592,025	\$0
C18	Buffalo Rd Sewer Upgrade PH3	Buffalo Rd Sewer Upgrade to provide Outlet for lands added to Urban Area(210m South of Evelyn Ave to Parkside Ave), Upsize Sanitary and Storm Sewer	2029 - 2033	\$2,146,700	\$0	\$2,146,700	25%	\$536,675	75%	\$1,610,025	\$0	\$1,610,025	\$0
L1a	Albany Street Upgrade	Upgrade Albany Street(Washington Road) to Urban Standard, Dominion Road to Helena Street	2039 - 2041	\$418,700	\$0	\$418,700	50%	\$209,350	50%	\$209,350	\$0	\$0	\$209,350
L1b-i	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, Helena Street to Albert Street	2039 - 2041	\$358,900	\$0	\$358,900	50%	\$179,450	50%	\$179,450	\$0	\$0	\$179,450
L1b-ii	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, Helena Street to Albert Street	2039 - 2041	\$784,500	\$0	\$784,500	50%	\$392,250	50%	\$392,250	\$0	\$0	\$392,250
L1c	Albany Street Upgrade	Upgrade Albany Street to Urban Standard, King Street to Garrison Road	2023 - 2027	\$939,760	\$0	\$939,760	50%	\$469,880	50%	\$469,880	\$469,880	\$0	\$0
L3-iii	Erie Beach Area Storm Drainage Works	Trunk Sewers for Outlet for Lands Upstream	2023 - 2023	\$946,600	\$0	\$946,600	0%	\$0	100%	\$946,600	\$946,600	\$0	\$0
L4	Beatrice Street Upgrade	Upgrade Beatrice Street, King Street to Lakeshore Road to Urban Standard, Local W/M and Trunk SAN Sewer	2039 - 2041	\$499,400	\$0	\$499,400	50%	\$249,700	50%	\$249,700	\$0	\$0	\$249,700
K1a-iii	Helena Street Upgrade	Helena Street, Phillips St to Garrison Rd. Upsize WM, Provide STM, SAN Sewer is Local Service	2039 - 2041	\$2,106,800	\$0	\$2,106,800	25%	\$526,700	75%	\$1,580,100	\$0	\$0	\$1,580,100
K1b-iii	Helena Street Upgrade	Albany Rd to Phillips St Collector SAN Sewer & STM	2029 - 2033	\$2,705,000	\$0	\$2,705,000	25%	\$676,250	75%	\$2,028,750	\$0	\$2,028,750	\$0
K1c	Helena Street Upgrade	Dominion Rd to Albany Rd Collector Upsize SAN Sewer & STM for Outlet to Lake Erie	2029 - 2033	\$1,923,000	\$0	\$1,923,000	25%	\$480,750	75%	\$1,442,250	\$0	\$1,442,250	\$0
K2a	Kraft Road Upgrade	Upgrade Kraft Road, Garrison Road to Phillips Road Allowance to Urban Standard. Trunk SAN Sewer to Dominion Road.	2039 - 2041	\$1,409,600	\$0	\$1,409,600	25%	\$352,400	75%	\$1,057,200	\$0	\$0	\$1,057,200
K2b-i	Kraft Road Upgrade	Upgrade Kraft Road, Phillips Road Allowance to Dominion Road Urban Standard. Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road.	2039 - 2041	\$895,400	\$0	\$895,400	25%	\$223,850	75%	\$671,550	\$0	\$0	\$671,550
K2b-ii	Kraft Road Upgrade	Upgrade Kraft Road, Phillips Road Allowance to Dominion Road Urban Standard. Provide Trunk SAN Sewer Kraft Road, Phillips Street to Dominion Road.	2039 - 2041	\$1,161,300	\$0	\$1,161,300	25%	\$290,325	75%	\$870,975	\$0	\$0	\$870,975
K3-i	Basset Avenue Upgrade	Upgrade Basset Avenue, Dominion Road to Edgemere Road to Urban Standard. (assume use existign STM outlet to Lake via Helana St)	2023 - 2027	\$249,300	\$0	\$249,300	50%	\$124,650	50%	\$124,650	\$124,650	\$0	\$0
K3-ii	Basset Avenue Upgrade	Upgrade Basset Avenue, Dominion Road to Edgemere Road to Urban Standard. (assume use existign STM outlet to Lake via Helana St)	2023 - 2027	\$191,100	\$0	\$191,100	50%	\$95,550	50%	\$95,550	\$95,550	\$0	\$0
G1a	Louisa Street Upgrade	Upgrade Louisa Street, Alfred Street to Arthur Street, to Urban Standard	2023 - 2027	\$392,300	\$0	\$392,300	25%	\$98,075	75%	\$294,225	\$0	\$294,225	\$0
G1b	Louisa Street Trunk Servicing	Trunk W/M, SAN and STM. Unimproved Road, Road Costs for Arthur to Jordyn are Excluded Local Service)	2023 - 2027	\$607,400	\$0	\$607,400	25%	\$151,850	75%	\$455,550	\$0	\$455,550	\$0
G2a-i	Alfred Street Upgrade	Upgrade Alfred Street, Garrison Road to Louisa Street to Urban Standard, Trunk W/M and SAN.	2029 - 2033	\$446,800	\$0	\$446,800	25%	\$111,700	75%	\$335,100	\$0	\$335,100	\$0
G2a-ii	Alfred Street Upgrade	Upgrade Alfred Street, Garrison Road to Louisa Street to Urban Standard, Trunk W/M and SAN.	2029 - 2033	\$392,300	\$0	\$392,300	25%	\$98,075	75%	\$294,225	\$0	\$294,225	\$0
G2b-i	Alfred Street Upgrade	Upgrade Alfred Street, Louisa Street to Albany Street	2029 - 2033	\$480,300	\$0	\$480,300	25%	\$120,075	75%	\$360,225	\$0	\$360,225	\$0
G2b-ii	Alfred Street Upgrade	Upgrade Alfred Street, Louisa Street to Albany Street	2029 - 2033	\$688,800	\$0	\$688,800	25%	\$172,200	75%	\$516,600	\$0	\$516,600	\$0

