



Development Charges Background Study

City of Belleville

For Public Circulation and Comment

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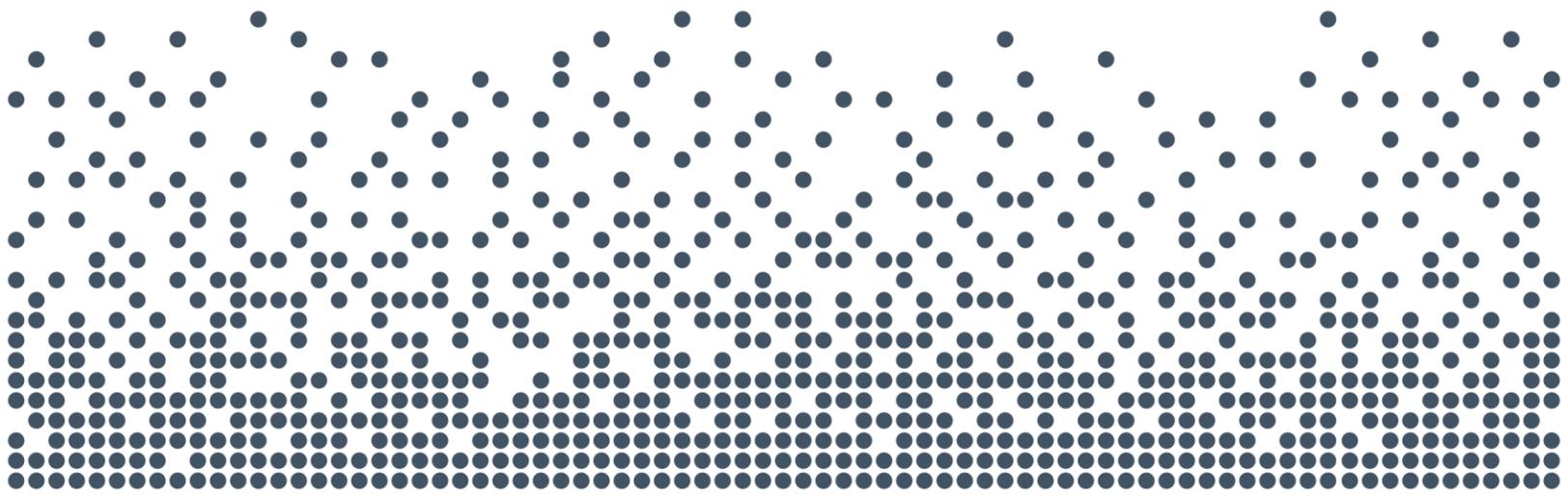
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
B.D.I.A.	Belleville Downtown Improvement Area
C.B.D.	Central Business District
D.C.	Development charge
D.C.A.	<i>Development Charges Act</i> , 1997 as amended
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
N.A.I.C.S.	North American Industry Classification System
N.F.P.O.W.	No Fixed Place of Work
OLT	Ontario Land Tribunal
OMB	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
s.s.	Subsection
sq.ft.	square foot
sq.m.	square metres
km	kilometers



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

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

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

In addition, the report is designed to set out sufficient background on the legislation, the City's current D.C. policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge.

1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. will be scheduled, at the earliest, two weeks after the posting of the D.C. background study and draft D.C. by-law



on the City's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the City's D.C. by-law.

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

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

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

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

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

Process Steps	Dates
1. Data collection and staff interviews	February 2021 – September 2021
2. Presentation of draft findings and D.C. policy discussion with City Staff	September 23, 2021
3. Presentation to Development Industry Stakeholders	September 23, 2021
4. D.C. Background Study and draft D.C. by-law available to public	October 6, 2021
5. Public Meeting of Council	November 8, 2021
6. D.C. By-law passage	December 13, 2021



Process Steps	Dates
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. City makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act (Bill 108) and the COVID-19 Economic Recovery Act (Bill 197)

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province’s “*More Homes, More Choice: Ontario’s Housing Supply Action Plan*.” The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two years or more



after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020 and were proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C.-eligible services:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;



- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in subsection 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C.-eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

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

Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.



Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a community benefits charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

1.4 Other Legislative Changes

Bill 213, *An Act to Reduce Burdens on People and Businesses by Enacting, Amending and Repealing Various Acts and Revoking a Regulation* received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from D.C.s imposed under the D.C.A. if the development in respect of which D.C.A. would otherwise be payable is intended to be occupied and used by the university.

This statutory exemption to the payment of D.C.s came into effect on December 8, 2020.



Chapter 2

Current City of Belleville D.C. Policy



2. Current City of Belleville D.C. Policy

2.1 By-law Enactment

On January 25, 2021 the City enacted By-law 2021-18 with a one-year term (compared with the statutory 5-year term) in order to provide sufficient time for City staff to undertake discussions with the Development Industry stakeholders regarding the implementation of the 2020 Development Charges Background Study's proposed schedule of charges and by-law policies. Furthermore, an updated D.C. Background Study was to be prepared during the one-year term of By-law 2021-18, incorporating findings of the Infrastructure Phasing Strategy and the Parks and Recreation Master Plan. By-law 2021-18 will expire on January 25, 2022.

2.2 Services Covered

The following services/classes of service are included under By-law 2021-18:

- Roads and Related;
- Fire;
- Police;
- Parks and Recreation;
- Library;
- Ambulance;
- Social Housing;
- Water;
- Wastewater; and
- Growth-related Studies.

2.3 Timing of D.C. Calculation and Payment

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



2.4 Indexing

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

Table 2-1
City of Belleville
Current Development Charges

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	Multiples	
City-Wide Services:					
Roads and Related	\$ 5,456	\$ 3,791	\$ 2,017	\$ 4,647	\$ 2.89
Fire	\$ 519	\$ 367	\$ 210	\$ 339	\$ 0.32
Police	\$ 263	\$ 186	\$ 107	\$ 172	\$ 0.19
Parks and Recreation	\$ 3,424	\$ 2,422	\$ 1,398	\$ 2,236	\$ 0.18
Library	\$ -	\$ -	\$ -	\$ -	\$ -
Ambulance	\$ 108	\$ 76	\$ 44	\$ 71	\$ 0.07
Social Housing	\$ 23	\$ 16	\$ 9	\$ 15	\$ -
Growth-related Studies	\$ 166	\$ 114	\$ 61	\$ 141	\$ 0.08
Total City-Wide Services	\$ 9,958	\$ 6,972	\$ 3,846	\$ 7,621	\$ 3.72
Urban Services					
Wastewater	\$ 1,962	\$ 1,359	\$ 706	\$ 1,770	\$ 0.79
Water	\$ 2,400	\$ 1,698	\$ 980	\$ 1,567	\$ 1.18
Total Urban Services	\$ 4,362	\$ 3,057	\$ 1,686	\$ 3,337	\$ 1.97
GRAND TOTAL RURAL AREA	\$ 9,958	\$ 6,972	\$ 3,846	\$ 7,621	\$ 3.72
GRAND TOTAL URBAN AREA	\$ 14,320	\$ 10,029	\$ 5,532	\$ 10,958	\$ 5.69

2.5 Redevelopment Credits

The by-law provides D.C. credits for residential and non-residential redevelopments; however, additional floor area or dwellings created in excess of those demolished are subject to development charges.



2.6 Area to Which the By-law Applies and Exemptions

The City's existing by-law provides for the following statutory exemptions:

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Land used for Municipal or Board of Education purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

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

- industrial development;
- private schools as defined in the *Education Act*;
- development of land, buildings or structures owned by a College of applied arts and technology established pursuant to the *Ministry of Training, Colleges and Universities Act*, and used for teaching-related purposes on lands owned by and used for the purposes of the College but not including student residences;
- a place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
- hospitals under the *Public Hospitals Act*;
- non-residential farm buildings;
- non-residential (other than industrial) land uses located within the Belleville Downtown Improvement Area (B.D.I.A.);
- development creating or adding an accessory use or structure not exceeding ten square meters of non-residential floor area;
- a 50% reduction of development charges is provided for residential development located within the City's Central Business District (C.B.D.); and
- a 50% reduction of development charges is provided for affordable rental apartment units outside of the C.B.D.



Chapter 3

Anticipated Development in the City of Belleville



3. Anticipated Development in the City of Belleville

3.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City of Belleville will be required to provide services, over a 10-year (early-2022 to early-2032) and longer-term (early-2022 to mid-2041) time horizon.

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

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

- City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, Watson & Associates Economists Ltd., August 2019;
- City of Belleville 2020 Development Charges Background Study, Watson & Associates Economists Ltd., November 12, 2020;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential building permit data over the 2011 to 2021 July year-to-date period;
- Residential and non-residential supply opportunities as identified in the City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area; and
- Discussions with City staff regarding anticipated residential and non-residential development in the City of Belleville.

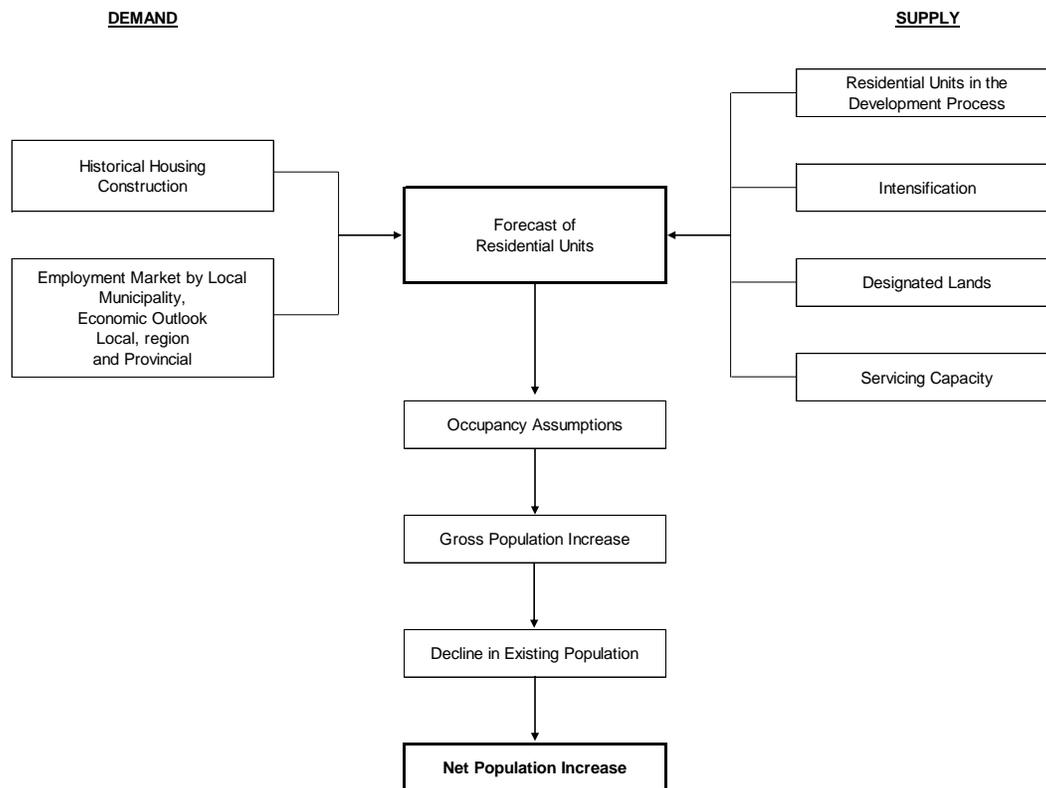


3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in Belleville is anticipated to reach approximately 56,730 by early-2032 and 56,780 by mid-2041, resulting in an increase of approximately 2,480 and 2,530 persons, respectively.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2022 D.C. exclude the net Census undercount, which is estimated at approximately 2.4%.



**Table 3-1
City of Belleville
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households		Equivalent Institutional Households
Historical	<i>Mid 2006</i>	50,130	48,821	1,296	47,525	12,495	1,950	5,920	140	20,505	1,178	2.381
	<i>Mid 2011</i>	50,780	49,454	1,344	48,110	13,044	2,083	5,829	109	21,065	1,222	2.348
	<i>Mid 2016</i>	52,080	50,716	1,366	49,350	13,600	2,225	5,800	110	21,735	1,242	2.333
Forecast	<i>Early 2022</i>	55,710	54,252	1,461	52,791	14,778	2,549	6,450	110	23,887	1,328	2.271
	<i>Early 2032</i>	58,260	56,733	1,529	55,204	15,824	2,916	6,862	110	25,711	1,390	2.207
	<i>Mid 2041</i>	58,300	56,777	1,529	55,248	16,032	3,058	7,043	110	26,243	1,390	2.164
Incremental	Mid 2006 - Mid 2011	650	633	48	585	549	133	-91	-31	560	44	
	Mid 2011 - Mid 2016	1,300	1,262	22	1,240	556	142	-29	1	670	20	
	Mid 2016 - Early 2022	3,630	3,536	95	3,441	1,178	324	650	0	2,152	86	
	Early 2022 - Early 2032	2,550	2,481	68	2,413	1,046	367	412	0	1,824	62	
	Early 2022 - Mid 2041	2,590	2,525	68	2,457	1,254	509	593	0	2,356	62	

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2021.

¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



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

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

- The housing unit mix for the City was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with City staff regarding anticipated development trends for the City.
- Based on the above indicators, the 2022 to 2032 household growth forecast for the City is comprised of a unit mix of 53% low density units (single detached and semi-detached), 22% medium density (multiples except apartments) and 25% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the City of Belleville.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2022 and 2032 by development type is summarized below.

Development Location	Approximate Amount of Housing Growth, 2022 to 2032	Percentage of Housing Growth, 2022 to 2032
Urban	1,710	94%
Rural	114	6%
City Total	1,824	100%

3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality



has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by 2032 in the City of Belleville over the forecast period is presented in Table 3-1. Over the 2022 to 2032 forecast period, the City is anticipated to average 182 new housing units per year.
- Institutional population¹ is anticipated to increase by approximately 68 people between 2022 to 2032.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the City of Belleville. Due to data limitations, high density P.P.U. data was derived from Hastings County, which includes the City of Belleville, and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.827
 - Medium density: 1.846
 - High density²: 1.663

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

² Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



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

- Existing households for early-2022 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and early-2022, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2032 forecast period is approximately 1,905.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the City divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the City of Belleville is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 40 primary (0%);
 - 1,065 work at home employment (3%);
 - 8,445 industrial (28%);
 - 12,730 commercial/population related (42%); and
 - 8,300 institutional (27%).
- The 2016 employment by usual place of work, including work at home, is 30,580. An additional 2,295 employees have been identified for the City in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the City is anticipated to reach approximately 36,230 by early-2032 and 36,880 by mid-2041. This represents an employment increase of approximately 1,970 for the 10-year forecast period and 2,620 for the longer-term forecast period.

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

² No fixed place of work is defined by Statistics Canada 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.



- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the City of Belleville (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 32,270 by early-2032 and 32,770 by mid-2041. This represents an employment increase of approximately 1,670 for the 10-year forecast period and 2,170 for the longer-term forecast period.¹

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,700 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 676 sq.ft. per employee for institutional employment.
- The City-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 1.5 million sq.ft. over the 10-year forecast period and 2.0 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2022 to 2032 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 59%;
 - commercial/population-related – 26%; and
 - institutional – 15%.

¹ G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 32,200 by early-2032 and 32,690 by mid-2041.



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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the City of Belleville by area.
- The amount and percentage of forecast total non-residential growth between 2022 and 2032 by development type is summarized below.

Development Location	Amount of Non-Residential G.F.A., 2022 to 2032	Percentage of Non-Residential G.F.A., 2022 to 2032
Urban	1,500,600	100%
Rural	0	0%
<i>City Total</i>	<i>1,500,600</i>	<i>100%</i>



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

s.s.2 (4) of the D.C.A. sets out the eligible services that can be included in a D.C. By-law as follows:

- Water supply services, including distribution and treatment services.
- Wastewater services, including sewers and treatment services.
- Storm water drainage and control services.
- Services related to a highway.
- Electrical power services.
- Toronto-York subway extension, as defined in subsection 5.1 (1).
- Transit services other than the Toronto-York subway extension.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed



In addition to the above eligible services, the D.C.A. also sets out in s.s.7 (3) that a development charge by-law may provide for a class consisting of studies.

Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services).

Table 4-1 identifies the potential components within each service category, whether the City provides the service, and whether the service has been included in the proposed D.C. by-law.

