



2024 Development Charge Background Study

City of Quinte West

For Public Circulation and Comment

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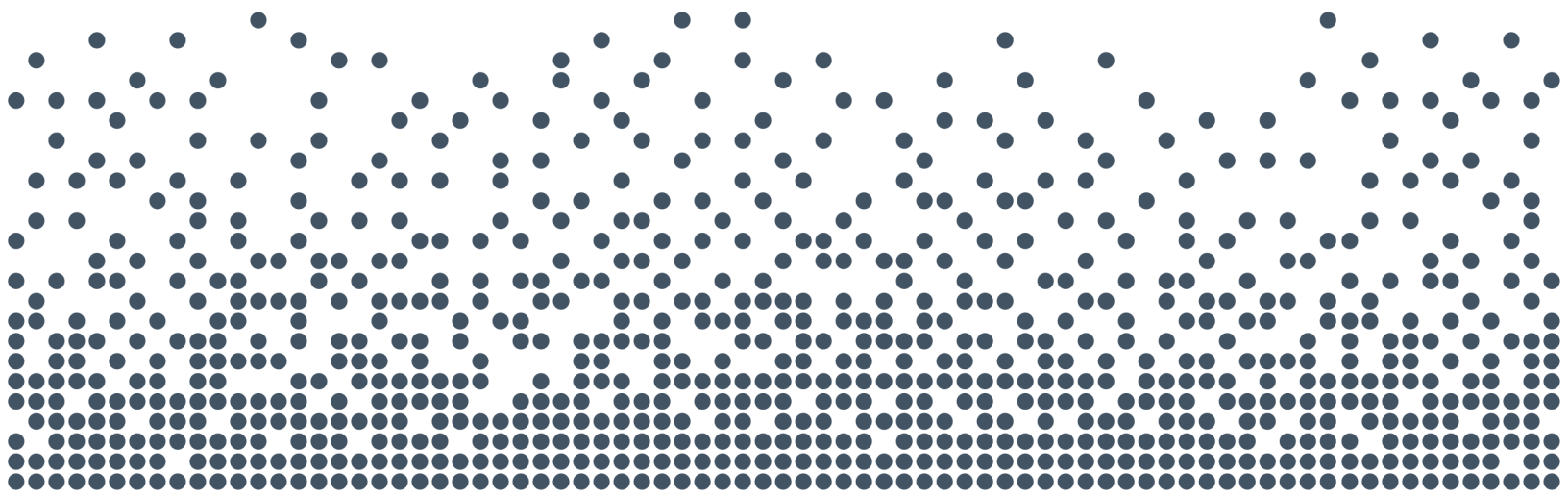
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	<i>Development Charges Act, 1997 as amended</i>
G.F.A.	Gross floor area
LPAT.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
OLT.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
sq.m.	square metre
sq.ft.	square foot
km	kilometre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for City of Quinte West (City) required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
 - Chapter 2 – Current City D.C. policy;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the City;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
 - Chapter 8 – Asset management plan requirements of the D.C.A.; and
 - Chapter 9 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation;
 - D.C. reserve funds;



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. calculation.
3. Changes to the D.C.A. were introduced through five bills passed in the Ontario legislature since the City's last D.C. by-law: Bill 109, and Bill 23, Bill 97, Bill 134, and Bill 185. The following provides a brief summary of the recent changes.

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

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. Further information is provided in subsection 1.3.1.

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

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.2 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;
- New statutory exemptions for affordable units, attainable units (to be in effect upon proclamation by the Lieutenant Governor);
- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;
- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;
- Capital cost definition has been revised to remove studies;



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

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

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

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);



- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
 - Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
 - To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
 - To modernize public notice requirements.
4. The City is undertaking a D.C. public process and anticipates passing a new by-law for the eligible services. The mandatory public meeting has been set for July 17, 2024 with adoption of the by-law anticipated for August 14, 2024, with the effective date of the new by-law to be determined in advance of the expiry of the current by-law on January 1, 2026.
5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 10-year period (2024 to 2033), 20-year period (2024-2043) and urban buildout period.



Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10-Year 2024 to 2033	20-Year 2024 to 2043	2024 to Urban Buildout
(Net) Population Increase	3,887	7,171	18,740
Residential Unit Increase	1,825	3,279	8,388
Non-Residential – Gross Floor Area Increase (sq.ft.)	817,700	1,433,300	2,633,800

Source: Watson & Associates Economists Ltd. forecast 2024.

6. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge. The following services are calculated based on a City-wide 10-year forecast:

- Fire Protection Services;
- Policing Services;
- Transit Services;
- Parks and Recreation Services;
- Library Services;
- Ambulance Services;
- Growth-Related Studies; and
- Waste Diversion Services.

The following service is calculated based on a City-wide 20-year forecast:

- Services Related to a Highway (including municipal works facilities, fleet and equipment).

The following area specific services are calculated based over the water and wastewater urban area buildout:

- Water Services; and
- Wastewater Services.

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



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

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total Gross Capital Costs	\$450,436,000
Less: Benefit to Existing Development	\$152,695,000
Less: Post Planning Period Benefit	\$34,080,000
Less: Other Deductions	\$7,174,000
Less: Existing D.C. Reserve Funds	\$9,301,000
Less: Grants, Subsidies and Other Contributions	\$432,000
Net Costs to be Recovered from Development Charges	\$246,752,000

Based on the above table, the City plans to spend \$450.4 million over the planning periods of which \$246.8 million (55%) is recoverable from D.C.s. Of the net \$246.8 million included in the calculation, \$206.7 million is recoverable from residential development and \$40.1 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast periods will total \$194.4 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs (presented in Table ES-2). Charges have been provided on an area-specific basis for Water and Wastewater Services and a City-wide basis for all other services. The corresponding single detached unit charge is \$37,525 in the urban serviced area. The non-residential charge is \$193.10 per sq.m. of building area. The calculated schedule of charges is presented in Table ES-3.



Table ES-3
Calculated Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Municipal Wide Services					
Services Related to a Highway	9,638	6,922	7,375	4,192	51.02
Fire Protection Services	170	122	130	74	0.97
Policing Services	775	557	593	337	4.31
Transit Services	85	61	65	37	0.43
Parks and Recreation Services	535	384	409	233	0.65
Library Services	280	201	214	122	0.32
Ambulance	246	177	188	107	1.40
Waste Diversion	72	52	55	31	0.00
Growth-Related Studies	150	108	115	65	0.75
Total Municipal Wide Services	11,951	8,584	9,144	5,198	59.85
Urban Services					
Wastewater Services	21,674	15,566	16,585	9,427	113.45
Water Services	3,900	2,801	2,984	1,696	19.81
Total Urban Services	25,574	18,367	19,569	11,123	133.26
TOTAL RURAL AREA	11,951	8,584	9,144	5,198	59.85
TOTAL WATER ONLY SERVICED AREA	15,851	11,385	12,128	6,894	79.65
TOTAL URBAN AREA (WATER AND WASTEWATER SERVICES)	37,525	26,951	28,713	16,321	193.10

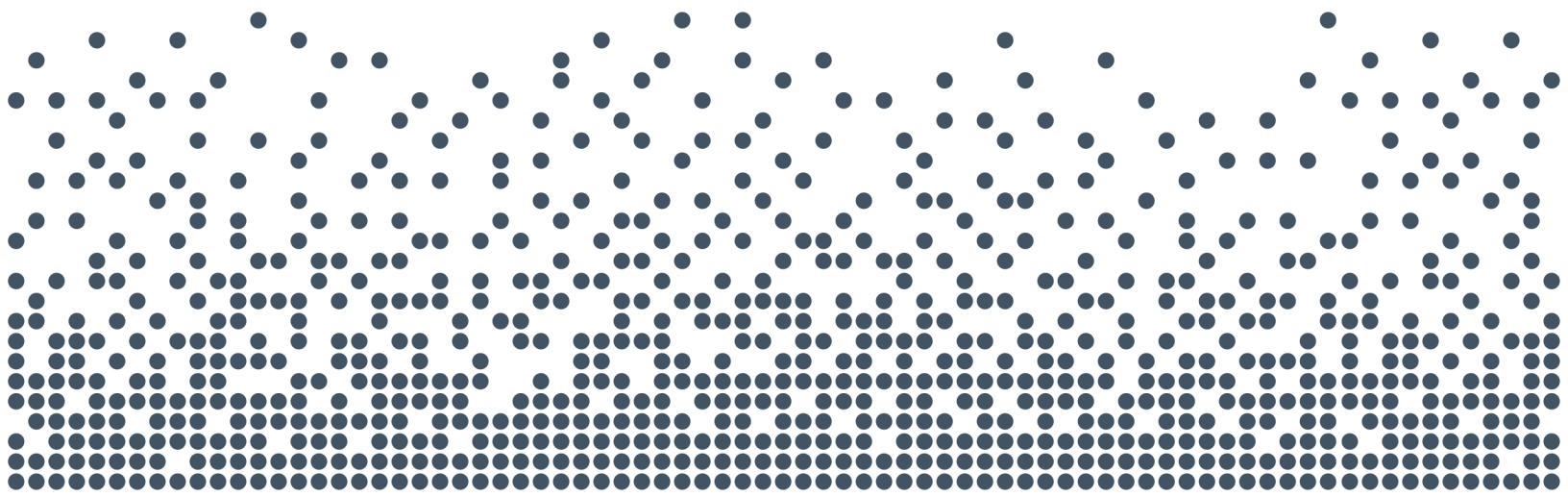


7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

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



- Where a lot levy, impost fee or development charge was collected as a condition for a lot created by consent pursuant to Section 53 of the *Planning Act*, R.S.O. 1990 c.P. 13; and
 - A grant equal to the calculated charge for residential and non-residential development within the commercial core areas.
 - Redevelopment credits provided where building permit issuance occurs within three years for conversion or demolitions of existing structures
 - Charges to be indexed annually on December 31 of each year, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix E. These decisions may include:
- adopting the charges and policies recommended herein;
 - considering additional exemptions to the by-law;
 - considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge); and
 - Determining the effective date of the by-law.



Development Charge Background Study



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

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

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

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

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



1.2 Summary of the Process

A public meeting required under Section 12 of the D.C.A. has been scheduled for July 17, 2024, at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the City’s website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study’s purpose, methodology and the proposed D.C. by-law for the City.

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

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

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

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

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

Process Steps	Dates
1. Project initiation meeting with City staff	April 2023
2. Data collection and staff interviews	April 2023 to January 2024
3. Present study process to City Council	July 23, 2023
4. Presentation of draft findings and D.C. policy discussion with City staff	January to May 2024
5. Presentation of draft findings and D.C. policies to City Council	June 5, 2024



Process Steps	Dates
6. D.C. Background Study and draft D.C. by-law available to public	By June 14, 2024
7. Public Meeting of Council	July 17, 2024
8. D.C. By-law passage (anticipated)	August 14, 2024
9. D.C. By-Law effective date	TBD, 2024
10. Newspaper notice given of by-law passage	By 20 days after passage
11. Last day for by-law appeal	40 days after passage
12. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since the City's last D.C. Study in 2020, a number of changes to the *Development Charges Act, 1997* have been introduced through various legislation including the following:

- *More Homes for Everyone Act, 2022* (Bill 109)
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97)
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185).

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

1.3.1 *More Homes for Everyone Act, 2022 (Bill 109)*

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included



amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

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

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

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

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

1.3.2.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:



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

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

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

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

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

- Affordable Rental Units:
 - The rent is no greater than the lesser of,
 - the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
 - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
 - The price of the residential unit is no greater than the lesser of,
 - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by



the Minister of Municipal Affairs and Housing in accordance with subsection (6), and

- 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
- **Attainable Units:** Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.2.4 New Statutory Exemption for Non-Profit Housing

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

1.3.2.5 Rental Housing Discount

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

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

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

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



1.3.2.7 Revised Definition of Capital Costs

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

1.3.2.8 Mandatory Phase-in of a D.C.

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

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

1.3.2.9 D.C. By-law Expiry

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

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

The Act allows interest to be charged on D.C.s calculated at the time of Site Plan or Zoning By-law Amendment applications (S.26.2 of the Act) and for mandatory installment payments (S. 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.2.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services,



wastewater services, and services related to a highway. Other services may be prescribed by the regulation.

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

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

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



Chapter 2

Current City of Quinte West D.C. Policy



2. Current City of Quinte West D.C. Policy

2.1 By-law Enactment

The City adopted their current D.C. by-law on December 7, 2020, which provides for City-wide and area-specific D.C.s to be imposed. The by-law will expire on January 1, 2026 and the following sections review the current D.C. policies within the by-law.

2.2 Services Covered

The following City-wide services are included under the current by-law:

- Services Related to a Highway (including municipal works facilities, fleet and equipment);
- Fire Protection Services;
- Police Services;
- Transit Services;
- Parks and Recreation Services;
- Library Services;
- Ambulance Services;
- Social Housing Services;
- Waste Diversion Services; and
- Growth Studies.

The following area specific services are included under the current by-law:

- Water Services; and
- Wastewater Services.

2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. The D.C.A. also allow the City to enter into alternative payment agreements with owners.



2.4 Indexing

The by-law provide for annual indexing of the charges on December 31st of each year. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.

Table 2-1
City of Quinte West
2024 Development Charges

Service	Residential				NON-RESIDENTIAL (per sq.m. of Gross Floor Area)
	Single and Semi- Detached Dwelling	Apartments & 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Other Multiples	
Municipal Wide Services					
Roads and Related Services	4,669	3,427	1,977	3,295	22.83
Fire Protection Services	235	173	98	165	1.20
Police Services	639	469	270	450	3.30
Transit Services	74	55	32	52	0.38
Parks and Recreation Services	394	290	167	279	0.38
Library Services	193	142	81	135	0.18
Ambulance Services	228	167	97	161	1.18
Social Housing	-	-	-	-	-
Waste Diversion Services	104	76	45	72	-
Growth Studies	64	48	26	46	0.33
Total Municipal Wide Services	6,600	4,847	2,793	4,655	29.78
Urban Services					
Wastewater Services	7,358	5,401	3,117	5,191	37.85
Water Services	1,052	773	446	743	5.43
Total Urban Services	8,410	6,174	3,563	5,934	43.28
Grand Total Rural Service Area	6,600	4,847	2,793	4,655	29.78
Grand Total Water Only Serviced Area	7,652	5,620	3,239	5,398	35.21
Grand Total Urban Services Area	15,010	11,021	6,356	10,589	73.06

2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that pre-exists three years prior to the date of payment of the D.C.

2.6 Area to Which the By-law Applies and Exemptions

The current by-law provides for the following statutory exemptions, including those that have been revised or introduced since the time of by-law passage:

- Upper/Lower Tier Governments and School Boards



- Development of lands intended for use by a university that received operating funds from the Government
- Existing industrial building expansions (may expand by 50% with no D.C.)
- Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Non-profit housing
- Inclusionary zoning affordable units
- Affordable housing
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount

The D.C. by-law also provides non-statutory exemptions from payment of D.C.s with respect to:

- Industrial developments;
- Where a lot levy, impost fee or development charge was collected as a condition for a lot created by consent pursuant to Section 53 of the *Planning Act*, R.S.O. 1990 c.P. 13; and
- A grant equal to the calculated charge for residential and non-residential development within the commercial core areas.



Chapter 3

Anticipated Development in the City of Quinte West



3. Anticipated Development in the City of Quinte West

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services over a 10-year (2024 to 2034), 20-year (2024 to 2044), and an urban buildout (2024 to urban buildout^[1]) time horizon.

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

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

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

- City of Quinte West 2022 Residential Land Needs Assessment Report, March 2022; by Quinte West Planning Department;
- City of Quinte West 2021 Water and Wastewater Master Plans, Master Plan Report - Final, December 6, 2021, by Jacobs;
- City of Quinte West Official Plan, 2023 10 Year Review Draft Document;
- City of Quinte West 2020 Development Charges Background Study, October 2, 2020, by Watson & Associates Economists Ltd.

[1] Urban buildout is based on the ultimate servicing capacity identified in the City of Quinte West 2021 Water and Wastewater Master Plan Report - Final, December 6, 2021. It is important to note urban buildout is based on servicing potential for the urban area, and the ultimate servicing capacity exceeds currently designated urban lands.



- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to July 2023 year-to-date period;
- Residential and non-residential supply opportunities as identified by City of Quinte West staff; and
- Discussions with City staff regarding anticipated residential and non-residential development in the City of Quinte West.

3.3 Summary of Growth Forecast

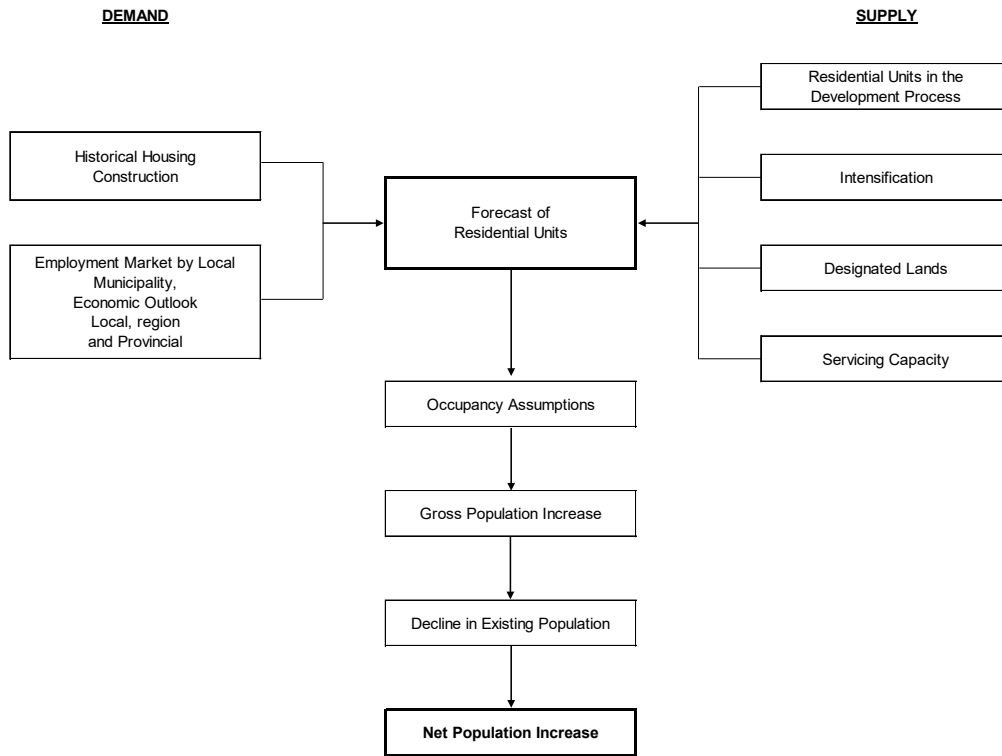
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the City and describes the basis for the forecast. The results of the residential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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the City (excluding census undercount) is anticipated to reach approximately 51,860 by early-2034, 55,180 by early-2044, and 66,900 by urban buildout, resulting in an increase of approximately 7,260, 8,010 and 18,980 persons, respectively. ^[1]

[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
City of Quinte West
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	44,240	43,086	536	42,550	13,854	586	2,474	468	17,382	487	2.479
	Mid 2016	44,750	43,577	712	42,865	14,330	665	2,425	415	17,835	647	2.443
	Mid 2021	47,810	46,560	580	45,980	15,360	740	2,535	425	19,060	527	2.443
Forecast	Early 2024	49,210	47,922	597	47,325	15,791	787	2,632	425	19,635	543	2.441
	Early 2034	53,250	51,861	649	51,212	16,959	1,085	2,991	425	21,460	590	2.417
	Early 2044	56,670	55,183	687	54,496	17,666	1,407	3,416	425	22,914	625	2.408
	Urban Buildout ^[4]	68,697	66,899	834	66,065	19,554	2,784	5,260	425	28,023	758	2.387
Incremental	Mid 2011 - Mid 2016	510	491	176	315	476	79	-49	-53	453	160	
	Mid 2016 - Mid 2021	3,060	2,983	-132	3,115	1,030	75	110	10	1,225	-120	
	Mid 2021 - Early 2024	1,400	1,362	17	1,345	431	47	97	0	575	16	
	Early 2024 - Early 2034	4,040	3,939	52	3,887	1,168	298	359	0	1,825	47	
	Early 2024 - Early 2044	7,460	7,261	90	7,171	1,875	620	784	0	3,279	82	
	Early 2024 - Urban Buildout ^[4]	19,487	18,977	237	18,740	3,763	1,997	2,628	0	8,388	215	

[1] Population includes the Census undercount estimated at approximately 2.7% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

[4] Urban buildout forecast is based on the ultimate servicing capacity identified in the City of Quinte West 2021 Water and Wastewater Master Plan Report - Final, December 6, 2021. It is important to note urban buildout is based on servicing potential for the urban area, and the ultimate servicing capacity exceeds currently designated urban lands.