APPENDIX C.4
TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
G6	King St Upgrade	Upgrade King St to Urban Standard, Garrison Rd to Albany St	2023 - 2023	\$887,300	\$0	\$887,300	50%	\$443,650	50%	\$443,650	\$443,650	\$0	\$0
G8	Dipietro Street Upgrade	Upgrade Dipietro Street to urban standard, Walden Boulevard to Murdoch Avenue. Upgrade and Widen Dipietro Street to Urban X Section, C&G, S/W, streetlights	2029 - 2033	\$307,200	\$0	\$307,200	50%	\$153,600	50%	\$153,600	\$153,600	\$0	\$0
W1	Walden Boulevard Upgrade	Upgrade Walden Boulevard to urban standard, Hospitality Drive to Concession Road. Deducted amount paid through SPA.	2023 - 2028	\$452,400	\$0	\$452,400	0%	\$0	100%	\$452,400	\$452,400	\$0	\$0
FE4	Jarvis St Extension	Extend Jarvis St, Two Lane Urban X section, Crooks to Phipps St, Realign Phipps St for intersection	2043 - 2053	\$1,907,160	\$0	\$1,907,160	0%	\$0	100%	\$1,907,160	\$0	\$0	\$1,907,160
FE5a	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section, Bridge St to Jarvis St, Bridge over Railway Tracks	2043 - 2053	\$539,000	\$0	\$539,000	0%	\$0	100%	\$539,000	\$0	\$0	\$539,000
FE5b	Concession Rd Extension	Extend Concession Rd, Two Lane Urban X section, Gilmore Rd to Dunlop St	2043 - 2053	\$539,000	\$0	\$539,000	0%	\$0	100%	\$539,000	\$0	\$0	\$539,000
FE6	Lewis St Extension	Extend Lewis St, Two Lane Urban X section, Russel St to Concession Rd	2043 - 2053	\$972,800	\$0	\$972,800	0%	\$0	100%	\$972,800	\$0	\$0	\$972,800
FE7	Russel St Extension	Extend Russel St, Two Lane Urban X section, Lewis St to Concession Rd, W/M & SAN Local	2043 - 2053	\$552,900	\$0	\$552,900	0%	\$0	100%	\$552,900	\$0	\$0	\$552,900
SH1b	Pettit Road South Upgrade/Widening	Upgrade and widen Pettit Road South from Gilmore Road to Bertie Street.	2034 - 2038	\$1,928,300	\$0	\$1,928,300	0%	\$0	100%	\$1,928,300	\$0	\$1,928,300	\$0
SH1c	Pettit Road South Upgrade/Widening	Upgrade Pettit Road South to Urban Standard (two lane) from Bertie Street to Garrison Road. Replace/Upsize cast iron watermain	2029 - 2033	\$1,131,200	\$0	\$1,131,200	0%	\$0	100%	\$1,131,200	\$0	\$1,131,200	\$0
SH4a	Bertie Street Upgrade	Widen Bertie Street to urban standard, Spears Road to Pettit Road (access to Spears area development).	2034 - 2038	\$1,470,560	\$0	\$1,470,560	0%	\$0	100%	\$1,470,560	\$0	\$0	\$1,470,560
SH5-i	Spears Road South	Upgrade Spears Road to Urban Standard, with turn lanes from Garrison Road to Bertie Street.	2034 - 2038	\$446,800	\$0	\$446,800	0%	\$0	100%	\$446,800	\$0	\$0	\$446,800
SH5-ii	Spears Road South	Upgrade Spears Road to Urban Standard, with turn lanes from Garrison Road to Bertie Street.	2034 - 2038	\$910,800	\$0	\$910,800	0%	\$0	100%	\$910,800	\$0	\$787,038	\$123,762
SH5-iii	Spears Road South	Upgrade Spears Road to Urban Standard, with turn lanes from Garrison Road to Bertie Street.	2034 - 2038	\$710,600	\$0	\$710,600	0%	\$0	100%	\$710,600	\$0	\$710,600	\$0
SH7	Benner Avenue	Upgrade Benner Avenue to Urban Standard, Garrison Road to Florence Drive and Replace cast iron wm	2034 - 2038	\$1,071,600	\$0	\$1,071,600	0%	\$0	100%	\$1,071,600	\$0	\$1,071,600	\$0
SH10b-i	Garrison Road Sewer Upgrade	Upsize Garrison Road STM, Rockwood Drive to Crescent Road. Upsize Garrison Rd SAN, Green Acres DR to Benner Ave (PH2)	2034 - 2038	\$755,200	\$0	\$755,200	50%	\$377,600	50%	\$377,600	\$0	\$377,600	\$0
SH10b-ii	Garrison Road Sewer Upgrade	Upsize Garrison Road STM, Rockwood Drive to Crescent Road. Upsize Garrison Rd SAN, Green Acres DR to Benner Ave (PH2)	2034 - 2038	\$298,400	\$0	\$298,400	50%	\$149,200	50%	\$149,200	\$0	\$0	\$149,200
SH12	Alliston Road Collector Sewers	Provide Alliston Road Collector SAN and Trunk STM sewer, Garrison Road to Bertie Street	2023 - 2028	\$574,700	\$0	\$574,700	0%	\$0	100%	\$574,700	\$0	\$574,700	\$0
SH13	Wellesley Avenue Trunk Sewer	Provide Wellesley Avenue STM sewer, Spears Road to Alliston Road	2034 - 2038	\$1,257,200	\$0	\$1,257,200	0%	\$0	100%	\$1,257,200	\$0	\$1,257,200	\$0
SH14	Osgoode Place Sewers	Provide Osgoode Place Trunk STM sewer, Seymour Ave to Spears Road	2034 - 2038	\$1,611,200	\$0	\$1,611,200	0%	\$0	100%	\$1,611,200	\$0	\$0	\$1,611,200
SH15-i	Florence Drive Sewers	Provide Florence Avenue STM sewer, Zella Place to Kraft #2 pond and outlet. Collector SAN Sewer, Ellis Avenue to Benner Avenue	2034 - 2038	\$1,580,500	\$0	\$1,580,500	0%	\$0	100%	\$1,580,500	\$0	\$1,580,500	\$0

