



# City of Quinte West Development Charges Background Study

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Council Presentation  
June 5, 2024

# Introduction



- Development charges (D.C.s) are imposed under the authority of the *Development Charges Act* (D.C.A.) to recover capital costs associated with residential and non-residential development
- Increased capital costs to provide service as the City grows are being witnessed through actual and updated cost estimates
- The City is updating their D.C. background study and by-law to recover updated growth-related costs from new development and to minimize the financial impacts of on existing residents/businesses of servicing new development
- Since the completion of the City's 2020 D.C. background study there have also been a number of amendments to the D.C.A. including additional changes currently being considered in the legislative process through Bill 185

# Simplified D.C.A. Methodology/Calculation



Identify Amount, Type, and Location of Residential and Non-Residential Growth

- Eligible D.C. Services
- Increase in Need for Service must not exceed average historical level of service over prior 15-year period
- Expression of Council that needs will be met

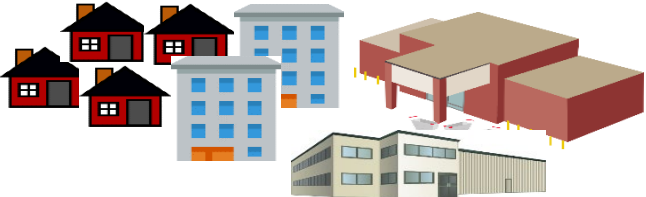
Increase in Need for Service to Accommodate Growth

Identify Capital Costs to Provide Service

- Deduct:
1. Uncommitted excess capacity
  2. Grants, subsidies and contributions
  3. Benefit to existing development

D.C. Recoverable Cost of Infrastructure to Accommodate Growth

\$



**D.C. per Residential Unit**

**Development Charges**

**D.C. per sq.ft. of Non-Residential Development**



=



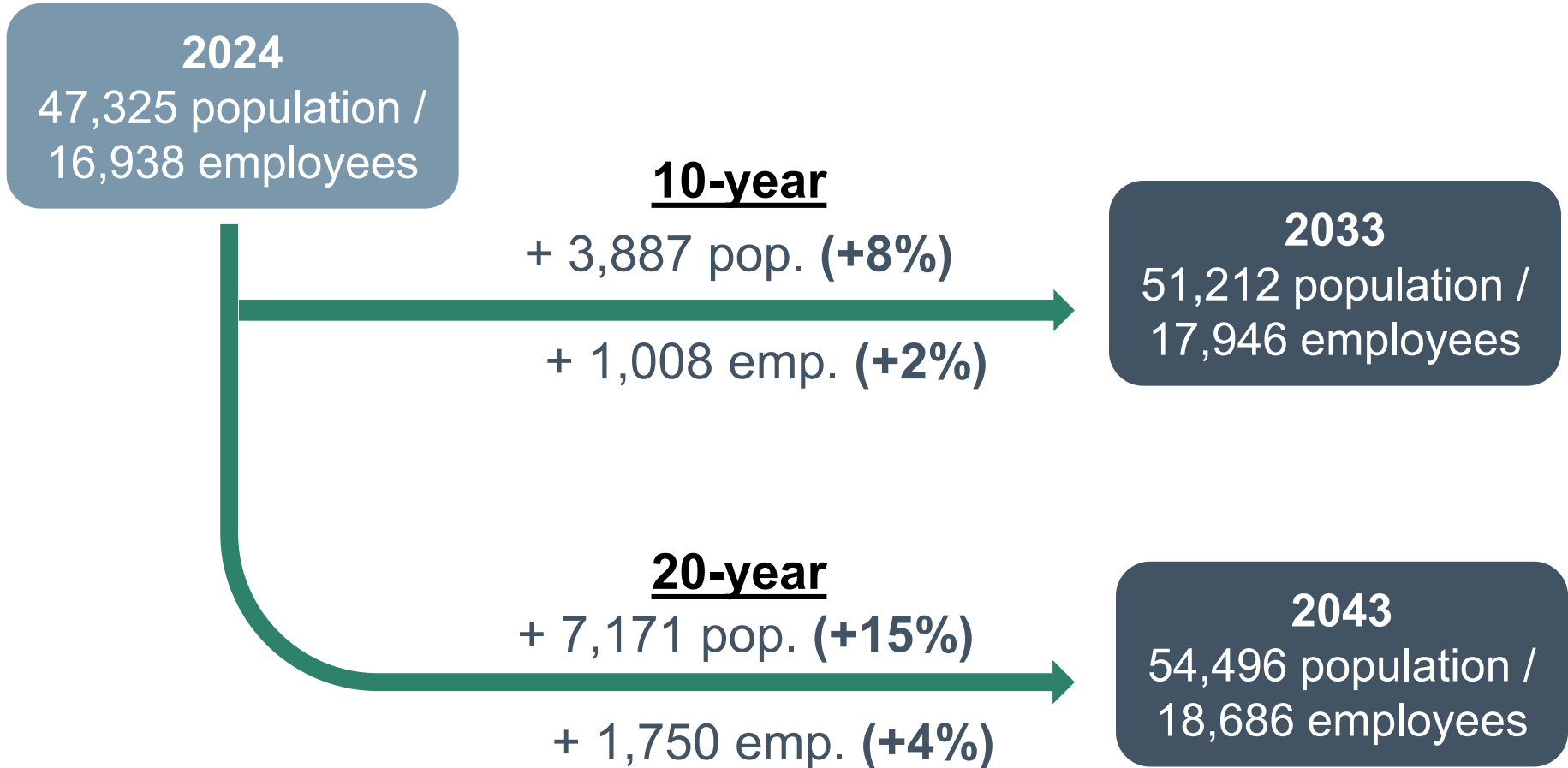
# Increase in Need for Service

- 10-Year (2024-2033)
  - Fire Protection Services
  - Police Services
  - Transit Services
  - Parks and Recreation Services
  - Library Services
  - Ambulance Services
  - Waste Diversion Services
- 20-Year (2024-2043)
  - Services Related to a Highway
- Urban Buildout
  - Water
  - Wastewater
- Study costs became an ineligible cost through Bill 23 but are proposed to be made eligible again through Bill 185

# Draft Findings

Detailed Growth Forecast, Historical Level of Service Calculations, and Anticipated Capital Needs included in Technical Appendix

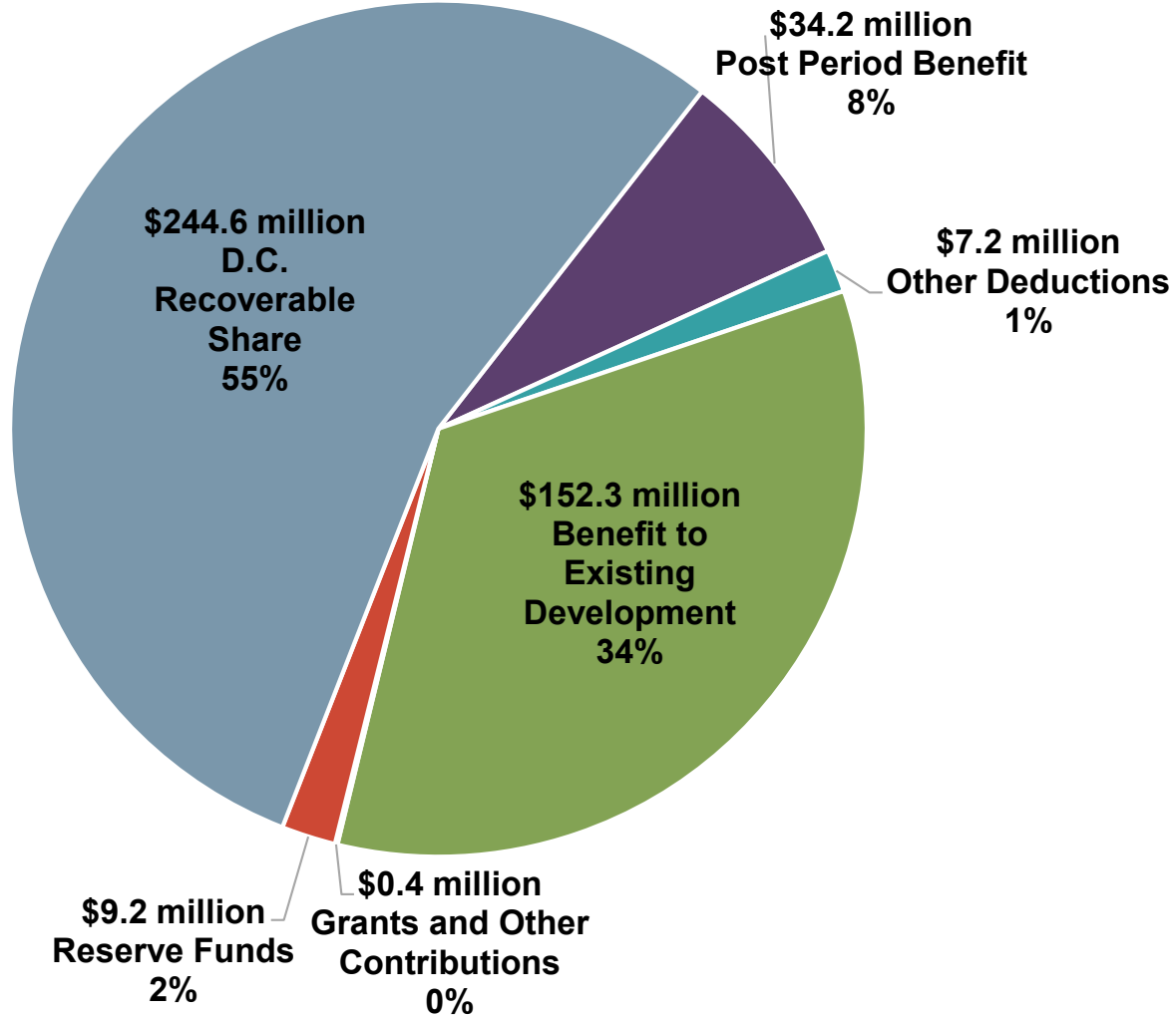
# Growth Forecast



- Full buildout of the urban area would result in growth of 18,740 population and 3,377 employment

