



Addendum to 2020 Development Charges Background Study

City of Belleville

For Public Circulation and Comment

January 6, 2021

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca



Table of Contents

	Page
1. Summary of Revisions to the November 12, 2020 Development Charges Background Study	1-1
1.1 Background.....	1-1
2. Discussion	2-1
2.1 Reserve Fund Adjustments.....	2-1
2.2 Parks and Recreation Services.....	2-1
2.3 Police Services	2-2
2.4 Water Services	2-2
2.5 Growth-Related Studies.....	2-2
2.6 Transition Policy	2-3
2.7 Exemption for Development Related to a College	2-3
3. Impacts on the Calculated D.C.s	3-1
4. Changes to the D.C.B.S.....	4-1
5. Process for Adoption of the D.C. By-law.....	5-1
Appendix A Amended Pages	A-1



1. Summary of Revisions to the November 12, 2020 Development Charges Background Study

1.1 Background

Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the City of Belleville (City) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- November 12, 2020 – Release D.C.B.S. and draft by-law
- November 18, 2020 – Development Industry Stakeholder Consultation Presentation
- December 14, 2020 – Public Meeting of Council
- January 25, 2021 – Anticipated passage of D.C. By-law

The purpose of the addendum to the November 12, 2020 D.C.B.S. is to provide for:

- Additional reserve fund adjustments to account for the 50% exemption from DCs applicable to residential developments within the Central Business District;
- Multiplex Recreation Facility debt adjustment;
- New Police Station – adjustment for amount funded in 2018;
- BTE allocation of 15% applied to the Avonlough watermain project for consistency with the wastewater portion of this project;
- Updates to the class consisting of Growth-Related Studies;
- Transition policy;
- New exemption for development related to a college; and
- Removal of Schedule 4b which was included in error.

The refinements are detailed in the subsequent sections of this report and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the D.C. By-law.



2. Discussion

2.1 Reserve Fund Adjustments

Subsequent to the issuance of the November 12, 2020 D.C.B.S., it was identified that additional reserve fund adjustments were required to account for the 50% exemption from DCs applicable to residential developments within the Central Business District. As a result, approximately \$743,000 has been added to the reserve fund balances shown in Table 4-2 of the November 12, 2020 D.C.B.S. The revised D.C. reserve fund balances, by service, are shown in the table below. These revised balances have been applied against future spending requirements for all services.

Estimated D.C. Reserve Funds Balances (As of December 31, 2019)

Service	Totals
Roads and Related Services	\$6,478,804
Fire Protection Services	\$380,811
Police Services	\$992,817
Parks & Recreation	\$1,450,709
Library Services	\$218,925
Administration	\$204,799
Wastewater Services	\$571,782
Water Services	\$1,350,020
Total	\$11,648,667

2.2 Parks and Recreation Services

Based on further review of the capital project listing for Parks and Recreation Services, it was identified that there were DC funding amounts of \$2,176,294 (in 2015) and \$2,661,419 (in 2018) for the Multiplex project. Only \$3.4 million was applied against the principal amount owing in the November 12, 2020 D.C.B.S. Therefore, an additional deduction of \$1.7 million has been applied against the D.C. recoverable share of \$7.2 million shown in the November 12, 2020 D.C.B.S.



2.3 Police Services

Based on further review of the capital project listing for Police Services, it was identified that \$291,598 of the new police station was previously funded from the DC reserve fund. Therefore, an additional deduction of \$291,598 has been applied against the D.C. recoverable share shown in the November 12, 2020 D.C.B.S. Furthermore, the table on page 5-17 of the November 12, 2020 D.C.B.S. has been updated to more clearly identify the unfunded growth share of the new police station.

2.4 Water Services

Based on further review of the capital project listing for Water Services, it was identified that there was inconsistency between the benefit to existing allocations for the water and wastewater portions of the “Avonlough Road from City ROW to Moira” project (project #10 on page 5-21 of the November 12, 2020 D.C.B.S.). To correct for this inconsistency, a 15% benefit to existing deduction has been applied to the water portion of the “Avonlough Road from City ROW to Moira” project.