APPENDIX C.4

TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
SH15-ii	Florence Drive Sewers	Provide Florence Avenue STM sewer, Zella Place to Kraft #2 pond and outlet. Collector SAN Sewer, Ellis Avenue to Benner Avenue	2034 - 2038	\$742,000	\$0	\$742,000	0%	\$0	100%	\$742,000	\$0	\$0	\$742,000
SH16-i	High Pointe East Storm	Provide Collector SAN and Trunk STM Sewer, High Pointe Area, on Rockwood Dr from north of Nathaniel Dr to Garrison Rd.	2034 - 2038	\$839,100	\$0	\$839,100	0%	\$0	100%	\$839,100	\$0	\$839,100	\$0
SH16-ii	High Pointe East Storm	Provide Collector SAN and Trunk STM Sewer, High Pointe Area, on Rockwood Dr from north of Nathaniel Dr to Garrison Rd.	2034 - 2038	\$437,100	\$0	\$437,100	0%	\$0	100%	\$437,100	\$0	\$437,100	\$0
SH22-i	Sims Ave Upgrade	Upgrade and Widen Sims Avenue to Urban X Section, C&G, S/W, streetlights to provide access to development lands.	2023 - 2028	\$154,500	\$0	\$154,500	50%	\$77,250	50%	\$77,250	\$0	\$77,250	\$0
SH22-ii	Sims Ave Upgrade	Upgrade and Widen Sims Avenue to Urban X Section, C&G, S/W, streetlights to provide access to development lands.	2023 - 2028	\$89,700	\$0	\$89,700	50%	\$44,850	50%	\$44,850	\$0	\$44,850	\$0
BP4-i	East-West Service Road Construction	Extend Sunset Dr and Construct East-West Service Road to Service Road Standard South of Bowen Rd, from Sunset Dr to Pettit Rd, To service Business Park northerly expansion.	2029 - 2033	\$621,900	\$0	\$621,900	0%	\$0	100%	\$621,900	\$0	\$621,900	\$0
BP4-ii	East-West Service Road Construction	Extend Sunset Dr and Construct East-West Service Road to Service Road Standard South of Bowen Rd, from Sunset Dr to Pettit Rd, To service Business Park northerly expansion.	2029 - 2033	\$774,900	\$0	\$774,900	0%	\$0	100%	\$774,900	\$0	\$774,900	\$0
BP5b	Fleet Rd (formerly Spears Road North)	Upgrade Fleet Rd Spears Road North to Industrial Service Road Standard from Pettit Road , to Nordic property west limit,	2034 - 2038	\$1,865,700	\$0	\$1,865,700	25%	\$466,425	75%	\$1,399,275	\$0	\$0	\$1,399,275
BP7a	Bowen Road	Bowen Rd Upgrade , QEW to Pettit Road.	2034 - 2038	\$1,770,530	\$0	\$1,770,530	100%	\$1,770,530	0%	\$0	\$0	\$0	\$0
BP7c FEI	Bowen Road	West Ave to Thompson Rd Watermain and Sanitary Sewer Extension	2034 - 2038	\$459,600	\$0	\$459,600	100%	\$459,600	0%	\$0	\$0	\$0	\$0
BP10-i	Industrial Drive Extension	Construct Industrial Drive Extension to Service Road Standard, from existing terminus to Dunlop Street and onto Concession Rd. Rural X Section	2029 - 2033	\$483,700	\$0	\$483,700	0%	\$0	100%	\$483,700	\$0	\$483,700	\$0
BP11	Spears Road Extension	Extend Service road, from Spears Rd North to Fleet Road, to support development of fleet lands.	2034 - 2038	\$1,835,730	\$0	\$1,835,730	0%	\$0	100%	\$1,835,730	\$0	\$0	\$1,835,730
BP12	Pettit Rd South Cul-De-Sac	Provide Service Road Cul-De-Sac, east side of Pettit Rd, north of Bertie St.	2034 - 2038	\$532,070	\$0	\$532,070	0%	\$0	100%	\$532,070	\$0	\$0	\$532,070
BP14	Bridge St Extension	Construct Bridge St Extension to Service Rd standard from Dunlop St to Thompson Rd	2039 - 2041	\$967,400	\$0	\$967,400	0%	\$0	100%	\$967,400	\$0	\$0	\$967,400
BP20a-i	Thompson Road Upgrade	Upgrade to Urban Standard, Phipps Street to Bowen Rd (North of Phipps St)	2033 - 2037	\$199,400	\$0	\$199,400	100%	\$199,400	0%	\$0	\$0	\$0	\$0
BP20a-ii	Thompson Road Upgrade	Upgrade to Urban Standard, Phipps Street to Bowen Rd (North of Phipps St)	2033 - 2037	\$541,700	\$0	\$541,700	50%	\$270,850	50%	\$270,850	\$0	\$270,850	\$0
BP20b-i	Thompson Road Upgrade	Upgrade to Urban Standard, Bowen Rd to Arcadia St	2033 - 2037	\$458,600	\$0	\$458,600	50%	\$229,300	50%	\$229,300	\$0	\$229,300	\$0
BP20b-ii	Thompson Road Upgrade	Upgrade to Urban Standard, Bowen Rd to Arcadia St	2033 - 2037	\$223,400	\$0	\$223,400	50%	\$111,700	50%	\$111,700	\$0	\$111,700	\$0
BP20b-iii	Thompson Road Upgrade	Upgrade to Urban Standard, Bowen Rd to Arcadia St	2033 - 2037	\$152,000	\$0	\$152,000	50%	\$76,000	50%	\$76,000	\$0	\$76,000	\$0