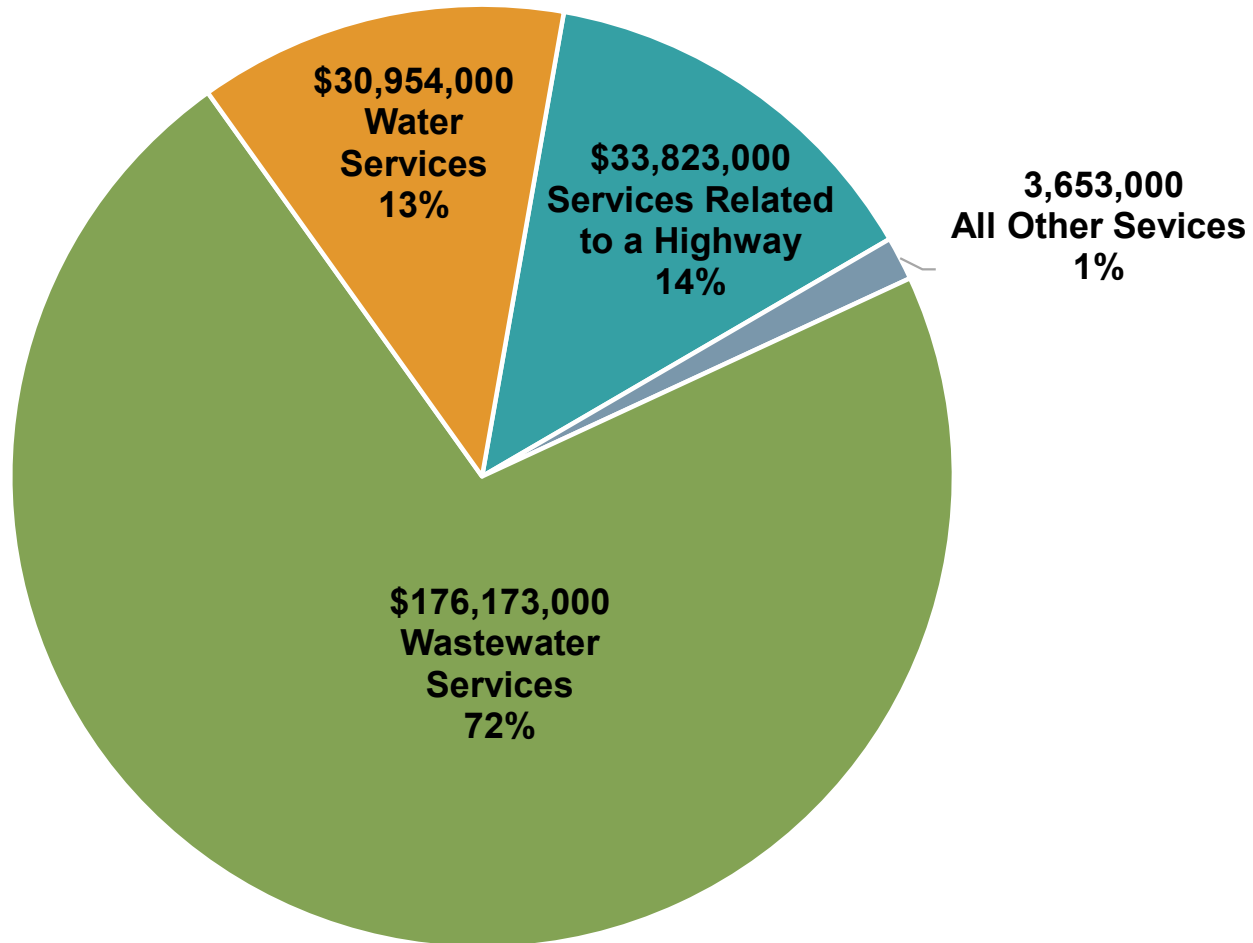
# Anticipated Capital Needs

## Gross Capital Costs (\$447.8 million)



# Anticipated Capital Needs

## D.C. Recoverable Costs (\$244.6 million)





# Changes vs. 2020 D.C. Background Study



- Costs for Services Related to a Highway, Water, and Wastewater services have increased by \$241 million (+355%) vs. the 2020 D.C. background study based on:
  - Servicing plan identified in the Water and Wastewater Master Plan includes the assessment of services over the full buildout of the urban area
  - Updated capital cost estimates and project requirements for Services Related to a Highway
  - Inclusion of financing cost associated growth-related capital costs

# Development Charge Calculation & Comparison

# Calculated Schedule of 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)
<b>Municipal Wide Services</b>					
Services Related to a Highway	9,596	6,892	7,343	4,174	50.81
Fire Protection Services	134	96	103	58	0.75
Policing Services	784	563	600	341	4.20
Transit Services	12	9	9	5	0.11
Parks and Recreation Services	488	350	373	212	0.54
Library Services	258	185	197	112	0.32
Ambulance	196	141	150	85	1.08
Waste Diversion	71	51	54	31	0.00
<b>Total Municipal Wide Services</b>	<b>11,539</b>	<b>8,287</b>	<b>8,829</b>	<b>5,018</b>	<b>57.80</b>
<b>Urban Services</b>					
Wastewater Services	21,604	15,516	16,532	9,396	113.13
Water Services	3,814	2,739	2,919	1,659	19.38
<b>Total Urban Services</b>	<b>25,418</b>	<b>18,255</b>	<b>19,451</b>	<b>11,055</b>	<b>132.50</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>11,539</b>	<b>8,287</b>	<b>8,829</b>	<b>5,018</b>	<b>57.80</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>36,957</b>	<b>26,542</b>	<b>28,280</b>	<b>16,073</b>	<b>190.31</b>

# D.C. Comparison

## Residential



### Residential (Single Detached) Comparison

Service	Current	Calculated	\$ Increase	% Increase
<b>Municipal Wide Services</b>				
Services Related to a Highway	4,669	9,596	4,927	106%
Fire Protection Services	235	134	(101)	-43%
Policing Services	639	784	145	23%
Transit Services	74	12	(62)	-84%
Parks and Recreation Services	394	488	94	24%
Library Services	193	258	65	34%
Ambulance	228	196	(32)	-14%
Waste Diversion	104	71	(33)	-32%
Administration Studies	64		(64)	-100%
<b>Total Municipal Wide Services</b>	<b>6,600</b>	<b>11,539</b>	<b>4,939</b>	<b>75%</b>
<b>Area Specific Services:</b>				
Wastewater Services	7,358	21,604	14,246	194%
Water Services	1,052	3,814	2,762	263%
<b>Total Area Specific Services</b>	<b>8,410</b>	<b>25,418</b>	<b>17,008</b>	<b>202%</b>
<b>Grand Total - Urban Area</b>	<b>15,010</b>	<b>36,957</b>	<b>21,947</b>	<b>146%</b>