2.5 Growth-Related Studies

The updates to the capital costs included in the D.C.B.S. alter how the growth-related studies are allocated across the different D.C.-eligible services. All studies have now been allocated to the classes of services in the following manner:

- Roads and Related Services – 47.3%
- Fire Protection Services – 2.4%
- Police Services – 2.1%
- Parks and Recreation Services – 7.2%
- Library Services – 0.1%
- Ambulance Services – 0.3%
- Social Housing – 0.0%
- Wastewater Services – 31.3%
- Water Services – 9.3%



2.6 Transition Policy

A consultation session with the Quinte Home Builders' Association was undertaken on November 18, 2020. However, due to time constraints related to by-law's expiration, there was insufficient time for a more comprehensive consultation process to be facilitated. Furthermore, the City is currently completing two key studies – an Infrastructure Phasing Strategy and a Parks and Recreation Master Plan, both of which are expected to have an impact on the development charge calculations presented herein. It is therefore recommended that the proposed by-law be treated as a transitional by-law with an expiry date of no more than one year after passage. For purposes of the transitional by-law, the City will reduce the rates calculated in Chapter 6 of the D.C.B.S. such that the overall increase represents 10% of the charges in effect on January 1, 2021. Subsequently, the City will re-open the DC study review process in February 2021, seeking further input from the development community and City Council on the DC Background Study and associated by-law.

2.7 Exemption for Development Related to a College

The City's existing and proposed draft D.C. by-laws provide for a number of non-statutory exemptions, as detailed in section 2.6 of the November 12, 2020 D.C.B.S.

Based on further discussions with City staff following the release of the November 12, 2020 D.C.B.S., it was determined that an additional exemption should be included for development related to a College of applied arts and technology.



3. Impacts on the Calculated D.C.s

The refinements presented in section 2 herein have an impact on the calculated D.C.s identified in the November 12, 2020 D.C.B.S. Table 3-1 presents the updated calculated development charges, and Table 3-2 presents the development charges based on the transition policy described in subsection 2.6 above.

The charges resulting from this addendum for residential single and semi-detached dwelling units and per square foot of non-residential gross floor area are compared to the November 12, 2020 D.C.B.S. charges and the charges currently in effect in Table 3-3.

Table 3-1
City of Belleville
Calculated Schedule of 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	\$ 10,449	\$ 7,392	\$ 4,265	\$ 6,823	\$ 7.62
Fire	\$ 519	\$ 367	\$ 212	\$ 339	\$ 0.38
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 Studies	\$ 624	\$ 441	\$ 255	\$ 407	\$ 0.42
Total City-Wide Services	\$ 15,410	\$ 10,900	\$ 6,290	\$ 10,063	\$ 8.86
Urban Services					
Wastewater	\$ 9,394	\$ 6,646	\$ 3,835	\$ 6,134	\$ 4.93
Water	\$ 2,400	\$ 1,698	\$ 980	\$ 1,567	\$ 1.26
Total Urban Services	\$ 11,794	\$ 8,344	\$ 4,815	\$ 7,701	\$ 6.19
GRAND TOTAL RURAL AREA	\$ 15,410	\$ 10,900	\$ 6,290	\$ 10,063	\$ 8.86
GRAND TOTAL URBAN AREA	\$ 27,204	\$ 19,244	\$ 11,105	\$ 17,764	\$ 15.05



Table 3-2
City of Belleville
Calculated Schedule of Development Charges (with transition policy)

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 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



Table 3-2
City of Belleville
Comparison of Development Charges – November 12, 2020 D.C.B.S. vs. Addendum

Service	Residential (per Single Detached Dwelling)				Non-residential (per sq.ft.)			
	Current	Nov. 12, 2020 D.C.B.S.	January 6, 2021 Addendum	January 6, 2021 Addendum - with Transition Policy	Current	Nov. 12, 2020 D.C.B.S.	January 6, 2021 Addendum	January 6, 2021 Addendum - with Transition Policy
City-Wide Services:								
Roads and Related	\$ 4,482	\$ 10,449	\$ 10,449	\$ 5,456	\$ 2.65	\$ 7.62	\$ 7.62	\$ 2.89
Fire	\$ 496	\$ 519	\$ 519	\$ 519	\$ 0.29	\$ 0.38	\$ 0.38	\$ 0.32
Police	\$ 357	\$ 263	\$ 263	\$ 263	\$ 0.21	\$ 0.19	\$ 0.19	\$ 0.19
Parks and Recreation	\$ 3,582	\$ 4,605	\$ 3,424	\$ 3,424	\$ 0.16	\$ 0.25	\$ 0.18	\$ 0.18
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Growth Studies	\$ 136	\$ 627	\$ 624	\$ 166	\$ 0.07	\$ 0.42	\$ 0.42	\$ 0.08
Ambulance	n/a	\$ 108	\$ 108	\$ 108	n/a	\$ 0.07	\$ 0.07	\$ 0.07
Social Housing	n/a	\$ 23	\$ 23	\$ 23	n/a	\$ -	\$ -	\$ -
Total City-Wide Services	\$ 9,053	\$ 16,594	\$ 15,410	\$ 9,958	\$ 3.38	\$ 8.93	\$ 8.86	\$ 3.72
Urban Services:								
Wastewater	\$ 1,582	\$ 9,423	\$ 9,394	\$ 1,962	\$ 0.72	\$ 4.94	\$ 4.93	\$ 0.79
Water	\$ 2,383	\$ 2,457	\$ 2,400	\$ 2,400	\$ 1.07	\$ 1.29	\$ 1.26	\$ 1.18
Total Urban Services	\$ 3,965	\$ 11,880	\$ 11,794	\$ 4,362	\$ 1.79	\$ 6.23	\$ 6.19	\$ 1.97
Grand Total - Urban Area	\$ 13,018	\$ 28,474	\$ 27,204	\$ 14,320	\$ 5.17	\$ 15.16	\$ 15.05	\$ 5.69



4. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the November 12, 2020 D.C.B.S. Accordingly, the revised pages are appended to this report:

- Page 1-3 – Updated dates to reflect this addendum and anticipated by-law passage;
- Page 2-2 – Revised table to correct current charges by type of development;
- Page 4-11 – Updated table to reflect updated reserve fund balances;
- Chapter 5 – Reissued to reflect changes as a result of this addendum, including the following:
 - changes to D.C.-eligible costs for Parks and Recreation Services as a result of updated D.C. reserve fund balances and prior funding for the Multiplex Recreation Facility project;
 - revised allocations of growth-related studies to the classes of service and updated D.C.-eligible costs, as a result of updated D.C. reserve fund balances;
 - changes to calculation of D.C.-eligible costs for Roads & Related Services as a result of updated D.C. reserve fund balances;
 - changes to calculation of D.C.-eligible costs for Fire Services as a result of updated D.C. reserve fund balances;
 - changes to calculation of D.C.-eligible costs for Police Services as a result of updated D.C. reserve fund balances and D.C. funding previously provided for the New Police Station project in 2018;
 - changes to D.C.-eligible costs for Wastewater Services as a result of updated D.C. reserve fund balances;
 - changes to D.C.-eligible costs for Water Services as a result of updated D.C. reserve fund balances and deductions related to benefit to existing development for the Avonlough watermain project;
- Chapter 6 – Reissued to reflect the D.C. calculation changes as a result of this addendum;
- Page 7-4 – Updated to include a non-statutory exemption for development related to a College of applied arts and technology;
- Page 7-8 – Updated to include recommendations regarding a one-year transition policy for the D.C. by-law;



- Page 7-9 – Updated to reflect this addendum and housekeeping matters;
- Pages 8-3 and 8-4 – Updated to reflect changes to the Asset Management Plan resulting from this addendum;
- Appendix A – Updated to reflect page numbering changes due to removal of Schedule 4b;
- Page C-3 – Revised to reflect the operating and capital expenditure impact changes as a result of this addendum; and
- Appendix E – Draft by-law reissued to reflect the changes identified herein.