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TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
BP20c-i	Thompson Road Upgrade	Upgrade to Urban Standard, Arcadia St to Niagara Parkway	2033 - 2037	\$301,600	\$0	\$301,600	50%	\$150,800	50%	\$150,800	\$0	\$0	\$150,800
BP20c-ii	Thompson Road Upgrade	Upgrade to Urban Standard, Arcadia St to Niagara Parkway	2033 - 2037	\$826,000	\$0	\$826,000	50%	\$413,000	50%	\$413,000	\$0	\$0	\$413,000
BP20c-iii	Thompson Road Upgrade	Upgrade to Urban Standard, Arcadia St to Niagara Parkway	2033 - 2037	\$312,800	\$0	\$312,800	50%	\$156,400	50%	\$156,400	\$0	\$0	\$156,400
SH3c-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bowen Rd to Bridge St	2033 - 2037	\$1,377,600	\$0	\$1,377,600	25%	\$344,400	75%	\$1,033,200	\$0	\$1,033,200	\$0
SH3c-ii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bowen Rd to Bridge St	2033 - 2037	\$466,800	\$0	\$466,800	25%	\$116,700	75%	\$350,100	\$0	\$350,100	\$0
SH3c-iii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bowen Rd to Bridge St	2033 - 2037	\$580,600	\$0	\$580,600	25%	\$145,150	75%	\$435,450	\$0	\$0	\$435,450
SH3d-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bridge St to Gilmore Rd	2033 - 2037	\$478,200	\$0	\$478,200	25%	\$119,550	75%	\$358,650	\$0	\$0	\$358,650
SH3d-ii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bridge St to Gilmore Rd	2033 - 2037	\$1,829,000	\$0	\$1,829,000	25%	\$457,250	75%	\$1,371,750	\$0	\$0	\$1,371,750
SH3a-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Gilmore Rd to Bertie St, SAN Sewer Outlet on Easement to Pettit Rd	2028 - 2032	\$2,242,000	\$0	\$2,242,000	25%	\$560,500	75%	\$1,681,500	\$0	\$1,681,500	\$0
SH3b-i	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bertie St to Garrison Rd with Sidewalk	2033 - 2037	\$967,700	\$0	\$967,700	25%	\$241,925	75%	\$725,775	\$0	\$0	\$725,775
SH3b-ii	Sunset Drive	Widen and Upgrade to 3 lane Xsection Bertie St to Garrison Rd with Sidewalk	2033 - 2037	\$1,253,800	\$0	\$1,253,800	25%	\$313,450	75%	\$940,350	\$0	\$0	\$940,350
SH2a	Gilmore Road	Widen and Upgrade to Urban Xsection Industrial Road from Pettit Rd (West) to Sunset Dr	2028 - 2032	\$1,229,600	\$0	\$1,229,600	25%	\$307,400	75%	\$922,200	\$0	\$922,200	\$0
SH2b-i	Gilmore Road	Widen and Upgrade to Urban Xsection Industrial Road from Sunset Dr to Laur Road	2028 - 2032	\$1,519,300	\$0	\$1,519,300	0%	\$0	100%	\$1,519,300	\$0	\$1,519,300	\$0
SH2b-ii	Gilmore Road	Widen and Upgrade to Urban Xsection Industrial Road from Sunset Dr to Laur Road	2028 - 2032	\$1,519,300	\$0	\$1,519,300	0%	\$0	100%	\$1,519,300	\$0	\$1,519,300	\$0
BP22b-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bowen Rd to Bridge St	2034 - 2038	\$1,537,000	\$0	\$1,537,000	0%	\$0	100%	\$1,537,000	\$0	\$1,537,000	\$0
BP22b-ii	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bowen Rd to Bridge St	2034 - 2038	\$341,600	\$0	\$341,600	0%	\$0	100%	\$341,600	\$0	\$341,600	\$0
BP22c-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bridge St to Gilmore Rd	2034 - 2038	\$489,600	\$0	\$489,600	0%	\$0	100%	\$489,600	\$0	\$489,600	\$0
BP22c-ii	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bridge St to Gilmore Rd	2034 - 2038	\$1,829,000	\$0	\$1,829,000	0%	\$0	100%	\$1,829,000	\$0	\$1,829,000	\$0
BP22d	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Gilmore Rd to Bertie St	2034 - 2038	\$2,212,500	\$0	\$2,212,500	0%	\$0	100%	\$2,212,500	\$0	\$2,212,500	\$0
BP22e-i	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bertie St to Garrison Rd	2034 - 2038	\$1,298,000	\$0	\$1,298,000	25%	\$324,500	75%	\$973,500	\$0	\$973,500	\$0
BP22e-ii	Laur Road	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Bertie St to Garrison Rd	2034 - 2038	\$1,298,000	\$0	\$1,298,000	0%	\$0	100%	\$1,298,000	\$0	\$0	\$1,298,000
BP23a	Bertie Steet	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Sunset Drive to Laur Road	2034 - 2038	\$2,368,100	\$0	\$2,368,100	25%	\$592,025	75%	\$1,776,075	\$0	\$1,776,075	\$0