# D.C. Comparison

## Non-Residential

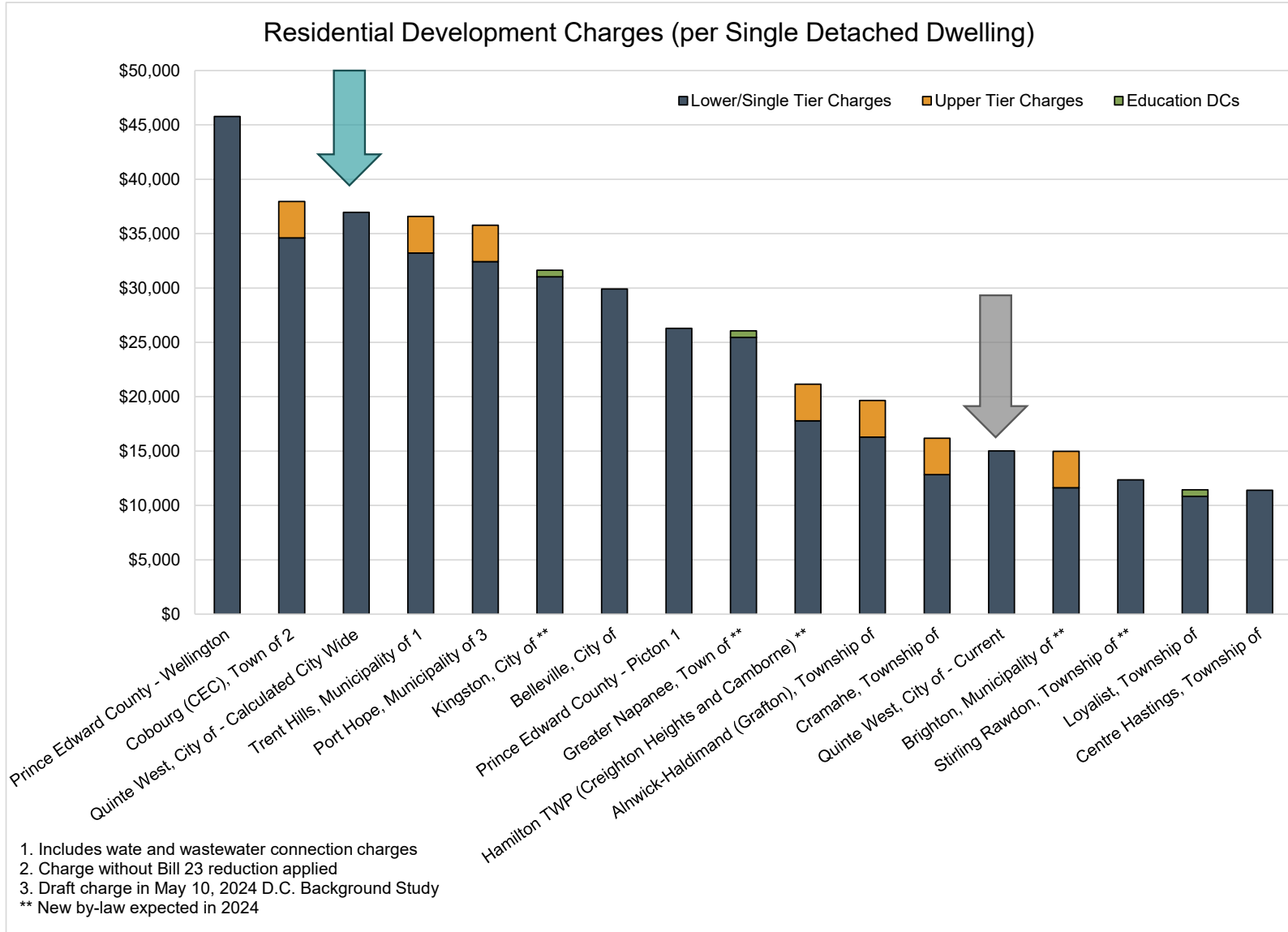


### Non-Residential (per sq.m.) Comparison

Service	Current	Calculated	\$ Increase	% Increase
<b>Municipal Wide Services/Classes:</b>				
Services Related to a Highway	22.83	50.81	27.98	123%
Fire Protection Services	1.20	0.75	(0.45)	-37%
Policing Services	3.30	4.20	0.90	27%
Transit Services	0.38	0.11	(0.27)	-72%
Parks and Recreation Services	0.38	0.54	0.16	42%
Library Services	0.18	0.32	0.14	79%
Ambulance	1.18	1.08	(0.10)	-9%
Waste Diversion	-	-	-	
Administration Studies	0.33		(0.33)	-100%
<b>Total Municipal Wide Services</b>	<b>29.78</b>	<b>57.80</b>	<b>28.02</b>	<b>94%</b>
<b>Area Specific Services:</b>				
Wastewater Services	37.85	113.13	75.28	199%
Water Services	5.43	19.38	13.95	257%
<b>Total Area Specific Services</b>	<b>43.28</b>	<b>132.50</b>	<b>89.22</b>	<b>206%</b>
<b>Grand Total - Urban Area</b>	<b>73.06</b>	<b>190.31</b>	<b>117.25</b>	<b>160%</b>

# Municipal Comparison

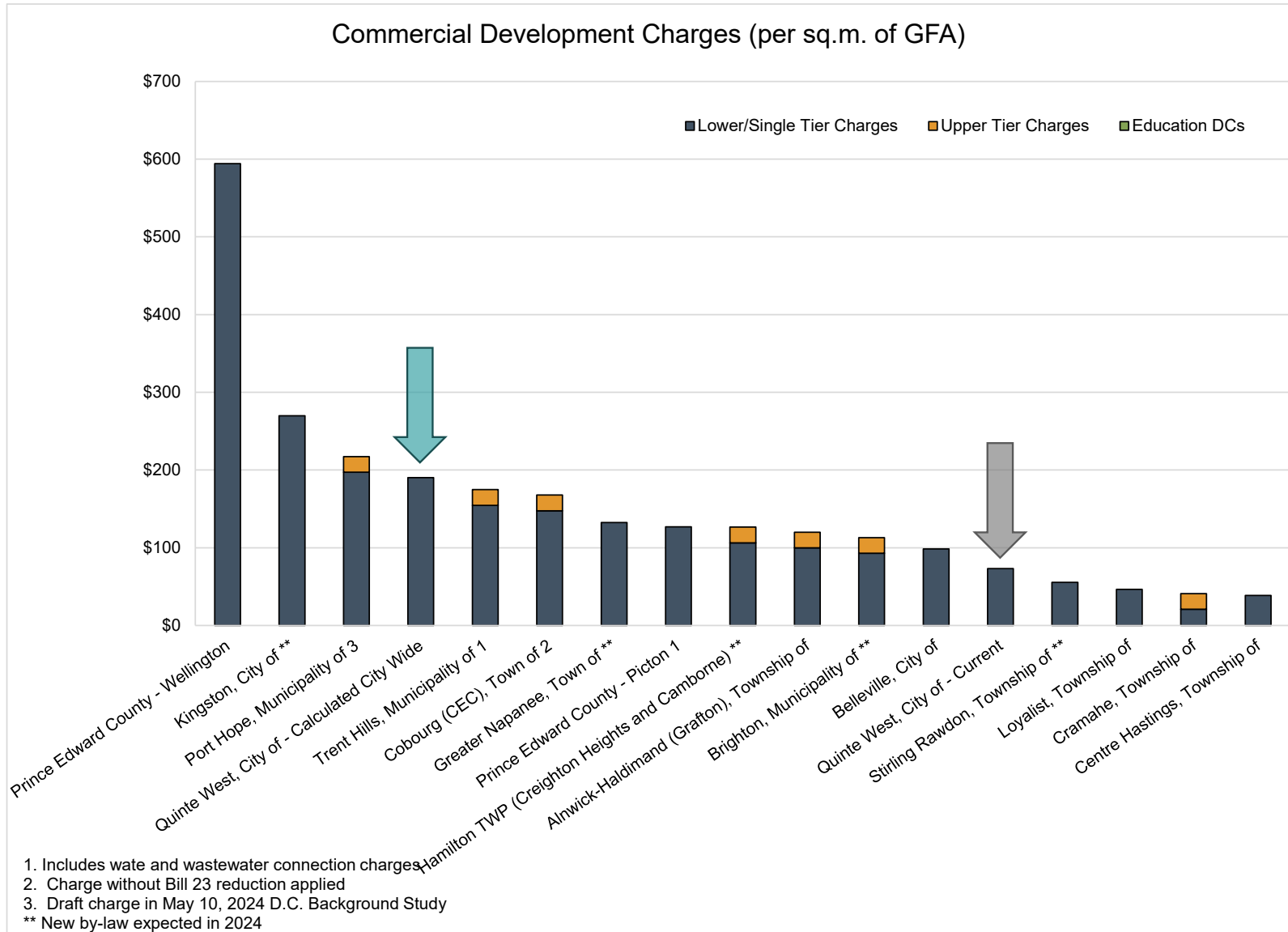
## Per Single Detached Residential Dwelling Unit