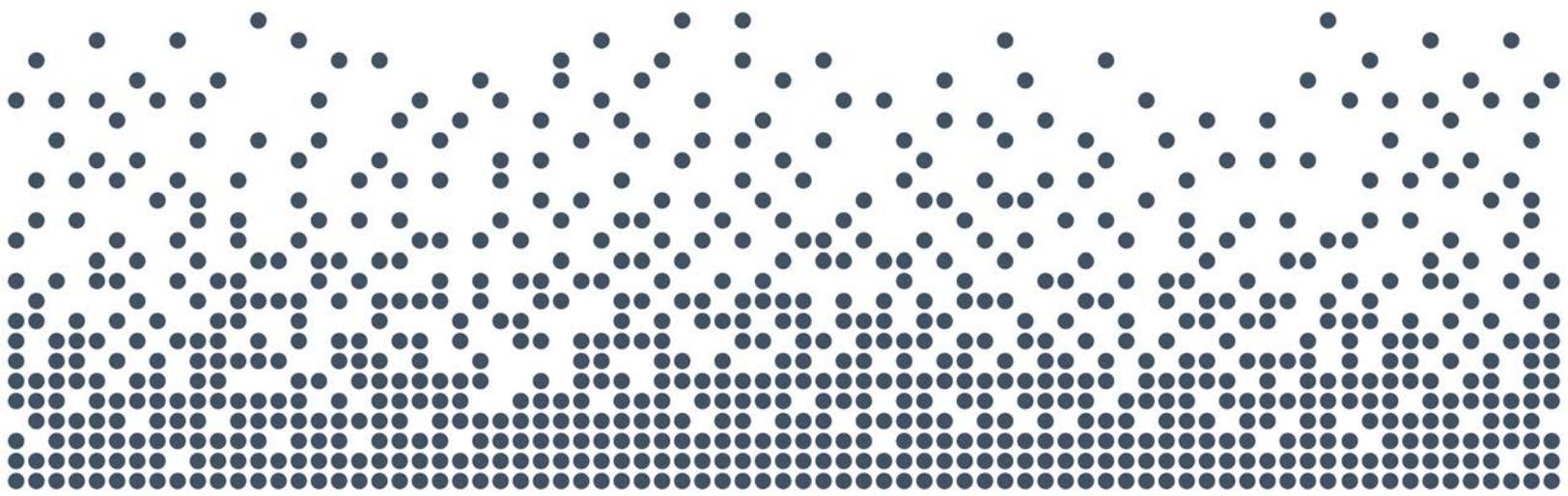


5. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



Appendices



Appendix A

Amended Pages



Process Steps	Dates
7. Addendum to the D.C. Background Study	January 6, 2020
8. D.C. By-law passage	January 25, 2020
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. 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) the Plan to Build Ontario Together Act (Bill 138), and the COVID-19 Economic Recovery Act (Bill 197)

On May 2, 2019, the Province introduced Bill 108, 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. As of January 1, 2020, the following provisions had been proclaimed:

- Transitional provisions were in effect which have been replaced by updated provisions within Bill 197.
- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual installments. Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.



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 & Semi Detached	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	Multiples	
City-Wide Services					
Roads and Related	\$ 4,381	\$ 3,068	\$ 1,693	\$ 3,353	\$ 2.59
Protection Services	\$ 834	\$ 584	\$ 322	\$ 637	\$ 0.48
Parks and Recreation	\$ 3,502	\$ 2,452	\$ 1,352	\$ 2,681	\$ 0.16
Library Services	\$ -	\$ -	\$ -	\$ -	\$ -
Administration - Studies	\$ 133	\$ 92	\$ 51	\$ 102	\$ 0.07
Total City-Wide Services	\$ 8,850	\$ 6,196	\$ 3,418	\$ 6,773	\$ 3.30
Urban Services					
Wastewater	\$ 1,547	\$ 1,085	\$ 597	\$ 1,183	\$ 0.70
Water	\$ 2,330	\$ 1,632	\$ 901	\$ 1,783	\$ 1.05
Total Urban Services	\$ 3,877	\$ 2,717	\$ 1,498	\$ 2,966	\$ 1.75
GRAND TOTAL RURAL AREA	\$ 8,850	\$ 6,196	\$ 3,418	\$ 6,773	\$ 3.30
GRAND TOTAL URBAN AREA	\$ 12,727	\$ 8,913	\$ 4,916	\$ 9,739	\$ 5.05

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;



Table 4-2
City of Belleville
Estimated D.C. Reserve Funds Balances (As of December 31, 2019)

Service	Total
Roads and Related Services	\$6,478,804
Fire Protection Services	\$380,811
Police Services	\$992,817
Parks & Recreation	\$1,450,709
Library Services	\$218,925
Administration	\$204,799
Wastewater Services	\$571,782
Water Services	\$1,350,020
Total	\$11,648,667

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



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 \$3,805 per capita. In total, the maximum DC-eligible amount for parks and recreation services over the 10-year forecast period is \$9.42 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 \$22.2 million. These capital needs include a parks and recreation master plan, a wide-area mower, 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 related to the Multiplex recreation facility. A deduction of \$4.83 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. Further deductions of \$8.73 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 \$1.45 million and historical prepayment of future growth-related debt servicing costs of \$1.69 million, resulting in net growth-related capital costs of \$5.5 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 \$328 per capita over the past 10-year period. Based on this service standard, the City would be eligible to collect approximately \$813,300 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 \$138,700. Existing reserve fund balances for library services amount to \$218,925 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 \$112. Applying this per capita level of service to the 10-year growth in population results in a maximum D.C.-eligible amount of \$276,099.

The County of Hastings has identified expansionary capital needs of \$1.2 million related to a new ambulance and base expansion. A deduction of \$726,880 has been applied in recognition of the non-City funding share. An additional deduction of \$229,021 has been applied due to the service level cap restriction, resulting in \$276,099 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 1,472 are attributable to the City based on the City's funding share. This level of investment provides a historical average level of service of \$4,210 per capita which results in a maximum of \$10.4 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 \$7.4 million. After deducting \$4.57 million for the non-City share, \$3.03 million for the benefit to existing development, and \$106,274 for the growth-related share of anticipated grant funding, approximately \$35,400 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 – 47.3%
- Fire Protection Services – 2.4%
- Police Services – 2.1%
- Parks and Recreation Services – 7.2%
- Library Services – 0.1%
- Ambulance Services – 0.3%
- Social Housing – 0.0%
- Wastewater Services – 31.3%
- Water Services – 9.3%