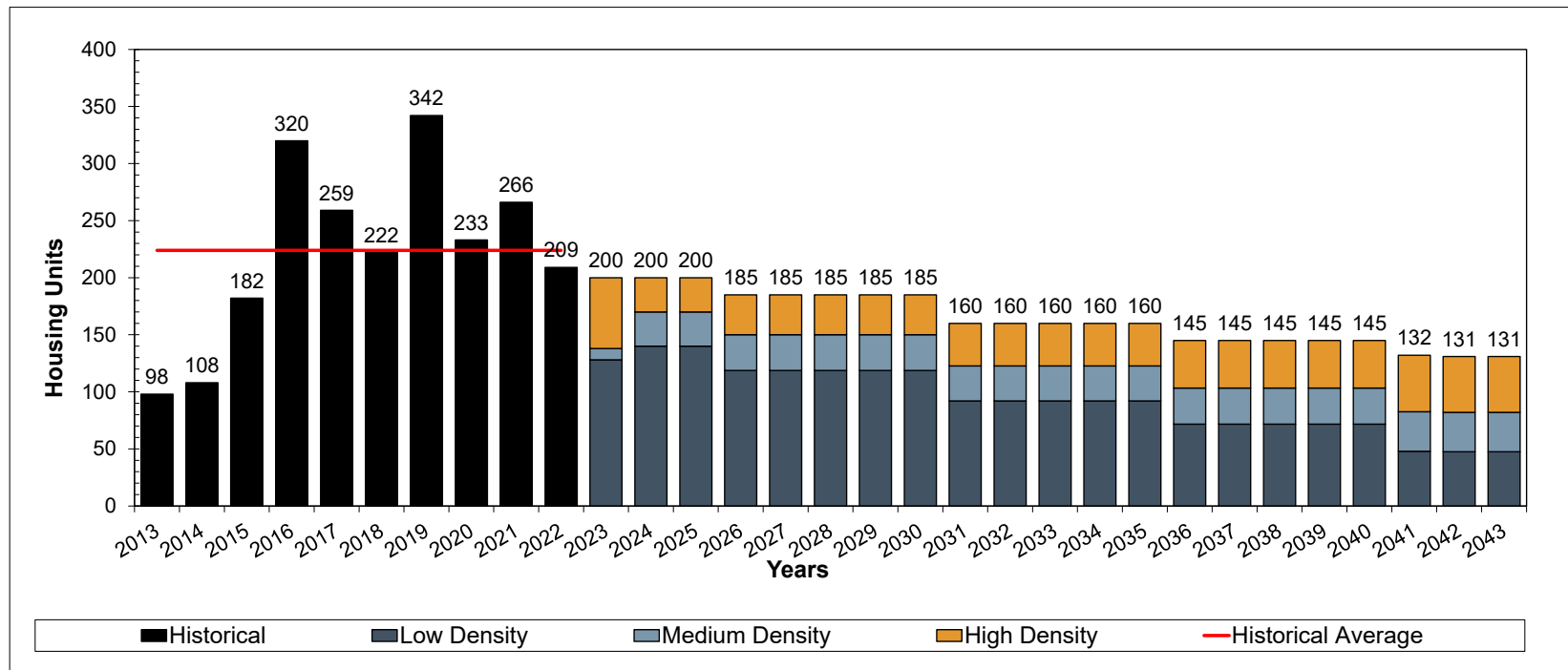
Notes:

Numbers may not add due to rounding.

Source: Derived from the City of Quinte West Official Plan, 2023 10 Year Review Draft Document, the City of Quinte West 2022 Residential Land Needs Assessment Report, March 2022, and the City of Quinte West 2021 Water and Wastewater Master Plans, Master Plan Report - Final, December 6, 2021, Jacobs, by Watson & Associates Economists Ltd.



Figure 3-2
City of Quinte West
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from City of Quinte West building permit data, 2013 to July 2023 year-to-date, by Watson & Associates Economists Ltd.



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

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

- The housing unit mix for the City was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications, and discussions with City staff regarding anticipated development trends for the City.
- Based on the above indicators, the 2024 to 2044 household growth forecast for the City is comprised of a unit mix of 57% low density units (single detached and semi-detached), 19% medium density (multiples except apartments) and 24% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the City.
- In accordance with forecast demand and available water and wastewater servicing capacity, the amount and percentage of forecast housing growth between 2024 and 2044 by development location is summarized below.

Table 3-2
City of Quinte West
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2024 to 2044	Percentage of Housing Growth, 2024 to 2044
Urban	2,860	87%
Rural	420	13%
City of Quinte West	3,280	100%

Note: Figures may not sum precisely due to rounding.



3. Planning Period

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

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

- The number of housing units to be constructed by urban buildout in the City of Quinte West over the forecast period is presented in Table 3-1. Over the 2024 to 2044 forecast period, the City is anticipated to average approximately 164 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 90 people between 2024 to 2044.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the City of Quinte West. Due to data limitations high density P.P.U. data was derived from Hastings County which includes the City of Quinte West, and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.743
 - Medium density: 1.970
 - High density: 1.749

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



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

- Existing households for early-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2024 to 2044 forecast period is forecast to decline by approximately 560.

6. Employment (Appendix A – Schedules 9a, 9b and 9c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the City divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[2],[3]} (place of work) for the City of Quinte West is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 150 primary (1%);
 - 1,080 work at home employment (6%);
 - 4,733 industrial (28%);
 - 4,668 commercial/population-related (28%); and
 - 6,065 institutional (36%).

^[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

^[2] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.



- The 2016 employment by usual place of work, including work at home, is 16,695. An additional 2,070 employees have been identified for the City of Quinte West in 2016 that have no fixed place of work (N.F.P.O.W.).^[1]
- Total employment, including work at home and N.F.P.O.W. for the City of Quinte West is anticipated to reach approximately 22,260 by early-2034, 23,190 by early-2044, and 25,720 by urban buildout. This represents an employment increase of approximately 1,300 for the 10-year forecast period, 2,240 for the 20-year forecast period, and 4,760 for the urban buildout forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the City of Quinte West (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 17,950 by early-2034, 18,690 by early-2044, and 20,350 by urban buildout. This represents an employment increase of approximately 1,010 for the 10-year forecast period, 1,750 for the 20-year forecast period, and 3,410 for the urban buildout forecast period.

7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:

^[2] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- 3,000 sq.ft. per employee for primary;
- 1,100 sq.ft. per employee for industrial;
- 500 sq.ft. per employee for commercial/population-related; and
- 700 sq.ft. per employee for institutional employment.
- The City-wide incremental G.F.A. is anticipated to increase by 817,700 sq.ft. over the 10-year forecast period, 1,433,300 over the 20-year forecast period, and 2,633,800 sq.ft. over the urban buildout forecast period.
- In terms of percentage growth, the 2024 to 2044 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 6%
 - industrial – 46%;
 - commercial/population-related – 18%; and
 - institutional – 29%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by area for the City of Quinte West.
- The amount and percentage of forecast total non-residential growth between 2024 and 2044 by development location is summarized below.

Table 3-3
City of Quinte West
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2024 to 2044	Percentage of Non-Residential G.F.A., 2024 to 2044
Urban	1,151,600	80%
Rural	281,700	20%
City of Quinte West	1,433,300	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

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

4.3 Increase in the Need for Service

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



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

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

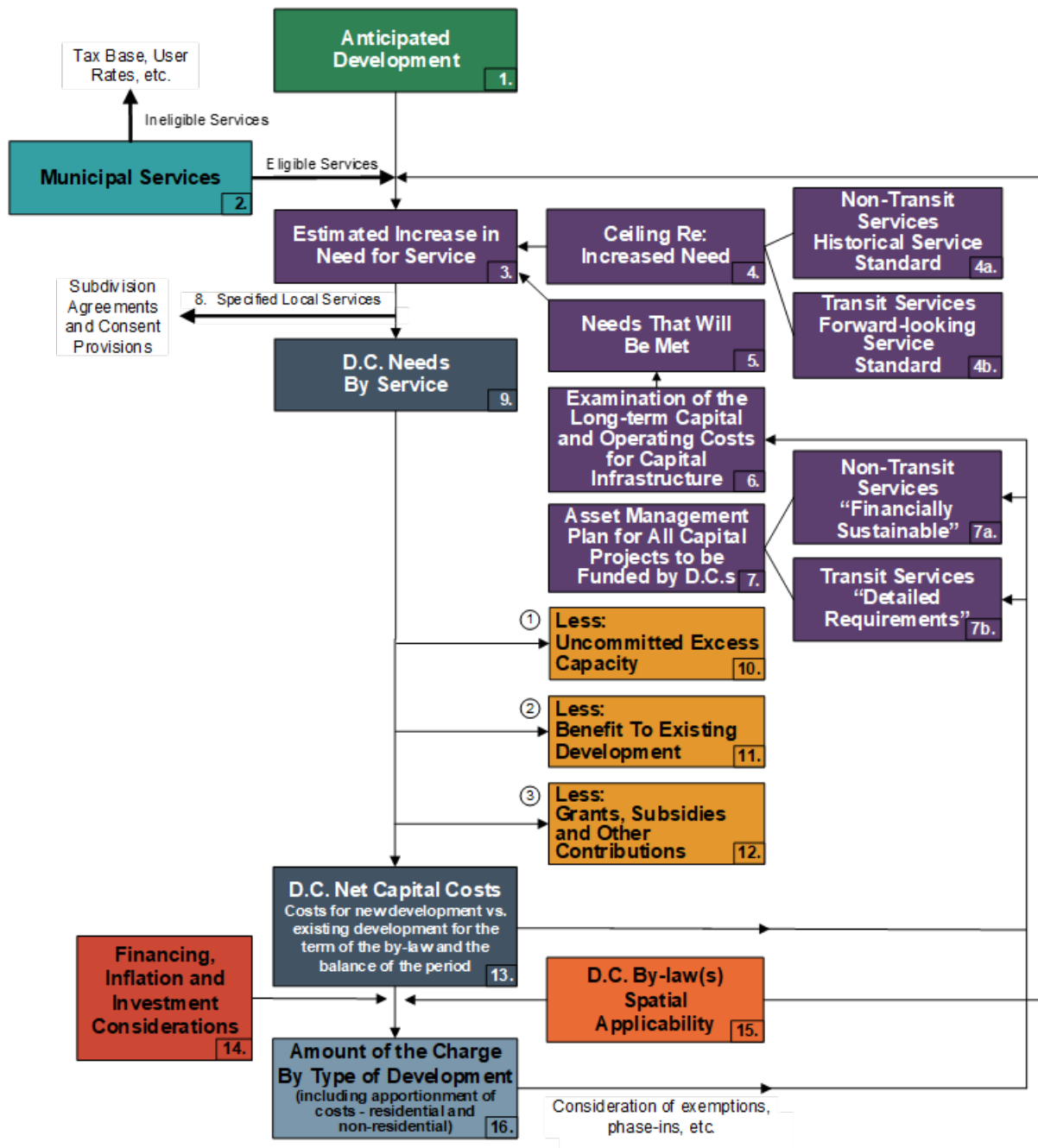




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

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

¹ with a 7+ year useful life



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

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ⁵
14. Services Related to Public Health	No No	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	No No	15.1 Childcare space 15.2 Vehicles ⁵
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports

¹ with a 7+ year useful life



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

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

4.4 Local Service Policy

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

4.5 Capital Forecast

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

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

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;



- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

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

4.6 Treatment of Credits

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

Outstanding D.C. credits have been included within the Water and Wastewater Service areas.

4.7 Eligible Debt and Committed Excess Capacity

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



In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.8 Existing Reserve Funds

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

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

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

The City D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. 2023 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2020 to 2023 period. These balances have been applied against future spending requirements for all services.



Table 4-3
City of Quinte West
Estimated D.C. Reserve Fund Balances

Service	Totals
Fire Protection Services	(\$195,071)
Parks and Recreation	\$937,300
Ambulance	\$61,638
Services Related to a Highway	\$5,165,281
Policing Services	\$282,002
Library Services	\$13,638
Water Services	\$530,875
Wastewater Services	\$2,197,057
Waste Diversion	\$32,237
Transit	\$19,570
Growth-Related Studies	\$61,598
Total	\$9,106,124

4.9 Deductions

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

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

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study..." O. Reg. 82.98 (s.4) goes further to indicate that, "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."



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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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

4.9.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and



- providing services where none previously existed (generally considered for water or wastewater services).

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

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

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

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related



to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-Wide vs. Area Rating

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

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

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

This section evaluates the development-related capital requirements for City-wide services over the 10-year planning period (2024-2033). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Fire Protection Services

Fire Protection Services are provided through 50,122 sq.ft. of facility space, 44 vehicles, and 162 equipment items. This historical level of investment results in an average level of service of \$843 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 3,887 net population growth, excluding institutional population), this results in a maximum D.C. eligible amount of \$3.3 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, \$265,000 in gross capital costs of growth-related projects have been identified, including equipment and study costs. \$115,000 has been deducted as a benefit to existing development and \$195,100 has been added to reflect existing D.C. reserve fund deficits to be recovered



over the forecast period resulting in \$345,800 being included in the calculation of the charge.

These D.C. eligible costs are then attributed 79% to residential development and 21% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 3,887 population and 1,008 employment). These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Policing Services

Policing Services are provided through 28,134 sq.ft. of facility space and 2 equipment items. This historical level of investment results in an average level of service of \$311 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 3,887 net population growth, excluding institutional population), this results in a maximum D.C. eligible amount of \$1.2 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, \$10.3 million in gross capital costs of growth-related projects have been identified, primarily related to the growth-related costs of the Police Headquarters. \$5.6 million has been deducted as a benefit to existing development and \$2.8 million has been deducted as a benefit to growth beyond the 10-year forecast period. After removing \$282,000 for the existing reserve fund balance, \$1.6 million has been included in the calculation of the charge.

These D.C. eligible costs are then attributed 79% to residential development and 21% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 3,887 population and 1,008 employment). These growth-related projects and costs are detailed in Table 5-2.

5.2.3 Transit Services

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

1. “The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.



2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study.”

Transit ridership is anticipated to increase with growth in the City at the same ridership per capita rates (i.e., 1.6 trips per capita). Over the 10-year forecast period, this equates to an increase in ridership of 6,329 trips.

Based on the forecast ridership and the fact that transit improvements will be used by both new and existing residents, approximately 8% of the incremental ridership is attributed to new development (i.e. incremental population growth represents 8% of the anticipated 2033 population).

Anticipated needs of the system include a new on-demand bus, shelters, vehicle storage, technology modernization, and future study costs. The gross capital cost for these projects is \$767,800. Deductions of \$574,600 and \$19,600 are applied for the benefit to existing development and for existing reserve fund balances. This results in a total of \$173,600 of growth-related needs being included in the D.C. calculation.

The net growth-related costs for transit services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 10-year forecast period (i.e. 79% residential/ 21% non-residential).



These growth-related projects and costs are detailed in Table 5-3.

5.2.4 Parks and Recreation Services

The City provides Parks and Recreation Services through the maintenance of 144 parkland amenities, 52 kms of trails, 195,906 sq.ft. of facility space, and 109 vehicle and equipment items across the City. This total historical level of investment results in an average level of service of \$2,939 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 3,887 net population growth, excluding institutional population), this results in a maximum D.C. eligible amount of \$11.4 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period \$6.7 million in gross capital costs have been identified for various parkland development and equipment needs. \$4.9 million has been deducted as a benefit to existing development and \$937,300 has been deducted for existing D.C. reserve funds resulting in \$ 907,600 being included in the calculation of the charge.

These D.C.-eligible costs are then attributed 95% to residential development as they are the primary uses of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-4.

5.2.5 Library Services

The City provides Library Services through 22,200 sq.ft. of facility space and the maintenance of 105,206 collection items. This total historical level of investment results in an average level of service of \$217 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 3,887 net population growth, excluding institutional population), this results in a maximum D.C. eligible amount of \$2.0 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, gross capital costs of \$505,800 have been identified from which \$17,800 has been deducted for the benefit to existing development and \$13,600 recognizing the existing reserve fund balance. This results in \$474,300 being included in the calculation of the charge.



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

5.2.6 Ambulance Services

Ambulance Services are provided in the City by Hastings County. The City's share for the assets used to provide service include 7,591 sq.ft. of facility space, and 8.1 vehicles. This total historical level of investment results in an average level of service of \$129 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 3,887 net population growth, excluding institutional population), this results in a maximum D.C. eligible amount of \$500,800 that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, \$6.8 million in gross capital costs of growth-related projects have been identified, including additional facility space. \$1.5 million has been deducted as a benefit to development beyond the forecast period and a further \$4.7 million has been deducted for the service provision to municipalities outside of Quinte West. 61,600 has been deducted for D.C. reserve funds already collected towards these needs resulting in \$500,800 being included in the calculation of the charge.

These D.C. eligible costs are then attributed 79% to residential development and 21% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 3,887 population and 1,008 employment). These growth-related projects and costs are detailed in Table 5-6.

5.2.7 Waste Diversion Services

The City provides Waste Diversion Services through curbside collection of organics. In total, the City's share contracted vehicles and equipment items results in an average level of service of \$30 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 3,887 net population growth, excluding institutional population), this results in a maximum D.C. eligible amount of \$115,200 that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, the capital component of collection costs and additional green bins have been identified. The



gross capital costs are \$260,200. \$92,500 has been deducted for the solid waste share of the incremental costs and \$20,300 has been deducted for the benefit to growth beyond the 10-year forecast period. After deducting the existing reserve fund balance of \$32,30, \$115,200 has been included in the calculation of the charge.

These D.C. eligible costs are then attributed 100% to residential development as they are the beneficiaries of this service. These growth-related projects and costs are detailed in Table 5-7.

5.2.8 Growth Related Studies

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

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

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

The following provides a list of the studies that have been identified for the 2024 to 2033 forecast period:

- D.C. Background Studies (2)
- Official Plan Updates (2)
- Zoning Bylaw Review (2)
- Secondary Growth Plan (2)
- Stormwater Master Plan

For planning related studies, a deduction of 10% of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services.



Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Fire protection services – 0.9%
- Policing services – 4.1%
- Transit services – 0.5%
- Parks and recreation services – 2.4%
- Library services – 1.2%
- Ambulance services – 1.3%
- Waste diversion services – 0.2%
- Services related to a highway – 89.2%

The total cost of these studies is \$530,000 of which \$152,500 is a benefit to existing development. A deduction of \$14,500 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund balance of \$61,600 has been deducted, resulting in a net D.C.-eligible cost of \$301,400 over the 10-year forecast period as presented in Table 5-8 below.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-9 below.



**Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services**

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non- Residential Share 21%
1	New Firefighter	2024-2033	14,200	-	14,200	-		14,200	11,218	2,982
2	Training Vehicle	2024-2033	74,200	-	74,200	18,600		55,600	43,924	11,676
3	Communications Tower	2024-2033	77,300	-	77,300	71,400		5,900	4,661	1,239
	Studies		-	-	-	-		-	-	-
4	Fire Master Plan	2027-2033	100,000	-	100,000	25,000		75,000	59,250	15,750
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		195,071	154,106	40,965
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Total		265,700	-	265,700	115,000	-	345,771	273,159	72,612



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

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non-Residential Share 21%
1	Camera & Network Upgrades	2024-2033	675,000	-	675,000	617,500		57,500	45,425	12,075
2	Police Station (NPV of future Principal Payments)	2024-2040	7,458,606	2,396,912	5,061,694	4,203,900		857,794	677,658	180,137
3	Police Station (NPV of future Interest Payments)	2024-2040	1,375,370	441,992	933,379	775,200		158,179	124,961	33,218
4	Post Period Benefit of Previous Police Station Debt Payments - Principal		577,042		577,042	-		577,042	455,863	121,179
5	Post Period Benefit of Previous Police Station Debt Payments - Interest		210,981		210,981	-		210,981	166,675	44,306
	Reserve Fund Adjustment		-	-	-	-		(282,002)	(222,782)	(59,220)
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Total		10,296,999	2,838,903	7,458,096	5,596,600	-	1,579,494	1,247,800	331,694



**Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Transit Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non- Residential Share 21%
	New Route - Loyalist		-	-	-	-		-	-	-
1	Transit Shelters/Hubs	2024-2033	63,900	-	63,900	59,000		4,900	3,871	1,029
			-	-	-	-		-	-	-
2	Outside Vehicle Storage with Pow	2024-2033	71,000	-	71,000	65,600		5,400	4,266	1,134
3	Specialized On-Demand Bus	2024-2033	63,900	-	63,900	59,000		4,900	3,871	1,029
4	Tranist Bus Tech Modernization	2024-2033	369,000	-	369,000	341,000		28,000	22,120	5,880
	Studies		-	-	-	-		-	-	-
5	Transit Master Plan	2027-2033	200,000	-	200,000	50,000		150,000	118,500	31,500
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(19,570)	(15,461)	(4,110)
			-	-	-	-		-	-	-
	Total		767,800	-	767,800	574,600	-	173,630	137,167	36,462



**Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Smits Park	2024	85,000	-	85,000	-		85,000	80,750	4,250
2	Bayswater Park	2026	35,500	-	35,500	-		35,500	33,725	1,775
3	Hillside Meadows Park	2025	85,000	-	85,000	-		85,000	80,750	4,250
4	Murray Heights Park	2024	85,000	-	85,000	-		85,000	80,750	4,250
5	Young's Cove Park	2025	71,000	-	71,000	-		71,000	67,450	3,550
6	New Turf Field	2025-2030	2,554,700	-	2,554,700	2,259,900		294,800	280,060	14,740
7	Frankford Softball Canteen/Washrooms (City Share)	2025-2033	354,800	-	354,800	324,600		30,200	28,690	1,510
8	Centennial Park Message Board Display	2025-2033	212,900	-	212,900	194,800		18,100	17,195	905
9	Centennial Park Multisurface Court	2025-2033	709,600	-	709,600	354,800		354,800	337,060	17,740
10	Centennial Lighting 2nd half of soccer 1&2	2025-2033	248,400	-	248,400	227,200		21,200	20,140	1,060
11	Centennial Park Special Events Building Storage	2025-2033	141,900	-	141,900	129,800		12,100	11,495	605
12	Two Full sized soccer pitches	2025-2033	567,700	-	567,700	283,900		283,800	269,610	14,190
13	Bain Park Comfort Station	2025-2033	1,135,400	-	1,135,400	1,038,600		96,800	91,960	4,840
14	Truck/Trailer/Mower	2024-2033	241,300	-	241,300	-		241,300	229,235	12,065
15	New Ball Diamond Groomer	2025	44,000	-	44,000	-		44,000	41,800	2,200
	Trails		-	-	-	-		-	-	-
16	Pine Marsh Lane Connecting Link	2024-2033	14,200	-	14,200	11,400		2,800	2,660	140
17	Rapid Roads Connecting Link - Bata Island	2024-2033	42,600	-	42,600	34,100		8,500	8,075	425
	Studies		-	-	-	-		-	-	-
18	Parks and Recreation Master Plan	2024	100,000	-	100,000	25,000		75,000	71,250	3,750
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(937,300)	(890,435)	(46,865)
	Total		6,729,000	-	6,729,000	4,884,100	-	907,600	862,220	45,380



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2024-2033								95%	5%
1	Additional Collections Material	2024-2033	385,552	-	385,552	-		385,552	366,274	19,278
2	Self Checkout Stations (1)	2024-2033	13,400	-	13,400	1,000		12,400	11,780	620
3	Remote Hold Locker	2024	56,800	-	56,800	4,300		52,500	49,875	2,625
	Studies		-	-	-	-		-	-	-
4	Library Strategic Plan	2024-2033	50,000	-	50,000	12,500		37,500	35,625	1,875
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(13,638)	(12,956)	(682)
			-	-	-	-		-	-	-
	Total		505,752	-	505,752	17,800	-	474,314	450,598	23,716



Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024-2033									79%	21%
1	Stirling EMS Base	2024	5,459,000	1,178,538	3,827,305	453,157	-		453,157	357,994	95,163
2	Additional Ambulances (4)	2024-2033	1,316,000	284,110	922,648	109,243	-		109,243	86,302	22,941
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(61,638)	(48,694)	(12,944)
			-	-		-	-		-	-	-
	Total		6,775,000	1,462,648	4,749,953	562,400	-	-	500,762	395,602	105,160



**Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services**

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
1	Waste Collection Contract	2024-2033	154,134	20,276	92,481	41,378	-		41,378	41,378	-
2	Green Bins	2024-2033	103,750			103,750	-		103,750	103,750	-
3	Post Period Benefit of D.C. Completed Projects		2,281			2,281	-		2,281	2,281	-
	Reserve Fund Adjustment								(32,237)	(32,237)	-
	Total		260,165	20,276	92,481	147,408	-	-	115,172	115,172	-



**Table 5-8
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2024-2033								
1	D.C. Background Study	2024-2028	60,000	-		60,000	-		60,000
2	D.C. Background Study	2029-2033	60,000	-		60,000	-		60,000
3	Official Plan Update	2024-2028	50,000	-	2,500	47,500	25,000		22,500
4	Official Plan Update	2029-2033	50,000	-	2,500	47,500	25,000		22,500
5	Zoning Bylaw Review	2024-2028	50,000	-	2,500	47,500	25,000		22,500
6	Zoning Bylaw Review	2029-2033	50,000	-	2,500	47,500	25,000		22,500
7	Secondary Growth Plan	2025-2028	30,000	-	2,250	27,750	7,500		20,250
8	Secondary Growth Plan	2029-2033	30,000	-	2,250	27,750	7,500		20,250
9	Stormwater Master Plan	2025-2033	150,000	-		150,000	37,500		112,500
			-	-		-	-		-
	Reserve Fund Adjustment			-		-	-		(61,598)
	Total		530,000	-	14,500	515,500	152,500	-	301,402



Table 5-9
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Class/ Service	Total	Residential Share	Non-Residential Share
Services Related to a Highway	185,610	148,488	37,122
Fire Protection Services	1,889	1,492	397
Policing Services	8,629	6,817	1,812
Transit Services	949	749	199
Parks and Recreation Services	4,959	4,711	248
Library Services	2,591	2,462	130
Ambulance	2,736	2,161	575
Waste Diversion	629	629	-
Stormwater Management Services	93,410	74,728	18,682
Total	301,402	242,238	59,164
Residential/Non-Residential %		80%	20%



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

This section evaluates the development-related capital requirements for City-wide services over the 20-year planning period (2024-2043).

5.3.1 Services Related to a Highway

The City currently provides Services Related to a Highway utilizing an inventory of 1,511 km of roads, 77 bridges and culverts, and 31 signalized intersections, and 3,092 streetlights. The services are also managed through the use of 175,020 sq.ft. of public works facility space and 142 vehicles and equipment items. This total historical level of investment results in an average level of service of \$35,055 per capita over the past 15-years. When applied against the anticipated population growth over the 20-year forecast period (i.e., 7,171 net population growth, excluding institutional population), this results in a maximum D.C. eligible amount of \$241,8 million that could be included in the calculation of the charge.

To provide service to new development over the 20-year forecast period, \$160.0 million in gross capital costs of growth-related projects have been identified based on needs identified in past master plans and D.C. background studies, as well as study costs and incremental interest costs associated with the capital program. \$88.3 million has been deducted as a benefit to existing development and a further \$29.8 million has been deducted for the benefit to growth beyond the 20-year forecast period. A further \$2.7 million has been deducted for other contributions as well as \$5.2 million for existing reserve fund balances. already collected towards these needs resulting in \$34.0 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 80% to residential development and 20% to non-residential development based on the relationship of population to employment growth anticipated over the 20-year forecast period (i.e., 7,171 population and 1,750 employment). These growth-related projects and costs are detailed in Table 5-10.



**Table 5-10
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway**

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
1	County Road 40: From 401 to Hwy 2 - Change to 4 Lanes	2030-2040	15,054,000	3,914,000		11,140,000	3,734,000		7,406,000	5,924,800	1,481,200
2	Wooler Rd Bridge Replacement and Foundations	2024	15,450,000	-	2,317,500	13,132,500	10,506,000		2,626,500	2,101,200	525,300
3	Wooler Rd Bridge - 2 to 4 lanes	2045	15,450,000	15,450,000		-	-		-	-	-
4	Sidney St - 2 to 4 lanes (North Murray to Hamilton)	2031-2040	4,199,000	1,091,700		3,107,300	1,380,000		1,727,300	1,381,840	345,460
5	Sidney St - 2 to 4 lanes (Hamilton to Monogram) w/underpass	2031-2040	20,001,000	5,200,300		14,800,700	12,000,000		2,800,700	2,240,560	560,140
6	2nd Dug Hill Road: From Hwy 2 to Creek	2025	4,969,000	-		4,969,000	1,080,000		3,889,000	3,111,200	777,800
7	Improve traffic flow along dixon and dundas corridor	2027-2029	1,305,000	-		1,305,000	978,800		326,200	260,960	65,240
8	DJ McDonald Bridge - Widening 2-4 Lanes	2033-2042	25,750,000	3,433,300		22,316,700	19,313,000		3,003,700	2,402,960	600,740
9	Dixon Drive: From Bridge to Sidney - Change to 4 Lanes	2030-2040	2,509,000	669,100		1,839,900	858,000		981,900	785,520	196,380
10	Dundas Street West: @ Fourth Avenue - Add a turning lane	2031-2040	515,000	-		515,000	334,800		180,200	144,160	36,040
11	Douglas Road: From Glen Miller to Foster Stearns	2024	515,000	-		515,000	113,300		401,700	321,360	80,340
12	Highway 2: From 2nd Dug Hill to County Rd 40 - Change to 4 Lanes	2026	5,295,000	-		5,295,000	1,218,000		4,077,000	3,261,600	815,400
13	New Service truck for Mechanics	2024	318,000	-		318,000	-		318,000	254,400	63,600
14	2 light fleet, 2 tandem plows and 1 sidewalk plow	2024-2042	1,349,000	-		1,349,000	-		1,349,000	1,079,200	269,800



Table 5-10 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
	Active Transportation		-	-		-	-		-	-	-
	Trails		-	-		-	-		-	-	-
15	N/S Connecting Link Trenton to Frankford	2033-2042	3,090,000	-		3,090,000	2,472,000		618,000	494,400	123,600
16	E/W link Bain Park to Centennial Park	2024	3,811,000	-		3,811,000	3,048,800	432,000	330,200	264,160	66,040
17	Paving & Lighting of trail from Dufferin to Canal - 5.3km	2032	3,399,000	-		3,399,000	2,719,200		679,800	543,840	135,960
18	Paving & Lighting of trail from Canal to Youngs Cove - 2.1km	2032	1,263,000	-		1,263,000	1,010,400		252,600	202,080	50,520
19	Paving & Lighting of Canal and Shore road connecting waterfront trail to Loyalist Pkwy - 1.1km	2032	661,000	-		661,000	528,800		132,200	105,760	26,440
20	Pedestrian Bridge over Murray Canal	2032	5,150,000	-		5,150,000	4,120,000		1,030,000	824,000	206,000
21	Two Viewing Platforms, signalled crosswalk on Hwy 33, boardwalk and pumphouse area upgrades.	2032	3,901,000	-		3,901,000	3,120,800		780,200	624,160	156,040
22	Active Transportation Plan Needs	2024-2030	10,669,000	-		10,669,000	8,989,200		1,679,800	1,343,840	335,960
23	Active Transportation Plan Needs	2031-2040	12,768,000	-		12,768,000	10,757,700		2,010,300	1,608,240	402,060
	Studies		-	-		-	-		-	-	-
24	Transportation Master Plan	2027-2033	200,000	-		200,000	50,000		150,000	120,000	30,000
			-	-		-	-		-	-	-
25	Net Present Value of Future Growth-Related Interest Payments	2024-2062	2,388,125	-		2,388,125	-		2,388,125	1,910,500	477,625
	Reserve Fund Adjustment		-	-		-	-		(5,165,281)	(4,132,224)	(1,033,056)
	Total		159,979,125	29,758,400	2,317,500	127,903,225	88,332,800	432,000	33,973,145	27,178,516	6,794,629



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

This section evaluates the development-related capital requirements for area-specific water and wastewater services over the urban serviced area buildout planning period (2024-Buildout). Water and Wastewater Services needs have been informed by the City's Water and Wastewater Master Plan with updated costing where available as well as outstanding D.C. credits, study costs, and incremental interest costs associated with the capital program.

5.4.1 Water Services

Capital needs of \$52.5 million for Water Services have been identified. \$20.4 million has been deducted as benefit to existing development and a further \$530,900 has been deducted to account for the existing reserve balance. The net growth-related costs of \$31.6 million (as detailed in Table 5-11) have been allocated to residential and non-residential development on the basis of incremental water flows over the forecast period (i.e., 85% residential and 15% non-residential).

5.4.2 Wastewater Services

Gross capital costs of \$211.6 million have been identified for growth-related wastewater infrastructure needs in the City over the buildout period. A deduction of \$32.6 million has been applied to account for the benefits to existing development, as well as a deduction of \$2.2 million for existing reserve funds, resulting in D.C. eligible costs of \$176.8 million being included in the calculation of the charge. Costs have been apportioned as 84% residential and 16% non-residential on the basis of incremental wastewater demand over the forecast period by residential and non-residential development. The growth-related capital needs are further detailed in Table 5-12.



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

Prj.No	City Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non- Residential Share 15%
		2024-Buildout									
		Trenton		-	-	-	-		-	-	-
1	WT-1 to WT-4	West End Trunk Water Main	2024	7,311,000	-	7,311,000	-		7,311,000	6,192,246	1,118,754
2	WT-7	Mt. Pelion Booster Station Upgrade (3 pumps at 89 L/s each)	2027	5,150,000	-	5,150,000	2,063,900		3,086,100	2,613,854	472,246
3	WT-8	Elevated Storage Tank (Trenton Zone 1)	2025 - 2027	11,330,000	-	11,330,000	5,665,000		5,665,000	4,798,122	866,878
4		Hillside North to Highway 2: 300mm Watermain Extension	2024-2025	721,000	-	721,000	-		721,000	610,670	110,330
5	WWT-2	FBI Trunk Upper 2nd Dug - Hillside West to Industrial Park - Water Portion	2024-2025	1,751,000	-	1,751,000	-		1,751,000	1,483,056	267,944
		Frankford		-	-	-	-		-	-	-
6	WF-1	Watermain to cross under Trent River at Hannah Ln (350 mm)	2042	3,687,000	-	3,687,000	2,456,600		1,230,400	1,042,120	188,280
7	WF-2	Trenton-Frankford Transmission Main (NPV of future debt payments)	2024-2043	7,362,122	-	7,362,122	4,905,400		2,456,722	2,080,786	375,936
8	WF-3	Frankford Booster Station (NPV of future debt payments)	2024-2043	1,758,936	-	1,758,936	1,172,000		586,936	497,121	89,815
9	WF-4	Elevated Storage Tank	2037	8,096,000	-	8,096,000	4,048,000		4,048,000	3,428,561	619,439
		Oversizing		-	-	-	-		-	-	-
10		Kelmencic Subdivision	2022	39,000	-	39,000	-		39,000	33,032	5,968
11		Woodland Heights Watermain	2024	406,063	-	406,063	-		406,063	343,926	62,137
12		Hillside Meadows Oversizing and Channelization	2024	78,933	-	78,933	-		78,933	66,854	12,079
13		Net Present Value of Future Growth-Related Interest Payments	2024-2063	4,136,474	-	4,136,474	-		4,136,474	3,503,496	632,977
14		Post Period Benefit of Frankford and Trenton Connection	2024-2063	507,672	-	507,672	-		507,672	429,986	77,686
		Studies		-	-	-	-		-	-	-
15		Water / Wastewater Master Plan	2027-2033	100,000	-	100,000	25,000		75,000	63,523	11,477
16		Water / Wastewater Master Plan	2037-2043	100,000	-	100,000	25,000		75,000	63,523	11,477
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(530,875)	(449,639)	(81,236)
				-	-	-	-		-	-	-
		Total		52,535,199	-	52,535,199	20,360,900	-	31,643,424	26,801,238	4,842,186



**Table 5-12
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Services**

Prj.No	City Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-Buildout	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
Trenton Sewers											
1	WWT-1	New 2nd Dug Hill Sewer - HWY-2 to Hillside West	2024	4,208,000	-	4,208,000	111,000		4,097,000	3,453,192	643,808
2	WWT-2	FBI Trunk Upper 2nd Dug - Hillside West to Industrial Park	2024	17,160,000	-	17,160,000	3,353,000		13,807,000	11,637,350	2,169,650
3	WWT-3	FBI Trunk Lower - Industrial Park to Dufferin Ave	2024	1,413,000	-	1,413,000	40,000		1,373,000	1,157,245	215,755
4	WWT-4	FBI Trunk Lower - Dufferin Ave to Creswell Dr	2024	4,424,000	-	4,424,000	918,000		3,506,000	2,955,063	550,937
5	WWT-5	FBI Trunk Lower - Creswell Dr to River Crossing	2024	1,275,000	-	1,275,000	516,000		759,000	639,730	119,270
6	WWT-7	King- Catherine to Dufferin	2040	630,000	-	630,000	96,000		534,000	450,087	83,913
7	WWT-8	Wooler Rd- Davis to Store	2024	2,400,000	-	2,400,000	330,000		2,070,000	1,744,718	325,282
8	WWT-11	Telephone- DS of Glenburnie FM	2035	418,000	-	418,000	52,000		366,000	308,486	57,514
9	WWT-13	Front DS of Water St SPS	2031	8,585,000	-	8,585,000	4,023,000		4,562,000	3,845,121	716,879
10	WWT-14	Front US River Crossing	2031	455,000	-	455,000	178,000		277,000	233,472	43,528
11		River Crossing Twin Sanitary Sewer, Dundas St. P.S. Upgrade (NPV of Future Debt Payments)	2024-2050	14,442,858	-	14,442,858	4,568,300		9,874,558	8,322,857	1,551,701
12		Post Period Benefit of Previous River Crossing Twin Sanitary Sewer, Dundas St. P.S. Upgrade Debt Payments	2024	745,993	-	745,993	-		745,993	628,767	117,226
				-	-	-	-		-	-	-
Trenton Facilities											
13	WWT-17	Water St SPS Pump Expansion	2024	109,000	-	109,000			109,000	91,872	17,128
14	WWT-21	Douglas Rd SPS Pump Expansion	2030	165,000	-	165,000			165,000	139,072	25,928
15	WWT-22	Trenton Wastewater Treatment Plant	2028-2029	60,389,000	-	60,389,000	5,150,000		55,239,000	46,558,673	8,680,327
16		Unfunded Post Period Benefit (Trenton WW Plant)	2024	9,451,948	-	9,451,948			9,451,948	7,966,657	1,485,291
17		Biosolids Storage (Batawa/Frankford/Trenton)	2045	11,289,000	-	11,289,000	9,191,600		2,097,400	1,767,812	329,588
Frankford Sewers											
18	WWF-1	N Trent St- Glenwood to Huffman	2031	1,397,000	-	1,397,000	681,000		716,000	603,487	112,513
19	WWF-2	N Trent St- North of Glenwood	2042	539,000	-	539,000	262,000		277,000	233,472	43,528
20	WWF-3	Kyle Ct- Mitchel to Huffman	2030	408,000	-	408,000	55,000		353,000	297,529	55,471
21	WWF-4	Huffman St- Kyle to Trent N	2030	113,000	-	113,000	17,000		96,000	80,914	15,086
22	WWF-5	Huffman St- Kyle to Trent N	2030	231,000	-	231,000	34,000		197,000	166,043	30,957
23	WWF-6	Huffman St- West of Kyle	2030	130,000	-	130,000	21,000		109,000	91,872	17,128
24	WWF-7	N Trent St- Huffman to Concession	2030	1,999,000	-	1,999,000	308,000		1,691,000	1,425,274	265,726
25	WWF-8	N Trent St- Concession towards WWTP	2030	527,000	-	527,000	80,000		447,000	376,758	70,242
26	WWF-9	N Trent St- Mill to Trent N SPS	2030	2,639,000	-	2,639,000	510,000		2,129,000	1,794,446	334,554
27	WWF-17	Riverside Pkwy- North of Stonegate	2030	1,097,000	-	1,097,000	188,000		909,000	766,159	142,841
28	WWF-18	Riverside Pkwy- South of Stonegate	2030	939,000	-	939,000	141,000		798,000	672,601	125,399