# Municipal Comparison

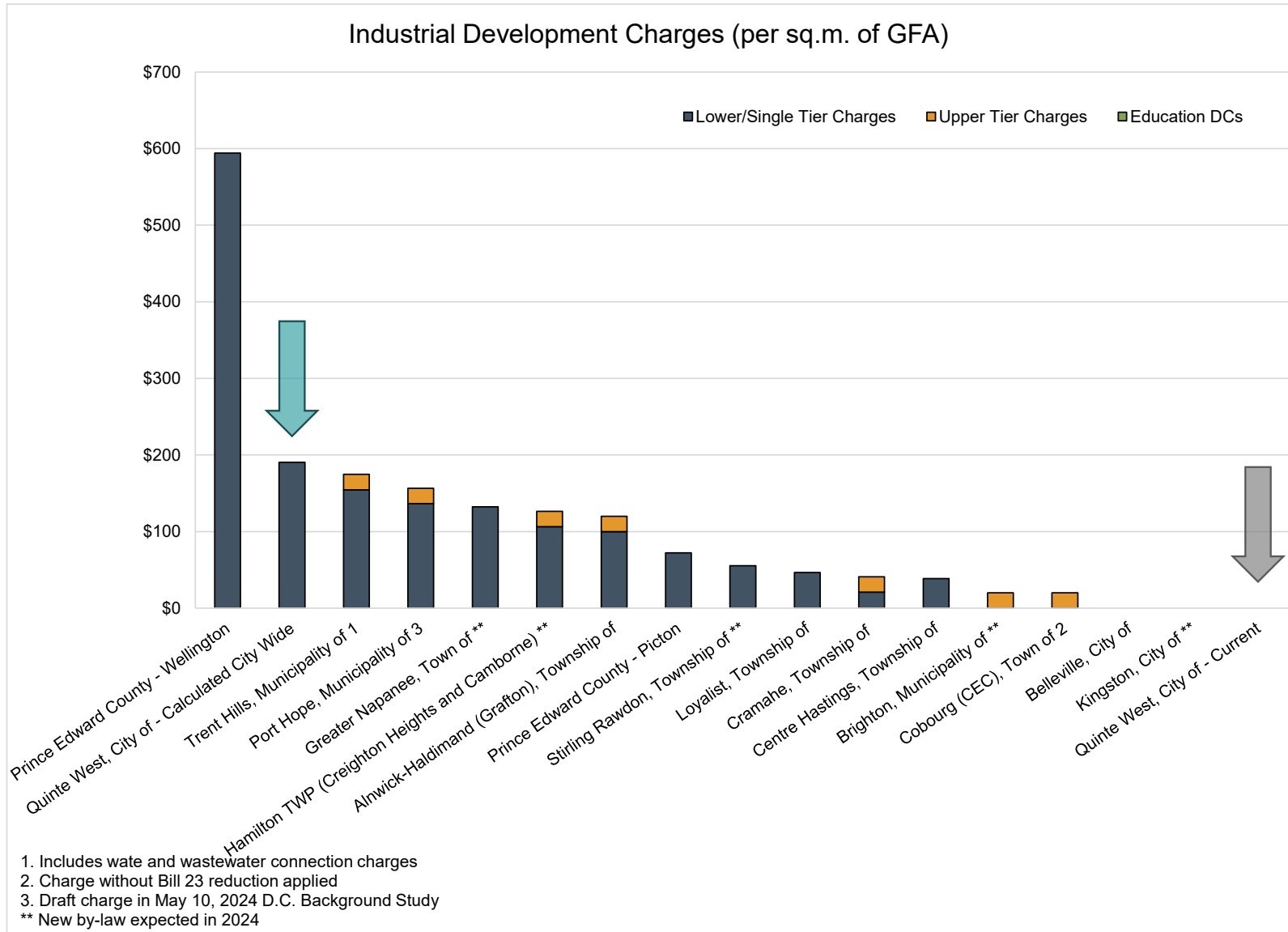
## \$ per Square Meter of Commercial Gross Floor Area





# Municipal Comparison

## \$ per Square Meter of Industrial Gross Floor Area





# Development Charges

## D.C. By-law Policies



# D.C. By-Law Policies

## Timing of Collection

- City D.C.s can 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 will be determined on the day of the application
  - Charges to be frozen for a up to 2 years after planning application approval (Bill 185 proposes to reduce this period to 18 months)
- Rental housing and institutional developments would pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Interest may be imposed on D.C.s determined at Site Plan or Zoning-By-law Amendment application and on installment payments
- Maximum Interest Rate for Installments and D.C. Freeze (maximum interest rate would be set at the average prime rate plus 1%)



# D.C. By-Law Policies

## D.C. Exemptions

- The Act provides for some mandatory exemptions but also allows municipalities the ability to provide it's own exemptions
- The Act is specific in identifying that the revenue forgone may not be made up by increasing the D.C.s for other classes of development
  - In effect, it is a loss of revenue to the Municipality which will have to be funded via taxes, rates, reserves or other financial resources



# D.C. By-Law Policies

## 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 (*revised through Bill 23*):
  - 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 is exempt from D.C.s (*Added through Bill 23*)



# D.C. By-Law Policies

## Statutory D.C. Exemptions

- Additional exemptions added through Bill 23
  - Inclusionary zoning affordable housing units
  - Affordable units (*To be in effect June 1, 2024*)
  - Attainable units (*Not yet in effect*)
  - Discount for rental housing development (>2 bedrooms - 25% discount, 2 bedrooms - 20% discount, <2 bedrooms - 15% discount)
- Mandatory Phase-In of D.C. (Maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law)
  - Bill 185 proposes to remove this requirement
    - The City is no longer considering the implementation of *Municipal Act* connection charges for the recovery of water and wastewater servicing costs



# D.C. By-law Policies

## Non-Statutory D.C. Exemptions

- Where a lot levy, impost fee or development charge was collected as a condition for a lot created by consent
- A grant equal to the calculated charge for residential and non-residential development within the commercial core areas
- Industrial Exemption
  - City is proposing to discontinue the current industrial exemption policy
  - Current policy would forgo the collection of \$4 million of D.C. revenue between 2024-2033 (\$400,000 per year)



# D.C. By-Law Policies

## By-Law Administration

- By-law to be indexed annually on a mandatory basis to allow the charge to keep pace with increases in capital costs

# Study Process/Next Steps



## Study Process to Date

### Draft D.C. Background Study April 2023 to June 2024

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- ❖ Detailed Discussion of Anticipated Development and Growth-Related Needs with Staff – April to December 2023
- ❖ Present Study Process to Council – July 23, 2023
- ❖ Review Draft Findings with City Staff – January to May 2024
- ❖ Present Draft Findings to City Council – June 5, 2024

## Next Steps

### Consultation and Finalization June 2024 to August 2024

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- ❖ Release D.C. Study on City Website (at least 60 days before by-law passage) – June 14, 2024
- ❖ Development Industry Stakeholder Consultation – Week of July 8, 2024
- ❖ Public Meeting of Council – July 17, 2024
- ❖ Consideration of By-law for Passage – August 14, 2024
- ❖ By-Law Effective Date and Implementation – TBD



# Technical Appendix

# Appendix 1

## Affordable Housing Exemptions



# Affordable Residential Unit Exemption Definitions

## Affordable Rental Unit

The rent is no greater than the lesser of:

Income-based  
affordable rent

Average market  
rent

### Income-based Affordable Rent

Rent that is equal to 30% of the income of a household at the 60<sup>th</sup> percentile of gross annual incomes for renter households in the applicable local municipality.

## Affordable Ownership Unit

The price of the residential unit is no greater than the lesser of:

Income-based  
affordable  
purchase price

90% of the  
average  
purchase price

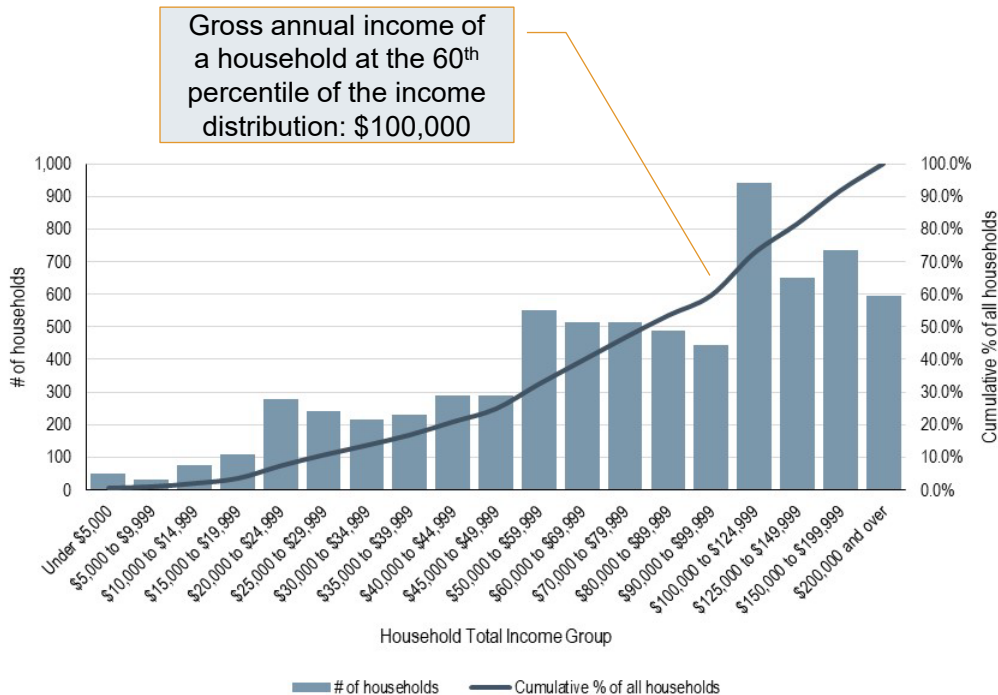
### Income-based Affordable Purchase Price

Purchase price that would result in annual accommodation costs equal to 30% of the income of a household at the 60<sup>th</sup> percentile of gross annual incomes for households in the applicable local municipality.