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 \$2.9 million of which \$0.92 million is attributable to existing benefit. A deduction of \$182,620 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 \$204,799 has been deducted resulting in a net D.C.-eligible cost of \$1.59 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 2020-2031	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 95%	Non-Residential Share 5%
1	Facilities Multiplex Recreation Facility (debt repayment)		14,585,874	2,368,039	1,694,758	10,523,078	5,043,862		5,479,215	5,205,254	273,961
2	Trails Off-Road Cycling/Multi-Purpose Trails		7,239,000	2,457,289		4,781,711	3,619,500		1,162,211	1,104,100	58,111
3	Studies Parks and Recreation Master Plan	2020	250,000	-		250,000	62,500		187,500	178,125	9,375
4	Equipment Wide-area mower	2020	125,000	-		125,000	-		125,000	118,750	6,250
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(1,450,709)	(1,378,174)	(72,535)
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		22,199,874	4,825,328	1,694,758	15,679,789	8,725,862	-	5,503,217	5,228,056	275,161

^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 – Social Housing Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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
	2020-2031									100%	0%
1	32-Unit Complex	2020-2021	7,740,000	-	4,566,600	3,173,400	3,031,701	106,274	35,425	35,425	-
	Total		7,740,000	-	4,566,600	3,173,400	3,031,701	106,274	35,425	35,425	-



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 (2020\$)	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
	2020-2031									60%	40%
1	Development Charges Study	2020	50,000	-		50,000	-		50,000	30,000	20,000
2	Development Charges Study	2025	50,000	-		50,000	-		50,000	30,000	20,000
3	Development Charges Study	2030	50,000	-		50,000	-		50,000	30,000	20,000
4	Official Plan Update	2020	71,200	-	3,560	67,640	35,600		32,040	19,224	12,816
5	Official Plan Update	2026	150,000	-	7,500	142,500	75,000		67,500	40,500	27,000
6	Transit Master Plan		237,300	-	17,798	219,503	59,325		160,178	96,107	64,071
7	Secondary Plan (Bayshore)		59,300	-	2,965	56,335	29,650		26,685	16,011	10,674
8	Stormwater Master Plan		237,300	-	17,798	219,503	59,325		160,178	96,107	64,071
9	Zoning By-law	2022	235,000	-	5,875	229,125	176,250		52,875	31,725	21,150
10	Zoning By-law	2028	125,000	-	3,125	121,875	93,750		28,125	16,875	11,250
11	Bell Boulevard Corridor Study	2021	400,000	-	40,000	360,000	-		360,000	216,000	144,000
12	Loyalist Secondary Plan Update		750,000	-	37,500	712,500	375,000		337,500	202,500	135,000
13	Cannifton Development Strategy		400,000	-	40,000	360,000	-		360,000	216,000	144,000
14	Natural Heritage Study		85,000	-	6,500	78,500	20,000		58,500	35,100	23,400
	Reserve Fund Adjustment								(204,799)	(122,879)	(81,920)
	Total		2,900,100	-	182,620	2,717,480	923,900	-	1,588,781	953,269	635,512



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 \$11,605 per capita level of service. When applied to the forecast population growth to 2041 (i.e. 3,202 population), a maximum D.C.-eligible cost of \$37.16 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 \$643 per capita has been provided, resulting in a D.C.-eligible cap of approximately \$2.06 million.

Review of the City’s roads needs for the forecast period identified \$178.82 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 provision for additional vehicles and equipment has been included, to address the increased servicing demands of the projected additions to the City’s roads infrastructure.

Approximately \$6.48 million has been deducted for existing reserve fund balances, accounting for funds already secured towards these future needs. A further \$38.75 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, \$73.77 million has been deducted, along with \$20.60 million for needs in excess of the City's historical service standards. As a result, approximately \$39.22 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. 59% residential/41% 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 \$358 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 \$11.8 million and provides a historical average level of service of \$237 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 \$712,000 which produces an average level of service of \$14 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 \$1.95 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 \$4.52 million. A deduction of \$2.11 million for benefit to existing has been made. After accounting for the current D.C. reserve fund balance of \$380,811 and service level cap restriction of \$82,489 a total of \$1.95 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 59% residential and 41% non-residential based on the relationship of incremental population and employment growth over the 20-year forecast period (i.e. 3,202 population and 2,223 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 \$309 per capita. The historic level of investment in police services provides for a DC-eligible amount over the forecast period of approximately \$0.99 million.

The City recently completed construction of a new police station. While this project has been completed, the financing of it has not yet been finalized. The total project cost is estimated to be \$26.4 million. To date, \$291,598 was funded from the D.C. reserve fund. The remaining DC recoverable costs are approximately \$12.78 million. Deductions of \$10.80 million and \$0.99 million have been observed in recognition of the service level cap and existing reserve fund balance, respectively. As such, the net growth-related capital cost included in the charge totals approximately \$0.99 million.