Table 5-12 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Services

Prj.No	City Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
		2024-Buildout									
		Frankford Facilities									
29	WWF-19	Oxford SPS FM Upgrade	2030	134,000	-	134,000	30,721		103,279	87,049	16,229
30	WWF-20	Riverside SPS Pump	2026-2027	4,635,000	-	4,635,000	695,250		3,939,750	3,320,653	619,097
31	WWF-21	Trent SPS Pump & FM Upgrade	2026	6,180,000	-	6,180,000	927,000		5,253,000	4,427,537	825,463
32	WWF-22	Frankford Wastewater Treatment Plant	2032	16,676,000	-	16,676,000			16,676,000	14,055,512	2,620,488
									-	-	-
		Batawa Sewers & Facilities									
33	WWB-1	Plant St from Fraser Dr to to WWTP	2042	1,092,000	-	1,092,000	134,000		958,000	807,459	150,541
34	WWB-3	Batawa Wastewater Treatment Plant	2042	4,604,000	-	4,604,000	-		4,604,000	3,880,522	723,478
					-	-	-		-	-	-
		Oversizing									
35		Woodland Heights Forcemain	2024	422,597	-	422,597			422,597	356,190	66,407
36		Woodland Heights Sanitary Sewer Oversizing	2024	37,772	-	37,772			37,772	31,837	5,936
37		Woodland Heights Pumping Station	2024	1,270,779	-	1,270,779			1,270,779	1,071,087	199,692
38		Hillside Meadows Oversizing and Channelization	2024	693,448	-	693,448			693,448	584,479	108,969
39		Net Present Value of Future Growth-Related Interest Payments	2024-2063	28,070,628		28,070,628			28,070,628	23,659,573	4,411,054
		Studies									
40		Water / Wastewater Master Plan	2027-2033	100,000	-	100,000	25,000		75,000	63,214	11,786
41		Water / Wastewater Master Plan	2037-2043	100,000	-	100,000	25,000		75,000	63,214	11,786
		Reserve Fund Adjustment		-	-	-	-		(2,197,057)	(1,851,809)	(345,248)
					-	-	-		-	-	-
		Total		211,596,023	-	211,596,023	32,660,871	-	176,738,095	148,965,244	27,772,851



Chapter 6

D.C. Calculation



6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council has been undertaken for the growth-related capital costs identified in Chapter 5. Table 6-1 presents the City-wide D.C. calculation for all City-wide services over the 10-year planning horizon (i.e., 2024-2033). Table 6-2 presents the D.C. calculation for services related to a highway over the 20-year planning horizon (i.e., 2024-2043). Finally, Table 6-3 presents the calculations for Water and Wastewater Services over the buildout period (i.e., 2024 - Urban Buildout).

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, all other multiples). The non-residential D.C. has been calculated uniformly on a per sq.m. of G.F.A. basis.

Table 6-4 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.m. of G.F.A. for non-residential development.

Tables 6-5 and 6-6 compare the current charges to the calculated charges presented herein for residential (single and semi-detached) and non-residential (per sq.m. of G.F.A.), respectively. The residential City-wide charges in the fully serviced urban areas, will increase by \$22,515 per unit (+150%) to \$37,525 per unit, while the non-residential City-wide charges will increase by \$120.04 per sq.m. (+164%) to \$193.10.



**Table 6-1
City-Wide Services D.C. Calculation
2024-2033**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Fire Protection Services	\$ 273,159	\$ 72,612	\$ 170	\$ 0.09
2. Policing Services	1,247,800	331,694	775	0.40
3. Transit Services	137,167	36,462	85	0.04
4. Parks and Recreation Services	862,220	45,380	535	0.06
5. Library Services	450,598	23,716	280	0.03
6. Ambulance	395,602	105,160	246	0.13
7. Waste Diversion	115,172	-	72	-
8. Growth-Related Studies	242,238	59,164	150	0.07
TOTAL	\$3,723,957	\$674,188	\$2,313	\$0.82
D.C.-Eligible Capital Cost	\$3,723,957	\$674,188		
10-Year Gross Population/GFA Growth (sq.ft.)	4,419	817,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$842.71	\$0.82		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.743	\$2,312		
Other Multiples	1.970	\$1,660		
Apartments - 2 Bedrooms +	2.099	\$1,769		
Apartments - Bachelor and 1 Bedroom	1.193	\$1,005		

**Table 6-2
City-Wide Services D.C. Calculation
2024-2043**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
8. Services Related to a Highway	\$ 27,178,516	\$ 6,794,629	\$ 9,638	\$ 4.74
TOTAL	\$27,178,516	\$6,794,629	\$9,638	\$4.74
D.C.-Eligible Capital Cost	\$27,178,516	\$6,794,629		
20-Year Gross Population/GFA Growth (sq.ft.)	7,735	1,433,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,513.71	\$4.74		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.743	\$9,638		
Other Multiples	1.970	\$6,922		
Apartments - 2 Bedrooms +	2.099	\$7,375		
Apartments - Bachelor and 1 Bedroom	1.193	\$4,192		



**Table 6-3
Area-Specific Water and Wastewater Services D.C. Calculation
2024-Urban Buildout**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
9. Wastewater Services	\$ 148,965,244	\$ 27,772,851	\$ 21,674	\$ 10.54
10. Water Services	26,801,238	4,842,186	3,900	1.84
TOTAL	\$148,965,244	\$27,772,851	\$21,674	10.54
D.C.-Eligible Capital Cost	\$148,965,244	\$27,772,851		
Buildout Gross Population/GFA Growth (sq.ft.)	18,853	2,633,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$7,901.41	\$10.54		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.743	\$21,674		
Other Multiples	1.970	\$15,566		
Apartments - 2 Bedrooms +	2.099	\$16,585		
Apartments - Bachelor and 1 Bedroom	1.193	\$9,426		

**Table 6-4
Schedule of Calculated D.C.s**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Municipal Wide Services					
Services Related to a Highway	9,638	6,922	7,375	4,192	51.02
Fire Protection Services	170	122	130	74	0.97
Policing Services	775	557	593	337	4.31
Transit Services	85	61	65	37	0.43
Parks and Recreation Services	535	384	409	233	0.65
Library Services	280	201	214	122	0.32
Ambulance	246	177	188	107	1.40
Waste Diversion	72	52	55	31	0.00
Growth-Related Studies	150	108	115	65	0.75
Total Municipal Wide Services	11,951	8,584	9,144	5,198	59.85
Urban Services					
Wastewater Services	21,674	15,566	16,585	9,427	113.45
Water Services	3,900	2,801	2,984	1,696	19.81
Total Urban Services	25,574	18,367	19,569	11,123	133.26
TOTAL RURAL AREA	11,951	8,584	9,144	5,198	59.85
TOTAL WATER ONLY SERVICED AREA	15,851	11,385	12,128	6,894	79.65
TOTAL URBAN AREA (WATER AND WASTEWATER SERVICES)	37,525	26,951	28,713	16,321	193.10



Table 6-5
Comparison of Current and Calculated D.C.s
Residential

Service	Current	Calculated	\$ Increase	% Increase
Municipal Wide Services				
Services Related to a Highway	4,669	9,638	4,969	106%
Fire Protection Services	235	170	(65)	-28%
Policing Services	639	775	136	21%
Transit Services	74	85	11	15%
Parks and Recreation Services	394	535	141	36%
Library Services	193	280	87	45%
Ambulance	228	246	18	8%
Waste Diversion	104	72	(32)	-31%
Administration Studies	64	150	86	134%
Total Municipal Wide Services	6,600	11,951	5,351	81%
Area Specific Services:				
Wastewater Services	7,358	21,674	14,316	195%
Water Services	1,052	3,900	2,848	271%
Total Area Specific Services	8,410	25,574	17,164	204%
Grand Total - Urban Area	15,010	37,525	22,515	150%



Table 6-6
Comparison of Current and Calculated D.C.s
Non-Residential

Non-Residential (per sq.m.) Comparison

Service	Current	Calculated	\$ Increase	% Increase
Municipal Wide Services/Classes:				
Services Related to a Highway	22.83	51.02	28.19	123%
Fire Protection Services	1.20	0.97	(0.23)	-19%
Policing Services	3.30	4.31	1.01	30%
Transit Services	0.38	0.43	0.05	13%
Parks and Recreation Services	0.38	0.65	0.27	70%
Library Services	0.18	0.32	0.14	79%
Ambulance	1.18	1.40	0.22	19%
Waste Diversion	-	-	-	
Administration Studies	0.33	0.75	0.42	128%
Total Municipal Wide Services	29.78	59.85	30.07	101%
Area Specific Services:				
Wastewater Services	37.85	113.45	75.60	200%
Water Services	5.43	19.81	14.38	265%
Total Area Specific Services	43.28	133.26	89.98	208%
Grand Total - Urban Area	73.06	193.10	120.04	164%



Chapter 7

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



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

7.1 Introduction

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

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

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

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

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

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

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

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



7.2 D.C. By-law Structure

It is recommended that:

- The City uses a uniform City-wide D.C. calculation for Fire Protection Services, Policing Services, Transit Services, Parks and Recreation Services, Library Services, Ambulance Services, Waste Diversion Services, Services Related to a Highway, and Growth-Related Studies. Area-specific D.C. calculations are to be used for Water Services, and Wastewater Services in the areas to which the services apply.
- The City uses one by-law for all services.

7.3 D.C. By-law Rules

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

7.3.1 *Payment in any Particular Case*

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

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

7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:



- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25-year period. Costs allocated to non-residential uses will be assigned based on the amount of square meters of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For Fire Protection Services, Policing Services, and Ambulance Services, a 79% residential and 21% non-residential attribution has been made based on a population vs. employment growth ratio over the City-wide forecast period;
 - For Transit Services and Ambulance Services a 79% residential and 21% non-residential attribution has been made based on a population vs. employment growth ratio over the City-wide forecast period;
 - For Parks and Recreation Services and Library Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - For Waste Diversion Services, 100% of the costs have been allocated to the residential sector;
 - For Water and Wastewater Services, the growth-related costs have been allocated to the residential and non-residential sector based on the anticipated water and wastewater flows over the forecast period; and
 - For Growth-Related Studies, an 80% residential and 20% non-residential attribution has been made based on the allocations summarized in Table 5-9.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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



The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 36 months (3 years) prior to the issuance of a building permit.

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

7.3.4 Exemptions (full or partial)

Statutory

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

Non-Statutory

- Where a lot levy, impost fee or development charge was collected as a condition for a lot created by consent pursuant to Section 53 of the *Planning Act*, R.S.O. 1990 c.P. 13; and
- A grant equal to the calculated charge for residential and non-residential development within the commercial core areas.



7.3.5 Transition

Transition options such as the timing of the by-law becoming effective, phase-in policies, and policies related to active development applications will be considered through the public consultation process.

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on December 31 each year (commencing in 2025) in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

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



7.3.8 D.C Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. The City's approach in prior by-laws has been to use area-specific charges for water and wastewater services. City-wide charges are imposed for all other services. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs or where services have a defined benefitting area.

Based on the foregoing and discussions with City staff, area-specific D.C.s are suitable for Water Services and Wastewater Services. The recommendations are to continue to apply municipal-wide all other services.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the City's D.C. collections be contributed into 11 separate reserve funds, including:

- Fire Protection Services;
- Policing Services;
- Transit Services;
- Parks and Recreation Services;
- Library Services;
- Ambulance Services;
- Waste Diversion Services;
- Services Related to a Highway;
- Growth-Related Studies;



- Water Services; and
- Wastewater Services.

7.4.2 By-law In-force Date

The by-law will come into effect on a date to be determined by City Council.

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

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

7.5 Other Recommendations

It is recommended that Council:

“Adopt the D.C. approach to calculate the charges on an area-specific bases for water and wastewater services, and on a uniform City-wide bases for all other services within this background study.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated June 13, 2024, subject to further annual review during the capital budget process.”

“Approve the D.C. Background Study dated June 13, 2024.”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

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

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

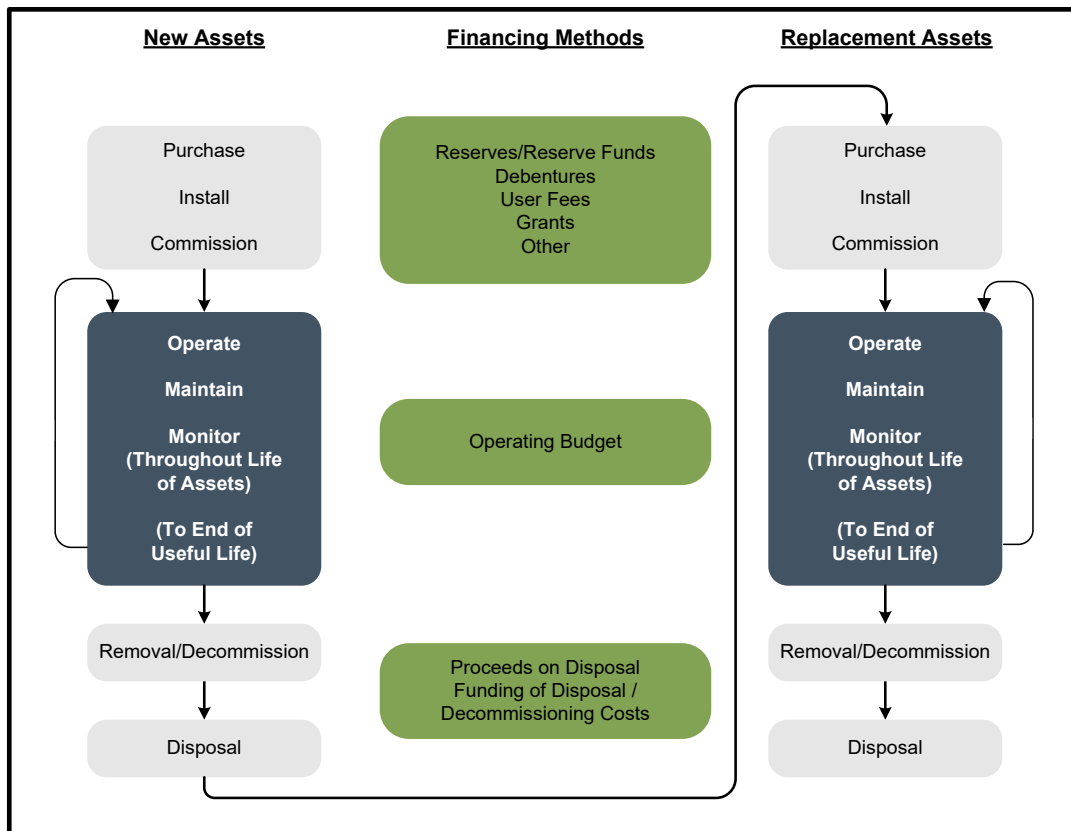
The Province's Infrastructure for *Jobs and Prosperity Act, 2015* (IJPA) was proclaimed on May 1, 2016. This legislation detailed principles for evidence-based and sustainable long-term infrastructure planning. The IJPA also gave the Province the authority to guide municipal asset management planning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



and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial AMP requirements, as follows:

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

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



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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

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

8.2 Non-Transit Services

In recognition to the schematic in Section 8.1, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As such, the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from City financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$25.4 million. Of this total, \$10.5 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$22.4 million. This amount, totalled with the existing operating revenues of \$12.7 million, provides annual revenues of \$144.1 million by the end of the period.



6. In consideration of the above, the capital plan is deemed to be financially sustainable when considering the impacts on a City-wide basis.

Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2024\$)

	2043 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$10,520,058
Annual Debt Payment on Post Period Capital ²	\$2,297,299
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$1,739,417
Annual Lifecycle - Area-specific Services ³	\$4,849,526
Sub-Total - Annual Lifecycle	\$6,588,943
Incremental Operating Costs (for D.C. Services)	\$6,021,941
Total Expenditures	\$25,428,242
Revenue (Annualized)	
Total Existing Revenue ⁴	\$121,709,548
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$22,378,838
Total Revenues	\$144,088,386

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific calculations have been included

⁴ As per Sch. 10 of FIR

8.3 Transit Services

In regard to the D.C.A. requirements for asset management for transit services, Ontario Regulation 82/98 (as amended) provides the following:

“8(3) If a council of a municipality proposes to impose a development charge in respect of transit services, the asset management plan referred to in subsection 10 (2) (c.2) of the Act shall include the following in respect of those services”



Provided in Table 8-2 are the individual items prescribed by subsection 8(3) of the Regulation (as amended), which are addressed in the following sections.

Table 8-2
Transit Services D.C. Background Study A.M.P. Requirements

Ontario Regulation 82/98, as amended subsection 8(3) Requirements
<p>1. A section that sets out the state of local infrastructure and that sets out,</p> <ul style="list-style-type: none"> i. the types of assets and their quantity or extent, ii. the financial accounting valuation and replacement cost valuation for all assets, iii. the asset age distribution and asset age as a proportion of expected useful life for all assets, and iv. the asset condition based on standard engineering practices for all assets.
<p>2. A section that sets out the proposed level of service and that,</p> <ul style="list-style-type: none"> i. defines the proposed level of service through timeframes and performance measures, ii. discusses any external trends or issues that may affect the proposed level of service or the municipality's ability to meet it, and iii. shows current performance relative to the targets set out.
<p>3. An asset management strategy that,</p> <ul style="list-style-type: none"> i. sets out planned actions that will enable the assets to provide the proposed level of service in a sustainable way, while managing risk, at the lowest life cycle cost, ii. is based on an assessment of potential options to achieve the proposed level of service, which assessment compares, <ul style="list-style-type: none"> A. life cycle costs, B. all other relevant direct and indirect costs and benefits, and C. the risks associated with the potential options, iii. contains a summary of, in relation to achieving the proposed level of service, (not defined clearly) <ul style="list-style-type: none"> A. non-infrastructure solutions, B. maintenance activities, C. renewal and rehabilitation activities, D. replacement activities, E. disposal activities, and F. expansion activities, iv. discusses the procurement measures that are intended to achieve the proposed level of service, and v. includes an overview of the risks associated with the strategy and any actions that will be taken in response to those risks.
<p>4. A financial strategy that,</p> <ul style="list-style-type: none"> i. shows the yearly expenditure forecasts that are proposed to achieve the proposed level of service, categorized by, <ul style="list-style-type: none"> A. non-infrastructure solutions, B. maintenance activities, C. renewal and rehabilitation activities, D. replacement activities, E. disposal activities, and F. expansion activities, ii. provides actual expenditures in respect of the categories set out in sub-subparagraphs i A to F from the previous two years, if available, for comparison purposes, iii. gives a breakdown of yearly revenues by source, iv. discusses key assumptions and alternative scenarios where appropriate, (see associated text) and v. identifies any funding shortfall relative to financial requirements that cannot be eliminated by revising service levels, asset management or financing strategies, and discusses the impact of the shortfall and how the impact will be managed.



8.3.1 State of Local Infrastructure

To present an overall state of the infrastructure for transit assets, asset inventory, asset valuation, and age have been summarized from information provided by City staff.

The transit assets included in this A.M.P. are the 27 Transit Services fleet vehicles. Provided in Table 8-3 is a high-level summary of the transit assets, useful life estimates, age, and replacement costs. In total, transit assets within the City have a replacement value of \$2.9 million.