4.3 Increase in Need for Service

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



Figure 4-1

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

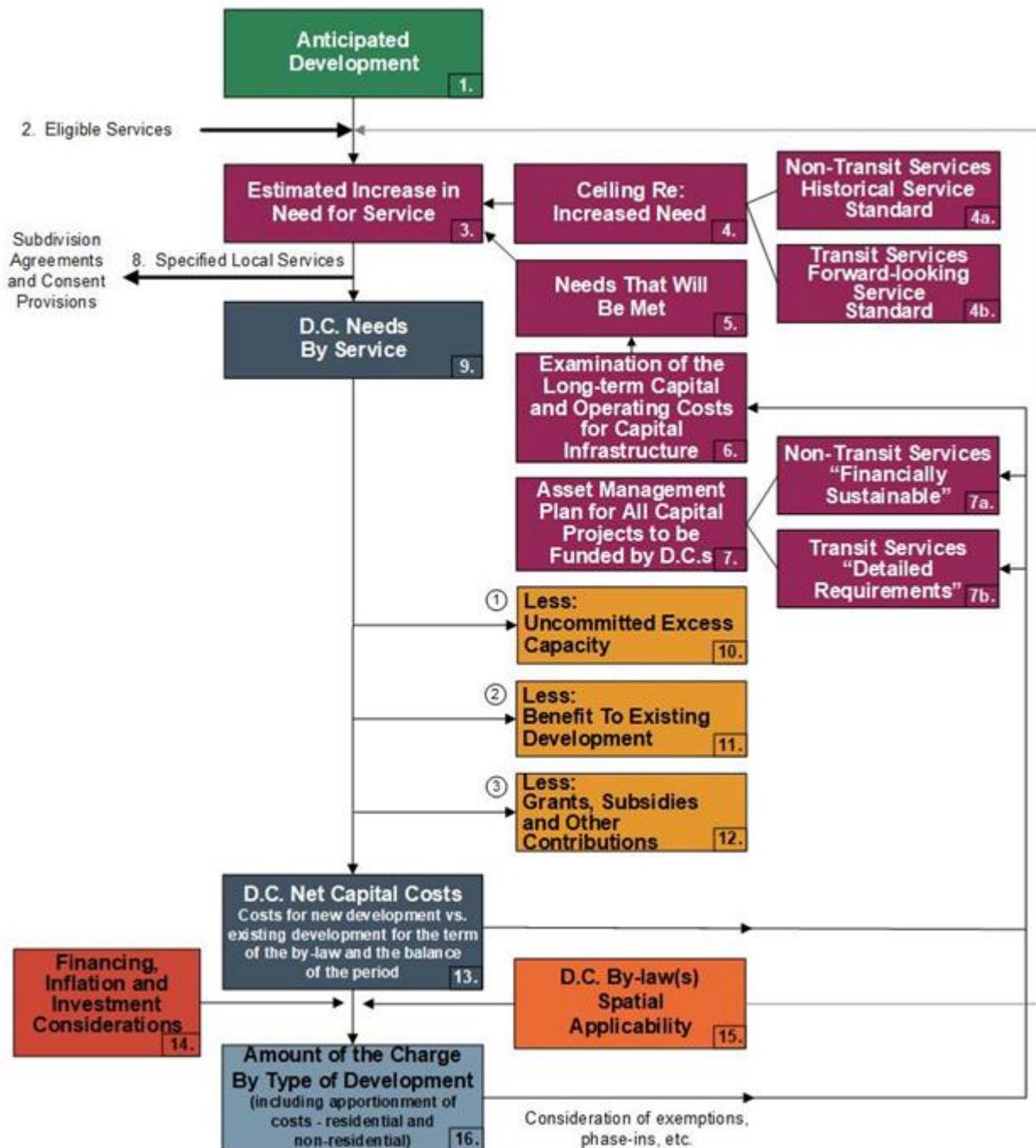




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Services Related to a Highway	Yes	1.1 Arterial roads
	Yes	1.2 Collector roads
	Yes	1.3 Bridges, Culverts and Roundabouts
	No	1.4 Local municipal roads
	Yes	1.5 Traffic signals
	Yes	1.6 Sidewalks and streetlights
	Yes	1.7 Active Transportation
	Yes	1.8 Works Yard
	Yes	1.9 Rolling stock ¹
2. Transit Services	No	2.1 Transit vehicles ¹ & facilities
	No	2.2 Other transit infrastructure
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	3.3 Retention/detention ponds
4. Fire Protection Services	Yes	4.1 Fire stations
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹
	Yes	4.3 Small equipment and gear

¹with 7+ year life time

*same percentage as service component to which it pertains
computer equipment excluded throughout



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Parks and Recreation Services Outdoor Recreation Services (i.e. Parks and Open Space and Indoor Recreation)	Ineligible Yes Yes Yes Yes Yes Yes	5.1 Acquisition of land for parks, woodlots and E.S.A.s 5.2 Development of area municipal parks 5.3 Development of district parks 5.4 Development of municipal-wide parks 5.5 Development of special purpose parks 5.6 Parks rolling stock ¹ and yards 5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 5.8 Recreation vehicles and equipment ¹
6. Library Services	Yes Yes Yes	6.1 Public library space (incl. furniture and equipment) 6.2 Library vehicles ¹ 6.3 Library materials
7. Electrical Power Services	No No No	7.1 Electrical substations 7.2 Electrical distribution system 7.3 Electrical system rolling stock
9. Wastewater Services	Yes Yes No Yes	9.1 Treatment plants 9.2 Sewage trunks 9.3 Local systems 9.4 Vehicles and equipment ¹
10. Water Supply Services	Yes Yes No Yes	10.1 Treatment plants 10.2 Distribution systems 10.3 Local systems 10.4 Vehicles and equipment ¹
11. Waste Diversion Services	Ineligible Ineligible No No	11.1 Landfill collection, transfer vehicles and equipment 11.2 Landfills and other disposal facilities 11.3 Waste diversion facilities 11.4 Waste diversion vehicles and equipment ¹

¹with 7+ year life time



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
12. Policing Services	Yes Yes Yes	12.1 Police detachments 12.2 Police rolling stock ¹ 12.3 Small equipment and gear
13. Long-Term Care Services	No No	13.1 Long-Term Care space 13.2 Vehicles ¹
14. Child Care and early years services	No No	14.1 Childcare space 14.2 Vehicles ¹
15. Public Health	No No	15.1 Public Health department space 15.2 Public Health department vehicles ¹
16. Housing Services	Yes	16.1 Social Housing space
17. Provincial Offences Act (P.O.A.)	N/A	17.1 P.O.A. space
18. Social Services	No	18.1 Social service space
19. Ambulance Services	Yes Yes	19.1 Ambulance station space 19.2 Vehicles ¹
20. Emergency Preparedness Services	No No	20.1 Emergency Preparedness Space 20.2 Equipment
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment
23. Other Transportation Services	Ineligible Ineligible	23.1 Ferries 23.2 Airports (in the Regional Municipality of Waterloo). 23.2 (Other)
24. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible Ineligible	24.1 Cultural space (e.g. art galleries, museums and theatres) 24.2 Tourism facilities and convention centres

¹with 7+ year life time



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
25. Other Services	Yes	25.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost
	Yes	25.2 Interest on money borrowed to pay for growth-related capital

¹with a 7+ year lifetime

²same percentage as service component to which it pertains

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

4.4 Local Service Policy

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

4.5 Capital Forecast

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



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

The capital costs include:

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

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

4.6 Treatment of Credits

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

The City currently has no outstanding D.C. credit obligations.



4.7 Classes of Services

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

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

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

- Growth-related Studies
 - Roads and Related Services;
 - Fire Services;
 - Police Services;
 - Parks and Recreation Services;
 - Library Services;
 - Ambulance Services;
 - Social Housing Services;
 - Wastewater Services; and
 - Water Services.

4.8 Eligible Debt and Committed Excess Capacity

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



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

4.9 Existing Reserve Funds

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

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

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

The City’s 2020 year-end D.C. Reserve Funds balances, by service, are presented in Table 4-2. These balances have been applied against future spending requirements for all services.



Table 4-2
City of Belleville
Estimated D.C. Reserve Funds Balances (As of December 31, 2020)

Service	Dec. 31, 2020 Balance
Roads and Related Services	\$ 7,322,568
Fire Services	\$ 332,861
Police Services	\$ 1,125,807
Parks & Recreation	\$ 2,025,680
Library Services	\$ 177,771
Administration	\$ 210,022
Wastewater Services	\$ 1,021,007
Water Services	\$ 3,066,385
Total	\$ 15,282,101

4.10 Deductions

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

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

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

4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the City over the 10-year period immediately preceding the preparation of the background study..." O.Reg. 82.98 (s.4) goes further to indicate that "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."



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

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis.

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

4.10.2 Reduction for Uncommitted Excess Capacity

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

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

4.10.3 Reduction for Benefit to Existing Development

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



- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.10.1 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

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



4.10.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development (O.Reg. 82.98 s.6). That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

4.11 Municipal-wide vs. Area Rating

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

4.12 Allocation of Development

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



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating eligible costs for the D.C.s. The services outlined in Sections 5.1 and 5.2, apply on a uniform-basis across the City, while those addressed in Section 5.3 apply only to urban areas. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in this Chapter reflects Council's current intention. However, over time, City projects and Council priorities may change and accordingly, Council's intentions may be modified and different capital projects (and timing) may be required to meet the need for services required by new growth.

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

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

5.1.1 Parks and Recreation Services

The City currently maintains approximately 564 acres of developed parkland including trails. Furthermore, the City provides a variety of amenities in its parks, including 45,215 square feet of parks facilities, and operates 462,244 square feet of indoor recreation facility space. The City utilizes an inventory of 106 pieces of equipment and vehicles in maintaining its recreation facilities and parks. The City's level of service over the historical 10-year period averaged \$3,992 per capita. In total, the maximum DC-eligible amount for parks and recreation services over the 10-year forecast period is \$9.90 million based on the established level of service standards.

The 10-year capital needs for parks and recreation services have a gross capital cost of approximately \$28.70 million. These capital needs include a parks and recreation master plan, a wide-area mower, various outdoor facilities identified in the Parks and



Recreation Master Plan (i.e., baseball diamonds, fields, playgrounds, an outdoor ice rink and support building), as well as off-road cycling/multi-purpose trails identified in the City's Transportation Master Plan. The City will also continue to recover debt servicing costs related to the Multiplex recreation facility. A deduction of \$6.09 million has been observed to reflect the post planning period benefit of the proposed off-road cycling/multi-purpose trails and the oversizing of the Multiplex Recreation facility and outdoor ice rink. An additional deduction of approximately \$1.69 million has been made to reflect previous funding provided from the D.C. reserve fund related to debt servicing costs of the Multiplex Recreation facility. Further deductions of \$8.98 million are made from the capital costs in recognition of the benefits to existing development. Adjustments are then made for the uncommitted reserve fund balance of approximately \$2.03 million resulting in net growth-related capital costs of \$9.90 million included in the calculation of the D.C.

As the predominant users of parks and recreation services tend to be residents of the City, the forecast growth-related costs have been allocated 95% to residential development and 5% to non-residential.

5.1.2 Library Services

The City provides library services through the Belleville Public Library. The library facility space totals 41,950 square feet and contains approximately 89,755 physical circulation items available to the City's residents. An additional 178,054 titles are available in electronic formats. The historical level of service for library averages \$343 per capita over the past 10-year period. Based on this service standard, the City would be eligible to collect approximately \$850,700 from development charges for library facility space and collection materials over the ten year forecast period.

Over the next ten years the City is planning to continue purchasing additional collection items to accommodate population growth, at a total gross cost estimate of approximately \$144,000. Existing reserve fund balances for library services amount to \$177,771 and as such, no further funds need to be collected over the forecast period.

As the predominant users of library services tend to be residents of the City, the forecast growth-related costs have been allocated 95% to residential development and 5% to non-residential.



5.1.3 Ambulance Services

The County of Hastings (County) provides ambulance services to constituents of the City. Based on the historical investment in assets to provide ambulance services across Hastings County and the City's historical funding share (40.9% to 41.5%) the average historical per capita level of service within the City is \$117. Applying this per capita level of service to the 10-year growth in population results in a maximum D.C.-eligible amount of approximately \$290,300.

The County of Hastings has identified expansionary capital needs of \$1.28 million related to a new ambulance and base expansion. A deduction of approximately \$755,800 has been applied in recognition of the non-City funding share. An additional deduction of almost \$244,000 has been applied due to the service level cap restriction, resulting in just under \$290,300 being included in the calculation of the D.C.

Based on the relationship of incremental population to employment growth over the 10-year forecast period, the D.C. eligible capital costs have been allocated 60% to residential and 40% to non-residential development.

5.1.4 Social Housing Services

Social housing services within the City are administered by the County for which the City has capital funding obligations (approximately 41%). The County currently maintains 1,472 housing units of which 602 are attributable to the City based on the City's funding share. This level of investment provides a historical average level of service of \$4,417 per capita which results in a maximum of \$10.96 million in D.C.-eligible costs.

Identified capital needs for social housing includes a new 32-unit complex. The total gross capital cost for the project is \$7.74 million. After deducting \$4.57 million for the non-City share, \$3.03 million for the benefit to existing development, and approximately \$106,500 for the growth-related share of anticipated grant funding, approximately \$35,500 is included in the D.C. calculation.

As the users of social housing services are residents of the City, the forecast growth-related costs have been allocated 100% to residential development.



5.1.5 Growth-Related Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the City's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All studies have been allocated to the classes of services in the following manner:

- Roads and Related Services – 42.9%
- Fire Services – 2.2%
- Police Services – 2.2%
- Parks and Recreation Services – 7.4%
- Library Services – 0.2%
- Ambulance Services – 0.3%
- Social Housing – 0.0%
- Wastewater Services – 33.1%
- Water Services – 11.7%

The following provides a list of the studies included in the calculations:

- Development Charges Background Studies
- Official Plan Updates
- Zoning By-law Reviews
- Transit Master Plan
- Secondary Plan (Bayshore)
- Stormwater Master Plan
- Bell Boulevard Corridor Study
- Loyalist Secondary Plan Update
- Cannifton Development Strategy
- Natural Heritage Study

The cost of these studies is \$3.04 million of which approximately \$654,500 is attributable to existing benefit. A deduction of just under \$223,100 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as



mentioned above. The existing reserve fund balance of \$210,022 has been deducted resulting in a net D.C.-eligible cost of \$1.96 million to be included in the calculations.

The allocation of the net growth-related costs for the growth-related class between residential and non-residential development is 60% residential and 40% non-residential based on the relationship of incremental population and employment growth over the 10-year forecast period.



Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions ^A	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
	2021-2032									95%	5%
1	Facilities Multiplex Recreation Facility (debt repayment)		13,734,757	2,229,859	1,694,758	9,810,140	4,749,542		5,060,598	4,807,568	253,030
2	Trails Off-Road Cycling/Multi-Purpose Trails		8,341,700	2,831,602		5,510,098	4,170,850		1,339,248	1,272,285	66,962
3	Studies Parks and Recreation Master Plan	2021	250,000	-		250,000	62,500		187,500	178,125	9,375
4	Equipment Wide-area mower	2021	125,000	-		125,000	-		125,000	118,750	6,250
5	Outdoor Facilities New Diamonds	2022-2032	1,000,000	-		1,000,000	-		1,000,000	950,000	50,000
6	New Rectangular Fields	2022-2032	2,500,000	-		2,500,000	-		2,500,000	2,375,000	125,000
7	New Playgrounds at Planned Parks	2022-2032	750,000	-		750,000	-		750,000	712,500	37,500
8	Outdoor mechanical ice rink at Outdoor Recreation Hub + Support Building		2,000,000	1,031,671		968,329	-		968,329	919,913	48,416
	Reserve Fund Adjustment		-	-		-	-		(2,025,680)	(1,924,396)	(101,284)
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		28,701,457	6,093,131	1,694,758	20,913,568	8,982,892	-	9,904,996	9,409,746	495,250

^A Other Deductions for the Multiplex Recreation Facility represent funding previously provided from the D.C. reserve fund against future debt servicing costs.



Infrastructure Costs Covered in the D.C. Calculation – Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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
	2021-2032									60%	40%
1	New Ambulance (unfunded)	2020	232,000	42,552	136,880	52,568	-		52,568	31,541	21,027
2	Base Expansion	2021	1,049,100	192,422	618,969	237,709	-		237,709	142,626	95,084
	Total		1,281,100	234,974	755,849	290,277	-	-	290,277	174,166	116,111



Infrastructure Costs Covered in the D.C. Calculation – Social Housing Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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
	2021-2032									100%	0%
1	32-Unit Complex	2020-2021	7,740,000	-	4,566,600	3,173,400	3,031,428	106,479	35,493	35,493	-
	Total		7,740,000	-	4,566,600	3,173,400	3,031,428	106,479	35,493	35,493	-



Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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
2021-2032									60%	40%	
1	Development Charges Study	2020-2021	52,500	-		52,500	-		52,500	31,500	21,000
2	Development Charges Study	2025	52,500	-		52,500	-		52,500	31,500	21,000
3	Development Charges Study	2030	52,500	-		52,500	-		52,500	31,500	21,000
4	Official Plan Update	2020	74,700	-	3,735	70,965	37,350		33,615	20,169	13,446
5	Official Plan Update	2026	157,400	-	7,870	149,530	78,700		70,830	42,498	28,332
6	Transit Master Plan		249,000	-	18,675	230,325	62,250		168,075	100,845	67,230
7	Secondary Plan (Bayshore)		62,200	-	3,110	59,090	31,100		27,990	16,794	11,196
8	Stormwater Master Plan		249,000	-	18,675	230,325	62,250		168,075	100,845	67,230
9	Zoning By-law	2022	246,500	-	6,163	240,338	184,875		55,463	33,278	22,185
10	Zoning By-law	2028	131,100	-	3,278	127,823	98,325		29,498	17,699	11,799
11	Bell Boulevard Corridor Study	2021	419,700	-	41,970	377,730	-		377,730	226,638	151,092
12	Loyalist Secondary Plan Update		786,900	-	70,821	716,079	78,690		637,389	382,433	254,956
13	Cannifton Development Strategy		419,700	-	41,970	377,730	-		377,730	226,638	151,092
14	Natural Heritage Study		89,200	-	6,821	82,379	20,988		61,391	36,834	24,556
	Reserve Fund Adjustment								(210,022)	(126,013)	(84,009)
	Total		3,042,900	-	223,087	2,819,813	654,528	-	1,955,263	1,173,158	782,105



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

This section evaluates the development-related capital requirements for all of the City-wide services assessed over a 20-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Roads & Related Services

The City has a current inventory of 167.3 kilometres of arterial and collector roads and 58 bridges and major culverts. This historical level of infrastructure investment equates to a \$12,179 per capita level of service. When applied to the forecast population growth to 2041 (i.e. 2,525 population), a maximum D.C.-eligible cost of \$30.75 million could be expected to meet the future increase in needs for service. In addition to roads, the City’s public works department utilizes 121,289 square feet of facility space and operates a fleet of 124 vehicles and equipment. In this regard, a historical average level of service of \$674 per capita has been provided, resulting in a D.C.-eligible cap of approximately \$1.70 million.

Review of the City’s roads needs for the forecast period identified \$206.42 million in gross capital costs. These capital needs include various road projects identified in the City’s previous Development Charges Background Studies that have not yet been completed, projects identified through the City’s Transportation Master Plan and others identified by City staff. In addition to roads, a portion of the on-road cycling infrastructure identified in the City’s Transportation Master Plan has been included in the capital program for roads and related services. The capital program also includes a provision for major crossings, a Transportation Master plan Update, and a share of the Infrastructure Phasing Strategy. Furthermore, a new plow truck, sidewalk plow, and a provision for additional vehicles and equipment have been included, to address the increased servicing demands of the projected additions to the City’s roads infrastructure.

Approximately \$7.32 million has been deducted for existing reserve fund balances, accounting for funds already secured towards these future needs. A further \$46.03 million has been deducted from the roads program to reflect the longer planning horizon



of the City's Transportation Master Plan relative to the D.C. Study. Recognizing the benefit to existing development through the resurfacing and replacement of existing infrastructure at the time of addressing growth needs, \$83.94 million has been deducted, along with \$36.63 million for needs in excess of the City's historical service standards. Lastly, a deduction of approximately \$2.05 million has been made to reflect the grants and other contributions attributable to new development for the Bell Boulevard Widening project. As a result, approximately \$32.45 million in capital needs have been included in the D.C. calculation.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 20-year forecast period (i.e., 54% residential/46% non-residential).