The allocation of the net growth-related costs for police services between residential and non-residential development is 59% residential and 41% 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 (2020\$)	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
2020-2041									59%	41%	
1	Avondale Road, Harder Drive to Dundas West	2021	4,150,000	-	322,413	3,827,587	3,112,500		715,087	421,901	293,186
2	Tracey-Sidney Intersection Improvements	2021	7,329,000	-	569,389	6,759,611	5,496,750		1,262,861	745,088	517,773
	Bell/Sidney Intersection Improvements Sidney Street Widening, Tracey Street to Bell Boulevard										
3	Farnham Road, Maitland to Scott Drive	2025	3,626,600	-	281,750	3,344,850	2,719,950		624,900	368,691	256,209
4	Farnham Road, Scott Drive to Hwy 62	2030	3,626,600	-	281,750	3,344,850	2,719,950		624,900	368,691	256,209
5	Avonlough Road collector - Dundas St. W. 1,277m north (oversizing only)	2030	679,200	-	211,068	468,132	-		468,132	276,198	191,934
6	Avonlough Road collector - Moira St. W. 1,027m south	2030	3,083,900	616,780	766,681	1,700,439	-		1,700,439	1,003,259	697,180
7	Adam Street and University Avenue Widening & Upgrade	2035	9,670,900	3,472,076	1,475,545	4,723,279	1,450,635		3,272,644	1,930,860	1,341,784
8	North Front Street (Bell Boulevard to College Street)	2030	7,253,200	1,531,803	650,978	5,070,419	3,626,600		1,443,819	851,853	591,966
9	Sidney Street (Second Northbound Lane)	2025	5,439,900	1,953,049	829,997	2,656,854	815,985		1,840,869	1,086,113	754,756
10	Sidney Street Widening (2 to 4 Lanes over Highway 401)	2035	12,088,600	4,340,085	1,844,428	5,904,087	1,813,290		4,090,797	2,413,570	1,677,227
11	Belleville East Arterial Road (Hwy 401 to Airport Parkway)	2035	32,639,300	6,893,094	2,929,392	22,816,814	16,319,650		6,497,164	3,833,327	2,663,837
12	Bell Boulevard Widening (Sidney Street to Wallbridge Loyalist)	2030	13,805,000	4,956,313	2,106,309	6,742,379	2,070,750		4,671,629	2,756,261	1,915,368
13	Wallbridge Loyalist Widening (Loyalist College to Hwy 401)	2035	14,506,400	5,208,131	2,213,325	7,084,943	2,175,960		4,908,983	2,896,300	2,012,683
14	Bridge Street West / Marshall Road Upgrade from Rural to Urban cross-section	2025	2,000,000	-	310,760	1,689,240	1,000,000		689,240	406,652	282,589
15	Maitland Drive Paved Shoulder - Sidney Street to Hwy 62	2020	520,000	-	80,797	439,203	260,000		179,203	105,729	73,473
16	Sidney Street / College Street West Intersection Improvements	2025	3,000,000	-	233,070	2,766,930	2,250,000		516,930	304,989	211,941
17	Bridge Street West / Sidney Street Intersection	2022	3,000,000	-	233,070	2,766,930	2,250,000		516,930	304,989	211,941
18	Tracey Street Reconstruction - upgrade to Urban standard	2025	5,000,000	-	776,899	4,223,101	2,500,000		1,723,101	1,016,630	706,471
19	Bike Lanes - Bridge Street West to Loyalist College	2020	1,900,000	401,261	170,526	1,328,213	950,000		378,213	223,146	155,067
20	On-Road Cycling Infrastructure		22,881,700	4,832,386	2,053,643	15,995,671	11,440,850		4,554,821	2,687,344	1,867,476
21	Major Crossings		21,517,800	4,544,344	1,931,233	15,042,223	10,758,900		4,283,323	2,527,161	1,756,163
22	Transportation Master Plan	2022	150,000	-	34,960	115,040	37,500		77,540	45,748	31,791
23	Infrastructure Phasing Strategy (Roads share)	2020	50,000	-	15,538	34,462	-		34,462	20,333	14,129
24	Additional Plow Truck	2021	375,000	-	116,535	258,465	-		258,465	152,494	105,971
25	Additional Sidewalk Plow	2021	180,000	-	55,937	124,063	-		124,063	73,197	50,866
26	Additional Vehicles and Equipment		346,331	-	107,626	238,705	-		238,705	140,836	97,869
			-	-		-	-		-	-	-
	Reserve Fund Adjustment								(6,478,804)	(3,822,494)	(2,656,310)
	Total		178,819,431	38,749,323	20,603,618	119,466,490	73,769,270	-	39,218,416	23,138,866	16,079,551



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 2015 D.C. Study, but also includes additional growth-related projects identified through various planning studies such as the Wet Weather Master Plan and Loyalist Secondary Plan. 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 \$160.3 million. After deductions for post period benefit (\$37.6 million), benefit to existing development (\$92.4 million) and for the uncommitted D.C. reserve fund balance (\$571,782), \$29.7 million has been included in the D.C. calculation. These costs have been allocated 65% residential and 35% non-residential, based on projected flow demands.