APPENDIX C.4
TABLE 1

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

NO.	Infrastructure Requirement	Description / Remarks	Timing	Gross Costs	Grants and Subsidies	Net Municipal Costs	Ineligible Share / Benefit to Existing Share		Total DC Eligible Costs		Available DC Reserves	In-Period DC Eligible Costs	Post-2041 Costs
BP23b	Bertie Steet	Widen and Upgrade to Urban Industrial Road- 2 lane Xsection Sunset Drive to Pettit Road with Sidewalk	2034 - 2038	\$2,413,600	\$0	\$2,413,600	25%	\$603,400	75%	\$1,810,200	\$0	\$1,810,200	\$0
BP24a	Bridge Street	Widen and Upgrade to 2 Lane Urban Xsection Industrial Road, Sunset Drive to Laur Road	2034 - 2038	\$3,009,000	\$0	\$3,009,000	0%	\$0	100%	\$3,009,000	\$0	\$0	\$3,009,000
TOTAL				\$115,132,860	\$483,629	\$114,649,231		\$29,019,436		\$85,629,796	\$4,964,107	\$47,298,477	\$33,367,211

Reserve Fund Balance	
Balance as at December 31, 2022	\$4,964,107

APPENDIX C.4

TABLE 2

TOWN OF FORT ERIE
 CALCULATION OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 STORM WATER DRAINAGE AND CONTROL SERVICES

Ultimate Year Growth in Population in New Units	9,407
Non-Residential Ultimate Growth in Square Meters	317,651

	Development-Related Capital Forecast					Residential Share		Non-Residential Share	
	Net Municipal Costs (\$000)	Ineligible Share / Benefit to Existing Share (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	%	\$000	%	\$000
	STORM WATER DRAINAGE AND CONTROL SERVICES								
TOTAL	\$114,649.23	\$29,019.44	\$4,964.11	\$33,367.21	\$47,298.48	70.4%	\$33,308.64	29.6%	\$13,989.84
TOTAL STORM WATER DRAINAGE AND CONTROL SERVICES	\$114,649.23	\$29,019.44	\$4,964.11	\$33,367.21	\$47,298.48		\$33,308.64		\$13,989.84
Unadjusted Development Charge Per Capita (\$)							\$3,540.84		
Unadjusted Development Charge Per Sq. M. (\$)									\$44.04

APPENDIX C.4
TABLE 3-1

TOWN OF FORT ERIE
STORM WATER DRAINAGE AND CONTROL SERVICES
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

STORM WATER DRAINAGE AND CONTROL SERVICES: I	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	\$3,495.8	\$2,304.4	\$3,342.9	\$4,422.0	\$5,565.7	\$6,749.6	\$7,585.0	\$6,624.2	\$5,601.1	\$4,542.7	\$3,457.1
RESIDENTIAL FUNDING REQUIREMENTS											
Prior Growth Funding (From DC Reserve Balance)	\$1,803.3	\$365.1	\$365.1	\$365.1	\$365.1	\$123.9	\$21.6	\$21.6	\$21.6	\$21.6	\$21.6
Storm Water Drainage And Control Services: Residential:	\$1,111.8	\$359.0	\$359.0	\$359.0	\$359.0	\$986.3	\$2,703.0	\$2,703.0	\$2,703.0	\$2,703.0	\$2,160.2
Storm Water Drainage And Control Services: Residential:	\$2,915.1	\$738.7	\$753.4	\$768.5	\$783.9	\$1,225.8	\$3,068.4	\$3,129.7	\$3,192.3	\$3,256.2	\$2,659.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	461	464	460	462	457	463	469	468	474	482	489
REVENUE											
- DC Receipts: Inflated	\$1,636.5	\$1,680.1	\$1,698.9	\$1,740.4	\$1,756.0	\$1,814.6	\$1,874.9	\$1,908.3	\$1,971.5	\$2,044.8	\$2,116.0
INTEREST											
- Interest on Opening Balance	\$122.4	\$80.7	\$117.0	\$154.8	\$194.8	\$236.2	\$265.5	\$231.8	\$196.0	\$159.0	\$121.0
- Interest on In-year Transactions	(\$35.2)	\$16.5	\$16.5	\$17.0	\$17.0	\$10.3	(\$32.8)	(\$33.6)	(\$33.6)	(\$33.3)	(\$15.0)
TOTAL REVENUE	\$1,723.7	\$1,777.2	\$1,832.4	\$1,912.2	\$1,967.8	\$2,061.2	\$2,107.6	\$2,106.6	\$2,133.9	\$2,170.5	\$2,222.1
CLOSING CASH BALANCE	\$2,304.4	\$3,342.9	\$4,422.0	\$5,565.7	\$6,749.6	\$7,585.0	\$6,624.2	\$5,601.1	\$4,542.7	\$3,457.1	\$3,019.5

STORM WATER DRAINAGE AND CONTROL SERVICES: I	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	\$3,019.5	(\$268.5)	(\$2,089.5)	(\$3,999.5)	(\$6,007.2)	(\$7,601.8)	(\$5,307.7)	(\$2,777.4)	\$0.0
RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,495.8
Storm Water Drainage And Control Services: Residential:	\$4,420.6	\$3,185.8	\$3,185.8	\$3,185.8	\$2,824.0	\$0.0	\$0.0	\$0.0	\$33,308.6
Storm Water Drainage And Control Services: Residential:	\$5,496.5	\$4,040.4	\$4,121.2	\$4,203.6	\$3,800.8	\$0.0	\$0.0	\$0.0	\$44,154.1
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	497	507	517	526	538	547	558	568	9,407
REVENUE									
- DC Receipts: Inflated	\$2,193.7	\$2,282.5	\$2,374.1	\$2,463.8	\$2,570.4	\$2,665.6	\$2,773.6	\$2,879.8	\$40,445.6
	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
INTEREST									
- Interest on Opening Balance	\$105.7	(\$14.8)	(\$114.9)	(\$220.0)	(\$330.4)	(\$418.1)	(\$291.9)	(\$152.8)	\$442.0
- Interest on In-year Transactions	(\$90.8)	(\$48.3)	(\$48.0)	(\$47.8)	(\$33.8)	\$46.6	\$48.5	\$50.4	(\$229.4)
TOTAL REVENUE	\$2,208.5	\$2,219.4	\$2,211.2	\$2,195.9	\$2,206.1	\$2,294.2	\$2,530.2	\$2,777.4	\$40,658.2
CLOSING CASH BALANCE	(\$268.5)	(\$2,089.5)	(\$3,999.5)	(\$6,007.2)	(\$7,601.8)	(\$5,307.7)	(\$2,777.4)	\$0.0	