5.2.2 Fire Services

The City currently operates seven fire stations with approximately 56,501 sq. ft. of building space. These fire stations provided an average level of service of \$376 per capita over the 10-year historical period.

The fire department also has a current inventory of 29 vehicles. These vehicles include various trucks, rescue boats, as well as other support vehicles. The replacement value of these vehicles is \$12.43 million and provides a historical average level of service of \$248 per capita.

Within the fire department, there are a total of 113 equipped fire fighters (50 volunteer and 63 full-time). The total replacement value of this equipment is approximately \$745,800 which produces an average level of service of \$15 per capita.

In aggregate, based on the average level of service provided over the 2011-2020 period, the maximum D.C. eligible amount that could be included in the calculation of the charge for fire protection services is \$1.61 million.

The anticipated growth-related needs for fire services are related to future principal and interest payments for the new Fire Hall #1 and Satellite Fire Station #5. The gross capital cost estimates for the increase in service total \$4.25 million. A deduction of \$1.98 million for benefit to existing has been made. After accounting for the current D.C. reserve fund balance of \$332,861 and a deduction of approximately \$326,800 for



post period benefits, a total of \$1.61 million in growth related needs have been included in the calculation of the D.C.

The allocation of the net growth-related costs for fire services between residential and non-residential development is 54% residential and 46% non-residential based on the relationship of incremental population and employment growth over the 20-year forecast period (i.e. 2,525 population and 2,133 employment).

5.2.3 Police Services

The Belleville Police Service operates out of a 33,500 square foot headquarters, provides outfitting and equipment for 92 officers, and utilizes a fleet of 52 vehicles. In total, the inventory of police assets provides a historic average level of service of \$323 per capita. The historical level of investment in police services provides for a DC-eligible amount over the forecast period of approximately \$816,700.

Based on the department's capital plan and discussions with staff, the previously unfunded, growth-related share of the new police headquarters has been included. Total unfunded growth-related costs of \$12.93 million have been identified, out of which \$10.99 million has been deducted to reflect post period benefits. A further deduction of \$1.13 million has been observed in recognition of the existing reserve fund balance. As such, the net growth-related capital cost included in the charge totals approximately \$816,700.

The allocation of the net growth-related costs for police services between residential and non-residential development is 54% residential and 46% non-residential based on the relationship of incremental population and employment growth over the 20-year forecast period.



Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Level of Service Cap Adjustment	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
	2021-2041									54%	46%
1	Avondale Road, Harder Drive to Dundas West	2021	4,353,900	-	493,017	3,860,883	3,265,425		595,458	321,547	273,911
2	Tracey-Sidney Intersection Improvements	2021	7,689,100	-	870,681	6,818,419	5,766,825		1,051,594	567,861	483,733
	Bell/Sidney Intersection Improvements Sidney Street Widening, Tracey Street to Bell Boulevard										
3	Famham Road, Maitland to Wims Way	2022/24	7,350,000	-	832,283	6,517,717	5,512,500		1,005,217	542,817	462,400
4	Famham Road, Wims Way to Hwy 62	2030	7,300,000	-	826,621	6,473,379	5,475,000		998,379	539,125	459,254
5	Avonlough Road collector - Dundas St. W. 1,277m north (oversizing only)	2030	712,600	-	322,767	389,833	-		389,833	210,510	179,323
6	Avonlough Road collector - Moira St. W. 1,027m south	2030	3,235,400	647,080	1,172,361	1,415,959	-		1,415,959	764,618	651,341
7	Adam Street and University Avenue Widening & Upgrade	2035	10,146,100	3,642,683	2,256,336	4,247,081	1,521,915		2,725,166	1,471,590	1,253,576
8	North Front Street (Bell Boulevard to College Street)	2030	7,609,600	1,607,071	995,446	5,007,083	3,804,800		1,202,283	649,233	553,050
9	Sidney Street north of Bridge St W (Second Northbound Lane)	2025	5,707,200	2,049,016	1,269,193	2,388,991	856,080		1,532,911	827,772	705,139
10	Sidney Street Widening (2 to 4 Lanes over Highway 401)	2025	12,682,600	4,553,345	2,820,414	5,308,841	1,902,390		3,406,451	1,839,483	1,566,967
11	Belleville East Arterial Road (Hwy 401 to Airport Parkway)	2035	34,243,100	7,231,800	4,479,492	22,531,808	17,121,550		5,410,258	2,921,539	2,488,719
12	Bell Boulevard Widening (Jenland Way to Wallbridge Loyalist)	2030	14,483,300	5,199,838	3,220,862	6,062,600	2,172,495		3,890,105	2,100,657	1,789,448
13	Wallbridge Loyalist Widening (Loyalist College to Hwy 401)	2035	15,219,200	5,464,043	3,384,515	6,370,642	2,282,880		4,087,762	2,207,392	1,880,371
14	Bridge Street West / Marshall Road Upgrade from Rural to Urban cross-section	2025	2,098,300	-	475,205	1,623,095	1,049,150		573,945	309,930	264,015
15	Maitland Drive Paved Shoulder - Sidney Street to Hwy 62	2020	545,600	-	123,563	422,037	272,800		149,237	80,588	68,649
16	Sidney Street / College Street West Intersection Improvements	2025	3,147,400	-	356,398	2,791,002	2,360,550		430,452	232,444	198,008



Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services (continued)

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-2041	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Level of Service Cap Adjustment	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 54%	Non-Residential Share 46%
17	Bridge Street West / Sidney Street Intersection	2022	3,147,400	-	356,398	2,791,002	2,360,550		430,452	232,444	198,008
18	Tracey Street Reconstruction - upgrade to Urban standard	2025	5,245,700	-	1,188,001	4,057,699	2,622,850		1,434,849	774,818	660,030
19	Bike Lanes - Bridge Street West to Loyalist College	2020	1,993,400	420,986	260,766	1,311,648	996,700		314,948	170,072	144,876
20	On-Road Cycling Infrastructure		22,484,100	4,748,417	2,941,245	14,794,438	11,242,050		3,552,388	1,918,289	1,634,098
21	Major Crossings		22,575,100	4,767,635	2,953,149	14,854,316	11,287,550		3,566,766	1,926,053	1,640,712
22	Transportation Master Plan	2022	157,400	-	53,470	103,930	39,350		64,580	34,873	29,707
23	Infrastructure Phasing Strategy (Roads share)	2021	50,000	-	22,647	27,353	-		27,353	14,771	12,582
24	Additional Plow Truck	2021	393,400	-	178,188	215,212	-		215,212	116,215	98,998
25	Additional Sidewalk Plow	2021	188,800	-	85,516	103,284	-		103,284	55,774	47,511
26	Additional Vehicles and Equipment		163,458	-	74,037	89,421	-		89,421	48,287	41,134
27	Bell Boulevard Widening (Sidney Street to Jenland Way)	2021	13,500,000	5,702,130	2,614,781	5,183,089	2,025,000	2,045,656	1,112,434	600,714	511,720
	Reserve Fund Adjustment								(7,322,568)	(3,954,187)	(3,368,381)
	Total		206,422,158	46,034,046	34,627,350	125,760,762	83,938,410	2,045,656	32,454,128	17,525,229	14,928,899



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

This section evaluates the development-related capital requirements for all of the urban services assessed over a 20-year planning period.

5.3.1 Wastewater Services

The capital program for wastewater services is largely based on needs identified in the City's 2020 D.C. Background Study, but also includes additional growth-related projects identified through various planning studies such as the Wet Weather Master Plan and the Infrastructure Phasing Strategy. A provision for studies that will need to be undertaken by the City to accommodate future growth has also been included in the capital program

In total, the gross capital cost estimates amount to \$234.76 million. After deductions for post period benefit (\$99.53 million), benefit to existing development (\$105.34 million) and for the uncommitted D.C. reserve fund balance (\$1.02 million), \$28.86 million has been included in the D.C. calculation. These costs have been allocated 41% residential and 59% non-residential, based on projected flows (flow assumptions are consistent with the Infrastructure Phasing Strategy).

5.3.2 Water Services

The water program includes growth-related projects identified in the City's 2020 D.C. Background Study that have not yet been completed and needs identified through the Infrastructure Phasing Strategy. Outstanding debt obligations related to the North East Feedermain and a provision for studies have also been included in the calculation of the charge.

In total, the gross capital cost estimates amount to \$60.07 million. A reserve fund adjustment of \$3.07 million has been observed, for funds available to address part of the growth-related needs. Furthermore, a deduction of \$7.13 million has been made to reflect that the existing population will derive benefits from the projects included in the capital program, and a post-period benefit deduction of \$42.36 million has been made to reflect post period benefits.



The net capital costs identified for inclusion in the calculation total approximately \$7.51 million. These costs have been allocated 22% to residential and 78% to non-residential development based on projected demands (demand assumptions are consistent with the Infrastructure Phasing Strategy).



Infrastructure Costs Covered in the D.C. Calculation – Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2021-2041 (Urban)	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 41%	Non-Residential Share 59%
1	Belleville WWTP Upgrades	2030	67,144,700	7,277,945		59,866,755	51,456,748		8,410,008	3,448,103	4,961,905
2	Belleville WWTP Biosolids Expansion	2040	9,652,100	1,046,210		8,605,890	7,396,945		1,208,945	495,667	713,277
3	Dundas Street West Extension (Palmer to Avonlough) - debt repayment	2020-2033	2,221,088	-		2,221,088	1,013,556		1,207,532	495,088	712,444
4	Moira Lea Crt. Pumping Station Upgrade	2030	311,300	-		311,300	-		311,300	127,633	183,667
5	Avonlough Road Sanitary Sewer Extension, Dundas to north of CN Tracks	2020	1,800,000	-		1,800,000	270,000		1,530,000	627,300	902,700
6	Loyalist Secondary Plan Pump Station (EA Study Only)	2021	1,049,100	748,784		300,316	-		300,316	123,129	177,186
7	Fahey Sewer Assessment Constructability Review	2020	52,500	37,471		15,029	-		15,029	6,162	8,867
8	Infrastructure Phasing Strategy Projects 401 - Gravity Mains (Loyalist Secondary Plan)		1,550,300	1,308,748		241,552	-		241,552	99,036	142,515
9	402 - Gravity Mains (Loyalist other related new roads sewers)		6,586,700	5,560,429		1,026,271	-		1,026,271	420,771	605,500
10	403 - Gravity Mains (Dundas St)		2,480,700	2,094,183		386,517	-		386,517	158,472	228,045
11	404 - Gravity Mains Upgrade (Millennium Parkway Trunk Sewer Expansion)		811,100	183,055		628,045	594,259		33,786	13,852	19,934
12	405 - Gravity Mains Upgrade (Newberry St)		425,000	14,255		410,745	408,114		2,631	1,079	1,552
13	406 - Gravity Mains Upgrade (Catherine St)		656,700	22,026		634,674	630,609		4,065	1,667	2,399
14	407 - Gravity Mains Upgrade (Dundas St W)		2,833,600	247,253		2,586,347	2,540,712		45,635	18,710	26,925
15	408 - Gravity Mains Upgrade (Coleman St)		2,319,300	381,523		1,937,777	1,867,360		70,417	28,871	41,546
16	409 - Gravity Mains Upgrade (Moira St E)		1,507,600	228,036		1,279,564	1,237,476		42,088	17,256	24,832



Infrastructure Costs Covered in the D.C. Calculation – Wastewater Services (continued)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 41%	Non-Residential Share 59%
	2021-2041 (Urban)										
17	410 - Gravity Mains Upgrade (Tracey St)		2,384,100	77,409		2,306,691	2,292,404		14,287	5,858	8,429
18	411 - Gravity Mains Upgrade (Finch Dr, Heartwood Dr)		2,589,100	234,181		2,354,919	2,311,696		43,222	17,721	25,501
19	412 - Gravity Mains Upgrade (Upstream of Fahey St)		1,138,200	102,949		1,035,251	1,016,250		19,001	7,790	11,211
20	414 - Gravity Mains (Mercedes Dr, Tessa Blvd, Haig Rd)		2,899,900	2,448,068		451,832	-		451,832	185,251	266,581
21	415 - Gravity Mains Upgrade (Haig Rd)		790,000	25,650		764,350	759,615		4,734	1,941	2,793
22	416 - Gravity Mains (Old Kingston Rd)		2,241,600	1,892,337		349,263	-		349,263	143,198	206,065
23	417 - Gravity Mains (East Belleville - North Industrial Area)		8,489,400	7,166,670		1,322,730	-		1,322,730	542,319	780,411
24	418 - Gravity Mains (Mailtland Dr)		1,537,400	1,297,858		239,542	-		239,542	98,212	141,330
25	419 - Gravity Mains (Cannifton SP)		2,583,200	2,180,713		402,487	-		402,487	165,020	237,468
26	420 - Gravity Mains (Farnham Dr)		6,557,500	5,535,778		1,021,722	-		1,021,722	418,906	602,816
27	421 - Gravity Mains (Fahey)		3,933,200	3,320,370		612,830	-		612,830	251,260	361,570
28	422 - Gravity Mains (Loyalist Secondary Plan)		13,089,200	11,049,777		2,039,423	-		2,039,423	836,164	1,203,260
29	424 - Gravity Mains (Cannifton SP)		1,508,100	445,593		1,062,507	980,265		82,242	33,719	48,523
30	425 -SPS - Forcemain (Avonlough Road SPS, Forcemain, Gravity and pressuremain)		51,241,800	38,295,008		12,946,792	5,878,800		7,067,992	2,897,877	4,170,115
31	413 - Gravity Mains (River Cossing Sewer Pressure Main) & 428 - SPS (Front St SPS)		32,000,100	6,311,699		25,688,401	24,523,471		1,164,931	477,622	687,309
32	Infrastructure Phasing Strategy (WW share)	2021	50,000	-		50,000	-		50,000	20,500	29,500
33	Other Studies		321,000	-		321,000	160,500		160,500	65,805	94,695
	Reserve Fund Adjustment								(1,021,007)	(418,613)	(602,394)
	Total		234,755,588	99,533,979	-	135,221,609	105,338,781	-	28,861,821	11,833,347	17,028,475



Infrastructure Costs Covered in the D.C. Calculation – Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 22%	Non-Residential Share 78%
	2021-2041 (Urban)										
1	North East Feedermain (debt repayment)		5,722,490	-		5,722,490	4,291,867		1,430,622	314,737	1,115,886
2	North Park Booster Pumping Station - New Pump	2025	115,000	82,080		32,920	-		32,920	7,242	25,678
	Infrastructure Phasing Strategy Projects										
3	201 - Water Main (Moira Street)		1,319,900	1,090,367		229,533	-		229,533	50,497	179,035
4	202 - Water Main (Avonlough Road)		1,918,100	1,584,539		333,561	-		333,561	73,383	260,177
5	203 - Water Main (Avonlough Road)		1,645,800	1,154,314		491,486	248,492		242,994	53,459	189,535
6	204 - Water Main (New Roads)		939,000	775,706		163,294	-		163,294	35,925	127,369
7	205 - Water Main (Avondale Rd, Harder Dr)		1,754,800	62,298		1,692,502	1,679,388		13,114	2,885	10,229
8	206 - Water Main (Marshal Rd, Bridge St)		3,920,800	3,238,967		681,833	-		681,833	150,003	531,830
9	207 - Water Main (New Roads)		2,284,500	1,887,222		397,278	-		397,278	87,401	309,877
10	208 - Water Main (New Roads)		2,574,200	2,126,543		447,657	-		447,657	98,485	349,173
11	209 - Water Main (New Roads)		2,631,200	2,173,630		457,570	-		457,570	100,665	356,904
12	210 - Water Main (Wallbridge Loyalist Rd)		5,785,000	4,778,980		1,006,020	-		1,006,020	221,324	784,696
13	211 - Water Main (New Roads)		4,984,600	4,117,770		866,830	-		866,830	190,703	676,127
14	212 - Water Main (Farnham Road, Maitland to Hwy 62)		4,232,900	3,025,665		1,207,235	570,304		636,931	140,125	496,806
15	213 - Water Main (Tank Farm Rd)		5,094,400	4,208,476		885,924	-		885,924	194,903	691,021
16	214 - Water Main (New Roads)		3,292,400	2,719,847		572,553	-		572,553	125,962	446,592
17	215 - Water Main (Scott Dr)		5,160,800	4,263,329		897,471	-		897,471	197,444	700,027
18	220 - New Elevated Tank (Cannifton Planning Area)		4,600,000	3,647,730		952,270	184,388		767,882	168,934	598,948
19	224 - New BPS (Bell Blvd Area)		1,725,000	1,425,020		299,980	-		299,980	65,996	233,985
20	Infrastructure Phasing Strategy (W share)	2021	50,000	-		50,000	-		50,000	11,000	39,000
21	Other Studies		321,000	-		321,000	160,500		160,500	35,310	125,190
	Reserve Fund Adjustment								(3,066,385)	(674,605)	(2,391,780)
	Total		60,071,890	42,362,483	-	17,709,407	7,134,940	-	7,508,082	1,651,778	5,856,304



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the D.C. calculation for water and wastewater services to be imposed on the development in the City over the 20-year forecast period (i.e. 2021-2041) in the urban serviced areas. Table 6-2 presents the calculation of the D.C.s to be imposed for roads and related, fire, and protection services in the City over the 20-year (i.e. 2021-2041) forecast period. Table 6-3 presents the D.C. calculation for all remaining services that will be imposed by the City over the 2021-2032 forecast period.

The D.C.-eligible costs for each service component were developed in Chapter 5 for all City services and classes, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor & 1-bedroom and Special Care units, and other multiples).

The non-residential D.C. for all services has been calculated uniformly on a per square foot (sq.ft.) of G.F.A. basis.

Table 6-4 summarizes the calculated schedule of charges, reflecting the maximum D.C.s by residential dwelling type and per sq.ft. of non-residential G.F.A.

Table 6-5 compares the City’s existing charges to the charges calculated in the 2020 D.C. Background Study and to those proposed herein (Table 6-4), for a single detached residential dwelling unit and per sq.ft. of non-residential G.F.A.