# Affordable Residential Units Bulletin

## Affordable Purchase Price Determination - Example



### Income-based purchase price assumptions:

- 5% down payment
- 25-year amortization
- 5-year fixed mortgage rate
- 0.125% house value/month property taxes
- 4.0% mortgage insurance premium

Affordable purchase price\*  
**\$340,700**

\* Assumes mortgage interest rate of 5.60%

# Affordable Residential Units Bulletin

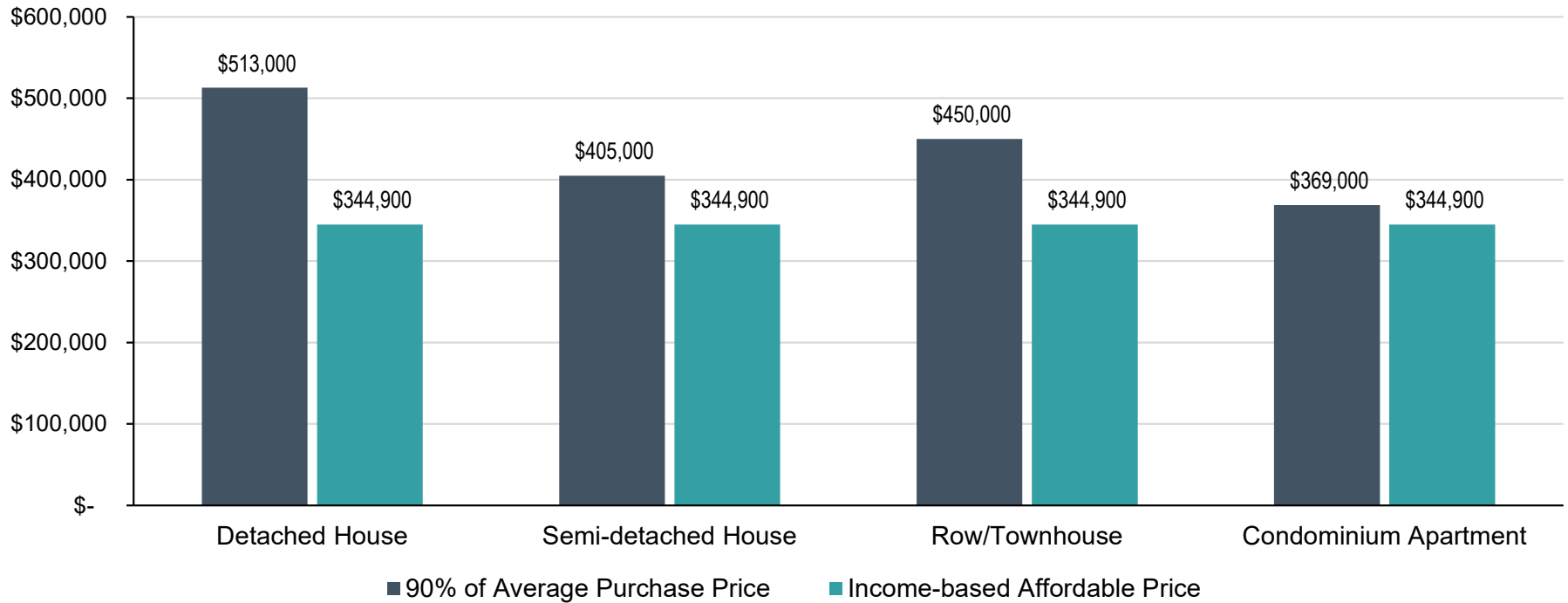
## Market-based and Income-based Thresholds - Rental Units



Based on the Bulletin that will be effective as of June 1, 2024, the average market rent sets the threshold for affordable rental units in the Municipality across all unit types.

# Affordable Residential Units Bulletin

## Market-based and Income-based Thresholds - Ownership Units



Based on the Bulletin that will be effective as of June 1, 2024, the income-based affordable price sets the threshold for affordable ownership units in the City.

# Appendix 2

## Growth Forecast

**Schedule 1  
City of Quinte West  
Residential Growth Forecast Summary**

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	Year	Population (Including Census Undercount) <sup>[1]</sup>	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 <sup>[2]</sup>	Apartments <sup>[3]</sup>	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
	Mid 2046	57,440	55,933	697	55,236	17,785	1,493	3,538	425	23,241	634	2.407
	Urban Buildout <sup>[4]</sup>	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 - Mid 2046	8,230	8,011	100	7,911	1,994	706	906	0	3,606	91	
	Early 2024 - Urban Buildout <sup>[4]</sup>	19,487	18,977	237	18,740	3,763	1,997	2,628	0	8,388	215	

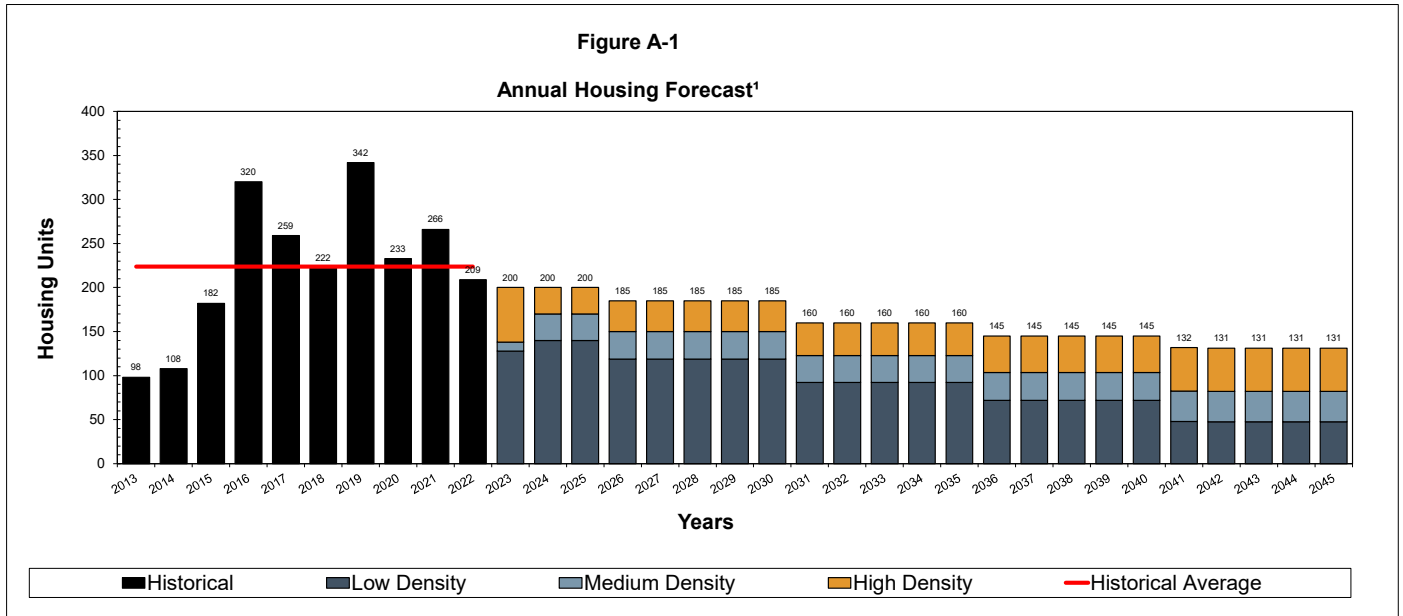
Source: Derived from the City of Quinte West Official Plan, 2023 10 Year Review Draft Document, the City of Quinte West 2022 Residential Land Needs Assessment Report, March 2022, and the City of Quinte West 2021 Water and Wastewater Master Plans, Master Plan Report - Final, December 6, 2021, Jacobs,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

<sup>[1]</sup> Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

<sup>[2]</sup> Includes townhouses and apartments in duplexes.

<sup>[3]</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>[4]</sup> 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: Historical housing activity derived from City of Quinte West building permit data, 2013 to 2022.

<sup>[1]</sup> Growth forecast represents calendar year.



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

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Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	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 - 2046	1,511	706	906	3,123	7,120	(374)	6,746	100	6,846
	2024 - Urban Buildout <sup>[3]</sup>	3,763	1,997	2,628	8,388	18,853	(113)	18,740	237	18,977
Trenton Service Arera	2024 - 2034	534	173	359	1,066	2,433	(214)	2,219	33	2,253
	2024 - 2044	993	437	784	2,214	4,956	(227)	4,729	69	4,798
	2024 - 2046	1,031	498	906	2,435	5,394	(215)	5,180	77	5,256
	2024 - Urban Buildout <sup>[3]</sup>	1,167	906	2,628	4,702	9,585	(65)	9,520	120	9,640
Frankford & Batawa	2024 - 2034	210	126	0	336	824	(28)	796	12	808
	2024 - 2044	245	183	0	427	1,031	(29)	1,001	15	1,016
	2024 - 2046	254	208	0	462	1,106	(28)	1,079	16	1,095
	2024 - Urban Buildout <sup>[3]</sup>	965	1,090	0	2,056	4,796	(8)	4,788	60	4,848
Remaining Urban Area	2024 - 2034	204	0	0	204	560	(131)	429	6	436
	2024 - 2044	218	0	0	218	597	(139)	458	7	465
	2024 - 2046	226	0	0	226	620	(131)	488	7	495
	2024 - Urban Buildout <sup>[3]</sup>	1,630	0	0	1,630	4,472	(40)	4,432	56	4,488
Rural	2024 - 2034	219	0	0	219	601	(160)	441	0	441
	2024 - 2044	420	0	0	420	1,152	(169)	983	0	983
	2024 - 2046	483	0	0	483	1,325	(160)	1,165	0	1,165
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 - 2046	1,994	706	906	3,606	8,445	(534)	7,911	100	8,011
	2024 - Urban Buildout <sup>[3]</sup>	3,763	1,997	2,628	8,388	18,853	(113)	18,740	237	18,977

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.