2023 Adjusted Charge Per Capita	\$ 3,549.85
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Allocation of Capital Program	
Residential Sector	70.4%
Non-Residential Sector	29.6%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.4
TABLE 3-2

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

STORM WATER DRAINAGE AND CONTROL SERVICES: NON-R	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	\$1,468.3	\$919.2	\$1,312.3	\$1,736.2	\$2,195.4	\$2,697.2	\$3,050.8	\$2,653.8	\$2,252.6	\$1,797.8	\$1,363.7
NON-RESIDENTIAL FUNDING REQUIREMENTS											
Prior Growth Funding (From DC Reserve Balance)	\$757.4	\$153.4	\$153.4	\$153.4	\$153.4	\$52.0	\$9.1	\$9.1	\$9.1	\$9.1	\$9.1
Storm Water Drainage And Control Services: Non-Residential: N	\$467.0	\$150.8	\$150.8	\$150.8	\$150.8	\$414.3	\$1,135.3	\$1,135.3	\$1,135.3	\$1,135.3	\$907.3
Storm Water Drainage And Control Services: Non-Residential: Ir	\$1,224.4	\$310.2	\$316.4	\$322.8	\$329.2	\$514.8	\$1,288.7	\$1,314.5	\$1,340.8	\$1,367.6	\$1,117.1
NEW NON-RESIDENTIAL DEVELOPMENT											
- New Industrial Building GFA - square metres	14,470	14,740	14,950	15,220	15,600	15,760	16,030	16,410	15,850	16,724	17,021
REVENUE											
- DC Receipts: Inflated	\$640.0	\$665.0	\$687.9	\$714.4	\$746.8	\$769.6	\$798.4	\$833.7	\$821.4	\$884.0	\$917.7
INTEREST											
- Interest on Opening Balance	\$51.4	\$32.2	\$45.9	\$60.8	\$76.8	\$94.4	\$106.8	\$92.9	\$78.8	\$62.9	\$47.7
- Interest on In-year Transactions	(\$16.1)	\$6.2	\$6.5	\$6.9	\$7.3	\$4.5	(\$13.5)	(\$13.2)	(\$14.3)	(\$13.3)	(\$5.5)
TOTAL REVENUE	\$675.3	\$703.3	\$740.4	\$782.0	\$831.0	\$868.4	\$891.7	\$913.4	\$885.9	\$933.6	\$959.9
CLOSING CASH BALANCE	\$919.2	\$1,312.3	\$1,736.2	\$2,195.4	\$2,697.2	\$3,050.8	\$2,653.8	\$2,252.6	\$1,797.8	\$1,363.7	\$1,206.6

STORM WATER DRAINAGE AND CONTROL SERVICES: NON-R	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	\$1,206.6	(\$146.2)	(\$887.7)	(\$1,779.4)	(\$2,601.3)	(\$3,253.3)	(\$2,271.1)	(\$1,187.7)	\$0.0
NON-RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth Funding (From DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,468.3
Storm Water Drainage And Control Services: Non-Residential: N	\$1,856.7	\$1,338.1	\$1,338.1	\$1,338.1	\$1,186.1	\$0.0	\$0.0	\$0.0	\$13,989.8
Storm Water Drainage And Control Services: Non-Residential: Ir	\$2,308.6	\$1,697.0	\$1,730.9	\$1,765.5	\$1,596.4	\$0.0	\$0.0	\$0.0	\$18,545.0
NEW NON-RESIDENTIAL DEVELOPMENT									
- New Industrial Building GFA - square metres	17,291	17,528	15,916	18,178	18,498	18,795	19,175	19,495	317,651
REVENUE									
- DC Receipts: Inflated	\$950.9	\$983.2	\$910.6	\$1,060.8	\$1,101.1	\$1,141.2	\$1,187.5	\$1,231.5	\$17,045.5
INTEREST									
- Interest on Opening Balance	\$42.2	(\$8.0)	(\$48.8)	(\$97.9)	(\$143.1)	(\$178.9)	(\$124.9)	(\$65.3)	\$125.9
- Interest on In-year Transactions	(\$37.3)	(\$19.6)	(\$22.6)	(\$19.4)	(\$13.6)	\$20.0	\$20.8	\$21.6	(\$94.7)
TOTAL REVENUE	\$955.8	\$955.5	\$839.2	\$943.6	\$944.4	\$982.2	\$1,083.4	\$1,187.7	\$17,076.7
CLOSING CASH BALANCE	(\$146.2)	(\$887.7)	(\$1,779.4)	(\$2,601.3)	(\$3,253.3)	(\$2,271.1)	(\$1,187.7)	(\$0.0)	

2023 Adjusted Charge Per Square Metre	\$44.23
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Allocation of Capital Program	
Residential Sector	70.4%
Non-Residential	29.6%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix D

Reserve Fund Balances

Development Charges Reserve Fund

Unallocated Balances

The DCA requires that a reserve fund be established for each service for which development charges are collected. Table D-1 presents the uncommitted reserve fund balances that are available to fund the growth-related net capital costs identified in this study. The opening balances of the development charges reserve funds are as of December 31, 2022 since the first capital year of the study is 2023.

As shown on Table D-1, the December 31, 2022 total reserve fund balance was in a positive position of \$16.30 million. The application of each of the reserve funds is discussed in the appendix section related to each service. In the services where the balance is negative, the deficit is recovered up to the limitations allowable under the legislation.