The calculated charges per single-detached dwelling unit are \$24,299, which is approximately 70% greater than the current charges of \$14,320, and approximately 11% lower than the charges calculated in the 2020 D.C. Background Study. The calculated charges for non-residential development are \$20.04 per sq.ft. of G.F.A., which is approximately 2.52 times the current charges of \$5.69 per sq.ft. and approximately 33% higher than the charges calculated in the 2020 D.C. Background Study.



Table 6-1
Urban Serviced Areas D.C. Calculation
2021-2041

SERVICE	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater	\$ 11,833,347	\$ 17,028,475	\$ 6,579	\$ 8.36
2. Water	\$ 1,651,778	\$ 5,856,304	\$ 918	\$ 2.88
TOTAL D.C.-Eligible Capital Cost	\$ 13,485,125	\$ 22,884,779	\$ 7,497	\$ 11.24
20-year Urban Gross Population/GFA Growth (sq.ft.)	5,085	2,036,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 2,652	\$ 11.24		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.827	\$ 7,497		
Apartments - 2 Bedrooms +	2.000	\$ 5,304		
Apartments - Bachelor and 1 Bedroom	1.154	\$ 3,060		
Other Multiples	1.846	\$ 4,895		

Table 6-2
City-Wide D.C. Calculation
2021-2041

SERVICE	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Roads and Related	\$ 17,525,229	\$ 14,928,899	\$ 9,057	\$ 7.33
4. Fire	\$ 870,813	\$ 741,804	\$ 450	\$ 0.36
5. Police	\$ 440,997	\$ 375,664	\$ 228	\$ 0.18
TOTAL D.C.-Eligible Capital Cost	\$ 18,837,039	\$ 16,046,366	\$ 9,735	\$ 7.87
20-Year Gross Population/GFA Growth (sq.ft.)	5,470	2,036,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 3,444	\$ 7.88		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.827	\$ 9,735		
Apartments - 2 Bedrooms +	2.000	\$ 6,887		
Apartments - Bachelor and 1 Bedroom	1.154	\$ 3,974		
Other Multiples	1.846	\$ 6,357		



Table 6-3
City-Wide D.C. Calculation
2021-2031

SERVICE	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. Parks and Recreation	\$ 9,409,746	\$ 495,250	\$ 6,162	\$ 0.33
7. Library	\$ -	\$ -	\$ -	\$ -
8. Ambulance	\$ 174,166	\$ 116,111	\$ 114	\$ 0.08
9. Social Housing	\$ 35,493	\$ -	\$ 23	\$ -
10. Growth-related Studies			\$ 768	\$ 0.52
10.1 Roads and Related	\$ 502,921	\$ 335,281		
10.2 Fire	\$ 25,306	\$ 16,870		
10.3 Police	\$ 25,266	\$ 16,844		
10.4 Parks and Recreation	\$ 87,310	\$ 58,207		
10.5 Library	\$ 1,873	\$ 1,249		
10.6 Ambulance	\$ 3,776	\$ 2,517		
10.7 Social Housing	\$ 462	\$ 308		
10.8 Wastewater	\$ 388,698	\$ 259,132		
10.9 Water	\$ 137,546	\$ 91,697		
TOTAL D.C.-Eligible Capital Cost	\$ 10,792,563	\$ 1,393,466	\$ 7,067	\$ 0.93
10-Year Gross Population/GFA Growth (sq.ft.)	4,317	1,500,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 2,500	\$ 0.93		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.827	\$ 7,068		
Apartments - 2 Bedrooms +	2.000	\$ 5,000		
Apartments - Bachelor and 1 Bedroom	1.154	\$ 2,885		
Other Multiples	1.846	\$ 4,615		



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

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	Multiples	
City-Wide Services:					
Roads and Related	\$ 9,057	\$ 6,407	\$ 3,697	\$ 5,914	\$ 7.33
Fire	\$ 450	\$ 318	\$ 184	\$ 294	\$ 0.36
Police	\$ 228	\$ 161	\$ 93	\$ 149	\$ 0.18
Parks and Recreation	\$ 6,162	\$ 4,359	\$ 2,515	\$ 4,024	\$ 0.33
Library	\$ -	\$ -	\$ -	\$ -	\$ -
Ambulance	\$ 114	\$ 81	\$ 47	\$ 74	\$ 0.08
Social Housing	\$ 23	\$ 16	\$ 9	\$ 15	\$ -
Growth-related Studies	\$ 768	\$ 543	\$ 314	\$ 501	\$ 0.52
Total City-Wide Services	\$ 16,802	\$ 11,885	\$ 6,859	\$ 10,971	\$ 8.80
Urban Services					
Wastewater	\$ 6,579	\$ 4,654	\$ 2,686	\$ 4,296	\$ 8.36
Water	\$ 918	\$ 649	\$ 375	\$ 599	\$ 2.88
Total Urban Services	\$ 7,497	\$ 5,303	\$ 3,061	\$ 4,895	\$ 11.24
GRAND TOTAL RURAL AREA	\$ 16,802	\$ 11,885	\$ 6,859	\$ 10,971	\$ 8.80
GRAND TOTAL URBAN AREA	\$ 24,299	\$ 17,188	\$ 9,920	\$ 15,866	\$ 20.04



Table 6-5
Comparison of 2020 D.C. Background Study, Current, and Calculated D.C.s
Per Residential (Single Detached) Dwelling unit and per sq.ft. of non-residential G.F.A.

Service	Residential (per Single Detached Dwelling)			Non-residential (per sq.ft.)		
	2020 DC Study - Calculated	Current (By-law 2021-18)	2021 DC Study - Calculated	2020 DC Study - Calculated	Current (By-law 2021-18)	2021 DC Study - Calculated
City-Wide Services:						
Roads and Related	\$ 10,449	\$ 5,456	\$ 9,057	\$ 7.62	\$ 2.89	\$ 7.33
Fire	\$ 519	\$ 519	\$ 450	\$ 0.38	\$ 0.32	\$ 0.36
Police	\$ 263	\$ 263	\$ 228	\$ 0.19	\$ 0.19	\$ 0.18
Parks and Recreation	\$ 3,424	\$ 3,424	\$ 6,162	\$ 0.18	\$ 0.18	\$ 0.33
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ambulance	\$ 108	\$ 108	\$ 114	\$ 0.07	\$ 0.07	\$ 0.08
Social Housing	\$ 23	\$ 23	\$ 23	\$ -	\$ -	\$ -
Growth-related Studies	\$ 624	\$ 166	\$ 768	\$ 0.42	\$ 0.08	\$ 0.52
Total City-Wide Services	\$ 15,410	\$ 9,958	\$ 16,802	\$ 8.86	\$ 3.72	\$ 8.80
Urban Services:						
Wastewater	\$ 9,394	\$ 1,962	\$ 6,579	\$ 4.93	\$ 0.79	\$ 8.36
Water	\$ 2,400	\$ 2,400	\$ 918	\$ 1.26	\$ 1.18	\$ 2.88
Total Urban Services	\$ 11,794	\$ 4,362	\$ 7,497	\$ 6.19	\$ 1.97	\$ 11.24
Grand Total - Urban Area	\$ 27,204	\$ 14,320	\$ 24,299	\$ 15.05	\$ 5.69	\$ 20.04



Chapter 7

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



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

7.1 Introduction

Subsection 5 (1) 9 states that rules must be developed:

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

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

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

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided are based on the City’s existing policies, as identified in the 2020 D.C. Background Study and reflected in By-law 2021-18.

7.2 D.C. By-law Structure

It is recommended that:

- classes of services be established for growth-related studies;
-



- the City impose a uniform municipal-wide development charge calculation for all municipal services except for water and wastewater services;
- development charges for water, and wastewater services be imposed in the municipal urban serviced area only; and
- in addition to the proposed City-wide D.C. by-law, the City continues to use area-specific charges for the Stanley Park area.

7.3 D.C. By-law Rules

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

It is recommended that the following sections provide the basis for the D.C.s.:

7.3.1 *Payment in any Particular Case*

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

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

7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:



- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are detailed in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than five years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

- a) Statutory exemptions:
 - industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
 - buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (section 3);



- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O.Reg. 82/98; and
- buildings or structures owned and used by a University that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

b) Non-statutory exemptions:

- industrial development;
- private schools as defined in the *Education Act*;
- development of land, buildings or structures owned by a College of applied arts and technology established pursuant to the *Ministry of Training, Colleges and Universities Act*, and used for teaching-related purposes on lands owned by and used for the purposes of the College but does not include student residences;
- a place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
- hospitals under the *Public Hospitals Act*;
- non-residential farm buildings;
- non-residential (other than industrial) land uses located within the B.D.I.A.;
- development creating or adding an accessory use or structure not exceeding ten square meters of non-residential floor area;
- a 50% reduction of development charges is provided for residential development located within the City's C.B.D.; and
- a 50% reduction of development charges is provided for affordable rental apartment units outside of the C.B.D.

7.3.5 Phasing in

No provisions for phasing in the D.C. are provided in the D.C. by-law.



7.3.6 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of the first building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the City and an owner under s.27 of the D.C.A., 1997.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the Site Plan or Zoning By-law Amendment application.

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application will be subject to annual interest charges. The applicable interest rate will be equal to the prime lending rate.

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

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

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

- a. as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b. as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c. by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;



- d. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e. as a hospice to provide end of life care.

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

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



7.3.7 Indexing

All D.C.s will be subject to mandatory annual indexing commencing on January 1, 2023 and annually thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 D.C. Spatial Applicability

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

1. Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area-rated. The second item requires Council to consider the use of area-rating.

The City currently imposes development charges through a City-wide D.C. By-law for needs that are provided through an integrated network basis. The City’s D.C. By-law imposes development charges on a uniform City-wide basis for all services except Water and Wastewater. Development charges for Water and Wastewater services are calculated on an area-specific basis (i.e. only imposed where these services are

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



provided). The City also imposes development charges through a separate area-specific D.C. By-law applicable in the Stanley Park area.

Prior to 2015 the City also imposed area-specific charges in the Loyalist Secondary Plan Area. However, through the 2015 D.C. study process it was determined that services included in the Loyalist Secondary Plan Area-Specific D.C. By-law were comparable to those included for recovery in the City-wide D.C. By-law. It was recommended that the capital costs included for recovery within the Loyalist Secondary Plan Area-Specific D.C. By-law be incorporated into the City-wide D.C. calculation. Furthermore, it was determined that works included in the Stanley Park Area-Specific D.C. By-law remain in place as these capital costs represent services that are more localized in nature and therefore are more appropriate to be recovered on a smaller area-specific basis. Those recommendations have been reviewed through this D.C. study process and are being maintained.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services/Classes for Reserve Fund and Credit Purposes

It is recommended that the City's D.C. collections be contributed into 10 separate reserve funds including:

- roads and related services;
- fire services;
- police services;
- parks and recreation services;
- library services,
- ambulance services;
- social housing;
- a class for growth-related studies;
- wastewater services; and
- water services.



7.4.2 By-law In-force Date

The proposed by-laws under D.C.A., 1997 will come into force on January 26, 2022.

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

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

7.5 Other Recommendations

It is recommended that Council:

“Classes of services be established for growth-related studies;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated October 6, 2021, subject to further annual review during the capital budget process;”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

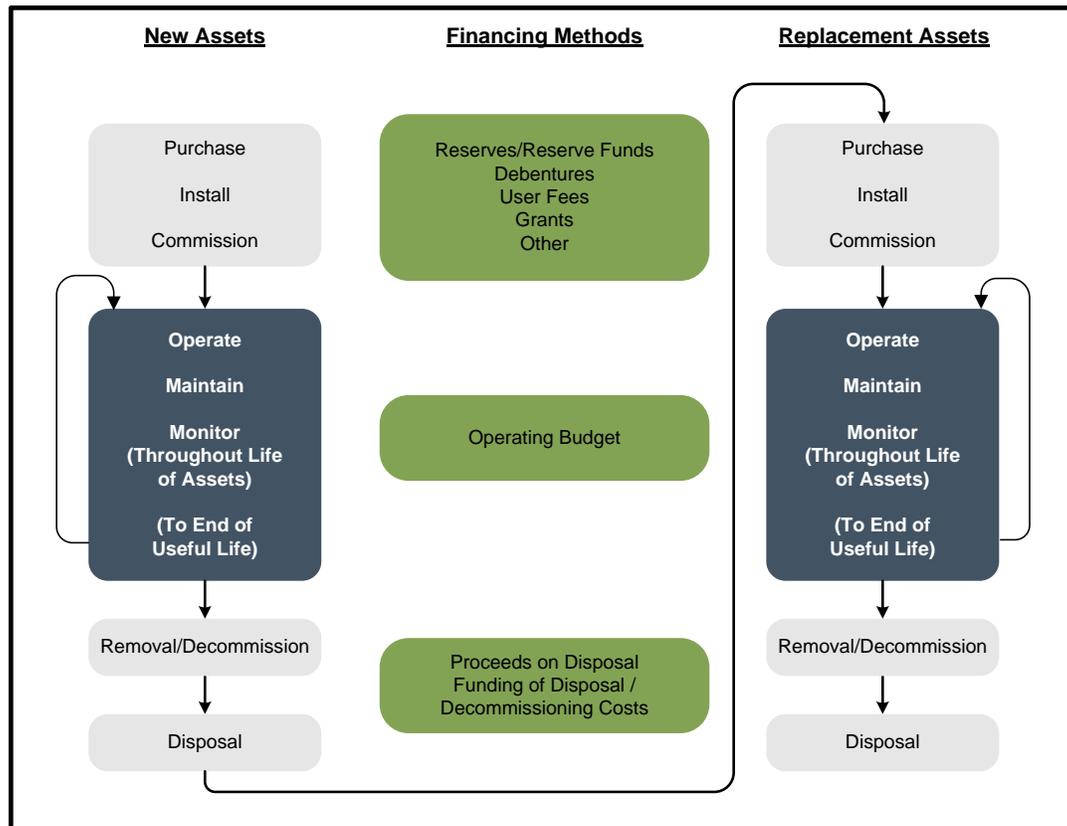
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

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

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



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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting, and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The City completed its A.M.P. in 2014, however, this A.M.P. did not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2014 A.M.P.



8.2 Asset Management Plan Analysis

In recognition to the above schematic, the following table (presented in 2021\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from City financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. Total incremental costs attributable to the growth-related expenditures (i.e. annual lifecycle costs and incremental operating costs) total approximately \$2.67 million.
5. The resultant total annualized expenditures are approximately \$20.16 million.
6. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are estimated to be \$5.24 million. This amount, totalled with the existing operating revenues of \$165.54 million, provides annual revenues of \$170.78 million by the end of the period.
7. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2021\$)

	2041 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	\$ 17,489,311
Annual Debt Payment on Post Period Capital ¹	\$ 14,068,827
Lifecycle:	
Annual Lifecycle - City-Wide Services	\$ 2,200,704
Sub-Total - Annual Lifecycle	\$ 2,200,704
Incremental Operating Costs (for D.C. Services)	\$ 465,626
Total Expenditures	\$ 20,155,640
Revenue (Annualized)	
Total Existing Revenue ²	\$ 165,544,313
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 5,239,954
Total Revenues	\$ 170,784,267

¹ Interim Debt Financing for Post Period Benefit

² As per Sch. 10 of FIR



Chapter 9

By-Law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and City policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in City D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 Introduction

Once the City has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

9.3.2 Notice of Passage

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

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

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

9.3.3 By-law Pamphlet

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

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



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

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

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

9.3.4 Appeals

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

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

9.3.5 Complaints

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

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

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



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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



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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 City of Belleville Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2006	50,130	48,821	1,296	47,525	12,495	1,950	5,920	140	20,505	1,178	2.381
	Mid 2011	50,780	49,454	1,344	48,110	13,044	2,083	5,829	109	21,065	1,222	2.348
	Mid 2016	52,080	50,716	1,366	49,350	13,600	2,225	5,800	110	21,735	1,242	2.333
Forecast	Early 2022	55,710	54,252	1,461	52,791	14,778	2,549	6,450	110	23,887	1,328	2.271
	Early 2032	58,260	56,733	1,529	55,204	15,824	2,916	6,862	110	25,711	1,390	2.207
	Mid 2041	58,300	56,777	1,529	55,248	16,032	3,058	7,043	110	26,243	1,390	2.164
Incremental	Mid 2006 - Mid 2011	650	633	48	585	549	133	-91	-31	560	44	
	Mid 2011 - Mid 2016	1,300	1,262	22	1,240	556	142	-29	1	670	20	
	Mid 2016 - Early 2022	3,630	3,536	95	3,441	1,178	324	650	0	2,152	86	
	Early 2022 - Early 2032	2,550	2,481	68	2,413	1,046	367	412	0	1,824	62	
	Early 2022 - Mid 2041	2,590	2,525	68	2,457	1,254	509	593	0	2,356	62	

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2021.

¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



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

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2022 - 2032	932	367	412	1,710	3,996	(1,637)	2,358	68	2,426
	2022 - 2041	1,117	509	593	2,220	5,085	(2,591)	2,494	68	2,562
Rural	2022 - 2032	114	0	0	114	321	(267)	54	0	54
	2022 - 2041	136	0	0	136	385	(422)	(37)	0	(37)
City of Belleville	2022 - 2032	1,046	367	412	1,824	4,317	(1,904)	2,413	68	2,481
	2022 - 2041	1,254	509	593	2,356	5,470	(3,013)	2,457	68	2,525

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2021.