5.3.2 Water Services

The water program includes growth-related projects identified in the City's 2015 D.C. Background Study that have not yet been completed, and needs identified through various planning studies such as the Cannifton Planning Area Water Pressure Study and Storage Master Plan and the Loyalist Secondary Plan. Outstanding debt obligations related to the North east Feedermain have also been included in the calculation of the charge.

In total, the gross capital cost estimates amount to \$28.38 million. A reserve fund adjustment of \$1.35 million has been observed, for funds available to address part of the growth-related needs. Furthermore, a deduction of \$10.59 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 \$8.84 million has been made against the New Elevated Storage Tank and the projects related to the Loyalist Secondary Plan.



The net capital costs identified for inclusion in the calculation total approximately \$7.59 million. Similar to wastewater, these costs have been allocated 65% to residential and 35% to non-residential development based on projected flow demands.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2041 (Urban)	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 65%	Non-Residential Share 35%
1	Belleville WWTP Upgrades	2030	64,000,000	6,937,084		57,062,916	49,046,788		8,016,128	5,210,483	2,805,645
2	Belleville WWTP Biosolids Expansion	2040	9,200,000	997,206		8,202,794	7,050,476		1,152,318	749,007	403,311
3	Dundas Street West Extension (Palmer to Avonlough) - debt repayment	2020-2033	2,364,719	-		2,364,719	1,079,100		1,285,619	835,653	449,967
4	Dundas St W Sewer Extension - Avonlough to Wallbridge Loyalist Rd	2023	1,500,000	535,305		964,695	750,000		214,695	139,552	75,143
5	Moira Lea Crt. Pumping Station Upgrade	2030	296,700	-		296,700	-		296,700	192,855	103,845
6	Farnham Road, Maitland to Scott Drive	2025	1,500,000	-		1,500,000	375,000		1,125,000	731,250	393,750
7	Farnham Road, Scott Drive to Hwy 62	2030	1,500,000	-		1,500,000	1,350,000		150,000	97,500	52,500
8	Front Street Pump Station, River Crossing and Forcemain Upgrades	2025	32,000,000	3,468,542		28,531,458	24,523,394		4,008,064	2,605,241	1,402,822
9	Millennium Parkway Trunk Sewer Expansion (Mineral Road to Moira River Syphon)	2030	500,000	-		500,000	-		500,000	325,000	175,000
10	Hwy 401 Trunk Sewer Crossing - Cannifton Secondary Plan Area	2025	1,500,000	-		1,500,000	-		1,500,000	975,000	525,000
11	Avonlough Road Sanitary Sewer Extension, Dundas to north of CN Tracks	2020	1,800,000	-		1,800,000	270,000		1,530,000	994,500	535,500
12	Avonlough Road Sanitary Sewer Extension, north of CN Tracks to City ROW	2025	1,500,000	910,018		589,982	225,000		364,982	237,238	127,744
13	Avonlough Road Sanitary Sewer Extension, City ROW to Moira Street West	2030	1,500,000	910,018		589,982	225,000		364,982	237,238	127,744
14	Loyalist Secondary Plan Pump Station (EA Study Only)	2020	1,000,000	713,740		286,260	-		286,260	186,069	100,191
15	Fahey Sewer Assessment Constructability Review	2020	50,000	35,687		14,313	-		14,313	9,303	5,010
16	Fahey Street Trunk Sewer Expansion	2025	3,500,000	1,498,853		2,001,147	1,400,000		601,147	390,745	210,401
17	Tracey Street Trunk Sewer Expansion	2025	2,150,000	920,724		1,229,276	860,000		369,276	240,029	129,247
18	Potter Creek Drainage Area Pump Station and Trunk Sewer (Avonlough Road Pumping Station)	2030	34,080,000	20,675,611		13,404,389	5,112,000		8,292,389	5,390,053	2,902,336
19	Infrastructure Phasing Strategy (WW share)	2020	50,000	-		50,000	-		50,000	32,500	17,500
19	Other Studies		306,000	-		306,000	153,000		153,000	99,450	53,550
	Reserve Fund Adjustment								(571,782)	(371,658)	(200,124)
	Total		160,297,419	37,602,789	-	122,694,631	92,419,757	-	29,703,091	19,307,009	10,396,082