TABLE D-1
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2022

Service	Reserve Fund Balance as at Dec. 31, 2022
Library Services	\$154,723
Fire Protection	\$94,458
Parks And Recreation	\$4,455,114
Public Works And Fleet	\$1,383,032
Roads And Related	\$3,115,023
Storm Water Drainage And Control Services	\$4,964,107
Wastewater Services	\$1,761,372
Water Supply Services	\$372,309
Total Development Charge Reserves	\$16,300,138

Appendix E

Cost of Growth – All Services

Cost of Growth Analysis – All Services

A. Asset Management Plan

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

Asset Types

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

- Some of the works identified may represent one-time expenditures and may be temporary in nature. Therefore, the assets would not be required to be replaced and no ongoing operation and maintenance costs exist. Such assets are identified as “not a long-term asset” in the table.
- Some projects do not relate to the emplacement of a tangible capital asset– some examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as “not infrastructure” in the table.
- For assets that have been constructed (i.e. recovery of past debenture commitments) it is assumed that the related contribution is already

included within the Town’s annual provision (see below for additional details). As such, these projects are identified as “not applicable” in the table.

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

Table E-1 – Summary of Municipal Assets Considered Town-wide for General Services

Service	Estimated Useful Life
Library Services	
Materials and Equipment	7 years
Fire Services	
Land	N/A
Buildings	50 years
Equipment	15 years
Parks and Recreation	
Recreation Facilities	50 years
Park Improvements	15-20 years
Parkland Amenities	15-20 years
New Park Development	20 years
Vehicles and Equipment	10-15 years
Services Related to a Highway: Public Works and Fleet	
Buildings	30-50 years
Fleet	15 years
Equipment	15 years

Table E-2 – Summary of Municipal Assets Considered for Engineered Services

Service	Estimated Useful Life
Services Related to a Highway: Roads	
Roads	50 years
Intersection Improvement	60 years
Sidewalks	30 years
Wastewater	
Debentures	N/A
Wastewater System Upgrades	75 years
Water	
Debentures	N/A
Water System Upgrades	75 years
Stormwater	
Stormwater System Upgrades	75 years

Annual Provision

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

Based on the information obtained from Town’s current Asset Management Plans and Town staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services, excluding transit related infrastructure. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In

calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

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

Table E-3 and E-4 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2023-2032 and 2023-2041 DC recoverable portion. The year 2033 and 2042 have been included to calculate the annual contribution for the 2023-2032 and 2023-2041 periods as the expenditures in 2032 and 2041 will not trigger asset management contributions until 2033 and 2042, respectively. As shown in Table E-3, by 2033, the Town will need to fund an additional \$947,500 per annum in order to properly fund the full life cycle costs of the new assets related to the general services supported under the development charges by-law.

Table E-4 provides a separate analysis of the annual provisions required for the engineered services capital program as the program extends to 2041. As shown in Table E-4, the annual provision in 2042 amounts to \$2.23 million.

Table E-3 – Calculated Annual Provision by 2033 for General Services

Service	2023 - 2032 Capital Program		Calculated AMP Annual Provision by 2033	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Library Services	\$253,177	\$154,723	\$41,099	\$22,739
Fire Protection	\$2,971,542	\$6,112,458	\$60,777	\$125,448
Parks And Recreation	\$13,325,441	\$22,103,479	\$737,354	\$1,058,727
Services Related To A Highway: Public Works And Fleet	\$2,778,961	\$2,446,039	\$108,249	\$78,102
TOTAL	\$19,329,121	\$30,816,699	\$947,479	\$1,285,016

* Includes costs that will be recovered under future development charges studies (i.e. other development-related). Ineligible shares and shares of projects funded from available reserve funds are included.

Table E-4 – Calculated Annual Provision for 2042 for Engineered Services

Service	2023 - 2041 Capital Program		Calculated AMP Annual Provision by 2042	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Services Related To A Highway: Roads And Related	\$31,233,493	\$53,493,017	\$729,549	\$1,058,480
Storm Water Drainage And Control Services	\$47,298,477	\$67,834,383	\$678,751	\$939,439
Wastewater Services	\$50,212,056	\$47,437,466	\$645,820	\$667,239
Water Supply Services	\$11,911,542	\$11,705,008	\$173,831	\$139,050
TOTAL	\$140,655,568	\$180,469,874	\$2,227,951	\$2,804,208

* Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.

Financial Sustainability of the Program

Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Town’s projected growth. Over the next ten years (to 2032) the Town is projected to increase by approximately 2,200 households. In addition, the Town will also add nearly 2,000 new employees that will result in approximately 155,800 square metres of additional non-residential building space.

By 2041, there will be an increase of nearly 4,400 new households. In addition, the Town will also add nearly 4,000 new employees that will result in approximately 317,700 square metres of additional non-residential building space. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to

be allocated to the Town's reserves for the future replacement of these assets. This is aligned with the Town's current asset management plan practices.

B. Long-Term Capital and Operating Impact Analysis

As shown in Table E-5, by 2032, the Town's net operating costs are estimated to increase by \$1.90 million for property tax supported services. Increases in net operating costs will be experienced as new facilities are opened. Table E-6 shows that by 2041, the Town's net operating costs for engineered services will increase by \$871,000. Operating and maintenance costs will also increase as additions to the Town's road network are made.

Table E-7 summarizes the components of the development-related capital forecast that will require funding from non-DC sources. In total, \$84.42 million will need to be financed from non-DC sources over the 2023-2032 and 2023-2041 planning period. In addition, \$109.79 million in interim DC financing related to post-period shares of projects may be required or these costs may be recovered from other growth funding tools.

The share of the development-related capital forecast requiring funding from non-DC sources of \$84.42 million is related to replacement of existing Town facilities with newer and larger facilities that will benefit the existing community. Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

C. The Program is Deemed Financially Sustainable

In summary, the asset management plan and long-term capital and operating analysis included in this appendix demonstrates that the Town can afford to invest and operate the identified general and engineered services infrastructure over the 10-year and long-term planning period.