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

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



Schedule 3
City of Belleville
Current Year Growth Forecast
Mid 2016 to Early 2022

		Population
Mid 2016 Population		50,716
Occupants of New Housing Units, Mid 2016 to Early 2022	<i>Units (2)</i>	2,152
	<i>multiplied by P.P.U. (3)</i>	2,455
	<i>gross population increase</i>	5,282
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2022	<i>Units</i>	86
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	94
Decline in Housing Unit Occupancy, Mid 2016 to Early 2022	<i>Units (4)</i>	21,735
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.085
	<i>total decline in population</i>	-1,840
Population Estimate to Early 2022		54,252
<i>Net Population Increase, Mid 2016 to Early 2022</i>		3,536

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.096	55%	1.695
<i>Multiples (6)</i>	1.610	15%	0.242
<i>Apartments (7)</i>	1.714	30%	0.518
Total		100%	2.455

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 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 4
City of Belleville
Ten Year Growth Forecast
Early 2022 to Early 2032

		Population
Early 2022 Population		54,252
Occupants of New Housing Units, Early 2022 to Early 2032	<i>Units (2)</i>	1,824
	<i>multiplied by P.P.U. (3)</i>	2,367
	<i>gross population increase</i>	4,317
Occupants of New Equivalent Institutional Units, Early 2022 to Early 2032	<i>Units</i>	62
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	68
Decline in Housing Unit Occupancy, Early 2022 to Early 2032	<i>Units (4)</i>	23,887
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.080
	<i>total decline in population</i>	-1,904
Population Estimate to Early 2032		56,733
<i>Net Population Increase, Early 2022 to Early 2032</i>		<i>2,481</i>

(1) Early 2022 Population based on:

2016 Population (50,716) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (2,152 x 2.455 = 5,282) + (86 x 1.1 = 94) + (21,735 x -0.085 = -1,840) = 54,252

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.827	57%	1.620
<i>Multiples (6)</i>	1.846	20%	0.371
<i>Apartments (7)</i>	1.663	23%	0.375
<i>one bedroom or less</i>	1.154		
<i>two bedrooms or more</i>	2.000		
Total		100%	2.367

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

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

(4) Early 2022 households based upon 2016 Census (21,735 units) + Mid 2016 to Early 2022 unit estimate (2,152 units) = 23,887 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 Belleville
2041 Growth Forecast
Early 2022 to Mid 2041

		Population
Early 2022 Population		54,252
Occupants of New Housing Units, Early 2022 to Mid 2041	<i>Units (2)</i>	2,356
	<i>multiplied by P.P.U. (3)</i>	2,322
	<i>gross population increase</i>	5,470
Occupants of New Equivalent Institutional Units, Early 2022 to Mid 2041	<i>Units</i>	62
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	68
Decline in Housing Unit Occupancy, Early 2022 to Mid 2041	<i>Units (4)</i>	23,887
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.126
	<i>total decline in population</i>	-3,013
Population Estimate to Mid 2041		56,777
<i>Net Population Increase, Early 2022 to Mid 2041</i>		<i>2,525</i>

(1) Early 2022 Population based on:

2016 Population (50,716) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (2,152 x 2.455 = 5,282) + (86 x 1.1 = 94) + (21,735 x -0.085 = -1,840) = 54,252

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.827	53%	1.504
<i>Multiples (6)</i>	1.846	22%	0.399
<i>Apartments (7)</i>	1.663	25%	0.419
<i>one bedroom or less</i>	1.154		
<i>two bedrooms or more</i>	2.000		
Total		100%	2.322

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

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

(4) Early 2022 households based upon 2016 Census (21,735 units) + Mid 2016 to Early 2022 unit estimate (2,152 units) = 23,887 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 Belleville
Historical Residential Building Permits
Years 2010 to 2019

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2011	85	57	4	146
2012	97	43	4	144
2013	72	15	8	95
2014	129	12	2	143
2015	122	0	60	182
Sub-total	505	127	78	710
Average (2011 - 2015)	101	25	16	142
% Breakdown	71.1%	17.9%	11.0%	100.0%
2016	221	63	18	302
2017	202	55	128	385
2018	192	56	377	625
2019	241	68	59	368
2020	234	48	55	337
Sub-total	1,090	290	637	2,017
Average (2016 - 2020)	218	58	127	403
% Breakdown	54.0%	14.4%	31.6%	100.0%
2011 - 2020				
Total	1,595	417	715	2,727
Average	160	42	72	273
% Breakdown	58.5%	15.3%	26.2%	100.0%

Source: Derived from City of Belleville building permit data by Watson & Associates Economists Ltd., 2021.

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7a
City of Belleville
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ²
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.200	3.080	3.762	3.096		
6-10	-	-	2.056	2.895	3.875	2.893		
11-15	-	-	2.400	2.684	3.615	2.774		
16-20	-	-	-	2.557	3.300	2.634		
20-25	-	-	-	2.859	4.000	2.933	2.866	2.827
25-35	-	-	1.920	2.711	3.500	2.711		
35+	-	1.386	1.831	2.528	3.611	2.427		
Total	0.231	1.565	1.884	2.616	3.641	2.561		

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Average Adjusted ²
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.474	1.789	-	1.610		
6-10	-	-	1.846	1.833	-	1.714		
11-15	-	-	1.478	1.688	-	1.605		
16-20	-	-	1.818	2.364	-	2.167		
20-25	-	-	2.000	2.762	-	2.317	1.882	1.846
25-35	-	-	1.864	3.000	-	2.500		
35+	-	1.161	1.926	3.042	-	2.441		
Total	-	1.184	1.794	2.716	1.429	2.220		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.842	2.844	3.950	2.734
6-10	-	-	1.850	2.782	4.043	2.670
11-15	-	-	1.837	2.577	3.464	2.498
16-20	-	1.278	1.952	2.519	3.650	2.368
20-25	-	1.250	2.044	2.770	3.667	2.497
25-35	-	1.218	1.794	2.758	3.370	2.222
35+	1.214	1.182	1.855	2.561	3.431	2.189
Total	1.316	1.200	1.855	2.617	3.567	2.271

¹ Includes townhouses and apartments in duplexes.

² Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

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



Schedule 7b
Hastings County
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Apartments ¹						25 Year Average	25 Year Average Adjusted ²
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	1.714		
6-10	-	-	1.533	-	-	1.481		
11-15	-	-	1.875	-	-	1.593		
16-20	-	1.292	2.000	-	-	1.646		
20-25	-	1.267	1.840	-	-	1.744	1.636	1.663
25-35	-	1.135	1.704	-	-	1.507		
35+	1.455	1.162	1.832	2.807	1.636	1.626		
Total	1.235	1.166	1.809	2.864	1.400	1.608		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.385	1.964	2.843	4.217	2.726
6-10	-	1.346	1.923	2.888	3.722	2.771
11-15	-	1.500	1.796	2.621	3.642	2.530
16-20	-	1.297	1.944	2.692	3.800	2.527
20-25	-	1.270	1.829	2.761	3.759	2.562
25-35	-	1.187	1.790	2.667	3.469	2.335
35+	1.333	1.236	1.839	2.536	3.351	2.244
Total	1.111	1.242	1.842	2.610	3.554	2.345

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

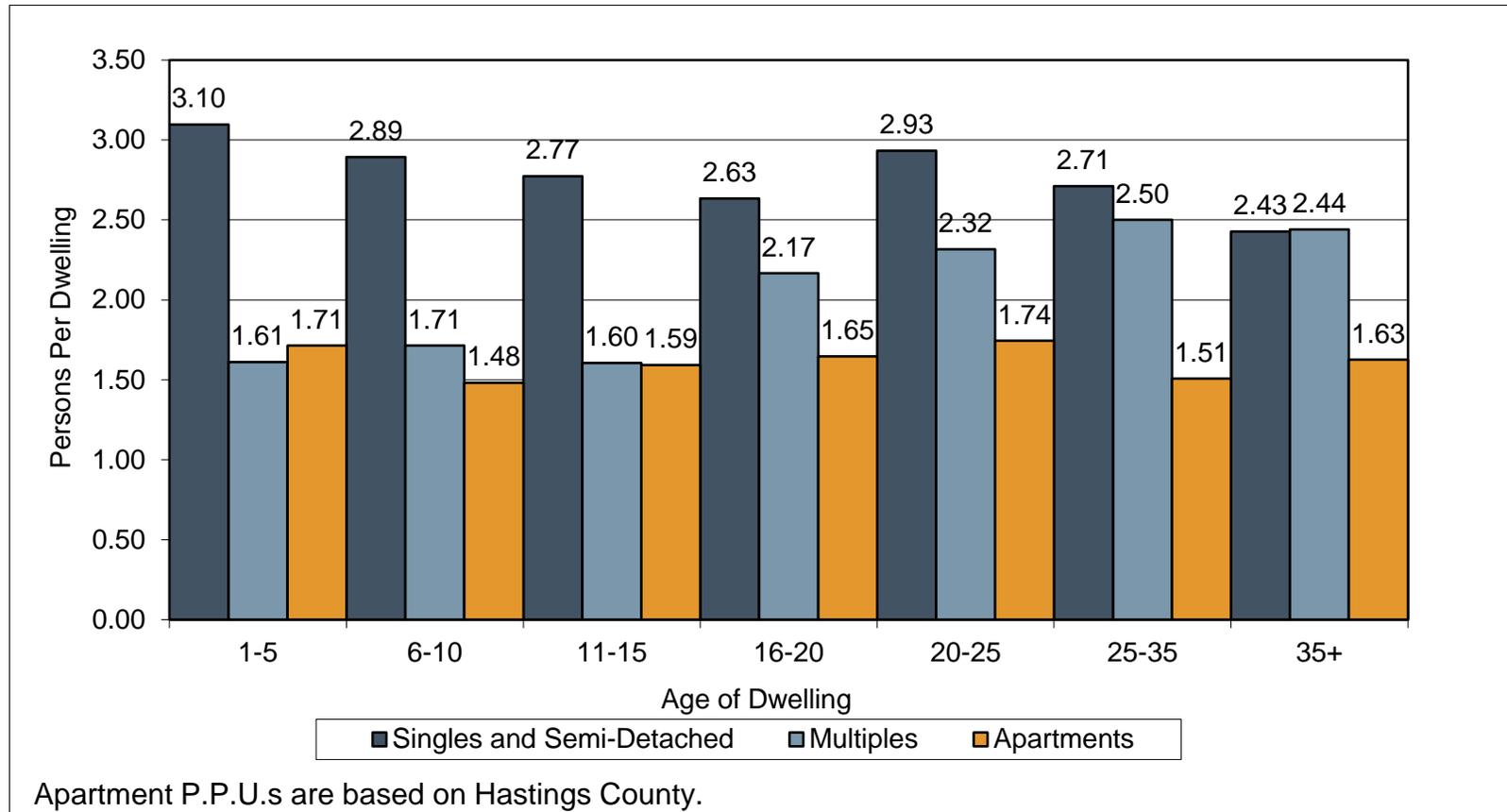
² Adjusted based on 2001-2016 historical trends.

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 Belleville
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 9a City of Belleville Employment Forecast, 2022 to 2041

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPow	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2006	48,821	0.001	0.027	0.186	0.295	0.145	0.653	0.039	0.692	40	1,305	9,085	14,380	7,065	31,875	1,885	33,760	30,570
Mid 2011	49,454	0.002	0.023	0.165	0.259	0.171	0.621	0.042	0.663	110	1,150	8,170	12,820	8,445	30,695	2,095	32,790	29,545
Mid 2016	50,716	0.001	0.021	0.167	0.251	0.164	0.603	0.045	0.648	40	1,065	8,445	12,730	8,300	30,580	2,295	32,875	29,515
Early 2022	54,252	0.001	0.021	0.156	0.249	0.159	0.585	0.046	0.631	40	1,139	8,482	13,484	8,599	31,744	2,509	34,253	30,605
Early 2032	56,733	0.001	0.022	0.159	0.252	0.158	0.591	0.048	0.639	40	1,250	9,005	14,269	8,957	33,521	2,706	36,227	32,271
Mid 2041	56,777	0.001	0.023	0.163	0.255	0.158	0.600	0.049	0.649	40	1,313	9,238	14,505	8,987	34,083	2,793	36,876	32,770
Incremental Change																		
Mid 2006 - Mid 2011	633	0.001	-0.003	-0.021	-0.035	0.026	-0.032	0.004	-0.028	70	-155	-915	-1,560	1,380	-1,180	210	-970	-1,025
Mid 2011 - Mid 2016	1,262	-0.001	-0.002	0.001	-0.008	-0.007	-0.018	0.003	-0.015	-70	-85	275	-90	-145	-115	200	85	-30
Mid 2016 - Early 2022	3,536	0.000	0.000	-0.010	-0.002	-0.005	-0.018	0.001	-0.017	0	74	37	754	299	1,164	214	1,378	1,090
Early 2022 - Early 2032	2,481	0.000	0.001	0.002	0.003	-0.001	0.006	0.001	0.007	0	111	523	785	358	1,777	197	1,974	1,666
Early 2022 - Mid 2041	2,525	0.000	0.002	0.006	0.007	0.000	0.015	0.003	0.018	0	174	756	1,021	388	2,339	284	2,623	2,165
Annual Average																		
Mid 2006 - Mid 2011	127	0.000	-0.001	-0.004	-0.007	0.005	-0.006	0.001	-0.006	14	-31	-183	-312	276	-236	42	-194	-205
Mid 2011 - Mid 2016	252	0.000	0.000	0.000	-0.002	-0.001	-0.004	0.001	-0.003	-14	-17	55	-18	-29	-23	40	17	-6
Mid 2016 - Early 2022	643	0.000	0.000	-0.002	0.000	-0.001	-0.003	0.000	-0.003	0	13	7	137	54	212	39	251	198
Early 2022 - Early 2032	248	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	11	52	79	36	178	20	197	167
Early 2022 - Mid 2041	123	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	8	37	50	19	114	14	128	106

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2021.

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



Schedule 9b
City of Belleville
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2041

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional ²	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	48,821	40	9,085	14,380	7,065	30,570				
Mid 2011	49,454	110	8,170	12,820	8,445	29,545				
Mid 2016	50,716	40	8,445	12,730	8,300	29,515				
Early 2022	54,252	40	8,482	13,484	8,555	30,561				
Early 2032	56,733	40	9,005	14,269	8,881	32,195				
Mid 2041	56,777	40	9,238	14,505	8,911	32,694				
Incremental Change										
Mid 2006 - Mid 2011	633	70	-915	-1,560	1,380	-1,025				
Mid 2011 - Mid 2016	1,262	-70	275	-90	-145	-30				
Mid 2016 - Early 2022	3,536	0	37	754	255	1,046				
Early 2022 - Early 2032	2,481	0	523	785	326	1,634	889,100	392,500	219,000	1,500,600
Early 2022 - Mid 2041	2,525	0	756	1,021	356	2,133	1,285,200	510,500	240,600	2,036,300
Annual Average										
Mid 2006 - Mid 2011	127	14	-183	-312	276	-205				
Mid 2011 - Mid 2016	252	-14	55	-18	-29	-6				
Mid 2016 - Early 2022	643	0	7	137	46	190				
Early 2022 - Early 2032	248	0	52	79	33	163	88,910	39,250	21,900	150,060
Early 2022 - Mid 2041	123	0	37	50	17	104	62,693	24,902	11,737	99,332

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2021.

¹ Square Foot Per Employee Assumptions

Industrial	1,700
Commercial/ Population Related	500
Institutional	676

² Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

* Reflects Early 2022 to Mid 2041 forecast period

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



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

Development Location	Timing	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ^{1, 2}	Total Non-Residential G.F.A. S.F.	Employment Increase ³
Urban	2022 - 2032	889,100	392,500	219,000	1,500,600	1,634
	2022 - 2042	1,285,200	510,500	240,600	2,036,300	2,133
Rural	2022 - 2032	-	-	-	-	-
	2022 - 2042	-	-	-	-	-
City of Belleville	2022 - 2032	889,100	392,500	219,000	1,500,600	1,634
	2022 - 2042	1,285,200	510,500	240,600	2,036,300	2,133

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2021.

¹ Square feet per employee assumptions:

Industrial	1,700
Commercial	500
Institutional	676

² Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

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

* Reflects Early 2022 to Mid 2041 forecast period



Schedule 10
City of Belleville
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	4,017	717	0	4,734	1,810	9,875	13,619	25,304	64,132	3,175	11,407	78,714	69,959	13,768	25,026	108,753
2008	836	1,205	0	2,041	13,119	5,316	3,842	22,277	860	1,075	0	1,935	14,814	7,596	3,842	26,252
2009	1,044	1,727	4,271	7,042	5,036	16,362	0	21,399	16,999	2,392	7,345	26,736	23,079	20,481	11,616	55,177
2010	2,100	514	0	2,614	9,083	10,532	32,130	51,745	85	4,743	335	5,162	11,267	15,790	32,464	59,521
2012	2,119	520	7,086	9,725	5,073	6,918	1,822	13,813	1,233	2,011	0	3,244	8,425	9,449	8,908	26,782
2013	162	1,454	3,682	5,298	8,321	5,696	316	14,332	11,584	3,107	736	15,427	20,067	10,256	4,734	35,057
2014	5,085	1,107	516	6,708	2,430	6,154	1,847	10,431	9,193	3,703	1,146	14,041	16,708	10,964	3,509	31,181
2015	209	2,196	2,385	4,791	4,631	5,082	0	9,713	1,142	4,992	0	6,133	5,982	12,270	2,385	20,637
2016	501	2,053	1,236	3,790	20,333	20,625	782	41,740	326	4,161	0	4,487	21,160	26,839	2,019	50,018
Subtotal	18,575	16,672	19,177	54,425	72,219	98,383	54,891	225,493	170,661	33,183	24,146	227,989	261,455	148,238	98,214	507,907
Percent of Total	34%	31%	35%	100%	32%	44%	24%	100%	75%	15%	11%	100%	51%	29%	19%	100%
Average	1,858	1,667	3,196	5,442	7,222	9,838	6,861	22,549	17,066	3,318	4,024	22,799	26,146	14,824	9,821	50,791
2007 - 2011 Period Total				24,113				135,464				184,657				344,233
2007 - 2011 Average				4,823				27,093				36,931				68,847
% Breakdown				7.0%				39.4%				53.6%				100.0%
2012 - 2016 Period Total				30,312				90,030				43,333				163,674
2012 - 2016 Average				6,062				18,006				8,667				32,735
% Breakdown				18.5%				55.0%				26.5%				100.0%
2007 - 2016 Period Total				54,425				225,493				227,989				507,907
2007 - 2016 Average				5,442				22,549				22,799				50,791
% Breakdown				10.7%				44.4%				44.9%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 11
City of Belleville
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
	Primary Industry Employment						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	150	170	120	20	-50	
21	<i>Mining and oil and gas extraction</i>	0	0	10	0	10	
	Sub-total	150	170	130	20	-40	
	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	165	200	120	35	-80	
23	<i>Construction</i>	845	970	885	125	-85	
31-33	<i>Manufacturing</i>	5,110	3,925	4,345	-1,185	420	
41	<i>Wholesale trade</i>	1,060	1,175	1,025	115	-150	
48-49	<i>Transportation and warehousing</i>	990	1,010	1,195	20	185	
56	<i>Administrative and support</i>	1,190	1,068	1,045	-123	-23	
	Sub-total	9,360	8,348	8,615	-1,013	268	
	Population Related Employment						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	6,270	5,825	5,835	-445	10	
51	<i>Information and cultural industries</i>	545	550	415	5	-135	
52	<i>Finance and insurance</i>	880	695	785	-185	90	
53	<i>Real estate and rental and leasing</i>	590	505	440	-85	-65	
54	<i>Professional, scientific and technical services</i>	1,630	1,180	1,135	-450	-45	
55	<i>Management of companies and enterprises</i>	10	25	0	15	-25	
56	<i>Administrative and support</i>	1,190	1,068	1,045	-123	-23	
71	<i>Arts, entertainment and recreation</i>	275	305	270	30	-35	
72	<i>Accommodation and food services</i>	2,315	2,095	2,210	-220	115	
81	<i>Other services (except public administration)</i>	1,355	1,260	1,190	-95	-70	
	Sub-total	15,060	13,508	13,325	-1,553	-183	
	Institutional						
61	<i>Educational services</i>	2,180	2,345	2,185	165	-160	
62	<i>Health care and social assistance</i>	3,955	4,580	4,790	625	210	
91	<i>Public administration</i>	1,170	1,745	1,535	575	-210	
	Sub-total	7,305	8,670	8,510	1,365	-160	
	Total Employment	31,875	30,695	30,580	-1,180	-115	
	Population	48,821	49,454	50,716	633	1,262	
	Employment to Population Ratio						
	Industrial and Other Employment	0.19	0.17	0.17	-0.02	0.00	
	Population Related Employment	0.31	0.27	0.26	-0.04	-0.01	
	Institutional Employment	0.15	0.18	0.17	0.03	-0.01	
	Primary Industry Employment	0.00	0.00	0.00	0.00	0.00	
	Total	0.65	0.62	0.60	-0.03	-0.02	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