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>[3]</sup> 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.

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

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

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		Population
<b>Mid 2021 Population</b>		<b>46,560</b>
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
		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
		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
		-75
<b>Population Estimate to Early 2024</b>		<b>47,922</b>
<i>Net Population Increase, Mid 2021 to Early 2024</i>		<i>1,362</i>

- (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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; 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
<b>Total</b>		<b>100%</b>	<b>2.470</b>

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> 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  
Ten Year Growth Forecast  
Early 2024 to Early 2034**

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		Population
<b>Early 2024 Population</b>		<b>47,922</b>
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
<b>Population Estimate to Early 2034</b>		<b>51,861</b>
<b>Net Population Increase, Early 2024 to Early 2034</b>		<b>3,939</b>

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; 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		
<b>Total</b>		100%	2.421

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

<sup>2</sup> 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  
Twenty Year Growth Forecast  
Early 2024 to Early 2044**

DRAFT

		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
		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
		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
		-564
Population Estimate to Early 2044		55,183
Net Population Increase, Early 2024 to Early 2044		7,261

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; 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

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2021 Census database.

<sup>2</sup> 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 4c  
City of Quinte West  
2046 Growth Forecast  
Early 2024 to Mid 2046**

DRAFT

			Population
<b>Early 2024 Population</b>			<b>47,922</b>
Occupants of New Housing Units, Early 2024 to Mid 2046	<i>Units (2)</i>	3,606	
	<i>multiplied by P.P.U. (3)</i>	2,342	
	<i>gross population increase</i>	8,445	8,445
Occupants of New Equivalent Institutional Units, Early 2024 to Mid 2046	<i>Units</i>	91	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	100	100
Decline in Housing Unit Occupancy, Early 2024 to Mid 2046	<i>Units (4)</i>	19,635	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.027	
	<i>total decline in population</i>	-534	-534
<b>Population Estimate to Mid 2046</b>			<b>55,933</b>
<i>Net Population Increase, Early 2024 to Mid 2046</i>			<i>8,011</i>

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.743	55%	1.517
<i>Multiples (6)</i>	1.970	20%	0.386
<i>Apartments (7)</i>	1.749	25%	0.439
<i>one bedroom or less</i>	1.193		
<i>two bedrooms or more</i>	2.099		
<b>Total</b>		100%	2.342

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2021 Census database.

<sup>2</sup> 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**

DRAFT

		Population
<b>Early 2024 Population</b>		<b>47,922</b>
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>	8,388
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.013
	<i>total decline in population</i>	-113
		-113
<b>Population Estimate to Urban Buildout</b>		<b>66,899</b>
<i>Net Population Increase, Early 2024 to Urban Buildout</i>		<i>18,977</i>

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; 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		
<b>Total</b>		100%	2.248

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

<sup>2</sup> 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**

DRAFT

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	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
<b>Average (2013 - 2017)</b>	<b>150</b>	<b>30</b>	<b>13</b>	<b>193</b>
% 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
<b>Average (2018 - 2022)</b>	<b>204</b>	<b>27</b>	<b>23</b>	<b>254</b>
% Breakdown	80.3%	10.6%	9.1%	100.0%
2013 - 2022				
Total	1,772	284	183	2,239
<b>Average</b>	<b>177</b>	<b>28</b>	<b>18</b>	<b>224</b>
% Breakdown	79.1%	12.7%	8.2%	100.0%

Source: Historical housing activity derived from City of Quinte West building permit data, 2013 to 2022.

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Schedule 7a  
City of Quinte West  
Persons Per Unit By Age and Type of Dwelling  
2021 Census**

DRAFT

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

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	<b>2.587</b>
6-10	-	-	1.842	2.879	3.684	<b>2.847</b>
11-15	-	-	2.188	2.833	4.172	<b>2.949</b>
16-20	-	-	1.889	2.720	3.303	<b>2.676</b>
20-25	-	-	1.889	2.700	3.176	<b>2.416</b>
25-35	-	1.250	2.000	2.543	3.308	<b>2.497</b>
35+	-	1.287	1.860	2.560	3.686	<b>2.323</b>
<b>Total</b>	<b>-</b>	<b>1.281</b>	<b>1.870</b>	<b>2.607</b>	<b>3.622</b>	<b>2.413</b>

<sup>[1]</sup> 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  
Persons Per Unit By Age and Type of Dwelling  
2021 Census**

DRAFT

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

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

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

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

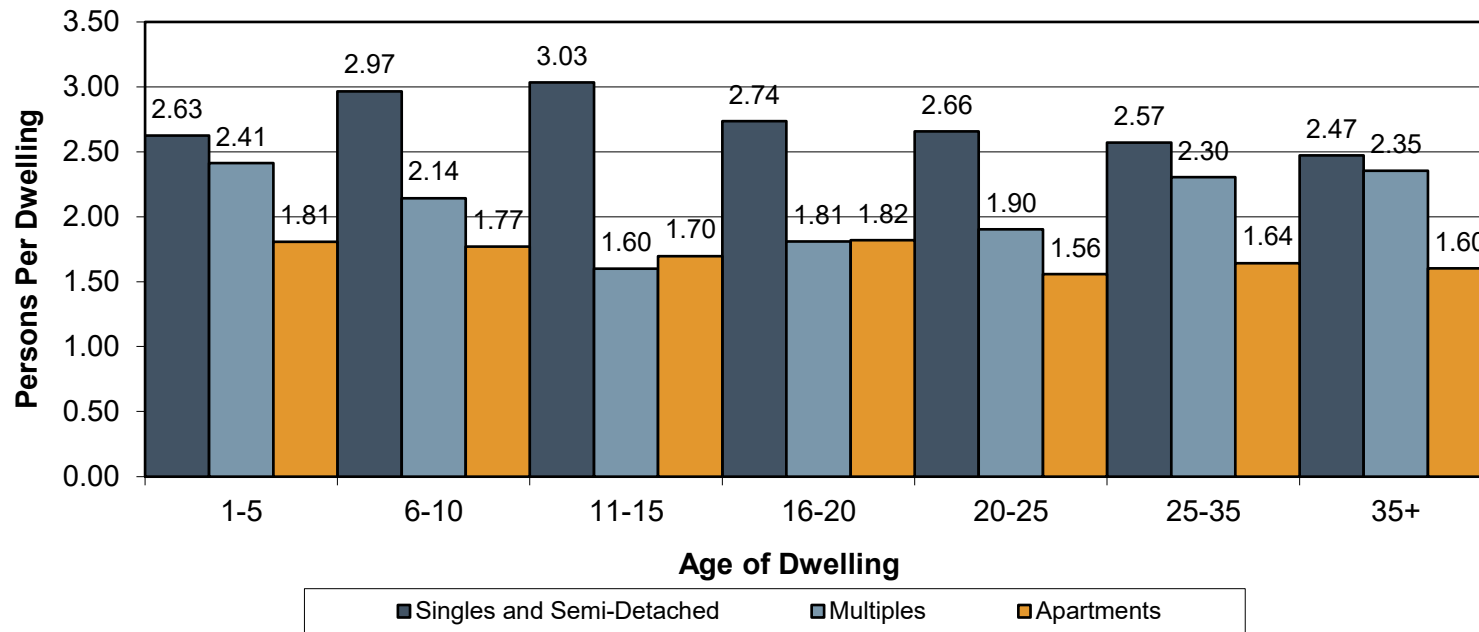
<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>[3]</sup> 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  
Persons Per Unit By Structural Type and Age of Dwelling  
(2021 Census)**



Multiple and Apartment P.P.U.s are based on Hastings County.

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

**DRAFT**

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. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	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
Mid 2046	55,933	0.004	0.029	0.100	0.107	0.126	0.365	0.052	0.417	231	1,606	5,593	5,980	7,025	20,435	2,882	23,317	18,829
Urban Buildout <sup>[2]</sup>	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
<b>Incremental Change</b>																		
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 - Mid 2021	2,983	0.0010	0.0373	-0.0300	-0.0307	-0.0420	-0.0645	0.0093	-0.0552	55	1,810	-1,075	-1,110	-1,540	-1,860	575	-1,285	-3,670
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 - Mid 2046	8,011	0.0000	0.0013	-0.0031	-0.0052	-0.0085	-0.0155	-0.0049	-0.0203	33	295	652	608	599	2,185	179	2,364	1,891
Early 2024 - Urban Buildout <sup>[2]</sup>	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
<b>Annual Average</b>																		
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
Early 2024 - Mid 2046	356	0.0000	0.0001	-0.0001	-0.0002	-0.0004	-0.0007	-0.0002	-0.0009	1	13	29	27	27	97	8	105	84

<sup>[1]</sup> 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 work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

<sup>[2]</sup> 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.

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

Source: Watson & Associates Economists Ltd.