In addition, as part of the annual budget update the Town also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed.

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

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

APPENDIX E
TABLE E-5

TOWN OF FORT ERIE
COST OF GROWTH ANALYSIS ALL SERVICES EXCLUDING TRANSIT
ESTIMATED NET OPERATING COST OF THE PROPOSED
2023-2032 DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2023 dollars)

Category	Cost Driver (in 2023 \$)			Additional Operating Costs at 2032	Source and Commentary
	\$	unit measure	Quantity		
Library Services				\$0	
- Material Acquisitions	\$0	No additional costs	-	\$0	N/A
Fire Protection				\$540,000	
- Buildings, Land and Furnishings	\$45	per sq.ft. of new fire station space	12,000	\$540,000	Based on 2022 FIR and 2023 Capital Program
Parks And Recreation				\$366,300	
- Buildings, Land & Furnishings	\$10	per sq.ft. of new recreation space	2,000	\$20,000	Based on 2022 FIR and 2023 Capital Program
- Park Development and Facilities	\$10.00	per \$1,000 of total infrastructure value	\$ 34,630,000	\$346,300	Based on 2022 FIR and 2023 Capital Program
Public Works And Fleet				\$992,750	
- Buildings, Land and Fleet	\$190.00	per \$1,000 of total infrastructure value	\$ 5,225,000	\$992,750	Based on 2022 FIR and 2023 Capital Program
TOTAL ESTIMATED OPERATING COSTS				\$1,899,050	

APPENDIX E

TABLE E-6

TOWN OF FORT ERIE
 COST OF GROWTH ANALYSIS ALL SERVICES EXCLUDING TRANSIT
 ESTIMATED NET OPERATING COST OF THE PROPOSED
 2023-2041 DEVELOPMENT-RELATED CAPITAL PROGRAM
 (in constant 2023 dollars)

Category	Cost Driver (in 2023 \$)			Additional Operating Costs at 2041	Source and Commentary (Note 1)
	\$	unit measure	Quantity		
Roads And Related				\$871,000	
- Development-Related Roads Infrastructure	\$200	per household	4,355	\$871,000	Based on operating assumptions in comparable municipalities and 2023 Capital Program
TOTAL ESTIMATED OPERATING COSTS				\$871,000	

APPENDIX E
TABLE E-7

TOWN OF FORT ERIE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

General Services	Development-Related Capital Program (2023 - 2032)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
1 LIBRARY SERVICES	\$407.9	\$0.0	\$154.7	\$0.0	\$253.2
2 FIRE PROTECTION	\$9,084.0	\$3,624.0	\$94.5	\$2,394.0	\$2,971.5
3 PARKS AND RECREATION	\$35,428.9	\$7,597.7	\$4,455.1	\$10,050.6	\$13,325.4
4 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET	\$5,225.0	\$40.0	\$1,383.0	\$1,023.0	\$2,779.0
TOTAL GENERAL SERVICES	\$50,145.8	\$11,261.7	\$6,087.3	\$13,467.6	\$19,329.1

*Development related costs to be considered for funding from other tools and/or future DC Studies.

Engineered Services	Development-Related Capital Program (2023 - 2041)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
ENGINEERED SERVICES					
1 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED	\$84,430.1	\$28,151.7	\$3,115.0	\$21,929.9	\$31,233.5
2 STORM WATER DRAINAGE AND CONTROL SERVICES	\$114,649.2	\$29,019.4	\$4,964.1	\$33,367.2	\$47,298.5
3 WASTEWATER SERVICES	\$97,649.5	\$12,493.5	\$1,761.4	\$33,182.6	\$50,212.1
4 WATER SUPPLY SERVICES	\$23,616.6	\$3,490.0	\$372.3	\$7,842.7	\$11,911.5
TOTAL ENGINEERED SERVICES	\$320,345.4	\$73,154.7	\$10,212.8	\$96,322.4	\$140,655.6

*Development related costs to be considered for funding from other tools and/or future DC Studies.

TOTAL GENERAL AND ENGINEERED SERVICES	\$370,491.3	\$84,416.4	\$16,300.1	\$109,790.0	\$159,984.7
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Appendix F

Local Service Guidelines

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

The following guidelines set out in general terms the size and nature of engineered infrastructure that is included in the Town of Fort Erie 2023 Development Charges Study. For a project to be eligible to be funded completely or in part by development charges, the following will apply:

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

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

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

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

A. Watermains

Related to a Specific Development

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

Unrelated to a Specific Development (Local Trunk Watermains)

Local trunk watermains are water mains intended to primarily meet local neighbourhood area water demands and provide system reinforcement and for fire flows. Generally, these watermains are larger than 200 mm diameter in size. As such mains, when not constructed for a specific development(s) are considered to be development charge projects completely or in part.

B. Sanitary Sewer Mains

Related to a Specific Development

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

Unrelated to a Specific Development

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

C. Land Acquisition

Related to a Specific Development

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

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

Unrelated to a Specific Development

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

D. Road Related Works

Related to a Specific Development (Internal Roads)

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

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

Unrelated to a Specific Development

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

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

E. Streetlights and Sidewalks

Related to a Specific Development (Internal Roads)

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

Unrelated to a Specific Development

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

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

F. Bike Lanes/Bike Paths/Trails

Related to a Specific Development

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

Unrelated to a Specific Development (External)

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

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

G. Noise Abatement Measures

Related to a Specific Development

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

Unrelated to a Specific Development

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

H. Transportation Studies

Related to a Specific Development

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

I. Land Acquisition (Including Right-of-Way Utility Easements)

Related to a Specific Development

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

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

Unrelated to a Specific Development

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

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

Related to a Specific Development

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

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

Unrelated to a Specific Development

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

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

K. Storm Water Management (Retention/Detention Storage, Erosion Remediation)

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

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

Appendix G
Draft By-Law
(Provided Under Separate Cover)