Appendix B

Historical Level of Service Calculations



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Hall #2 - Moira Street	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	\$383	\$446
Old Fire Hall #2 - Dundas St	9,208	9,208	9,208	9,208	-	-	-	-	-	-	\$283	\$330
Fire Hall #3 - Point Anne Rd	4,195	4,195	4,195	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$270	\$315
Fire Hall #4 - Harmony Rd (Corbyville)	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$270	\$315
Fire Hall #1 - Bettis Rd	-	-	-	-	22,589	22,589	22,589	22,589	22,589	22,589	\$383	\$446
Fire Hall #5 - Hoskin Rd.	-	-	-	-	-	-	2,500	2,500	2,500	2,500	\$270	\$315
Substation #6 - Building Services	-	-	-	680	680	680	680	680	680	680	\$309	\$361
Training Centre at Fairgrounds	11,250	11,250	11,250	11,250	11,250	11,250	11,000	11,000	11,000	11,000	\$309	\$361
Total	38,385	38,385	38,385	40,870	54,251	54,251	56,501	56,501	56,501	56,501		

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.7762	0.7725	0.7687	0.8161	1.0773	1.0697	1.1060	1.0955	1.0770	1.0666

10 Year Average	2011-2020
Quantity Standard	0.9626
Quality Standard	\$390
Service Standard	\$376

D.C. Amount (before deductions)	20 Year
Forecast Population	2,525
\$ per Capita	\$376
Eligible Amount	\$948,592



Service: Fire Vehicles
 Unit Measure: No. of vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
840 gpm Pumpers	3	3	3	3	3	-	-	-	-	-	\$1,020,200
1250 gpm Pumpers	4	4	4	4	4	7	7	7	7	7	\$905,300
1550 gpm Ladder Truck	2	2	2	2	2	2	2	2	2	2	\$1,645,900
1550 gal. Tanker	3	3	3	3	3	3	3	3	3	3	\$535,000
Rescue Van	3	4	4	4	4	4	4	4	4	4	\$136,100
3/4 ton Pickup Truck	5	5	5	5	5	2	2	2	2	2	\$65,900
Water Rescue Boats	4	4	4	4	4	3	3	3	3	3	\$8,200
Fire Prevention Vehicles	3	3	3	3	3	5	5	5	5	5	\$65,900
Chief/Deputy vehicles	2	2	3	3	3	3	3	3	3	3	\$54,500
Total	29	30	31	31	31	29	29	29	29	29	

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0005

10 Year Average	2011-2020
Quantity Standard	0.0006
Quality Standard	\$413,833
Service Standard	\$248

D.C. Amount (before deductions)	20 Year
Forecast Population	2,525
\$ per Capita	\$248
Eligible Amount	\$626,958



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
# of Fire Fighters - Full Time	63	63	63	63	63	63	63	63	63	63	\$6,600
# of Fire Fighters - Volunteers	50	50	50	50	50	50	50	50	50	50	\$6,600
Total	113										

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.0023	0.0023	0.0023	0.0023	0.0022	0.0022	0.0022	0.0022	0.0022	0.0021

10 Year Average	2011-2020
Quantity Standard	0.0022
Quality Standard	\$6,673
Service Standard	\$15

D.C. Amount (before deductions)	20 Year
Forecast Population	2,525
\$ per Capita	\$15
Eligible Amount	\$37,067



Service: Roads
 Unit Measure: km of roadways

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/km)
2 Lane Rural Collector	22.43	22.43	22.43	22.43	22.43	22.43	22.43	22.43	22.43	22.43	\$1,360,000
2 Lane Semi-Urban Collector	66.69	66.69	66.69	66.69	66.69	66.69	66.69	66.69	66.69	66.69	\$1,890,000
2 Lane Urban Collector	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	\$3,570,000
4 Lane Rural Collector	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	\$1,990,000
4 Lane Urban Collector	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	\$5,140,000
2 Lane Rural Arterial	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	\$2,200,000
2 Lane Semi-Urban Arterial	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	\$2,940,000
2 Lane Urban Arterial	13.96	13.96	13.96	13.96	13.96	13.96	13.96	13.96	13.96	13.96	\$5,670,000
4 Lane Rural Arterial	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	\$3,150,000
4 Lane Semi-Urban Arterial	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	\$4,200,000
4 Lane Urban Arterial	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	\$8,080,000
Total	167.30										

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.0034	0.0034	0.0034	0.0033	0.0033	0.0033	0.0033	0.0032	0.0032	0.0032

10 Year Average	2011-2020
Quantity Standard (km/capita)	0.0033
Quality Standard (per km)	\$2,969,030
Service Standard (\$/capita)	\$9,798

D.C. Amount (before deductions)	20 Year
Forecast Population	2,525
\$ per Capita	\$9,798
Eligible Amount	\$24,739,445



Service: Depots and Domes
 Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Office/Garage - Belleville	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	\$283	\$316
Public Works Yard (Scale House)	230	230	230	230	230	230	230	230	230	230	\$236	\$264
Public Works Yard (Truck Garage)	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	\$220	\$246
Public Works Yard (Quansai Hut)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$157	\$177
Public Works Yard (Sand Dome)	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	\$94	\$107
Public Works Yard - Ritz Rd (Main Service Garage)	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	\$283	\$316
Public Works Yard - Ritz Rd (Salt and Equipment Shed)	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	\$126	\$143
Public Works Yard - Ritz Rd (Sand Dome No. 1)	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	\$94	\$107
Public Works Yard - Ritz Rd (Sand Dome No. 2)	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	\$94	\$107
Equipment Shelter - Belleville	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	\$77	\$89
Salt/Sand Dome - Belleville	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	\$77	\$89
Office Equipment Garage - Thurlow	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	\$190	\$213
Sand & Equipment Storage Facility - Thurlow	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	\$129	\$146
Public Works Yard - 31 Wallbridge (roads share)	-	-	-	-	-	-	11,933	11,933	11,933	11,933	\$199	\$223
Total	109,356	109,356	109,356	109,356	109,356	109,356	121,289	121,289	121,289	121,289		

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	2.2113	2.2008	2.1900	2.1837	2.1715	2.1562	2.3741	2.3517	2.3119	2.2896

10 Year Average	2011-2020
Quantity Standard	2.2441
Quality Standard	\$169
Service Standard	\$379

D.C. Amount (before deductions)	20 Year
Forecast Population	2,525
\$ per Capita	\$379
Eligible Amount	\$956,495



Service: Roads and Related Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Sweepers	3	3	3	3	3	3	3	3	3	3	\$379,400
7 ton trucks	5	5	5	5	5	5	5	5	5	5	\$377,700
Backhoe	3	4	5	5	5	5	5	5	5	5	\$367,200
Graders	2	2	2	2	2	2	2	2	2	2	\$345,600
5 ton trucks	10	10	11	11	11	11	11	11	11	11	\$377,700
1 ton trucks	3	3	3	3	3	3	3	3	3	3	\$79,200
3/4 ton trucks	8	8	8	8	8	8	8	8	8	8	\$54,000
Vans	3	3	3	3	3	3	3	3	3	3	\$47,700
Packer	2	2	2	2	2	2	2	2	2	2	\$245,800
Tractors - lawn	2	2	2	2	2	2	2	2	2	2	\$30,400
Tractor	1	1	1	1	1	1	1	1	1	1	\$196,200
Tractor	-	-	-	-	-	-	-	-	-	-	\$121,700
Asphalt rollers	2	2	2	2	2	2	2	2	2	2	\$56,500
Sidewalk Snow Cleaning Equipment	5	5	5	5	5	5	5	5	5	5	\$249,000
Trackless Sidewalk Machine	-	-	-	-	1	1	1	1	1	1	\$124,500
Other Specialized Equipment	27	27	27	27	27	27	27	27	27	27	\$26,400
Jet Rodder	1	1	1	1	1	1	1	1	1	1	\$433,800
Bulldozer	1	1	1	1	1	1	1	1	1	1	\$251,500
Compressor	1	1	1	1	1	1	1	1	1	1	\$41,500
Concrete saw	1	1	1	1	1	1	1	1	1	1	\$35,300
1/2 ton trucks		1	4	4	4	4	4	4	4	4	\$27,700
Chipper	1	1	1	1	1	1	1	1	1	1	\$54,000
Compactor	1	1	1	1	1	1	1	1	1	1	\$50,300
Forklift	-	-	1	1	1	1	1	1	1	1	\$12,600
Generator	1	1	1	1	1	1	1	1	1	1	\$12,600
Litter Vacuum	-	-	1	1	1	1	1	1	1	1	\$51,500
Garage Hoists	2	2	2	2	2	2	2	2	2	2	\$125,800
Paint Machines	1	1	2	2	2	2	2	2	2	2	\$12,600



Service: Roads and Related Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Pressure Washer	4	4	4	4	4	4	4	4	4	4	\$25,200
Snowblower	5	6	7	7	7	7	7	7	7	7	\$25,200
Trailers	12	12	14	15	15	15	15	15	15	15	\$6,300
Utility Vehicle - Bobcat	1	1	1	1	1	1	1	1	1	1	\$125,800
Total	108	111	122	123	124	124	124	124	124	124	

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.0022	0.0022	0.0024	0.0025	0.0025	0.0024	0.0024	0.0024	0.0024	0.0023

10 Year Average	2011-2020
Quantity Standard	0.0024
Quality Standard	\$123,046
Service Standard	\$295

D.C. Amount (before deductions)	20 Year
Forecast Population	2,525
\$ per Capita	\$295
Eligible Amount	\$745,658



Service: Parkland Facilities
 Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)
Sidney Smith Signs Building	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	\$190
Park Services Building (Main Building)	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	\$280
Park Services Building (Wood Framed bldg No. 1)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$90
Park Services Building (Wood Framed bldg No. 2)	390	390	390	390	390	390	390	390	390	390	\$90
Park Services Building (Wood Framed bldg No. 3)	200	200	200	200	200	200	200	200	200	200	\$90
Park Services Building (Green House No. 1)	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$90
Park Services Building (Green House No. 2)	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	\$90
Park Services Building (Green House No. 3)	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	\$90
Thurlow Community centre W/R storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$90
Parkdale Pool	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$90
Meyers Pier	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	\$250
West Zwicks Island Pavillion	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$130
West Zwicks Island Canteen	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	\$130
Rotary Park Canteen	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	\$130
Alemite Park Canteen/Storage	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	\$90
Victoria Harbour Canteen	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$130
Riverside Park Playship/Canteen	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	\$130
South George St Canteen	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	\$130
MA Sills Field House	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$130
Zwicks Pavillion	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$130
Tom Gavey Pavillion - Zwicks	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$90
Elgin Street Garage	675	675	675	675	675	675	675	675	675	675	\$60
Total	43,715	45,215									

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.8840	0.9100	0.9055	0.9029	0.8979	0.8915	0.8850	0.8767	0.8618	0.8535

10 Year Average	2011-2020
Quantity Standard	0.8869
Quality Standard	\$152
Service Standard	\$135

D.C. Amount (before deductions)	10 Year
Forecast Population	2,481
\$ per Capita	\$135
Eligible Amount	\$335,357



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Pickup Trucks	7	7	8	8	9	9	9	9	11	11	\$70,400
Refuse Vehicle	2	2	2	2	2	2	2	2	2	2	\$176,000
Dump Truck	6	6	6	6	6	6	6	6	7	7	\$109,400
Toro Mowers	3	4	4	4	4	4	5	5	5	5	\$88,000
Tractors	4	4	6	6	6	6	5	5	5	5	\$84,200
Chipper	1	1	1	1	1	1	1	1	1	1	\$67,000
Loader	1	1	1	1	1	1	1	1	1	1	\$150,900
Mower	5	7	7	7	7	9	10	10	10	10	\$25,200
Ploughs	5	5	7	7	7	7	7	7	7	7	\$9,400
Other equipment	30	32	38	38	39	39	42	42	43	43	\$15,100
Bleacher	1	1	1	1	1	1	1	1	1	1	\$80,500
Track Sweeper	1	1	1	1	1	1	1	1	1	1	\$57,800
Trailers	7	7	7	7	8	8	8	9	9	9	\$15,100
Sander	-	-	-	-	1	1	1	1	1	1	\$7,400
Snow blower attachment	-	-	-	-	1	1	1	1	1	1	\$10,000
Sweeper Vacuum						1	1	1	1	1	\$115,400
Total	73	78	89	89	94	97	101	102	106	106	

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.0015	0.0016	0.0018	0.0018	0.0019	0.0019	0.0020	0.0020	0.0020	0.0020

10 Year Average	2011-2020
Quantity Standard	0.0019
Quality Standard	\$39,921
Service Standard	\$76

D.C. Amount (before deductions)	10 Year
Forecast Population	2,481
\$ per Capita	\$76
Eligible Amount	\$188,184



Service: Indoor Recreation Facilities
 Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Quinte Sports Centre (Yardmen Arena)	78,000	78,000	78,000	78,000	78,000	78,000	130,103	130,103	130,103	130,103	\$283	\$316
Quinte Sports Centre (Parks & Recreation)	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	\$283	\$316
Quinte Sports Centre (Wally Dever Arena)	45,295	45,295	45,295	45,295	45,295	45,295	45,295	45,295	45,295	45,295	\$283	\$316
Memorial Arena	31,100	-	-	-	-	-	-	-	-	-	\$283	\$316
Dick Ellis Rink	29,070	-	-	-	-	-	-	-	-	-	\$283	\$316
Foster Ward Community Centre	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	\$252	\$281
Elderly Persons Centre	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	\$252	\$281
D.L. Storey Centre	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	\$252	\$281
Hillcrest Community Centre	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	\$252	\$281
Quinte Tennis Club	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$110	\$125
Parkdale Community Centre	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	\$252	\$281
Gilead Community Hall	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	\$252	\$281
Queen Mary School Community Centre	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	\$252	\$281
Thurlow Community Centre	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	\$252	\$281
Bethany Community Centre	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$252	\$281
Kinsmen including pool	-	7,502	7,502	7,502	7,502	7,502	7,502	7,502	7,502	7,502	\$283	\$316
Quinte Exhibition & Grandstand	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	\$121	\$137
Rowing Club	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	\$252	\$281
Belleville Lawn Bowling Club	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$252	\$281
Quinte Sports Centre (Multiplex)	-	176,679	176,679	176,679	176,679	176,679	176,679	176,679	176,679	176,679	\$283	\$316
Total	286,130	410,141	410,141	410,141	410,141	410,141	462,244	462,244	462,244	462,244		

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	5.7858	8.2542	8.2135	8.1899	8.1444	8.0870	9.0480	8.9624	8.8109	8.7257

10 Year Average	2011-2020
Quantity Standard	8.2222
Quality Standard	\$303
Service Standard	\$2,492

D.C. Amount (before deductions)	10 Year
Forecast Population	2,481
\$ per Capita	\$2,492
Eligible Amount	\$6,182,404



Service: Library Facilities
 Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Belleville Public Library	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	\$283	\$345
Total	41,950											

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.8483	0.8443	0.8401	0.8377	0.8330	0.8272	0.8211	0.8134	0.7996	0.7919

10 Year Average	2011-2020
Quantity Standard	0.8257
Quality Standard	\$345
Service Standard	\$285

D.C. Amount (before deductions)	10 Year
Forecast Population	2,481
\$ per Capita	\$285
Eligible Amount	\$706,713



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Book Collection	13,500	100,240	94,073	94,073	94,073	91,121	89,310	81,351	77,947	77,947	\$31
Periodicals	4,193	1,542	1,314	1,314	1,314	1,068	1,020	984	945	945	\$19
Audiovisual	6,858	7,690	7,117	7,117	7,117	6,153	6,811	7,087	7,106	7,106	\$38
CD's	1,224	1,339	1,062	1,062	1,062	3,170	2,920	3,037	3,757	3,757	\$25
Electronic collection holdings - number of titles	92,097	90,526	105,753	128,917	133,258	-	154,257	169,495	178,054	178,054	included below
Electronic collection holdings - number of subscription to e-content platforms	7	8	9	10	10	9	9	9	9	9	\$8,916
Total	117,879	201,345	209,328	232,493	236,834	101,521	254,327	261,963	267,818	267,818	

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	2.38	4.05	4.19	4.64	4.70	2.00	4.98	5.08	5.10	5.06

10 Year Average	2011-2020
Quantity Standard	4.2193
Quality Standard	\$14
Service Standard	\$58

D.C. Amount (before deductions)	10 Year
Forecast Population	2,481
\$ per Capita	\$58
Eligible Amount	\$144,022



Service: Ambulance Facilities
 Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 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	\$305	\$340
25 Frankford Crescent, Trenton	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$305	\$340
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	\$305	\$340
33 Chemaushgon Road, Bancroft	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$660	\$731
38 Farley Avenue, Belleville	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$305	\$340
127 River Street, Tweed	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	\$305	\$340
Total	25,398											
Percentage attributable to Belleville	41.5%	41.1%	41.1%	41.1%	41.1%	41.0%	40.9%	41.3%	40.9%	40.9%		
Total Belleville Share of Facilities	10,527	10,441	10,431	10,428	10,444	10,421	10,388	10,497	10,398	10,385		

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.2129	0.2101	0.2089	0.2082	0.2074	0.2055	0.2033	0.2035	0.1982	0.1960

10 Year Average	2011-2020
Quantity Standard	0.2054
Quality Standard	\$375
Service Standard	\$77

D.C. Amount (before deductions)	10 Year
Forecast Population	2,481
\$ per Capita	\$77
Eligible Amount	\$191,310



Appendix C

Long Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the City's 2019 Financial Information Return.