**Schedule 9b**  
**City of Quinte West**  
**Employment & Gross Floor Area (G.F.A) Forecast, 2024 to Urban Buildout**

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Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary - Non- Bona Fide Farming <sup>[2]</sup>	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					
Mid 2046	55,933	231	5,593	5,980	7,025	18,829					
Urban Buildout <sup>[3]</sup>	66,899	231	6,124	6,385	7,608	20,348					
<b>Incremental Change</b>											
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 - Mid 2046	8,011	33	652	608	599	1,891	98,900	716,600	303,700	419,300	1,538,500
Early 2024 - Urban Buildout <sup>[3]</sup>	18,977	-	1,182	1,013	1,182	3,377	-	1,300,200	506,200	827,400	2,633,800
<b>Annual Average</b>											
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
Early 2024 - Mid 2046	348	1	28	26	26	82	4,300	31,157	13,204	18,230	66,891

Source: Watson & Associates Economists Ltd.

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,100
Commercial/ Population Related	500
Institutional	700

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> 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.

\* Reflects Mid 2023 to Urban Buildout forecast period

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

**Schedule 9c**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Non-Residential Development for Which Development Charges can be Imposed**

DRAFT

Development Location	Timing	Primary G.F.A. S.F. <sup>[1],[2]</sup>	Industrial G.F.A. S.F. <sup>[1]</sup>	Commercial G.F.A. S.F. <sup>[1]</sup>	Institutional G.F.A. S.F. <sup>[1]</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>[3]</sup>
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 - 2046	-	608,900	259,800	358,400	1,227,100	1,585
	2024 - Urban Buildout <sup>[4]</sup>	-	1,300,200	506,500	827,400	2,634,100	3,377
Trenton Service Arera	2024 - 2034	-	191,900	85,700	141,400	419,000	548
	2024 - 2044	-	343,700	168,700	278,600	791,000	1,048
	2024 - 2046	-	370,100	199,200	275,100	844,400	1,128
	2024 - Urban Buildout <sup>[4]</sup>	-	1,015,700	216,700	821,100	2,053,500	2,050
Frankford & Batawa	2024 - 2034	-	8,800	30,500	51,100	90,400	142
	2024 - 2044	-	14,300	36,000	59,500	109,800	170
	2024 - 2046	-	15,400	41,500	57,400	114,300	179
	2024 - Urban Buildout <sup>[4]</sup>	-	51,800	149,000	244,300	445,100	694
Remaining Urban Area	2024 - 2034	-	115,500	16,500	27,300	159,300	177
	2024 - 2044	-	206,800	16,500	27,300	250,600	260
	2024 - 2046	-	223,300	19,000	25,900	268,200	278
	2024 - Urban Buildout <sup>[4]</sup>	-	430,100	56,000	91,000	577,100	633
Rural	2024 - 2034	47,900	56,100	17,000	28,000	149,000	141
	2024 - 2044	89,900	100,100	34,500	57,400	281,900	272
	2024 - 2046	98,900	107,800	44,000	60,900	311,600	306
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 - 2046	98,900	716,600	303,700	419,300	1,538,500	1,891
	2024 - Urban Buildout <sup>[4]</sup>	-	1,497,600	421,700	1,156,400	3,075,700	3,377

Source: Watson & Associates Economists Ltd.

<sup>[1]</sup> Square feet per employee assumptions:

Primary	3,000
Industrial	1,100
Commercial	500
Institutional	700

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Employment Increase does not include No Fixed Place of Work.

<sup>[4]</sup> 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.

\* Reflects Mid 2023 to Urban Buildout forecast period

# Appendix 3

## Historical Level of Service Calculations and Anticipated Capital Needs

# Fire Protection Services

## Infrastructure Costs Included in the Development Charges Calculation

City of Quinte West

Service: 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  80%	Non- Residential Share  20%
1	New Firefighter	2024-2033	14,200	-	14,200	-		14,200	11,360	2,840
2	Training Vehicle	2024-2033	74,200	-	74,200	18,600		55,600	44,480	11,120
3	Communications Tower	2024-2033	77,300	-	77,300	71,400		5,900	4,720	1,180
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		195,071	156,057	39,014
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	<b>Total</b>		<b>165,700</b>	<b>-</b>	<b>165,700</b>	<b>90,000</b>	<b>-</b>	<b>270,771</b>	<b>216,617</b>	<b>54,154</b>



**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 Bid'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
<b>Total</b>	<b>29,882</b>	<b>29,882</b>	<b>29,882</b>	<b>29,882</b>	<b>29,882</b>	<b>29,882</b>	<b>29,882</b>	<b>29,882</b>	<b>29,882</b>	<b>29,882</b>	<b>44,722</b>	<b>50,122</b>	<b>50,122</b>	<b>50,122</b>	<b>50,122</b>		

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

**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
<b>Total</b>	<b>35</b>	<b>35</b>	<b>36</b>	<b>38</b>	<b>42</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	

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

**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	1	\$779,000
Radio Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
<b>Total</b>	<b>148</b>	<b>159</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>162</b>	<b>162</b>	<b>162</b>	

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

# Police Services

### Infrastructure Costs Included in the Development Charges Calculation

City of Quinte West  
Service: 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 80%	Non-Residential Share 20%
1	Camera & Network Upgrades	2024-2033	675,000	-	675,000	617,500		57,500	46,000	11,500
2	Police Station (NPV of future Principal Payments)	2024-2040	7,458,606	2,396,912	5,061,694	4,203,900		857,794	686,236	171,559
3	Police Station (NPV of future Interest Payments)	2024-2040	1,375,370	441,992	933,379	775,200		158,179	126,543	31,636
4	Post Period Benefit of Previous Police Station Debt Payments - Principal		577,042		577,042	-		577,042	461,634	115,408
5	Post Period Benefit of Previous Police Station Debt Payments - Interest		210,981		210,981	-		210,981	168,785	42,196
	Reserve Fund Adjustment		-	-	-	-		(282,002)	(225,602)	(56,400)
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	<b>Total</b>		<b>10,296,999</b>	<b>2,838,903</b>	<b>7,458,096</b>	<b>5,596,600</b>	<b>-</b>	<b>1,579,494</b>	<b>1,263,595</b>	<b>315,899</b>

**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
<b>Total</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>17,100</b>	<b>28,134</b>	<b>28,134</b>	<b>28,134</b>	<b>28,134</b>		

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

**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
<b>Total</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	

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

# Transit Services



## Infrastructure Costs Included in the Development Charges Calculation

City of Quinte West  
Service: 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%
	<b>New Route - Loyalist</b>		-	-	-	-		-	-	-
1	Transit Shelters/Hubs	2024-2033	63,900	-	63,900	59,000		4,900	3,871	1,029
			-	-	-	-		-	-	-
2	Outside Vehicle Storage with Po	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
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(19,570)	(15,461)	(4,110)
			-	-	-	-		-	-	-
	<b>Total</b>		<b>567,800</b>	<b>-</b>	<b>567,800</b>	<b>524,600</b>	<b>-</b>	<b>23,630</b>	<b>18,667</b>	<b>4,962</b>

# Parks and Recreation Services

### Infrastructure Costs Included in the Development Charges Calculation

City of Quinte West  
Service: Parks and Recreation 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	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
	<b>Trails</b>		-	-	-	-		-	-	-
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
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(942,418)	(895,297)	(47,121)
			-	-	-	-		-	-	-
	<b>Total</b>		<b>6,629,000</b>	<b>-</b>	<b>6,629,000</b>	<b>4,859,100</b>	<b>-</b>	<b>827,482</b>	<b>786,108</b>	<b>41,374</b>

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)
<b>Washroom Buildings</b>																
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													\$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
<b>Pavillions</b>																
Frankford	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						\$326,400
<b>Picnic Shelters</b>																
Ball Diamond Murray Twp	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
<b>Basketball Courts</b>																
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
<b>Beach Volleyball Courts</b>																
Tourist Park, Frankford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
<b>Total</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>128</b>	<b>128</b>	<b>127</b>	<b>126</b>	<b>127</b>	<b>134</b>	<b>137</b>	<b>137</b>	<b>136</b>	<b>142</b>	<b>144</b>	<b>144</b>	

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

**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
<b>Total</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>42</b>	<b>42</b>	<b>51</b>	<b>52</b>	<b>52</b>	<b>52</b>	

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

**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 - Trenton	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 - Frankford	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
<b>Total</b>	<b>188,966</b>	<b>188,966</b>	<b>188,966</b>	<b>191,406</b>	<b>191,406</b>	<b>191,406</b>	<b>196,906</b>	<b>196,906</b>	<b>196,906</b>	<b>195,906</b>	<b>195,906</b>	<b>195,906</b>	<b>195,906</b>	<b>195,906</b>	<b>195,906</b>		

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	2009-2023
Quantity Standard	4.4187
Quality Standard	\$394
Service Standard	\$1,739

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$1,739
Eligible Amount	\$6,760,815

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

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													\$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
Attachements - Landscape Maint.	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$35,500
Hedge Timmer	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
<b>Total</b>	<b>106</b>	<b>106</b>	<b>107</b>	<b>108</b>	<b>110</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>110</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	