Table 8-3
Asset Inventory and Valuation

Description	Number of Vehicles	Useful Life	Age	Total Replacement Costs
Transit Fleet	27	7	7.3	2,912,000

Asset age and useful life has been compiled from data received from the City. In aggregate, transit fleet has an average useful life of 7 years and are 7.3 years old. Summarized in Table 8-4 is the distribution of total asset replacement value by the percentage of estimated useful life consumed. Based on the distribution of replacement value, all of the transit assets have consumed greater than 50% of their useful lives while two thirds have consumed more than 75% of their respective useful lives. This distribution is reflective of the City's current fleet replacement practices.

Table 8-4
Distribution of Asset Value by Percentage of Useful Life Consumed

Description	Percentage of Useful Life Consumed			
	0-25%	25%-50%	50%-75%	75%-100%
Total Asset Replacement Value	-	-	959,282	1,952,718
% of Asset Replacement Value	0%	0%	33%	67%

The City maintains a regular replacement schedule of transit vehicles as required on a condition basis or to meet with changes in regulations.

8.3.2 Expected Levels of Service

A level of service (L.O.S.) analysis gives the City an opportunity to document the L.O.S. that is currently being provided and compare it to the L.O.S. that is expected. This can



be done through a review of current practices and procedures, an examination of trends or issues facing the City, or through an analysis of performance measures and targets that staff can use to measure performance.

Expected L.O.S. can be impacted by a number of factors, including:

1. Legislative requirements;
2. Strategic planning goals and objectives;
3. Resident expectations;
4. Council or City staff expectations; and
5. Financial or resource constraints.

The previous task of determining the state of the City's asset infrastructure establishes the asset inventory and condition, to guide the refinement and upkeep of asset infrastructure. It is important to document an expected L.O.S. that is realistic to the City. It is common to strive for the highest L.O.S., however these service levels usually come at a cost. It is also helpful to consider the risk associated with a certain L.O.S. Therefore, expected L.O.S. should be determined in a way that balances both level of investment and associated risk to the City.

The City's capital budget forecast and Transit Service expansion plans measure the planned level of service in terms of increased ridership, replacement of buses and operational improvements (i.e. service expansion).

The City will be maintaining existing services in addition to the having recently introduced a new route to continue to improve and expand services.

8.3.3 Asset Management Strategy

The asset management strategy provides the recommended course of actions required to deliver the expected L.O.S. discussed in the previous section in a sustainable fashion. The course of actions, when combined together, form a long-term operating and capital forecast that includes:

- a) Non-infrastructure solutions: reduce costs and/or extend expected useful life estimates;



- b) Maintenance activities: regularly scheduled activities to maintain existing useful life levels, or repairs needed due to unplanned events;
- c) Renewal/Rehabilitation: significant repairs or maintenance planned to increase the useful life of assets;
- d) Replacement/Disposal: complete disposal and replacement of assets, when renewal or rehabilitation is no longer an option; and
- e) Expansion: given planned growth as outlined in Chapter 3.

The planned level of service primarily includes infrastructure-related solutions such as improving services (i.e. technology modernization) and additional transit shelters/hubs. Furthermore, the City will also require an additional specialized on demand transit bus and the creation of additional outdoor vehicle storage to accommodate the increase in fleet that was identified in the prior D.C. background study. This planned level of service will result in both operating and capital budget impacts over the forecast period. This has to be taken into consideration with the objective of increasing ridership while mitigating risk.

Table 8-5 presents the annual lifecycle costs for the transit service assets based on the recommended actions described above. A fundamental approach to calculating the cost of using a capital asset and for the provision of the revenue required when the time comes to retire and replace it is the “sinking fund method”. This method first estimates the future value of the asset at the time of replacement, by inflating the current value of the asset at an assumed annual capital inflation rate. A calculation is then performed to determine annual contributions which, when invested in a reserve fund, will grow with interest to a balance equal to the future replacement cost. The contributions are calculated such that they also increase annually with inflation.

Table 8-5
Annual Lifecycle Cost

Description	Annual Lifecycle Cost
Transit Shelters/Hubs	3,900
Outside Vehicle Storage with Power	2,586
Specialized On-Demand Bus	9,866
Tranist Bus Tech Modernization	22,524
Total	38,876



8.3.4 Financing Strategy

The financing strategy outlines the suggested financial approach to fund the recommended asset management strategy outlined in Section 8.3.3. This forecast expands on the City's 2024 operating and capital budgets. The financial forecast within this section of the asset management plan includes:

1. Annual expenditure forecasts broken down by:
 - Maintenance/non-infrastructure solutions;
 - Renewal/rehabilitation activities;
 - Replacement/disposal activities; and
 - Expansion activities.
2. A breakdown of annual funding/revenue by source.

A summary of the replacement/disposal and expansionary capital needs over the 10-year forecast period are presented in Table 8-6.

Table 8-6
Replacement/Disposal and Expansionary Capital

Description	Total
Replacement / Disposal	
<u>Fleet</u>	
New Transit Buses	2,080,000
Mobility Buses	840,000
Yearly Allotment for Shelters	230,000
Expansion Activities	
<u>Fleet</u>	
Transit Shelters/Hubs	64,000
Outside Vehicle Storage with Power	71,000
Specialized On-Demand Bus	64,000
Tranist Bus Tech Modernization	369,000
Total	3,718,000

The financing strategy forecast, presented in Table 8-7, assumes that all non-D.C.-eligible costs, not proposed to be funded (i.e. replacement capital and non-growth capital) will be debt funded. Furthermore, operating costs have been forecast to increase by 8% over the forecast period based on the anticipated increase in ridership.



Transit passenger revenues have been forecast such that the relationship of fare revenue to ridership is maintained. No changes to miscellaneous revenue sources have been assumed beyond those identified in the 2024 budget.

Tax based support to fund operating and capital costs not funded from other sources (e.g. D.C.s and gas tax) is forecast to increase from \$1.5 to \$1.8 million over the forecast period.



Table 8-7
Financing Strategy

Expenditure Forecast										
Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Maintenance / Non-Infrastructure Solutions										
Base Operating Costs ¹	2,362,632	2,362,632	2,362,632	2,362,632	2,362,632	2,362,632	2,362,632	2,362,632	2,362,632	2,362,632
Incremental Operating Costs ²	18,723	37,447	56,170	74,893	93,616	112,340	131,063	149,786	168,510	187,233
Replacement / Disposal										
Debt Funded										
Fleet										
New Transit Buses		15,000	30,000	45,000	60,000	75,000	90,000	105,000	120,000	135,000
Mobility Buses		6,000	12,000	18,000	24,000	30,000	36,000	42,000	48,000	54,000
Yearly Allotment for Shelters		2,000	4,000	6,000	8,000	10,000	12,000	14,000	16,000	18,000
Expansion Activities³										
D.C. Funded										
Transit Shelters/Hubs	486	486	486	486	486	486	486	486	486	486
Outside Vehicle Storage with Power	539	539	539	539	539	539	539	539	539	539
Specialized On-Demand Bus	486	486	486	486	486	486	486	486	486	486
Tranist Bus Tech Modernization	2,801	2,801	2,801	2,801	2,801	2,801	2,801	2,801	2,801	2,801
Debt Funded										
Fleet										
Transit Shelters/Hubs		400	800	1,200	1,600	2,000	2,400	2,800	3,200	3,600
Outside Vehicle Storage with Power		500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500
Specialized On-Demand Bus		400	800	1,200	1,600	2,000	2,400	2,800	3,200	3,600
Tranist Bus Tech Modernization		2,400	4,800	7,200	9,600	12,000	14,400	16,800	19,200	21,600
Total	2,385,667	2,427,390	2,469,113	2,510,836	2,552,560	2,594,283	2,636,006	2,677,730	2,719,453	2,761,176

1. 2024 Operating Budget
2. Forecast based on ridership increase.
3. Estimated Timing of Expansion Activities

Revenue Forecast										
Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Operating										
Fares	255,476	255,476	255,476	255,476	255,476	255,476	255,476	255,476	255,476	255,476
Incremental Fare Revenue ²	2,025	4,049	7,220	10,390	13,561	16,732	19,902	23,073	26,244	29,414
Other (Gas Tax)	532,000	532,000	532,000	532,000	532,000	532,000	532,000	532,000	532,000	532,000
Capital										
D.C. Revenue	4,311	4,311	4,311	4,311	4,311	4,311	4,311	4,311	4,311	4,311
Reserves	82,500	82,500	82,500	82,500	82,500	82,500	82,500	82,500	82,500	82,500
Municipal Contribution	1,509,355	1,549,053	1,587,606	1,626,159	1,664,711	1,703,264	1,741,817	1,780,369	1,818,922	1,857,474
Total	2,385,667	2,427,390	2,469,113	2,510,836	2,552,560	2,594,283	2,636,006	2,677,730	2,719,453	2,761,176

1. 2024 Operating Budget
2. Forecast based on ridership increase.



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

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

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



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

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

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 Introduction

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

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

9.3.2 Notice of Passage

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

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

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

9.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;



- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

9.3.4 Appeals

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

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

9.3.5 Complaints

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

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

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



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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

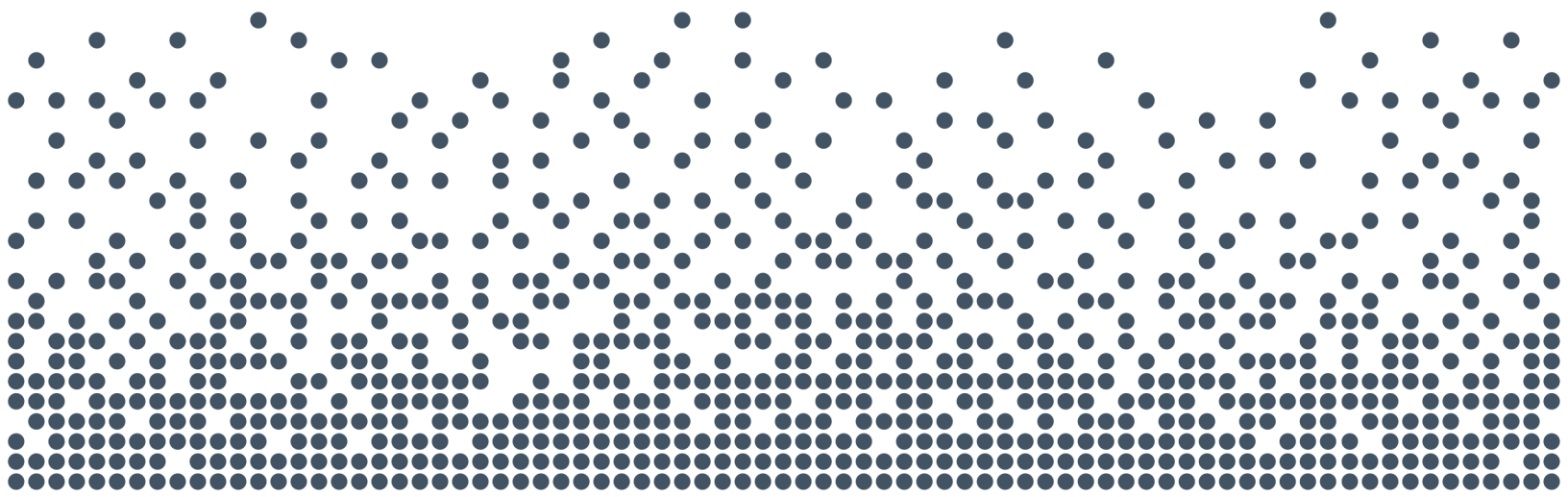


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 City of Quinte West Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	44,240	43,086	536	42,550	13,854	586	2,474	468	17,382	487	2.479
	Mid 2016	44,750	43,577	712	42,865	14,330	665	2,425	415	17,835	647	2.443
	Mid 2021	47,810	46,560	580	45,980	15,360	740	2,535	425	19,060	527	2.443
Forecast	Early 2024	49,210	47,922	597	47,325	15,791	787	2,632	425	19,635	543	2.441
	Early 2034	53,250	51,861	649	51,212	16,959	1,085	2,991	425	21,460	590	2.417
	Early 2044	56,670	55,183	687	54,496	17,666	1,407	3,416	425	22,914	625	2.408
	Urban Buildout ^[4]	68,697	66,899	834	66,065	19,554	2,784	5,260	425	28,023	758	2.387
Incremental	Mid 2011 - Mid 2016	510	491	176	315	476	79	-49	-53	453	160	
	Mid 2016 - Mid 2021	3,060	2,983	-132	3,115	1,030	75	110	10	1,225	-120	
	Mid 2021 - Early 2024	1,400	1,362	17	1,345	431	47	97	0	575	16	
	Early 2024 - Early 2034	4,040	3,939	52	3,887	1,168	298	359	0	1,825	47	
	Early 2024 - Early 2044	7,460	7,261	90	7,171	1,875	620	784	0	3,279	82	
	Early 2024 - Urban Buildout ^[4]	19,487	18,977	237	18,740	3,763	1,997	2,628	0	8,388	215	

^[1] Population includes the Census undercount estimated at approximately 2.7% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

^[4] Urban buildout forecast is based on the ultimate servicing capacity identified in the City of Quinte West 2021 Water and Wastewater Master Plan Report - Final, December 6, 2021. It is important to note urban buildout is based on servicing potential for the urban area, and the ultimate servicing capacity exceeds currently designated urban lands.

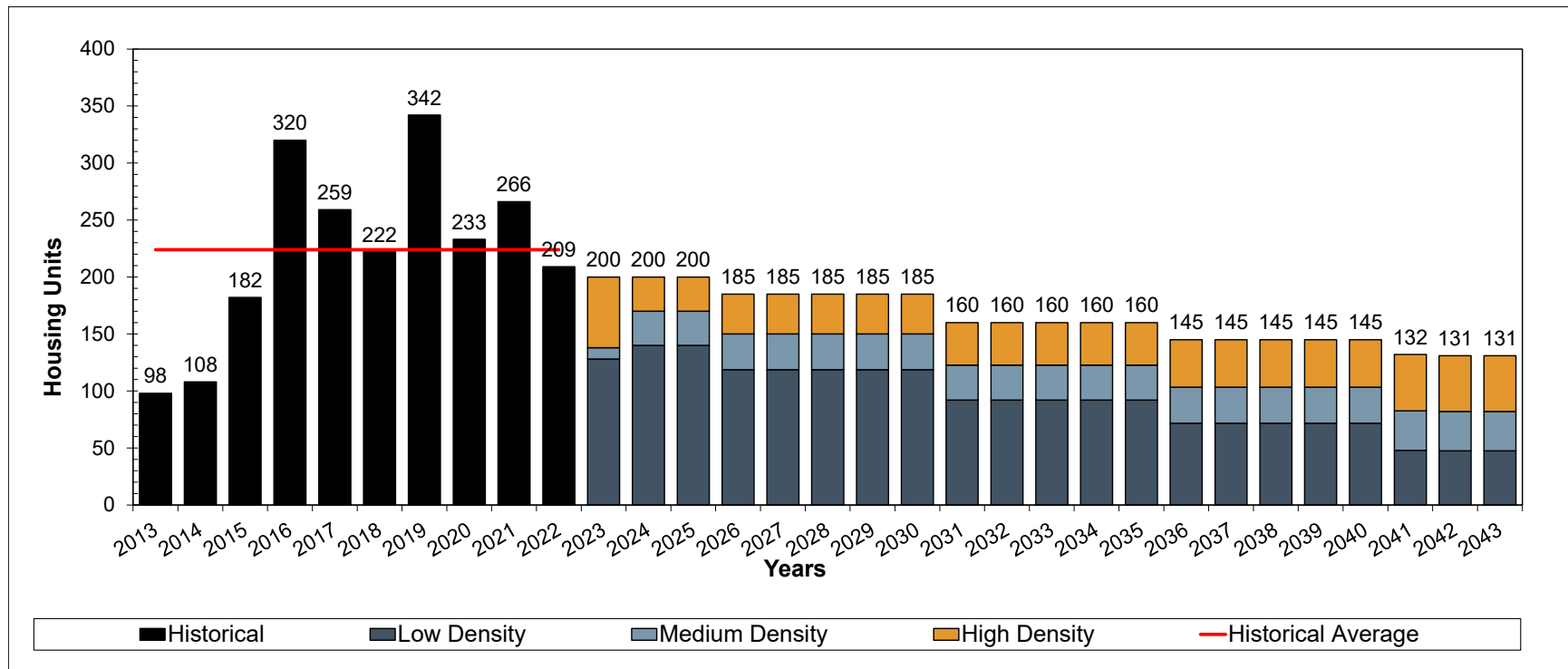
Notes:

Numbers may not add due to rounding.

Source: Derived from the City of Quinte West Official Plan, 2023 10 Year Review Draft Document, the City of Quinte West 2022 Residential Land Needs Assessment Report, March 2022, and the City of Quinte West 2021 Water and Wastewater Master Plans, Master Plan Report - Final, December 6, 2021, Jacobs, by Watson & Associates Economists Ltd.



Figure 1
City of Quinte West
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from City of Quinte West building permit data, 2013 to July 2023 year-to-date, by Watson & Associates Economists Ltd.



Schedule 2
City of Quinte West
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2024 - 2034	949	298	359	1,606	3,818	(372)	3,445	52	3,497
	2024 - 2044	1,455	620	784	2,859	6,583	(395)	6,188	90	6,278
	2024 - Urban Buildout ^[3]	3,763	1,997	2,628	8,388	18,853	(113)	18,740	237	18,977
Rural	2024 - 2034	219	0	0	219	601	(160)	441	0	441
	2024 - 2044	420	0	0	420	1,152	(169)	983	0	983
City of Quinte West	2024 - 2034	1,168	298	359	1,825	4,419	(532)	3,887	52	3,939
	2024 - 2044	1,875	620	784	3,279	7,735	(564)	7,171	90	7,261
	2024 - Urban Buildout ^[3]	3,763	1,997	2,628	8,388	18,853	(113)	18,740	237	18,977

^[1] Includes townhouses and apartments in duplexes.

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

^[3] Urban buildout forecast is based on the ultimate servicing capacity identified in the City of Quinte West 2021 Water and Wastewater Master Plan Report - Final, December 6, 2021. It is important to note urban buildout is based on servicing potential for the urban area, and the ultimate servicing capacity exceeds currently designated urban lands.

Source: Derived from the City of Quinte West Official Plan, 2023 10 Year Review Draft Document, the City of Quinte West 2022 Residential Land Needs Assessment Report, March 2022, and the City of Quinte West 2021 Water and Wastewater Master Plans, Master Plan Report - Final, December 6, 2021, Jacobs, by Watson & Associates Economists Ltd.