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

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



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

SEVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Roads and Related	2,523,895	140,243	2,664,138
Fire	-	-	-
Police	-	-	-
Parks and Recreation	313,841	38,444	352,284
Library	21,803	1,085	22,887
Ambulance	12,210	12,106	24,316
Social Housing	4,030	138	4,168
Growth-related Studies	-	-	-
Wastewater	2,722,330	217,932	2,940,262
Water	1,105,661	55,678	1,161,339
TOTAL	6,703,769	465,626	7,169,395



Appendix D

Local Service Policy



Appendix D: Local Service Policy

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

Roads and Related Services

1. For the purpose of interpreting this guideline the following meanings will be used:
 - 1.1. Major collectors refer to a collector road with a right-of-way width of at least 26 metres, with no permitted lot frontage and restricted access.
 - 1.2. Minor collectors are collector roads with a right-of-way of less than 26 metres, with permitted lot frontage and direct access other than at major intersections where approved urban design guidelines, traffic or safety concerns require restrictions within thirty-five (35) metres of the intersection.
2. Arterial and Collector Roads (including Structures)
 - 2.1. New minor collector roads constructed internal to a development are the direct responsibility of the developer.
 - 2.2. New minor collector roads constructed external to a development, but serving primarily to connect a development to the main road network, are a direct developer responsibility.
 - 2.3. New, widened, extended or upgraded, major collector roads external to the development, and oversizing of major collector roads internal to the development are considered to be development charge projects.
 - 2.4. New, widened, extended or upgraded, arterial roads are considered to be development charge projects.
 - 2.5. All other new roads are considered to be the developer's responsibility.



3. Traffic Signals and Intersection Improvements

- 3.1. New signalization or intersection improvements located at the intersection of two arterial roads, or at the intersection of a major collector road with an arterial road, or at the intersection of two major collector roads and located external to a development, the work will be financed through development charges.
- 3.2. New signalization or intersection improvements located at the intersection of an arterial road and external to a development, the work will be cost shared by a Benefiting Owners' Agreement and best efforts of the municipality as Development Agreements come forward.
- 3.3. New signalization or intersection improvements that serve primarily as private site entrances or as entrances to developments, are a direct responsibility of the developer.
- 3.4. Intersection improvements, new or modified signalization, signal timing, optimization plans, area traffic studies for highways attributed to growth and unrelated to specific development.
- 3.5. All other traffic signalization and Intersection improvements required by a new development are considered to be the direct responsibility of the developer.

4. Streetlights

- 4.1. Streetlights located on arterial or major collector roads are considered to be eligible for development charge financing, and are included in the roads construction cost estimate.
- 4.2. Streetlights on non-arterial roads, external to development but needed to support a specific development or required to link area are considered to be the direct responsibility of the developer.
- 4.3. Streetlights on all other new roads are considered to be a direct developer responsibility.



5. Sidewalks

- 5.1. Construction of sidewalks on newly constructed development charge eligible roads will be considered to be part of the capital cost of the related development charge project.
- 5.2. Construction of new sidewalks on existing roads, including sidewalks external to a development that are required to connect the new area to public spaces, are considered to be a direct developer responsibility.
- 5.3. Sidewalks on all other new roads are considered to be a direct developer responsibility.

6. Cycling Routes and Trails

- 6.1. Cycling routes, bike lanes, and active transportation paths (on road) within road allowance, external to development will be considered to be part of the capital cost of the related development charge project.
- 6.2. Recreational multi-use trails (off road)/naturalized walkways external to development will be considered to be part of the capital cost of the related development charge project.
- 6.3. Cycling Routes/Bike Lanes/Active Transportation Paths (on road)/Recreational Multi-Use Trails (off road)/Naturalized Walkways internal to development are considered to be a direct developer responsibility.
- 6.4. Cycling Routes/Bike Lanes/Active Transportation Paths (on road)/Recreational Multi-Use Trails (off road)/Naturalized Walkways on all other new roads are considered to be a direct developer responsibility.

7. Noise Abatement Measures

- 7.1. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development are considered to be a direct developer responsibility.



- 7.2. Noise abatement measures on new arterial roads or arterial road improvements abutting existing community and unrelated to specific development will be considered to be part of the capital cost of the related development charge project.
8. Transit Lanes and Lay-Bys
 - 8.1. Transit lanes and lay-bys located within municipal arterial roads are considered part of the complete street and will be considered to be part of the capital cost of the related development charge project
 - 8.2. Transit lanes and lay-bys located within non-arterial road corridors internal to development are considered a direct developer responsibility.
 - 8.3. Transit lanes and lay-bys located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates are considered a direct developer responsibility.
9. Transit Bus Stops and Amenities
 - 9.1. Transit bus stops and amenities internal to development are considered a direct developer responsibility
 - 9.2. Transit bus stops and amenities on arterial roads will be considered to be part of the capital cost of the related development charge project
- 10. Storm Water Management**
11. Storm Sewers, Diversion Channels and Outfalls
 - 11.1. Storm sewers constructed internal to a development are a direct responsibility of the developer, unless the City requests sewers to be oversized over 900mm, in which case the incremental cost of oversizing will be financed by development charges based on an area stormwater master drainage plan, and with the prior agreement and approval of the City.



- 11.2. Storm sewers, diversion channels and storm sewer outfalls constructed external to a development and greater in size than determined by engineering standards to be necessary to drain the owner's lands will be financed by area-specific development charges or through a joint service agreement to be developed by the parties, and with the facilitation of the City through its best efforts, based on an area stormwater master drainage plan, and with the prior agreement and approval of the City.
- 11.3. Storm sewers of any size required by a development to connect to an existing local trunk storm sewer or outlet shall be the developer's responsibility.

12. Stormwater Management Facilities

- 12.1. Stormwater management facilities shall include all stormwater quantity/quality control structures, safety fencing, signage, easements and right-of-way to access facilities.
- 12.2. Stormwater quality and quantity control works are a direct developer responsibility except as noted in c. and d. below.
- 12.3. Where the size of the development prevents on-site stormwater management facilities or when such facilities are deemed impractical in the sole opinion of the Municipality, the Municipality may elect to apply a financial contribution policy based on the area of impervious surfaces. Funds acquired in this fashion shall be placed in a reserve fund to be used in the construction of future centralized facilities or other watershed improvements.
- 12.4. If a stormwater management project benefits a broad area of development and the work provides service to lands owned by two or more unrelated parties, then the project may be considered to be financed:
 - 12.4.1. through area-specific development charges, based on an area stormwater master drainage plan, and with the prior approval of the City; or



12.4.2. through a joint service agreement to be developed by the parties, and with the facilitation of the City through its best efforts.

13. Erosion Control Measures

13.1. Erosion works required to mitigate the impact of a development are a direct developer responsibility.

Land Acquisition/Easements

14. For Roads

14.1. Land acquisition for arterial or collector roads according to the City's Official Plan, is primarily achieved through dedications under the Planning Act.

14.2. In areas where limited or no development is anticipated, and direct dedication is unlikely, the land acquisition is considered to be part of the capital cost of the related development charge project.

14.3. Land acquisition for the purchase of associated easements required for arterial or major collector roads is considered to be part of the capital costs of the related development charge project.

15. For Grade Separations

15.1. Land acquisition for grade separations (beyond normal dedication requirements) is considered to be part of the capital cost of the related development charge project.

16. Land Acquisition for Stormwater Management Facilities

16.1. Land acquisition for centralized Stormwater Management Facilities, to the size required according to the approved engineering standards, is primarily provided by dedications under the Planning Act.

16.2. In areas where limited or no development is anticipated, and direct dedication is unlikely, the land acquisition may be considered to be part of the capital cost of the related development charge project.



17. For Parkland

- 17.1. The cost of land acquisition for parkland will not be financed by development charges.

Parkland Development

18. Clean Land

- 18.1. The City expects parkland deeded to the municipality to be environmentally clean with all natural hazards removed.
- 18.2. The park site shall meet the requirements of the Environmental Protection Act to limit the risk of liability and provide a safe environment for interim and future leisure and active recreational use.
- 18.3. The park site shall have been subject to an Environmental Assessment (Class 1) and associated clean-up (if noted as a requirement of draft plan or subdivision agreement).
- 18.4. The clean-up of all litter, garbage, construction debris, and environmental hazards as identified under Environmental Assessment and by Recreation and Leisure Services and Public Works is required.

19. Servicing

- 19.1. The developer is responsible to install an electrical service and a 50mm water service from the street right-of-way to the park property line.
- 19.2. If requested by the City, the developer is responsible to install a larger water service and the cost incurred will be funded by the City.
- 19.3. If requested by the City, the developer may install other services, such as a sanitary connection, and the cost incurred will be funded by the City.

20. Park Design and Construction

- 20.1. In the event the City requests the developer to assist in the design and/or construction of the park, the cost incurred will be funded by the City.



21. Rough Grading

- 21.1. The parkland is to be left in an untouched or natural state.
- 21.2. Where permitted by the City, the existing grades may be altered by the developer in accordance with the overall surface drainage plan.
- 21.3. Where grades are altered, such as when site filling or drainage improvements are proposed, the developer is required to rough grade the site to provide good site drainage, to provide access from surrounding streets and to establish grass seed to prevent erosion.
- 21.4. Where the site is left in a rough graded condition, a topsoil stockpile is required to be provided.

22. Recreational Trails

- 22.1. Recreational trails and their associated infrastructure (landscaping, bridges, trail surface, etc.), not otherwise captured as active transportation works, are included as part of parkland development charges.

23. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, Etc.

- 23.1. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:
 - 23.1.1. pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
 - 23.1.2. Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Municipality.



Water and Wastewater

24. The charge is utilized to fund future capacity in the respective systems (water and wastewater), including treatment plant expansions, pumping or booster stations, and reservoirs, etc. Water and Wastewater constructed internal to a development are a direct responsibility of the developer, unless the City requests water and wastewater services to be oversized over 300mm, in which case the incremental cost of oversizing will be financed by development charges and with the prior agreement and approval of the City.
25. Water
 - 25.1. Booster Stations & Reservoirs:
 - 25.1.1. Facilities identified as being required in a City approved Master Servicing Plan(s) to accommodate growth will be funded from Development Charge revenues to the extent eligible.
 - 25.1.2. Facilities required to service only a proposed development or subsequent phases of the same development will be a developer responsibility.
 - 25.2. Facilities not identified in a City approved Master Servicing Plan but are subsequently identified by the City as being required in order to facilitate two or more developments and where the potential benefiting lands are owned by two or more unrelated parties may be eligible for Development Charges funding at the appropriate time.
 - 25.3. Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells associated with municipal service areas are considered to be part of the capital cost of the related development charge project.
 - 25.4. External underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water are considered to be part of the capital cost of the related development charge project.
 - 25.5. Facilities not required for the individual development are considered to be part of the capital cost of the related development charge project.



26. Wastewater

26.1. Lift Stations:

26.1.1. Facilities identified as being required in a City approved Master Servicing Plan(s) to accommodate growth will be funded from Development Charge revenues to the extent eligible.

26.1.2. Facilities required to service only the proposed development or subsequent phases of the same development will not be eligible for any Development Charge funding.

26.1.3. Any facility not identified in the applicable Development Charges schedule of projects is ineligible for funding.

26.2. Facilities not identified in a City approved Master Servicing Plan but are subsequently identified by the City as being required in order to facilitate two or more developments and where the potential benefiting lands are owned by two or more unrelated parties may be eligible for Development Charges funding at the appropriate time.

26.3. Wastewater treatment plants and transmission mains associated with municipal service areas are considered to be part of the capital cost of the related development charge project.

26.4. External underground services involving trunk infrastructure and pipe sizes exceeding 300mm for sanitary services are considered to be part of the capital cost of the related development charge project.

26.5. Facilities not required for the individual development are considered to be part of the capital cost of the related development charge project.



Appendix E

Proposed Development Charges By-law



THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW NUMBER 2021-XX

A by-law to establish uniform development charges for the Corporation of the City of Belleville

WHEREAS subsection 2(1) of the *Development Charges Act, 1997 c. 27*, as amended (hereinafter called “the Act”) provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the City of Belleville (“City of Belleville”) has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS in accordance with the Act, a report entitled “Development Charges Background Study” dated October 6, 2021 prepared by Watson & Associates Economists Ltd. (the “Background Study”), has been completed;

AND WHEREAS the Council of the City of Belleville has considered the Background Study, has considered all written submissions, and has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on November 8, 2021;

AND WHEREAS the Council of the City of Belleville has determined that a further public meeting is not necessary pursuant to subsection 12(3) of the Act.

NOW THEREFORE THE COUNCIL OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:



DEFINITIONS

1. In this by-law,
 - (1) “Accessory building or structure” shall mean a detached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and is located on the same lot therewith;
 - (2) "Accessory use" shall mean a use customarily incidental and subordinate to, and exclusively devoted to the principal or main use of the lot, building or structure and located on the same lot as such principal or main use.
 - (3) “Act” means the *Development Charges Act*, S.O. 1997, c. 27.
 - (4) “Administration Service” means any and all studies carried out by the Municipality which are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997*.
 - (5) “Apartment dwelling” means any dwelling unit within a building containing three or more dwelling units where the units are connected by an interior corridor.
 - (6) "Agricultural use" means the use of land and/or buildings for the cultivation or foraging of crops, livestock or poultry production, raising or training of horses, and orchards, market gardening, maple sugar bushes, tobacco crops or other forms of specialized crop production.
 - (7) “Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen.
 - (8) “Belleville Downtown Improvement Area” (BDIA) means the geographic location designated on Schedule “E” of this by-law.
 - (9) “Board of Education” means a board defined in s.s. 1(1) of the *Education Act*.



- (10) “Bona fide farm operation” means the proposed development is for agricultural use where the yearly income from the agricultural use is substantial and the owner holds a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs. For purposes of determining bona fide farm uses reference may be made to the owner’s membership in a legitimate farm organization.
- (11) “Building Code Act” means the *Building Code Act*, 1992, S.O. 1992, c.23.
- (12) “Capital cost” means costs incurred or proposed to be incurred by the Municipality or a local board thereof directly or by others on behalf of, and as authorized by, the Municipality or local board,
- (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.-44; and
 - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
 - (f) to complete the development charge background study under Section 10 of the Act;
 - (g) interest on money borrowed to pay for costs in (a) to (d);



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

- (13) “Central Business District” (CBD) means the geographical location designated on Schedule “D” of this by-law.
- (14) “Council” means the Council of The Corporation of the City of Belleville.
- (15) “Development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 7 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land.
- (16) “Development charge” means a charge imposed pursuant to this By-law.
- (17) “Duplex dwelling” means a residential building that is divided horizontally into two dwelling units.
- (18) “Dwelling unit” means a suite operated as a housekeeping unit, used or intended to be used as a domicile by 1 or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, and includes:
 - (a) a park model home;
 - (b) a bedroom in a students' or seniors' residence;
 - (c) a building, or portion of a building, used for residential purposes as set out in Subsection 34.
- (19) “Farm building” means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use.
- (20) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls.



- (21) “Gross floor area” means the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or in the case of a mixed use building or structure, between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
- (a) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (b) loading facilities above or below grade; and
 - (c) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
- (22) “Industrial use” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or an agricultural use.
- (23) “Institutional use”, for the purposes of subsection 13(3), means a building used for or in connection with:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;
- (24) “Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Municipality or any part or parts thereof.
- (25) “Local services” means those services or facilities which are under the jurisdiction of the Municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*.
- (26) “Mixed use” means a building, structure or development with portions which are to be used for residential development and other portions which are to be used for non-residential development;
- (27) “Multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, duplex dwellings, apartment dwellings and special care dwelling units;
- (28) “Municipality” means The Corporation of the City of Belleville;



- (29) “Non-profit housing”, for the purposes of subsection 13(4), means:
- (a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- (30) “Non-residential use” means a building or structure used for other than a residential use;
- (31) “Official Plan” means the Official Plan of the City of Belleville and any amendments thereto.
- (32) “Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- (33) “Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R. S.O. 1990, Chap. A.31, as amended, or any successor thereof.
- (34) “Planning Act” means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended.
- (35) “Regulation” means any regulation made pursuant to the Act.
- (36) “Rental housing”, for the purposes of subsection 13(3), means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.
- (37) “Residential use” means lands, buildings or structures or portions thereof used, or designed or intended to be used as a home or residence of one



or more individuals who reside or dwell there permanently or for a considerable period of time, and includes a single detached dwelling, a semi-detached dwelling, a multiple dwelling, a duplex dwelling, an apartment dwelling, special care dwelling units, and the residential portion of a mixed-use building or structure, but does not include a place of worship, student residence, military barracks, hotel, motel, or bed and breakfast where individuals typically stay for less than one week;

- (38) “Semi-detached dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (39) “Services” means services set out in Schedule “A” to this By-law;
- (40) “Single detached dwelling” means a completely detached building containing only one dwelling unit;
- (41) “Special Care Dwelling Unit” means a unit within a building containing more than six dwelling units or dwelling rooms that are designed to accommodate individuals with specific support needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, housekeeping, nursing, respite care and attendant services are provided at various levels, and:
 - (a) the units have a common entrance from street level;
 - (b) the occupants have the right to use common halls, stairs, yards, rooms, and accessory buildings; and
 - (c) the units or rooms may or may not have exclusive sanitary or culinary facilities or both.
- (42) “Urban Service Area” means that area within the Municipality shown as urban area on Schedule “C” of this by-law.