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

# Library Services



### Infrastructure Costs Included in the Development Charges Calculation

City of Quinte West  
 Service: 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
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(13,638)	(12,956)	(682)
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	<b>Total</b>		<b>455,752</b>	<b>-</b>	<b>455,752</b>	<b>5,300</b>	<b>-</b>	<b>436,814</b>	<b>414,973</b>	<b>21,841</b>

**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
<b>Total</b>	<b>121,110</b>	<b>122,189</b>	<b>125,713</b>	<b>130,055</b>	<b>128,446</b>	<b>128,204</b>	<b>110,869</b>	<b>103,154</b>	<b>97,460</b>	<b>94,651</b>	<b>94,656</b>	<b>105,206</b>	<b>105,206</b>	<b>105,206</b>	<b>105,206</b>	

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	2.84	2.87	2.95	3.05	3.01	3.01	2.60	2.41	2.24	2.14	2.12	2.32	2.29	2.26	2.23

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

**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
<b>Total</b>	<b>20,912</b>	<b>20,912</b>	<b>20,912</b>	<b>20,912</b>	<b>20,912</b>	<b>22,200</b>	<b>22,200</b>	<b>22,200</b>	<b>22,200</b>	<b>22,200</b>	<b>22,200</b>	<b>22,200</b>	<b>22,200</b>	<b>22,200</b>	<b>22,200</b>		

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

# Ambulance Services

### Infrastructure Costs Included in the Development Charges Calculation

City of Quinte West  
Service: 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	1,260,076	3,827,305	371,619	-		371,619	293,579	78,040
2	Additional Ambulances (4)	2024-2033	1,316,000	303,766	922,648	89,586	-		89,586	70,773	18,813
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(61,638)	(48,694)	(12,944)
			-	-		-	-		-	-	-
	<b>Total</b>		<b>6,775,000</b>	<b>1,563,842</b>	<b>4,749,953</b>	<b>461,206</b>	-	-	<b>399,568</b>	<b>315,659</b>	<b>83,909</b>

**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
<b>Total</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>	<b>25,398</b>		
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%		
<b>Total</b>	<b>7,111</b>	<b>7,111</b>	<b>7,111</b>	<b>7,109</b>	<b>7,244</b>	<b>7,261</b>	<b>7,299</b>	<b>7,299</b>	<b>7,358</b>	<b>7,353</b>	<b>7,495</b>	<b>7,505</b>	<b>7,524</b>	<b>7,534</b>	<b>7,591</b>		

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

**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
<b>Total</b>	<b>2,034</b>	<b>2,035</b>	<b>2,036</b>	<b>2,038</b>	<b>2,041</b>	<b>2,042</b>	<b>2,042</b>	<b>2,038</b>	<b>2,039</b>	<b>2,042</b>	<b>2,042</b>	<b>2,046</b>	<b>2,047</b>	<b>2,049</b>	<b>2,050</b>	
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%	
<b>Total</b>	<b>570</b>	<b>570</b>	<b>570</b>	<b>570</b>	<b>582</b>	<b>584</b>	<b>587</b>	<b>586</b>	<b>591</b>	<b>591</b>	<b>603</b>	<b>605</b>	<b>606</b>	<b>608</b>	<b>613</b>	

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	0.0133	0.0134	0.0134	0.0134	0.0137	0.0137	0.0138	0.0137	0.0136	0.0134	0.0135	0.0133	0.0132	0.0130	0.0130

15 Year Average	2009-2023
Quantity Standard	0.0134
Quality Standard	\$3,299
Service Standard	\$44

D.C. Amount (before deductions)	10 Year
Forecast Population	3,887
\$ per Capita	\$44
Eligible Amount	\$171,844

# Waste Diversion Services



**Infrastructure Costs Included in the Development Charges Calculation**

City of Quinte West

Service: 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	133,300	-	108,640	24,660	-		24,660	24,660	-
2	Green Bins	2024-2033	103,750	5,021		98,729	-		98,729	98,729	-
	Reserve Fund Adjustment								(8,217)	(8,217)	-
	<b>Total</b>		<b>237,050</b>	<b>5,021</b>	<b>108,640</b>	<b>123,389</b>	<b>-</b>	<b>-</b>	<b>115,172</b>	<b>115,172</b>	<b>-</b>

**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
<b>Total</b>	-	-	-	-	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%
<b>Total Eligible Portion of Facilities</b>	-	-	-	-	-	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%
<b>Total Eligible Portion of Facilities</b>	-	-	-	-	-	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

**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
<b>Total</b>	-	-	-	-	<b>17,473</b>	<b>17,563</b>	<b>17,654</b>	<b>17,744</b>	<b>17,835</b>	<b>18,080</b>	<b>18,325</b>	<b>18,570</b>	<b>18,815</b>	<b>19,060</b>	<b>19,305</b>	
Percentage attributable to Eligible Portion	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>Total Eligible Portion of Facilities</b>	-	-	-	-	<b>17,473</b>	<b>17,563</b>	<b>17,654</b>	<b>17,744</b>	<b>17,835</b>	<b>18,080</b>	<b>18,325</b>	<b>18,570</b>	<b>18,815</b>	<b>19,060</b>	<b>19,305</b>	

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

# Services Related to a Highway

**Infrastructure Costs Included in the Development Charges Calculation**

City of Quinte West

Service: 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

City of Quinte West

Service: 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%
	<b>Active Transportation</b>		-	-		-	-		-	-	-
	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
			-	-		-	-		-	-	-
	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)
	<b>Total</b>	<b>2021-2025</b>	<b>159,779,125</b>	<b>29,758,400</b>	<b>2,317,500</b>	<b>127,703,225</b>	<b>88,282,800</b>	<b>432,000</b>	<b>33,823,145</b>	<b>27,058,516</b>	<b>6,764,629</b>

**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
<b>Total</b>	<b>1,500</b>	<b>1,500</b>	<b>1,501</b>	<b>1,501</b>	<b>1,502</b>	<b>1,502</b>	<b>1,503</b>	<b>1,503</b>	<b>1,505</b>	<b>1,506</b>	<b>1,506</b>	<b>1,507</b>	<b>1,509</b>	<b>1,511</b>	<b>1,511</b>	

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

**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
<b>Total</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	

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



**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
<b>Total</b>	<b>2,734</b>	<b>2,741</b>	<b>2,774</b>	<b>2,774</b>	<b>2,841</b>	<b>2,854</b>	<b>2,902</b>	<b>2,911</b>	<b>2,934</b>	<b>2,954</b>	<b>2,963</b>	<b>2,975</b>	<b>3,079</b>	<b>3,123</b>	<b>3,123</b>	

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

**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
<b>Total</b>	<b>112,033</b>	<b>112,033</b>	<b>112,033</b>	<b>112,033</b>	<b>112,033</b>	<b>100,013</b>	<b>100,013</b>	<b>100,013</b>	<b>100,013</b>	<b>70,620</b>	<b>166,620</b>	<b>169,620</b>	<b>169,620</b>	<b>175,020</b>	<b>175,020</b>		

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	2009-2023
Quantity Standard	2,8467
Quality Standard	\$246
Service Standard	\$700

D.C. Amount (before deductions)	20 Year
Forecast Population	7,171
\$ per Capita	\$700
Eligible Amount	\$5,022,784



# Water Services

### Infrastructure Costs Included in the Development Charges Calculation

City of Quinte West  
Service: Water 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 85%	Non-Residential Share 15%
		<b>Trenton</b>		-	-	-	-		-	-	-
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
		<b>Frankford</b>		-	-	-	-		-	-	-
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
		<b>Oversizing</b>		-	-	-	-		-	-	-
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		Watermain Oversizing for Hillside Meadows	2024	48,234	-	48,234	-		48,234	40,853	7,381
		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
		Reserve Fund Adjustment		-	-	-	-		(531,554)	(450,214)	(81,340)
		<b>Total</b>		<b>51,796,828</b>	-	<b>51,796,828</b>	<b>20,310,900</b>	-	<b>30,954,374</b>	<b>26,217,629</b>	<b>4,736,745</b>

# Wastewater Services

**Infrastructure Costs Included in the Development Charges Calculation**

City of Quinte West  
Service: Wastewater Services

Prj.No	City 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 84%	Non-Residential Share 16%
<b>Trenton Sewers</b>												
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
				-	-		-	-		-	-	-
<b>Trenton Facilities</b>												
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
<b>Frankford Sewers</b>												
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
<b>Frankford Facilities</b>												
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
				-	-		-	-		-	-	-
<b>Batawa Sewers &amp; Facilities</b>												
33	WWB-1	Plant St from Fraser Dr 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

City of Quinte West  
 Service: Wastewater Services

Prj.No	City 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 84%	Non-Residential Share 16%
	<b>Oversizing</b>	<b>2024-Buildout</b>										
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 North 600mm Main	2024	314,784	-		314,784	-		314,784	265,319	49,466
		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
		Reserve Fund Adjustment		-	-		-	-		(2,233,597)	(1,882,607)	(350,990)
		<b>Total</b>		<b>211,017,360</b>	<b>-</b>	<b>-</b>	<b>211,017,360</b>	<b>32,610,871</b>	<b>-</b>	<b>176,172,891</b>	<b>148,488,857</b>	<b>27,684,034</b>