Schedule 3
City of Quinte West
Current Year Growth Forecast
Mid-2021 to Early-2024

		Population
Mid 2021 Population		46,560
Occupants of New Housing Units, Mid 2021 to Early 2024	<i>Units (2)</i>	575
	<i>multiplied by P.P.U. (3)</i>	2,470
	<i>gross population increase</i>	1,420
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2024	<i>Units</i>	16
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	17
Decline in Housing Unit Occupancy, Mid 2021 to Early 2024	<i>Units (4)</i>	19,060
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.004
	<i>total decline in population</i>	-75
Population Estimate to Early 2024		47,922
<i>Net Population Increase, Mid 2021 to Early 2024</i>		1,362

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.625	75%	1.968
<i>Multiples (6)</i>	2.413	8%	0.197
<i>Apartments (7)</i>	1.807	17%	0.305
Total		100%	2.470

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4a
City of Quinte West
10-Year Growth Forecast
Early-2024 to Early-2034**

		Population
Early 2024 Population		47,922
Occupants of New Housing Units, Early 2024 to Early 2034	<i>Units (2)</i>	1,825
	<i>multiplied by P.P.U. (3)</i>	2,421
	<i>gross population increase</i>	4,419
		4,419
Occupants of New Equivalent Institutional Units, Early 2024 to Early 2034	<i>Units</i>	47
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	52
		52
Decline in Housing Unit Occupancy, Early 2024 to Early 2034	<i>Units (4)</i>	19,635
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.027
	<i>total decline in population</i>	-532
		-532
Population Estimate to Early 2034		51,861
Net Population Increase, Early 2024 to Early 2034		3,939

(1) Early 2024 Population based on:

2021 Population (46,560) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (575 x 2.47 = 1,420) + (16 x 1.1 = 17) + (19,060 x -0.004 = -75) = 47,922

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.743	64%	1.755
<i>Multiples (6)</i>	1.970	16%	0.322
<i>Apartments (7)</i>	1.749	20%	0.344
<i>one bedroom or less</i>	1.193		
<i>two bedrooms or more</i>	2.099		
Total		100%	2.421

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

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

(4) Early 2024 households based upon 2021 Census (19,060 units) + Mid 2021 to Early 2024 unit estimate (575 units) = 19,635 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4b
City of Quinte West
20-Year Growth Forecast
Early-2024 to Early-2044**

		Population
Early 2024 Population		47,922
Occupants of New Housing Units, Early 2024 to Early 2044	<i>Units (2)</i>	3,279
	<i>multiplied by P.P.U. (3)</i>	2,359
	<i>gross population increase</i>	7,735
Occupants of New Equivalent Institutional Units, Early 2024 to Early 2044	<i>Units</i>	82
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	90
Decline in Housing Unit Occupancy, Early 2024 to Early 2044	<i>Units (4)</i>	19,635
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.029
	<i>total decline in population</i>	-564
Population Estimate to Early 2044		55,183
<i>Net Population Increase, Early 2024 to Early 2044</i>		<i>7,261</i>

(1) Early 2024 Population based on:

2021 Population (46,560) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (575 x 2.47 = 1,420) + (16 x 1.1 = 17) + (19,060 x -0.004 = -75) = 47,922

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.743	57%	1.569
<i>Multiples (6)</i>	1.970	19%	0.372
<i>Apartments (7)</i>	1.749	24%	0.418
<i>one bedroom or less</i>	1.193		
<i>two bedrooms or more</i>	2.099		
Total		100%	2.359

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

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

(4) Early 2024 households based upon 2021 Census (19,060 units) + Mid 2021 to Early 2024 unit estimate (575 units) = 19,635 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
City of Quinte West
Urban Buildout Growth Forecast
Early-2024 to Urban Buildout

		Population	
Early 2024 Population		47,922	
Occupants of New Housing Units, Early 2024 to Urban Buildout	<i>Units (2)</i>	8,388	
	<i>multiplied by P.P.U. (3)</i>	2,248	
	<i>gross population increase</i>	18,853	18,853
Occupants of New Equivalent Institutional Units, Early 2024 to Urban Buildout	<i>Units</i>	215	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	237	237
Decline in Housing Unit Occupancy, Early 2024 to Urban Buildout	<i>Units (4)</i>	19,635	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.006	
	<i>total decline in population</i>	-113	-113
Population Estimate to Urban Buildout		66,899	
<i>Net Population Increase, Early 2024 to Urban Buildout</i>		18,977	

(1) Early 2024 Population based on:

2016 Population (46,560) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (575 x = 1,420) + (19,060 x -0.003 = -58) = 47,922

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.743	45%	1.231
<i>Multiples (6)</i>	1.970	24%	0.469
<i>Apartments (7)</i>	1.749	31%	0.548
<i>one bedroom or less</i>	1.193		
<i>two bedrooms or more</i>	2.099		
Total		100%	2.248

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Early 2024 households based upon 2021 Census (19,060 units) + Mid 2021 to Early 2024 unit estimate (575 units) = 19,635 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
City of Quinte West
Historical Residential Building Permits
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2013	91	4	3	98
2014	90	18	0	108
2015	135	44	3	182
2016	196	68	56	320
2017	239	15	5	259
Sub-total	751	149	67	967
Average (2013 - 2017)	150	30	13	193
% Breakdown	77.7%	15.4%	6.9%	100.0%
2018	194	21	7	222
2019	287	24	31	342
2020	173	48	12	233
2021	209	26	31	266
2022	158	16	35	209
Sub-total	1,021	135	116	1,272
Average (2018 - 2022)	204	27	23	254
% Breakdown	80.3%	10.6%	9.1%	100.0%
2013 - 2022				
Total	1,772	284	183	2,239
Average	177	28	18	224
% Breakdown	79.1%	12.7%	8.2%	100.0%

[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from City of Quinte West data, by Watson & Associates Economists Ltd.



Schedule 7a
City of Quinte West
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.739	2.671	3.483	2.625		
6-10	-	-	2.273	2.952	3.684	2.966		
11-15	-	-	2.182	2.867	4.321	3.034		
16-20	-	-	1.813	2.731	3.406	2.735		
20-25	-	-	2.000	2.670	3.176	2.656	2.803	2.743
25-35	-	-	1.929	2.585	3.261	2.571		
35+	-	1.558	1.871	2.571	3.627	2.473		
Total	0.667	1.722	1.879	2.619	3.603	2.555		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.836	2.699	3.625	2.587
6-10	-	-	1.842	2.879	3.684	2.847
11-15	-	-	2.188	2.833	4.172	2.949
16-20	-	-	1.889	2.720	3.303	2.676
20-25	-	-	1.889	2.700	3.176	2.416
25-35	-	1.250	2.000	2.543	3.308	2.497
35+	-	1.287	1.860	2.560	3.686	2.323
Total	-	1.281	1.870	2.607	3.622	2.413

^[1] Adjusted based on historical trends.

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

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



Schedule 7b
Hastings County
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]					Total	25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	-	1.621	2.595	-	2.413		
6-10	-	-	1.900	2.250	-	2.143		
11-15	-	-	1.625	2.182	-	1.600		
16-20	-	-	1.750	2.563	-	1.809		
20-25	-	-	1.933	2.077	-	1.903	1.974	1.970
25-35	-	-	1.810	2.630	-	2.304		
35+	-	1.239	1.986	2.815	3.750	2.353		
Total	1.100	1.270	1.882	2.678	4.111	2.253		

Age of Dwelling	Apartments ^[2]					Total	25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	1.095	2.067	-	-	1.807		
6-10	-	-	-	-	-	1.769		
11-15	-	1.273	1.842	-	-	1.697		
16-20	-	1.267	2.077	-	-	1.818		
20-25	-	1.261	1.690	-	-	1.557	1.730	1.749
25-35	-	1.378	1.763	-	-	1.643		
35+	0.900	1.186	1.835	3.079	-	1.601		
Total	0.810	1.198	1.843	3.043	-	1.615		

Age of Dwelling	All Density Types					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
1-5	-	1.625	1.882	2.701	4.063	2.534
6-10	-	1.762	1.837	2.833	3.965	2.758
11-15	-	1.407	1.878	2.776	3.961	2.713
16-20	-	1.281	1.865	2.622	3.488	2.519
20-25	-	1.233	1.836	2.630	3.729	2.444
25-35	-	1.304	1.841	2.714	3.385	2.473
35+	1.324	1.258	1.846	2.522	3.670	2.256
Total	1.333	1.285	1.849	2.577	3.714	2.342

[1] Includes townhouses and apartments in duplexes.

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

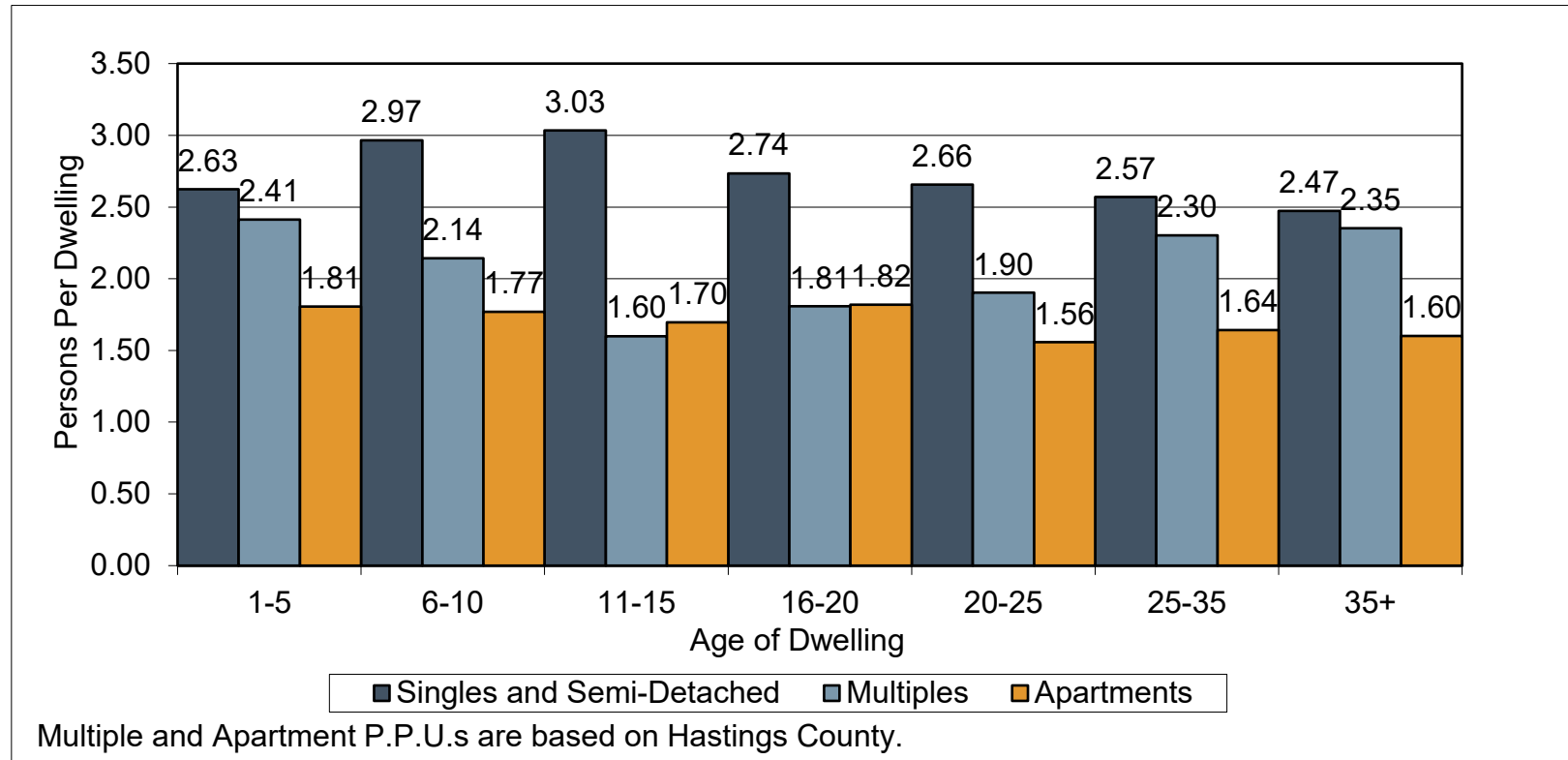
[3] Adjusted based on historical trends.

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

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



Schedule 8
City of Quinte West
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 9a City of Quinte West Employment Forecast, 2024 to Urban Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	43,086	0.002	0.018	0.093	0.110	0.147	0.371	0.040	0.411	80	795	4,028	4,748	6,325	15,975	1,735	17,710	15,180
Mid 2016	43,577	0.003	0.025	0.109	0.107	0.139	0.383	0.048	0.431	150	1,080	4,733	4,668	6,065	16,695	2,070	18,765	15,615
Early 2024	47,922	0.004	0.027	0.103	0.112	0.134	0.381	0.056	0.437	198	1,312	4,942	5,373	6,426	18,250	2,703	20,953	16,938
Early 2034	51,861	0.004	0.028	0.102	0.109	0.131	0.375	0.055	0.429	214	1,477	5,280	5,672	6,780	19,423	2,833	22,256	17,946
Early 2044	55,183	0.004	0.029	0.101	0.107	0.127	0.367	0.053	0.420	228	1,585	5,546	5,884	7,030	20,273	2,917	23,190	18,688
Urban Buildout ^[2]	66,899	0.003	0.029	0.092	0.095	0.114	0.333	0.052	0.384	231	1,921	6,124	6,385	7,608	22,269	3,447	25,716	20,348
Incremental Change																		
Mid 2011 - Mid 2016	491	0.0016	0.0063	0.0151	-0.0031	-0.0076	0.0123	0.0072	0.0196	70	285	705	-80	-260	720	335	1,055	435
Mid 2016 - Early 2024	4,345	0.0007	0.0026	-0.0055	0.0050	-0.0051	-0.0023	0.0089	0.0066	48	232	209	705	361	1,555	633	2,188	1,323
Early 2024 - Early 2034	3,939	0.0000	0.0011	-0.0013	-0.0027	-0.0034	-0.0063	-0.0018	-0.0081	16	166	339	300	354	1,173	130	1,303	1,008
Early 2024 - Early 2044	7,261	0.0000	0.0013	-0.0026	-0.0055	-0.0067	-0.0135	-0.0035	-0.0170	30	274	605	512	604	2,023	214	2,237	1,750
Early 2024 - Urban Buildout ^[2]	18,977	-0.0007	0.0013	-0.0116	-0.0167	-0.0204	-0.0480	-0.0049	-0.0528	33	610	1,182	1,013	1,182	4,019	744	4,763	3,409
Annual Average																		
Mid 2011 - Mid 2016	98	0.0003	0.0013	0.0030	-0.0006	-0.0015	0.0025	0.0014	0.0039	14	57	141	-16	-52	144	67	211	87
Mid 2016 - Early 2024	579	0.00009	0.00034	-0.00073	0.00067	-0.00068	-0.00031	0.00119	0.00088	6	31	28	94	48	207	84	292	176
Early 2024 - Early 2034	394	0.00000	0.00011	-0.00013	-0.00027	-0.00034	-0.00063	-0.00018	-0.00081	2	17	34	30	35	117	13	130	101
Early 2024 - Early 2044	363	0.00000	0.00007	-0.00013	-0.00027	-0.00034	-0.00067	-0.00018	-0.00085	1	14	30	26	30	101	11	112	87

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

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

[2] Urban buildout forecast is based on the ultimate servicing capacity identified in the City of Quinte West 2021 Water and Wastewater Master Plan Report - Final, December 6, 2021. It is important to note urban buildout is based on servicing potential for the urban area, and the ultimate servicing capacity exceeds currently designated urban lands.

Source: Watson & Associates Economists Ltd.



Schedule 9b
City of Quinte West
Employment and Gross Floor Area (G.F.A.) Forecast, Urban Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	43,086	80	4,028	4,748	6,325	15,180					
Mid 2016	43,577	150	4,733	4,668	6,065	15,615					
Early 2024	47,922	198	4,942	5,373	6,426	16,938					
Early 2034	51,861	214	5,280	5,672	6,780	17,946					
Early 2044	55,183	228	5,546	5,884	7,030	18,688					
Urban Buildout ^[3]	66,899	231	6,124	6,385	7,608	20,348					
Incremental Change											
Mid 2011 - Mid 2016	491	70	705	-80	-260	435					
Mid 2016 - Early 2024	4,345	48	209	705	361	1,323					
Early 2024 - Early 2034	3,939	16	339	300	354	1,008	47,900	372,300	149,700	247,800	817,700
Early 2024 - Early 2044	7,261	30	605	512	604	1,750	89,900	664,900	255,700	422,800	1,433,300
Early 2024 - Urban Buildout ^[3]	18,977	-	1,182	1,013	1,182	3,377	-	1,300,200	506,200	827,400	2,633,800
Annual Average											
Mid 2011 - Mid 2016	98	14	141	-16	-52	87					
Mid 2016 - Early 2024	579	6	28	94	48	176					
Early 2024 - Early 2034	394	2	34	30	35	101	4,790	37,230	14,970	24,780	81,770
Early 2024 - Early 2044	363	1	30	26	30	87	4,495	33,245	12,785	21,140	71,665

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,100
Commercial/Population-Related	500
Institutional	700

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

*Reflects Early-2024 to Urban Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 9c
City of Quinte West
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[3]
Urban	2024 - 2034	-	316,300	132,800	219,800	668,900	867
	2024 - 2044	-	564,900	221,300	365,400	1,151,600	1,478
	2024 - Urban Buildout ^[4]	-	1,300,200	506,200	827,400	2,633,800	3,377
Rural	2024 - 2034	47,900	56,000	16,900	28,000	148,800	141
	2024 - 2044	89,900	100,000	34,400	57,400	281,700	272
City of Quinte West	2024 - 2034	47,900	372,300	149,700	247,800	817,700	1,008
	2024 - 2044	89,900	664,900	255,700	422,800	1,433,300	1,750
	2024 - Urban Buildout ^[4]	-	1,300,200	506,200	827,400	2,633,800	3,377

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,100
Commercial/Population-Related	500
Institutional	700

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

^[3] Employment Increase does not include No Fixed Place of Work.

*Reflects Early-2024 to Urban Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10
City of Quinte West
Employment Categories by Major Employment Sector

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

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



**Table B-1
Service Standard Calculation – Fire Protection Services – Facilities**

**City of Quinte West
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq. ft.)	Value/sq.ft. with land, site works, etc.
Fire Hall # 1 - Front St.	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800						\$480	\$558
Fire Hall # 2 - Cameron Rd.	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$480	\$558
Fire Hall # 3 - Aitkens Rd.	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	\$480	\$558
Fire Hall # 4 - Vermilyea Rd.	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	12,400	12,400	12,400	12,400	\$480	\$558
Fire Hall # 5 - Plant St.	3,394	3,394	3,394	3,394	3,394	3,394	3,394	3,394	3,394	3,394	3,394	3,394	3,394	3,394	3,394	\$480	\$558
Fire Hall # 6 - County Rd 5	1,989	1,989	1,989	1,989	1,989	1,989	1,989	1,989	1,989	1,989	1,989	1,989	1,989	1,989	1,989	\$480	\$558
Fire Hall # 7 - Scott Ave	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	\$480	\$558
Fire Prevention Trailer	360	360	360	360	360	360	360	360	360	360						\$441	\$513
New Fire Hall #1 - Dixon Drive											21,000	21,000	21,000	21,000	21,000	\$480	\$558
Total	29,882	29,882	29,882	29,882	29,882	29,882	29,882	29,882	29,882	29,882	44,722	50,122	50,122	50,122	50,122		

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.6998	0.7022	0.7023	0.7013	0.7010	0.7009	0.7005	0.6971	0.6861	0.6767	1.0027	1.1050	1.0901	1.0752	1.0641

15 Year Average	2009-2023
Quantity Standard	0.8203
Quality Standard	\$558
Service Standard	\$458

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$458
Eligible Amount	\$1,778,303



**Table B-2
Service Standard Calculation – Fire Protection Services – Vehicles & Equipment**

**City of Quinte West
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Aerial Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,500,000
Triple Combination Pumper	10	9	10	10	10	11	11	11	10	10	9	9	9	9	9	\$600,000
Tanker	8	8	8	8	8	8	8	9	10	10	11	11	11	11	11	\$500,000
Utility Truck	5	6	6	8	11	12	12	11	11	11	10	10	10	10	10	\$75,000
Fire Prevention/Equipment Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,600
SCAT/Rescue Van	7	7	7	7	7	8	8	8	8	8	8	8	8	8	8	\$224,700
Marine Unit	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	\$63,300
Total	35	35	36	38	42	45	45	45	45	45	44	44	44	44	44	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0008	0.0008	0.0008	0.0009	0.0010	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0009	0.0009

15 Year Average	2009-2023
Quantity Standard	0.0010
Quality Standard	\$336,780
Service Standard	\$337

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$337
Eligible Amount	\$1,309,064



Table B-3
Service Standard Calculation – Fire Protection Services – Small Equipment & Gear

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Equipped Firefighters - Volunteer	126	137	137	137	137	137	137	137	137	137	137	137	137	137	137	\$10,000
Equipped Firefighters - Full Time	14	14	16	16	16	16	16	16	16	16	16	16	16	16	16	\$14,600
Jaws of Life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$49,700
Communications Infrastructure														1	1	\$779,000
Radio Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Total	148	159	161	161	161	161	161	161	161	161	161	161	162	162	162	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0035	0.0037	0.0038	0.0038	0.0038	0.0038	0.0038	0.0038	0.0037	0.0036	0.0036	0.0035	0.0035	0.0035	0.0034