CALCULATION OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this by-law, development charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedule “B”, which relate to the services set out in Schedule “A”.
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential development or redevelopment, or the residential portion of a mixed-use development or redevelopment, the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule “B”;
 - (b) notwithstanding subsection (a), the development charge for residential development located within the boundary of the Central Business District as set out in Schedule “D” will be equal to 50% of the of the total amount otherwise calculated in subsection (a);
 - (c) notwithstanding subsection (a), the development charge for apartment units within a building containing a minimum of six (6) units, located outside the boundary of the Central Business District as set out in Schedule “D”, will be equal to 50% of the total amount otherwise calculated in subsection (a), provided that these apartment units are subject to an agreement with the City to charge affordable rents for a defined period of time. For greater clarity, affordable rents under the agreement will be evaluated based on market rates, or below, within the County of Hastings.
 - (d) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed-use development or redevelopment, the product of the gross floor area of such development multiplied by the corresponding total amount for such gross floor area, as set out in Schedule “B”;



- (e) in the case of an “industrial use” the applicable charge shall be **nil**;
 - (f) in the case of a student residence the applicable charge, per room, is as established for “Apartments Bach. & 1 Bedroom and Special Care”. as set out in Schedule “B”.
- (3) The development charges for water and wastewater services are applicable only within the Urban Service Area designated in Schedule “C” to this by-law.
- (4) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule “A”.

PHASE-IN OF DEVELOPMENT CHARGES

3. The development charges imposed pursuant to this by-law, as shown in Schedule “B”, on January 26, 2022.

APPLICABLE LANDS

4. (1) Subject to subsection (2) and Sections 5 and 6, charges payable under Schedule “B” of this by-law apply to all lands in the Municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.-31.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
- (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) buildings or structures owned and used by a University that receives regular and ongoing operating funds from the government for the purposes of post-secondary education;



- (d) private schools as defined in the *Education Act*;
 - (e) development of land, buildings or structures owned by a College of applied arts and technology established pursuant to the *Ministry of Training, Colleges and Universities Act*, and used for teaching-related purposes on lands owned by and used for the purposes of the College but does not include student residences;
 - (f) a place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
 - (g) hospitals under the *Public Hospitals Act*;
 - (h) a non-residential farm building;
 - (i) Non-residential (other than industrial) land uses located within the Belleville Downtown Improvement Area as defined in Schedule “E”;
 - (j) development creating or adding an accessory use or structure not exceeding ten square metres of non-residential floor area.
- (3) The Municipality may exempt lands from this by-law where the lands are designated in the City of Belleville Official Plan as part of a Community Improvement Area and the Municipality implements a Community Improvement Plan which includes the said lands.

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

5. (1) Notwithstanding Section 4 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
- (a) the enlargement of an existing dwelling unit;
 - (b) the creation of one or two additional dwelling units in an existing single detached dwelling where the total gross floor area of the



additional unit(s) does not exceed the gross floor area of the existing dwelling unit;

- (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
- (2) Notwithstanding subsection 5(1)(b), development charges shall be calculated and collected in accordance with Schedule “B” where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
 - (3) Notwithstanding subsection 5(1)(c), development charges shall be calculated and collected in accordance with Schedule “B” where the additional dwelling unit has a residential gross floor area greater than,
 - (a) in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.
 - (4) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



RULES WITH RESPECT TO AN “INDUSTRIAL” EXPANSION EXEMPTION

6. (1) Notwithstanding Section 4, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable is the following:
 - (a) if the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero; or
 - (b) if the gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
- (2) For the purpose of this section, the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
- (3) In this section, for greater certainty in applying the exemption herein:
 - (a) the gross floor area of an existing industrial building is enlarged where there is a bona fide physical and functional increase in the size of the existing industrial building.

DEVELOPMENT CHARGES IMPOSED

7. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;



- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*,
 - (e) a consent under Section 53 of the *Planning Act*,
 - (f) the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1990, c.C.-26; or
 - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to:
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*,
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.

LOCAL SERVICE INSTALLATION

8. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

9. (1) Where two or more of the actions described in subsection 7(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.



- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 7(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule “A”, an additional development charge on the additional residential units and non-residential gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

10. (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute such part of the development charge applicable to the owner’s development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total development charge payable by an owner to the Municipality in respect of the development to which the agreement relates.
- (2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

RULES WITH RESPECT TO REDEVELOPMENT

11. Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate



the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (1) In the case of a residential building or structure, or in the case of a mixed use building or structure, the residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charge as set out in Schedule “B”, by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (2) In the case of a non-residential building or structure or, in the case of mixed use building or structure, the non-residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charges as set out in Schedule “B”, by the gross floor area that has been or will be demolished or converted to another principal use.
 - (3) Notwithstanding (2) above, for an industrial use the reduction shall be calculated by multiplying the “Non-residential” development charges as set out in Schedule “B”, by the gross floor area that has been or will be demolished or converted to another principal use.
12. A credit shall not exceed the amount of the development charge that would otherwise be payable, and no existing land use that is exempt under this By-law shall be eligible for a credit within 5 years of the date that an Occupancy Permit was issued for the gross floor area that has been or will be demolished or converted to another principal use.

TIMING OF CALCULATION AND PAYMENT

13. (1) Development charges shall be calculated, payable and collected in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.



- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding Subsection 13(1) and 13(2), Development Charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Notwithstanding Subsection 13(1) and 13(2), Development Charges for non-profit housing developments are due and payable in 21 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.
- (5) Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsection 2(2) shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsection 2(2) shall be calculated on the rates, including interest, set out in Schedules "B" on the date of the later planning application.
- (6) If development charges are paid and the applicable building permit is cancelled or revoked before construction begins, the development charges will be refunded to the registered owner of the land.
- (7) Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the Act.
- (8) Interest for the purposes of sections 13(3) to 13(5) shall be determined as the Bank of Canada prime lending rate on the date of building permit



issuance. Notwithstanding the foregoing, the interest rate shall not be less than 0%.

RESERVE FUNDS

14. (1) Monies received from payment of development charges under this by-law shall be maintained in 10 separate reserve funds as follows: roads and related; fire; police; water; wastewater; parks and recreation; libraries; ambulance; social housing; and growth studies.
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the Municipal Treasurer to divide the reserve funds created hereunder into separate subaccounts in accordance with the service sub-categories set out in Schedule “A” to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year commencing in 2022 for the 2021 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

15. (1) Where this by-law or any development charge prescribed there under is amended or repealed by order of the Local Planning Appeal Tribunal or by resolution of the Municipal Council, the Municipal Treasurer shall calculate



forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

- (2) Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - (a) interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
 - (b) the refund shall include the interest owed under this section;
 - (c) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

BY-LAW INDEXING

16. The development charges imposed pursuant to this by-law shall be adjusted without amendment to this by-law commencing on the 1st day of January 2023 and annually thereafter on the 1st day of January, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01).

SEVERABILITY

17. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

18. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction of or interpretation of this by-law.



BY-LAW REGISTRATION

19. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

BY-LAW ADMINISTRATION

20. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

21. The following Schedules to this by-law form an integral part of this by-law:

Schedule “A” - Designated Municipal Services

Schedule “B” - Schedule of Development Charges

Schedule “C” - Schedule Designating the Urban Service Area and the Thurlow Rural Service Area

Schedule “D” - Schedule Designating the Central Business District (CBD)

Schedule “E” - Schedule Designating the Belleville Downtown Improvement Area (BDIA)

DATE BY-LAW EFFECTIVE

22. This By-law shall come into force and effect at 12:01 AM on January ____, 2022.

DATE BY-LAW EXPIRES

23. This By-law will expire five years from the date of passage unless it is repealed at an earlier date.

EXISTING BY-LAW REPEALED

24. By-law No. 2021-18 is hereby repealed as of the date and time of this By-law coming into effect.



SHORT TITLE

25. This by-law may be cited as the “City of Belleville Development Charge By-law, 2021.”

Read a first time this 13th day of December 2021.

Read a second time this 13th day of December 2021.

Read a third time and finally passed this 13th day of December 2021.

Mayor

Clerk



SCHEDULE “A” TO BY-LAW NUMBER 2021-XX

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Roads and Related Service
2. Fire Service
3. Police Service
4. Parks and Recreation Service
5. Library Service
6. Ambulance Service
7. Social Housing Service
8. Water Service
9. Wastewater Service

DESIGNATED CLASSES OF SERVICES UNDER THIS BY-LAW

1. Growth-Related Studies



SCHEDULE “B” TO BY-LAW NUMBER 2021-XX

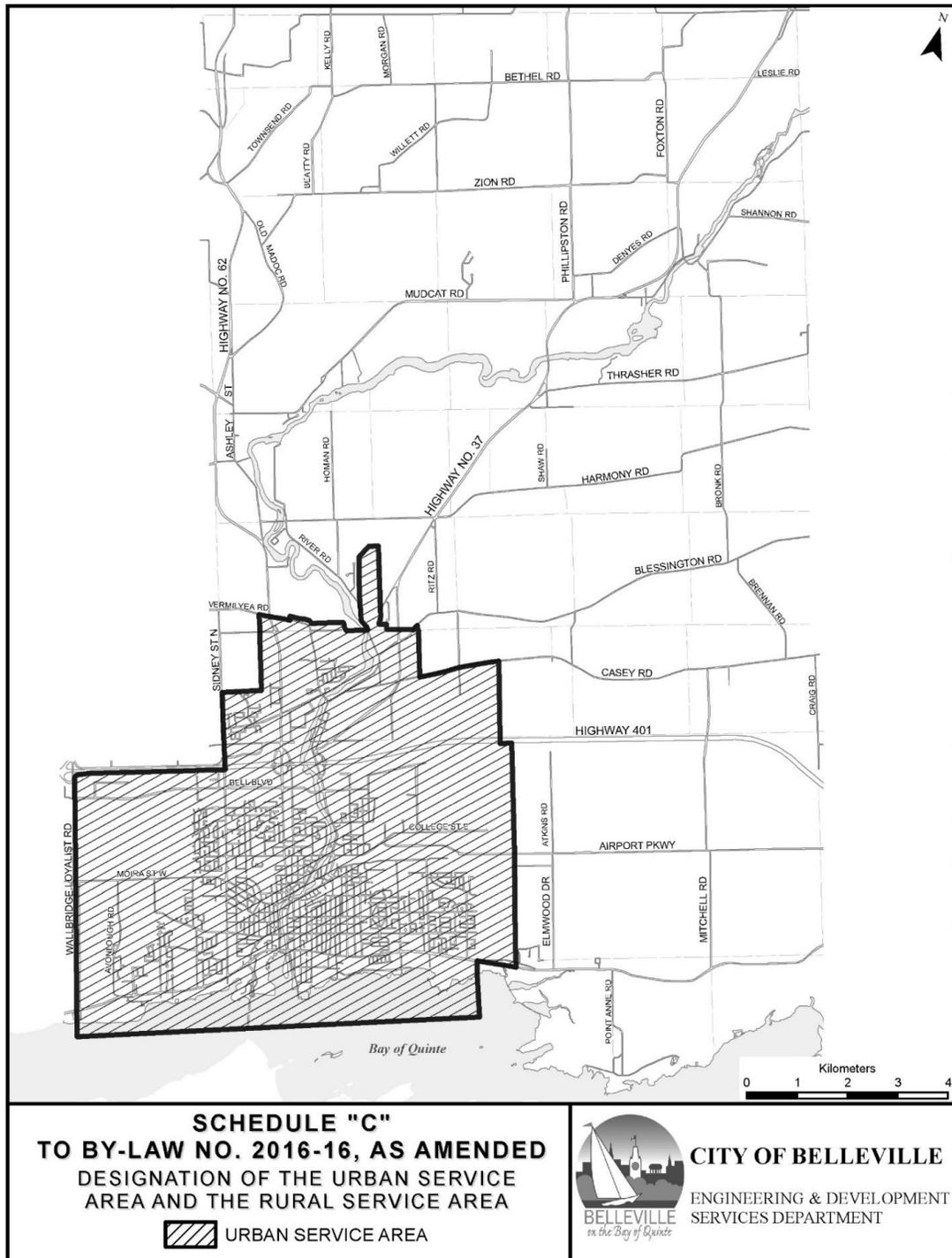
SCHEDULE OF CITY-WIDE DEVELOPMENT CHARGES

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	Multiples	
City-Wide Services:					
Roads and Related	\$ 9,057	\$ 6,407	\$ 3,697	\$ 5,914	\$ 7.33
Fire	\$ 450	\$ 318	\$ 184	\$ 294	\$ 0.36
Police	\$ 228	\$ 161	\$ 93	\$ 149	\$ 0.18
Parks and Recreation	\$ 6,162	\$ 4,359	\$ 2,515	\$ 4,024	\$ 0.33
Library	\$ -	\$ -	\$ -	\$ -	\$ -
Ambulance	\$ 114	\$ 81	\$ 47	\$ 74	\$ 0.08
Social Housing	\$ 23	\$ 16	\$ 9	\$ 15	\$ -
Growth-related Studies	\$ 768	\$ 543	\$ 314	\$ 501	\$ 0.52
Total City-Wide Services	\$ 16,802	\$ 11,885	\$ 6,859	\$ 10,971	\$ 8.80
Urban Services					
Wastewater	\$ 6,579	\$ 4,654	\$ 2,686	\$ 4,296	\$ 8.36
Water	\$ 918	\$ 649	\$ 375	\$ 599	\$ 2.88
Total Urban Services	\$ 7,497	\$ 5,303	\$ 3,061	\$ 4,895	\$ 11.24
GRAND TOTAL RURAL AREA	\$ 16,802	\$ 11,885	\$ 6,859	\$ 10,971	\$ 8.80
GRAND TOTAL URBAN AREA	\$ 24,299	\$ 17,188	\$ 9,920	\$ 15,866	\$ 20.04



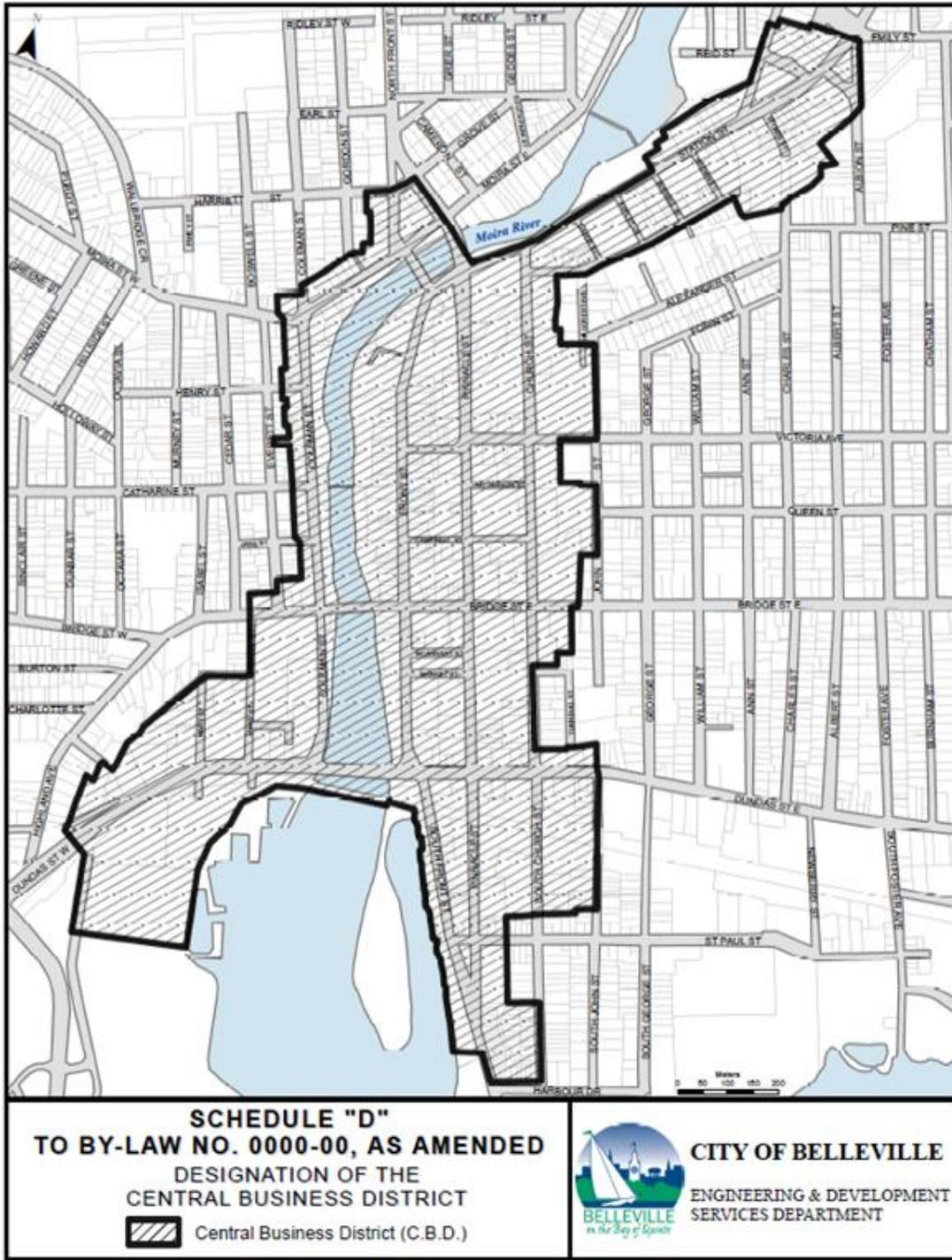
SCHEDULE "C" TO BY-LAW NUMBER 2021-XX

DESIGNATION OF THE URBAN SERVICE AREA AND RURAL SERVICE AREA





SCHEDULE "D" TO BY-LAW NUMBER 2021-XX
DESIGNATION OF THE CENTRAL BUSINESS DISTRICT (CBD)





SCHEDULE "E" TO BY-LAW NUMBER 2021-XX

DESIGNATION OF THE BELLEVILLE DOWNTOWN IMPROVEMENT AREA (BDIA)