15 Year Average	2009-2023
Quantity Standard	0.0037
Quality Standard	\$13,324
Service Standard	\$49

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$49
Eligible Amount	\$191,629



Table B-4
Service Standard Calculation – Services Related to a Highway – Roads

City of Quinte West
Service Standard Calculation Sheet

Service: Services Related to a Highway - Roads
 Unit Measure: Lane km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/lane km)
Asphalt - Arterial	409	409	409	409	409	409	409	409	409	409	409	409	409	409	409	\$1,402,088
Asphalt - Local	298	298	299	299	300	300	301	301	303	304	304	305	307	309	309	\$1,617,697
Surface Treated - All	793	793	793	793	793	793	793	793	793	793	793	793	793	793	793	\$248,745
Total	1,500	1,500	1,501	1,501	1,502	1,502	1,503	1,503	1,505	1,506	1,506	1,507	1,509	1,511	1,511	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0351	0.0353	0.0353	0.0352	0.0352	0.0352	0.0352	0.0351	0.0345	0.0341	0.0338	0.0332	0.0328	0.0324	0.0321

15 Year Average	2009-2023
Quantity Standard	0.0343
Quality Standard	\$837,423
Service Standard	\$28,724

D.C. Amount (before deductions)	20 Year
Forecast Population	7,171
\$ per Capita	\$28,724
Eligible Amount	\$205,976,936



Table B-5
Service Standard Calculation – Services Related to a Highway – Bridges and Culverts

City of Quinte West
Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	\$3,896,000
Culverts	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	\$889,000
Total	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0017	0.0017	0.0017	0.0017	0.0017	0.0016

15 Year Average	2009-2023
Quantity Standard	0.0018
Quality Standard	\$2,581,706
Service Standard	\$4,647

D.C. Amount (before deductions)	20 Year
Forecast Population	7,171
\$ per Capita	\$4,647
Eligible Amount	\$33,324,139



Table B-6
Service Standard Calculation – Services Related to a Highway – Traffic Signals & Streetlights

City of Quinte West
Service Standard Calculation Sheet

Service: Services Related to a Highway - Traffic Signals & Streetlights
 Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Streetlights	2,704	2,711	2,744	2,744	2,810	2,823	2,871	2,880	2,903	2,923	2,932	2,944	3,048	3,092	3,092	\$2,700
Traffic Signals	30	30	30	30	31	31	31	31	31	31	31	31	31	31	31	\$247,000
Total	2,734	2,741	2,774	2,774	2,841	2,854	2,902	2,911	2,934	2,954	2,963	2,975	3,079	3,123	3,123	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0640	0.0644	0.0652	0.0651	0.0667	0.0669	0.0680	0.0679	0.0674	0.0669	0.0664	0.0656	0.0670	0.0670	0.0663

15 Year Average	2009-2023
Quantity Standard	0.0663
Quality Standard	\$5,283
Service Standard	\$350

D.C. Amount (before deductions)	20 Year
Forecast Population	7,171
\$ per Capita	\$350
Eligible Amount	\$2,511,786



Table B-7
Service Standard Calculation – Services Related to a Highway – Public Works – Facilities

City of Quinte West
Service Standard Calculation Sheet

Class of Service: Depots and Domes
 Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Equipment Storage Shed Cold Storage - 30 Pelham St., Trenton	680	680	680	680	680	680	680	680	680							\$153	\$172
Garage/Eqpt. Storage - 30 Pelham St., Trenton	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313	20,313							\$334	\$372
Sand/Salt Shed - 30 Pelham St., Trenton	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000			3,000	3,000	3,000	3,000	\$75	\$86
3 Bay Storage Garage, Sand Dome & Salt Shed - L-14, C3, Murray Twp Colonial	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$58	\$68
Storage Bldg. - Tuckers Corners	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400							\$277	\$309
Storage Shed - Wallbridge, Sidney	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$166	\$187
Sand/Salt Dome - Wallbridge, Sidney	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$57	\$66
Storage Building - Aikins Rd., Sidney	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	\$138	\$156
Equipment Depot - Murray Twp	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	\$243	\$272
Sand/Salt Building - Murray Twp	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	\$162	\$182
Sand/Salt Building - Front St. Stirling	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$58	\$68
Equipment Depot - Murray Twp	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	\$170	\$191
Public Works Bldg. - Frankford	6,500	6,500	6,500	6,500	6,500											\$334	\$372
Eqpt. Depot - Tuckers Corners, Sidney	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$57	\$66
Dome/Storage Shed - Glen Miller (Murray Twp)	5,520	5,520	5,520	5,520	5,520											\$162	\$182
Shop and Equip Depot - 18 Pelham St.	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	\$243	\$272
Consolidated Operations Centre - Roads											96,000	96,000	96,000	96,000	96,000	\$326	\$363
Snow Management Facility														5,400	5,400	\$0	\$4
Total	112,033	112,033	112,033	112,033	112,033	100,013	100,013	100,013	100,013	70,620	166,620	169,620	169,620	175,020	175,020		

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	2.6237	2.6328	2.6330	2.6292	2.6283	2.3460	2.3446	2.3333	2.2962	1.5993	3.7359	3.7396	3.6891	3.7544	3.7157

15 Year Average	
Quantity Standard	2,8467
Quality Standard	\$246
Service Standard	\$700

D.C. Amount (before deductions)	
Forecast Population	7,171
\$ per Capita	\$700
Eligible Amount	\$5,022,784



Table B-8
Service Standard Calculation – Services Related to a Highway – Public Works – Vehicles & Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Dump Trucks (Large)	3	3	3	3	3	3	3	3	3	3	3	3	3	1	1	\$324,000
Dump Trucks (Small)	6	6	5	5	5	5	5	5	5	5	5	5	5	5	5	\$68,800
Half Tons	38	39	37	36	34	32	32	32	32	32	32	32	32	14	14	\$60,000
3/4 Tons	5	5	5	7	7	9	9	9	9	9	9	9	9	14	14	\$80,000
1 Ton	2	2	4	4	4	4	4	4	4	4	4	4	4	2	2	\$90,000
Flusher Truck	1	1	1	1	2	2	2	2	2	2	2	2	2	1	1	\$700,000
Rear Packer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$328,000
Bucket Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$379,800
Cars	3	3	1												1	\$45,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	8	8	\$19,000
Graders	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	\$350,000
Sweepers	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	\$398,500
Loaders/Backhoes/Tractors	8	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$425,000
Snowblowers/Plows (sidewalks)	6	6	6	6	6	6	6	6	6	6	6	7	8	9	9	\$250,000
Vibrator Roller	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	\$149,600
Wheel loader	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	\$378,000
Excavator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$340,000
Survey Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,500
Fork Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$164,000
Comporssors/Generators/Chipper/Packer	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$100,000
Other	21	23	23	24	24	24	24	24	24	24	24	24	24	24	24	\$25,000
Snowplow Trucks single	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$380,000
Snowplow Trucks tandem	11	18	18	18	18	17	17	17	17	17	17	17	17	21	21	\$450,000
Snowplow Trucks Triaxle							2	2	2	2	2	2	2	2	2	\$475,000
Van					1	1	1	1	1	1	1	1	1	1	1	\$60,000
Total	133	144	141	142	142	141	143	143	143	143	143	144	145	142	142	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0031	0.0034	0.0033	0.0033	0.0033	0.0033	0.0034	0.0033	0.0033	0.0032	0.0032	0.0032	0.0032	0.0030	0.0030

15 Year Average	2009-2023
Quantity Standard	0.0032
Quality Standard	\$197,872
Service Standard	\$633

D.C. Amount (before deductions)	20 Year
Forecast Population	7,171
\$ per Capita	\$633
Eligible Amount	\$4,540,605



Table B-9
Service Standard Calculation – Policing Services – Facilities

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Police Station	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	26,734	26,734	26,734	26,734	\$666	\$773
Police Annex	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700					\$282	\$329
Community Policing Office	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$341	\$397
Total	17,100	17,100	17,100	17,100	17,100	17,100	17,100	17,100	17,100	17,100	17,100	28,134	28,134	28,134	28,134		

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.4005	0.4019	0.4019	0.4013	0.4012	0.4011	0.4009	0.3989	0.3926	0.3873	0.3834	0.6203	0.6119	0.6035	0.5973

15 Year Average	2009-2023
Quantity Standard	0.4536
Quality Standard	685
Service Standard	\$311

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$311
Eligible Amount	\$1,207,419



Table B-10
Service Standard Calculation – Policing Services – Vehicles & Equipment

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Radar Trailers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$16,400
Total	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard (per 1,000)	0.0468	0.0470	0.0470	0.0469	0.0469	0.0469	0.0469	0.0467	0.0459	0.0453	0.0448	0.0441	0.0435	0.0429	0.0425

15 Year Average	2009-2023
Quantity Standard (per 1,000)	0.0456
Quality Standard	\$16
Service Standard	\$1

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$1
Eligible Amount	\$2,915



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

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Amphitheatre																
Centennial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,412,800
Lit Skateboard Park																
Centennial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$993,500
Frankford Skate Park									1	1	1	1	1	1	1	\$709,600
Baseball Fields																
Centennial Park - Bayshore	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000,000
Centennial Park - Don Ogden	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,500,000
Bain park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,000,000
Frankford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Tuckers Corners	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Montrose	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$709,600
Woller Athletic	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,200,000
York Subdivision	1	1	1	1	1	1	1	1								\$332,800
Soccer Pitches																
Bain park Regular	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,419,300
Centennial park Regular	3	3	3	3	3	3	3	3	4	4	4	4	4	4	4	\$1,419,300
Centennial park Mini	9	9	9	9	9	9	9	9	9	10	10	10	11	11	11	\$461,300
Trenton cold storage 2	2	2	2	2	2	2										\$141,900
Harts Comer 1 Mini	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,400
Queen Elizabeth Park Mini	1	1	1	1	1	1	1	1	1							\$85,200
Woller Athletic Reg	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$212,900
York Subdivision mini	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,200
Tennis Courts																
Tuckers Comer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$191,600
Hanna Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$191,600
York subdivision	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$127,700
Play Structures																
Large	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$400,000
Medium	11	11	11	12	12	12	12	12	13	14	14	14	16	17	17	\$80,000
Small	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	\$50,000
Swingsets																
1 Bay	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,500
2 Bay	24	24	24	25	25	25	25	25	26	27	27	27	29	30	30	\$13,500
3 Bay	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$15,750



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

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Splashpad																
Centennial park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,277,300
Frankford park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$638,700
Bandshell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$283,900
Canteens	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$30,800
Lighting of Fields	7	7	7	7	7	7	7	7	10	10	10	10	10	10	10	\$567,700
Golf Course Storage Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$141,900
Mt. Pelion Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$346,300
Washroom Buildings																
Dockside (Dundas St), Trenton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$84,000
Bain Memorial Park, Trenton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$108,600
Centennial Park, Trenton	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$283,900
Tourist Park, Frankford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$283,900
Wooler Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$249,400
Pavillions																
Frankford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$397,400
Centennial park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$532,200
Bain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$326,400
Farmers Market	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$532,200
Chatterton Valley	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$326,400
Picnic Shelters																
Ball Diamond Murray Twp	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$48,100
Applegrove										1	1	1	1	1	1	\$85,200
Frankford Splash Pad											1	1	1	1	1	\$42,600



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

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Basketball Courts																
Tourist Park, Frankford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Harts Corner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Montrose	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Stonecrest													1	1	1	\$60,000
Hanna Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Beach Volleyball Courts																
Tourist Park, Frankford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Total	127	127	127	128	128	127	126	127	134	137	137	136	142	144	144	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0030	0.0030	0.0030	0.0030	0.0030	0.0030	0.0030	0.0030	0.0031	0.0031	0.0031	0.0030	0.0031	0.0031	0.0030

15 Year Average	2009-2023
Quantity Standard	0.0030
Quality Standard	\$327,790
Service Standard	\$983

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$983
Eligible Amount	\$3,822,359



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

City of Quinte West
Service Standard Calculation Sheet

Service: Parkland Trails
 Unit Measure: linear km of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Hiking Trails	32	32	32	32	32	32	32	32	33	33	33	33	33	33	33	\$33,500
Paved Trails (3m wide in linear meters)	5	5	5	5	5	6	6	6	6	10	10	19	19	19	19	\$250,000
Total	37	37	37	37	37	39	39	39	39	42	42	51	52	52	52	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0010	0.0009	0.0011	0.0011	0.0011	0.0011

15 Year Average	2009-2023
Quantity Standard	0.0010
Quality Standard	\$79,430
Service Standard	\$79

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$79
Eligible Amount	\$308,744



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

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Golf Course Club House	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	\$171	\$192
Batawa Community Centre	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	\$250	\$279
North Wooler Community Centre	1,760	1,760	1,760													\$316	\$352
Centennial Community Centre	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	\$436	\$484
Lawn Bowling Club	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$216	\$242
Leopold Centre Storage	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000							\$166	\$187
Hut "Quansit"	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	\$112	\$127
Duncan McDonald Memorial Arena - Trent	68,800	68,800	68,800	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	\$325	\$362
Dr. McMullen Rec Centre Arena - Frankfor	26,800	26,800	26,800	26,800	26,800	26,800	26,800	26,800	26,800	26,800	26,800	26,800	26,800	26,800	26,800	\$244	\$273
Robert Patrick Marina	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$649	\$719
Fraser Park Marina	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$649	\$719
YMCA Quinte West	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	\$478	\$531
Trenton Port Marina							5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$1,032	\$1,141
Youth Centre	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	\$248	\$277
Leopold Parks Depot	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000							\$302	\$337
Consolidated Operations Centre - Parks										15,000	15,000	15,000	15,000	15,000	15,000	\$326	\$363
Total	188,966	188,966	188,966	191,406	191,406	191,406	196,906	196,906	196,906	195,906	195,906	195,906	195,906	195,906	195,906		

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	4.4253	4.4407	4.4410	4.4919	4.4905	4.4898	4.6161	4.5937	4.5208	4.4366	4.3925	4.3191	4.2608	4.2025	4.1591

15 Year Average	
Quantity Standard	4.4187
Quality Standard	\$394
Service Standard	\$1,739

D.C. Amount (before deductions)	
Forecast Population	3,887
\$ per Capita	\$1,739
Eligible Amount	\$6,760,815



Table B-14
Service Standard Calculation – Parks and Recreation Services – Vehicles & Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Dump Truck (Large)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$355,000
Dump Truck (Small)	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$92,300
1/2 & 3/4 4x4	5	7	8	8	8	9	9	9	9	10	10	10	10	10	10	\$122,000
Half Tons Reg cab	7	5	5	5	4	4	4	4	4	4	3	3	3	3	3	\$64,000
Car	1	1	1	1												\$28,200
Ford F550 Garbage Compact	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$234,200
Compacted Tractors (loader/backhoe)	11	11	11	11	10	10	10	10	10	10	10	10	10	10	10	\$90,000
Zero Turn Mowers	3	3	3	4	5	4	4	4	4	4	4	4	4	4	4	\$42,600
Front Mount Mowers	3	3	3	4	5	4	4	4	4	4	4	4	4	4	4	\$56,800
Wide Area Mowers	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	\$127,700
Ball Groomer Bike	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,500
Walk Behind Brush Hog	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,300
Telehandler	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$177,400
Trailers	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$49,700
Attachments - Winter Maintenance	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$18,500
Attachments - Landscape Maint.	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$35,500
Hedge Trimmer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400
Pole Saw	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,800
Chain Saws	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,800
Leaf blower	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,700
Misc. Landscape Equipment	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$1,400
Trimmers	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$600
Irrigation pumps/travellers	5	5	5	5	6	6	6	6	6	6	6	6	6	6	6	\$32,800
Weed harvester boat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$47,500
Turf top dresser	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$49,700
Skid steer	1	1	1	1	1	1	1	1	1	1						\$93,000
Ice Resurfacers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$212,900
Total	106	106	107	108	110	109	109	109	109	110	109	109	109	109	109	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0025	0.0025	0.0025	0.0025	0.0026	0.0026	0.0026	0.0025	0.0025	0.0025	0.0024	0.0024	0.0024	0.0023	0.0023

15 Year Average	
Quantity Standard	0.0025
Quality Standard	\$54,908
Service Standard	\$137

D.C. Amount (before deductions) 10 Year	
Forecast Population	3,887
\$ per Capita	\$137
Eligible Amount	\$533,568



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

**City of Quinte West
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
All Physicals Materials	121,110	122,189	125,713	130,055	128,439	128,194	110,857	103,143	97,449	94,644	94,644	105,194	105,194	105,194	105,194	\$38
Electronic Collection Material (# of subscriptions)					7	10	12	11	11	7	8	8	8	8	8	\$9,200
RFID Gates											1	1	1	1	1	\$42,600
RFID antenna pads											1	1	1	1	1	\$21,300
Self Check Out Station											1	1	1	1	1	\$11,400
Print payment station											1	1	1	1	1	\$21,300
Total	121,110	122,189	125,713	130,055	128,446	128,204	110,869	103,154	97,460	94,651	94,656	105,206	105,206	105,206	105,206	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	2.8362	2.8715	2.9545	3.0521	3.0134	3.0073	2.5991	2.4065	2.2376	2.1435	2.1223	2.3195	2.2881	2.2568	2.2335

15 Year Average	2009-2023
Quantity Standard	2.5561
Quality Standard	\$39
Service Standard	\$99

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$99
Eligible Amount	\$385,552



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

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Trenton Branch - Main Building (City Hall)	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	\$694	\$842
Frankford Branch - Old Building	912	912	912	912	912											\$694	\$842
Frankford Branch - New Building						2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$694	\$842
Total	20,912	20,912	20,912	20,912	20,912	22,200	22,200	22,200	22,200	22,200	22,200	22,200	22,200	22,200	22,200		

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103		
Per Capita Standard	0.4897	0.4914	0.4915	0.4908	0.4906	0.5207	0.5204	0.5179	0.5097	0.5028	0.4978	0.4894	0.4828	0.4762	0.4713		

15 Year Average	2009-2023
Quantity Standard	0.4962
Quality Standard	\$842
Service Standard	\$418

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$418
Eligible Amount	\$1,624,027



Table B-17
Service Standard Calculation – Ambulance Services – Facilities

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
111 Millennium Drive, Belleville	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$413	\$459
25 Frankford Crescent, Trenton	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$413	\$459
244 St. Lawrence St West, Madoc	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	\$413	\$459
33 Chemaushgon Road, Bancroft	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$893	\$988
38 Farley Avenue, Belleville	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	\$413	\$459
127 River Street, Tweed	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	\$413	\$459
Total	25,398	25,398	25,398	25,398	25,398	25,398	25,398	25,398	25,398	25,398	25,398	25,398	25,398	25,398	25,398		
Percentage attributable to Quinte West	28.0%	28.0%	28.0%	28.0%	28.5%	28.6%	28.7%	28.7%	29.0%	29.0%	29.5%	29.6%	29.6%	29.7%	29.9%		
Total	7,111	7,111	7,111	7,109	7,244	7,261	7,299	7,299	7,358	7,353	7,495	7,505	7,524	7,534	7,591		

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.1665	0.1671	0.1671	0.1668	0.1699	0.1703	0.1711	0.1703	0.1689	0.1665	0.1680	0.1655	0.1636	0.1616	0.1612

15 Year Average	2009-2023
Quantity Standard	0.1670
Quality Standard	\$507
Service Standard	\$85

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$85
Eligible Amount	\$328,996



Table B-18
Service Standard Calculation – Ambulance Services – Vehicles & Equipment

City of Quinte West
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Ambulances	19	19	19	20	22	22	21	16	16	17	16	19	19	20	20	\$329,000
Supervisor Emergency Vehicles	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$67,000
Ford Escape										2	2	2	2	2	2	\$42,000
Cargo Van / Emergency Support Unit	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	\$106,000
Total	25	25	25	26	28	28	27	22	22	24	23	26	26	27	27	
Percentage attributable to Quinte West	28.0%	28.0%	28.0%	28.0%	28.5%	28.6%	28.7%	28.7%	29.0%	29.0%	29.5%	29.6%	29.6%	29.7%	29.9%	
Total	7.0	7.0	7.0	7.3	8.0	8.0	7.8	6.3	6.4	6.9	6.8	7.7	7.7	8.0	8.1	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0001	0.0001	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2009-2023
Quantity Standard	0.0002
Quality Standard	\$220,950
Service Standard	\$44

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$44
Eligible Amount	\$171,767



Table B-19
Service Standard Calculation – Waste Diversion Services – Vehicles & Equipment

City of Quinte West
Service Standard Calculation Sheet

Service: Waste Diversion - Vehicles & Equipment
 Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Contracted Vehicles					6	6	6	6	6	6	6	7	7	7	7	\$380,800
Total	-	-	-	-	6	6	6	6	6	6	6	7	7	7	7	
Percentage attributable to Eligible Portion	0%	0%	0%	0%	0%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Total Eligible Portion of Facilities	-	-	-	-	-	2.4	2.4	2.4	2.4	2.4	2.4	2.8	2.8	3	3	
Percentage attributable to Quinte West	0%	0%	0%	46%	46%	46%	46%	46%	46%	46%	46%	46%	46%	46%	46%	46%
Total Eligible Portion of Facilities	-	-	-	-	-	1.1	1.1	1.1	1.1	1.1	1.1	1.3	1.3	1.3	1.3	

Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103
Per Capita Standard (per 1,000)	-	-	-	-	-	0.0259	0.0259	0.0257	0.0255	0.0251	0.0247	0.0285	0.0282	0.0278	0.0275

15 Year Average	2009-2023
Quantity Standard (per 1,000)	0.0177
Quality Standard	\$823
Service Standard	\$15

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$15
Eligible Amount	\$56,634



Table B-20
Service Standard Calculation – Waste Diversion Services – Other

City of Quinte West
Service Standard Calculation Sheet

Service: Waste Diversion - Other
Unit Measure: No. of items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Green Bins					17,473	17,563	17,654	17,744	17,835	18,080	18,325	18,570	18,815	19,060	19,305	\$50
Total	-	-	-	-	17,473	17,563	17,654	17,744	17,835	18,080	18,325	18,570	18,815	19,060	19,305	
Percentage attributable to Eligible Portion	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total Eligible Portion of Facilities	-	-	-	-	17,473	17,563	17,654	17,744	17,835	18,080	18,325	18,570	18,815	19,060	19,305	
Population	42,701	42,553	42,550	42,611	42,625	42,631	42,656	42,864	43,556	44,157	44,600	45,358	45,979	46,617	47,103	
Per Capita Standard	-	-	-	-	0.4099	0.4120	0.4139	0.4140	0.4095	0.4094	0.4109	0.4094	0.4092	0.4089	0.4098	

15 Year Average	2009-2023
Quantity Standard	0.3011
Quality Standard	\$50
Service Standard	\$15

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$15
Eligible Amount	\$58,538



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

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

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

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



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

SERVICE/CLASS		ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	Services Related to a Highway	1,556,620	526,512	2,083,133
2.	Fire Protection Services	6,347	9,771	16,118
3.	Policing Services	6,270	4,519	10,789
4.	Parks and Recreation Services	95,089	86,418	181,507
5.	Library Services	46,991	29,268	76,258
6.	Ambulance	28,101	126,712	154,812
7.	Waste Diversion	7,906	25,068	32,974
8.	Wastewater Services	4,199,405	2,675,626	6,875,030
9.	Water Services	642,216	2,538,047	3,180,263
Total		6,588,943	6,021,941	12,610,884



Appendix D

Local Service Policy



Appendix D: Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The following local service guidelines are proposed to delineate the jurisdiction for capital cost recovery (i.e. local service or D.C.s).

1. Roads

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

2. Traffic Signals

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

3. Intersection Improvements

- a. New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing, to limits of ROW.
- b. Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of D.C.A. (as a local service).
- c. Intersections with county roads and provincial highways – Include in D.C. calculation to the extent that they are City responsibility.



- d. Intersection improvements on other roads due to development growth increasing traffic – Include in D.C. calculation.
4. Streetlights
- a. Streetlights on external roads – Include in D.C. calculation (linked to collector road funding source).
 - b. Streetlights within specific developments – Direct developer responsibility under s.59 of D.C.A. (as a local service).
5. Sidewalks
- a. Sidewalks on provincial and county roads – Include in area municipal D.C. or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of D.C.A.).
 - b. Sidewalks on area municipal roads - Linked to collector road funding source.
 - c. Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of D.C.A.).
6. Traffic Control Systems
- a. Include in D.C. calculation.
7. Land Acquisition for Road Allowances
- a. Land acquisition for arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in D.C. calculation (to the extent eligible).
 - b. Land acquisition for collector roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in D.C. calculation (to the extent eligible).



8. Land Acquisition for Easements

- a. Easement costs external to subdivisions shall be included in D.C. calculation.

9. Storm Water Management

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

10. Water

- a. Treatment facilities to be included within the DC.
- b. Pumping stations external to development and works associated with zone boundaries to be included within the D.C., subject to local circumstances
- c. Watermains external to subdivisions included in the DC.
- d. Marginal costs of waterworks within the subdivision included above the minimum size. The minimum size is the size of a service of sufficient size, as determined by the City, to service a subdivision provided that the minimum size is not less than 200 mm nominal diameter.
- e. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility, subject to local circumstances

11. Wastewater

- a. Treatment facilities to be included within the DC.
- b. Pumping stations external to development to be included within the D.C., subject to local circumstances
- c. Sanitary sewers external to subdivisions included in the DC.
- d. Marginal costs of waterworks within the subdivision included above the minimum size and extra depth to accommodate external lands. The minimum size is the size of a service of sufficient size, as determined by



the City, to service a subdivision provided that the minimum size is not less than 150 mm nominal diameter.

- e. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility, subject to local circumstances.



Appendix E

Proposed Development Charge By-law



**The Corporation of the City of Quinte West
DRAFT By-Law Number 24-XXX**

Being a By-law to Establish Development Charges For The Corporation of The City of Quinte West.

Whereas the City of Quinte West will experience growth through development and re-development;

And Whereas development and re-development requires the provision of physical and social services by the City of Quinte West;

And Whereas Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the City of Quinte West or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

And Whereas the *Development Charges Act, 1997* (the "Act") provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

And Whereas the Council of the City of Quinte West had before it a report entitled *Development Charges Background Study* dated June 13, 2024, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the City of Quinte West will increase the need for services as defined herein;

And Whereas the Council of The Corporation of the City of Quinte West has given notice of and held a public meeting on the 17th day of July, 2024 in accordance with the Act and the regulations thereto;

And Whereas by resolution adopted by Council of the City of Quinte West on August 14, 2024, Council has indicated its intent that the future excess capacity identified in the *Development Charges Background Study*, dated June 13, 2024, prepared by Watson & Associates Economists Ltd., shall be paid for by development charges or other similar charges;



Now Therefore Be It Enacted By The Council For The Corporation Of The City of Quinte West As Follows:

1. INTERPRETATION

1.1 In this By-law the following items shall have the corresponding meanings:

"Act" means the *Development Charges Act*, as amended, or any successor thereof;

"Apartment unit" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;

"Bedroom" means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

"Board of Education" has the same meaning as set out in the *Education Act*, R.S.O. 1990, c. E.2, as amended, or any successor thereof;

"Building Code Act" means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

"Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and



- (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) interest on money borrowed to pay for costs in (a) to (e);
- (f) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study

required for provision of services designated in this by-law within or outside of the City.

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

"Commercial core area - Trenton" means the geographic location designated on Schedule "B" of this By-law;

"Commercial core area - Frankford" means the geographic location designated on Schedule "C" of this By-law;

"Council" means the Council of the municipality;

"Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

"Development Charge" means a charge imposed with respect to this By-law;

"Dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

"Existing" means the number, use and size that existed as of the date this by-law was passed;



"Farm building" means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

"Gross floor area" means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

"Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or a self-storage warehouse;

"Institutional" means land, buildings; structures or any part thereof used by any organization, group or association for promotion of charitable, educational or



benevolent objectives and not for profit or gain. For the purposes of Section 3.16, "institutional development" means development of a building or structure intended for use:

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

"Local Board" means a school board, public utility commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the City of Quinte West or any part or parts thereof;

"Local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or



53 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, or any successor thereof;

"Multiple dwellings" means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

"Municipality" means the Corporation of the City of Quinte West;

"Non-profit housing development" means development of a building or structure intended for use as residential premises by:

- (a) a corporation to which the Canada Not-for-profit Corporation Act, 2010 applies, that is in good standing under that Act and whose primary objective is to provide housing,
- (b) a corporation without share capital to which the Canada Not-for-profit Corporation Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing, or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, 2022;

"Non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

"Official Plan" means the Official Plan adopted for the City, as amended and approved;

"Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

"Place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, or any successor thereof;

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

"Regulation" means any regulation made pursuant to the Act;



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

"Residential Dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

"Row dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

"School, private" means a private school defined under the *Education Act* or any successor thereto, being "an institution at which instruction is provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study";

"Semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;

“Stacked townhouse dwelling unit” means row dwelling units, one on top of each other;

"City" means the area within the geographic limits of the City of Quinte West; and



"Zoning By-law" means the Zoning By-laws of the City of Quinte West or any successor thereof passed pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

2. DESIGNATION OF SERVICES/CLASSES

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

- (a) Roads and Related Services;
- (b) Fire Protection Services;
- (c) Police Services;
- (d) Transit Services;
- (e) Parks and Recreation Services;
- (f) Library Services;
- (g) Ambulance Services;
- (h) Waste Diversion Services;
- (i) Growth-Related Studies
- (j) Water Services; and
- (k) Wastewater Services.

3. APPLICATION OF BY-LAW RULES

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

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



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the City of Quinte West whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the municipality or a local board thereof;
 - (b) a board of education;
 - (c) the Corporation of the County of Hastings, County of Northumberland or a local board thereof;
 - (d) Lower Trent Conservation or Quinte Conservation;
 - (e) a public hospital under the *Public Hospitals Act*;
 - (f) a place of worship exempt under section 3 of the *Assessment Act*. or
 - (g) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the Development in respect of which Development Charges would otherwise be payable is intended to be occupied and used by the university.
- 3.4 Notwithstanding clause 3.2 above, the Water and Wastewater development charges shown in Schedule “A” only apply in areas where the respective service will be available.
- 3.5 Approvals for Development**
- (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:



- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended;
 - (v) a consent under section 53 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, S.O. 1998, C.19, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act*, S.O. 1992, C.23, as amended in relation to a building or structure.
- (b) No more than one development charge for each service/class designated in section 2.1, shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.5(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.5 (b), if two or more of the actions described in Subsection 3.5 (a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Local Service Installation

- 3.6 Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Section 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, that the owner, at his or her own expense, shall install or pay for



such local services, within the Plan of Subdivision or Condominium or within the area to which the plan or site plan control agreement relates, as Council may require.

Exemptions

- 3.7 Notwithstanding provisions of this By-law, no Development Charges shall be imposed with respect to Developments or portions of Developments as follows:
- (a) The enlargement of an existing Dwelling Unit;
 - (b) a second residential Dwelling Unit in an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if all Buildings and structures ancillary to the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling cumulatively contain no more than one residential Dwelling Unit;
 - (c) a third residential Dwelling Unit in an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if no Building or structure ancillary to the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains any residential Dwelling Units;
 - (d) one residential Dwelling Unit in a Building or structure ancillary to an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land, if the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains no more than two residential Dwelling Units and no other Building or structure ancillary to the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains any residential Dwelling Units; or
 - (e) in an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one per cent of the existing residential Dwelling Units.



3.8 Exemption for Industrial Development:

- (a) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under subsection 3.8 (b) (i) by the amount of the enlargement;
- (c) that for greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged areas for persons, goods, and equipment, and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility;

3.9 Other Exemptions



- (a) Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 - (i) Where a lot levy, impost fee or development charge was collected as a condition for a lot created by consent pursuant to Section 53 of *Planning Act*, R.S.O. 1990 c.P. 13, as amended, then the amount collected shall be deducted from the Development Charges payable at the time a building permit is issued.
 - (ii) A grant equal to the calculated charge for residential and non-residential development within the commercial core areas as defined by Schedules "B" and "C" may be provided subject to the development complying with the guidelines and other requirements included in Community Improvement Plan(s) approved under Section 28 of the *Planning Act*, R.S.O. c.P. 13, 1990, as amended.
 - (iii) Affordable residential units required pursuant to section 34 and 16(4) of the *Planning Act* (Inclusionary Zoning);
 - (iv) Affordable and attainable residential units as follows:
 - (1) As of the date on which section 4.1 of the Act is proclaimed into force, affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges
 - (2) As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges

3.10 Discounts for Rental Housing:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.



Amount of Charges

Residential

- 3.11 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

- 3.12 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

- 3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 3 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use



building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of payment of Development Charges

- 3.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.15 Notwithstanding subsection 3.14, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.16 Notwithstanding subsection 3.14, Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.17 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time of building permit issuance, the Development Charges under Subsections 3.11 and 3.12 shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 3.11 and 3.12 shall be calculated on the rates, including interest, set out in Schedules "A" on the date of the later planning application.
- 3.18 Interest for the purposes of sections 3.15 to 3.17 shall be determined as the base rate plus 1 %, where:
 - (a) The base rate shall be equal to the average prime rate on:



- (i) October 15 of the previous year, if the adjustment date is January 1,
 - (ii) January 15 of the same year, if the adjustment date is April 1,
 - (iii) April 15 of the same year, if the adjustment date is July 1, and
 - (iv) July 15 of the same year, if the adjustment date is October 1.
- (b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.
- 3.19 For the purposes of section 3.14 to 3.17, interest calculated under section 3.18 shall not apply where the calculated charges calculated under section 3.17 are the same as the charges that would be calculated under subsection 3.14.
- 3.20 Despite sections 3.14 to 3.17, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

- 5.1 Development Charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on December 31st of each year (commencing in 2025), in accordance with the prescribed index in the Act.



6. SCHEDULES

6.1 The following schedules shall form part of this By-law:

Schedule “A” Residential and Non-Residential Development Charges

Schedule “B” Map of Commercial Core Area – Trenton

Schedule “C” Map of Commercial Core Area – Frankford

7. CONFLICTS

7.1 Where the City and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.5(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. HEADINGS FOR REFERENCE ONLY

9.1 The headings inserted in this By-law are for convenience only and shall not affect the construction of interpretation of this By-law.

10. DATE BY-LAW IN FORCE

10.1 This By-law shall come into force and effect on _____.



11. DATE BY-LAW EXPIRES

11.1 This By-law will expire ten years after the effective date, unless it is repealed by Council at an earlier date.

12. EXISTING BY-LAW REPEALED

12.1 By-law Number 20-124 is hereby repealed as of the date and time of this By-law coming into effect.

13. SHORT TITLE

13.1 This By-law may be cited as the "City of Quinte West Development Charges By-law 2024."

Read a First, Second and Third Time and Finally Passed This — Day of _____, 2024.

, Mayor

, City Clerk



SCHEDULE "A" to BY-LAW 24-XXX

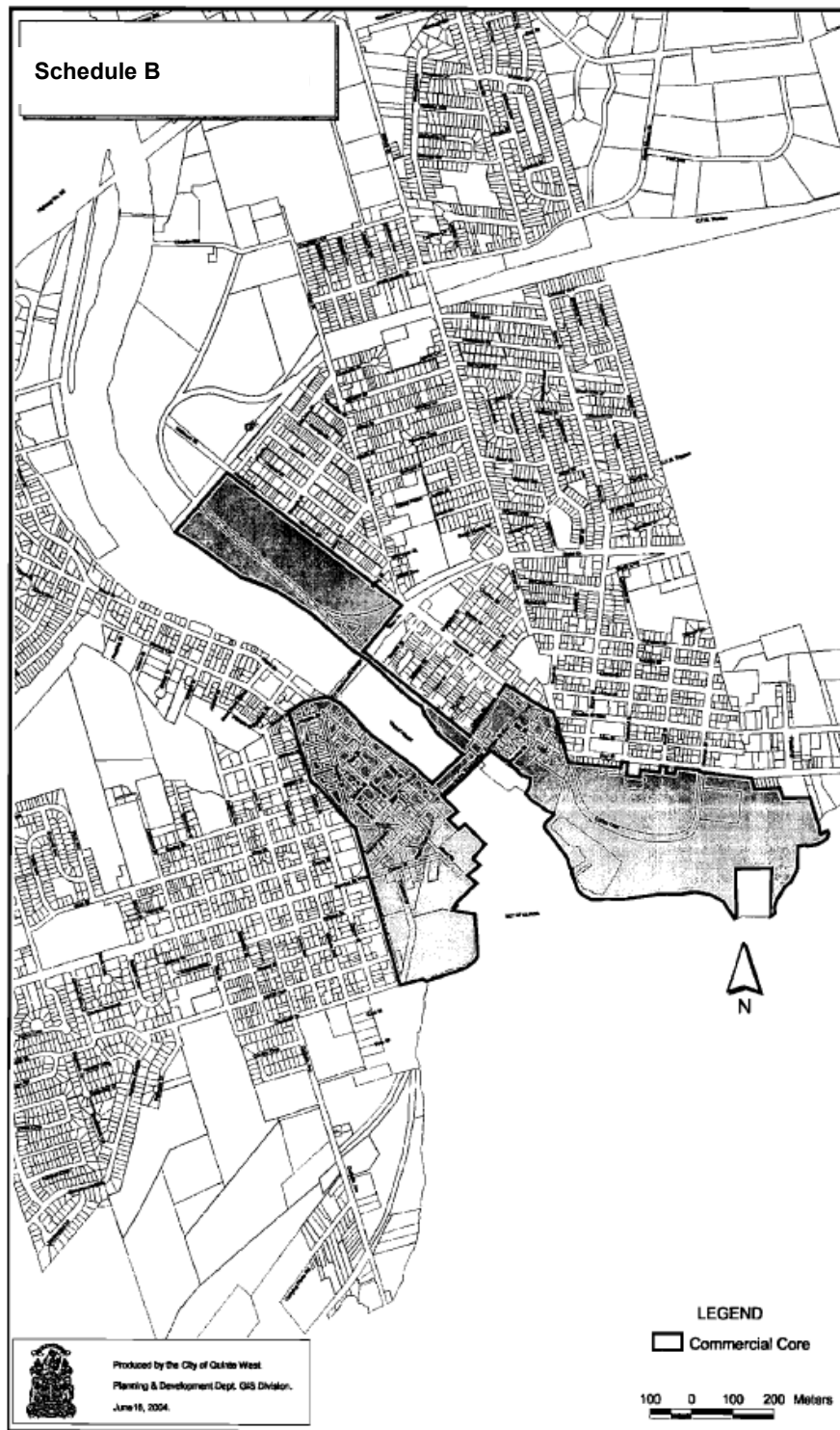
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Municipal Wide Services					
Services Related to a Highway	9,638	6,922	7,375	4,192	51.02
Fire Protection Services	170	122	130	74	0.97
Policing Services	775	557	593	337	4.31
Transit Services	85	61	65	37	0.43
Parks and Recreation Services	535	384	409	233	0.65
Library Services	280	201	214	122	0.32
Ambulance	246	177	188	107	1.40
Waste Diversion	72	52	55	31	0.00
Growth-Related Studies	150	108	115	65	0.75
Total Municipal Wide Services	11,951	8,584	9,144	5,198	59.85
Urban Services					
Wastewater Services	21,674	15,566	16,585	9,427	113.45
Water Services	3,900	2,801	2,984	1,696	19.81
Total Urban Services	25,574	18,367	19,569	11,123	133.26
TOTAL RURAL AREA	11,951	8,584	9,144	5,198	59.85
TOTAL WATER ONLY SERVICED AREA	15,851	11,385	12,128	6,894	79.65
TOTAL URBAN AREA (WATER AND WASTEWATER SERVICES)	37,525	26,951	28,713	16,321	193.10



SCHEDULE "B" TO BY-LAW 24-XXX

MAP OF COMMERCIAL CORE AREA - TRENTON





SCHEDULE "C" TO BY-LAW 24-XXX

MAP OF COMMERCIAL CORE AREA - FRANKFORD