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 (2020\$)	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 65%	Non-Residential Share 35%
	2020-2041 (Urban)										
1	New Elevated Storage Tank in Addition to Booster Pumping Capacity Upgrades		8,307,000	6,578,785		1,728,215	332,981		1,395,234	906,902	488,332
2	Famham Road, Maitland to Scott Drive	2025	1,252,000	-		1,252,000	313,000		939,000	610,350	328,650
3	Famham Road, Scott Drive to Hwy 62	2030	1,664,400	-		1,664,400	1,497,960		166,440	108,186	58,254
4	Marshall Road services, 1800 m (includes Bridge Street West to Marshall Road and Moira Street West, Marshall Road to Palmer Road)	2025	3,560,200	-		3,560,200	712,040		2,848,160	1,851,304	996,856
5	North East Feedermain (debt repayment)		6,021,207	-		6,021,207	4,515,905		1,505,302	978,446	526,856
6	Provision for Future Watermain Works		3,890,100	-		3,890,100	2,917,575		972,525	632,141	340,384
7	North Park Booster Pumping Station - New Pump	2025	75,000	53,530		21,470	-		21,470	13,955	7,514
8	New Booster Pumping Station	2030	1,500,000	1,070,610		429,390	-		429,390	279,104	150,287
9	Moira Street, Avonlough Road to Marshall Road	2035	750,000	535,305		214,695	-		214,695	139,552	75,143
10	Avonlough Road, north of City Right-of-Way to Moira Street	2035	1,000,000	606,679		393,321	150,000		243,321	158,159	85,162
11	Infrastructure Phasing Strategy (W share)	2020	50,000	-		50,000	-		50,000	32,500	17,500
12	Other Studies		306,000	-		306,000	153,000		153,000	99,450	53,550
	Reserve Fund Adjustment								(1,350,020)	(877,513)	(472,507)
	Total		28,375,907	8,844,909	-	19,530,998	10,592,461	-	7,588,518	4,932,536	2,655,981



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 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 in over the 2021-2030 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 and 1-bedroom, 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 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 \$27,727, which is approximately 2.1 times the current charges of \$12,727. The calculated charges for non-residential development are \$15.05 per sq.ft. of G.F.A., which is approximately 3 times the current charges of \$5.05 per sq.ft.



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

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater	\$ 19,307,009	\$ 10,396,082	\$ 9,394	\$ 4.93
2. Water	\$ 4,932,536	\$ 2,655,981	\$ 2,400	\$ 1.26
TOTAL D.C.-Eligible Capital Cost	\$ 24,239,546	\$ 13,052,063	\$ 11,794	\$ 6.19
20-year Urban Gross Population/GFA Growth (sq.ft.)	5,810	2,109,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 4,172	\$ 6.19		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.827	\$ 11,794		
Apartments - 2 Bedrooms +	2.000	\$ 8,344		
Apartments - Bachelor and 1 Bedroom	1.154	\$ 4,815		
Other Multiples	1.846	\$ 7,702		

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

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Roads and Related	\$ 23,138,866	\$ 16,079,551	\$ 10,449	\$ 7.62
4. Fire	\$ 1,149,887	\$ 799,074	\$ 519	\$ 0.38
5. Police	\$ 583,398	\$ 405,412	\$ 263	\$ 0.19
TOTAL D.C.-Eligible Capital Cost	\$ 24,872,150	\$ 17,284,037	\$ 11,231	\$ 8.19
20-Year Gross Population/GFA Growth (sq.ft.)	6,260	2,109,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 3,973	\$ 8.19		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.827	\$ 11,232		
Apartments - 2 Bedrooms +	2.000	\$ 7,946		
Apartments - Bachelor and 1 Bedroom	1.154	\$ 4,585		
Other Multiples	1.846	\$ 7,335		



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

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq. ft.
6. Parks and Recreation	\$ 5,228,056	\$ 275,161	\$ 3,424	\$ 0.18
7. Library	\$ -	\$ -	\$ -	\$ -
8. Ambulance	\$ 165,659	\$ 110,440	\$ 108	\$ 0.07
9. Social Housing	\$ 35,425	\$ -	\$ 23	\$ -
10. Growth Studies			\$ 624	\$ 0.42
10.1 Roads and Related	\$ 450,827	\$ 300,551		
10.2 Fire	\$ 22,984	\$ 15,323		
10.3 Police	\$ 19,550	\$ 13,033		
10.4 Parks and Recreation	\$ 68,604	\$ 45,736		
10.5 Library	\$ 1,369	\$ 912		
10.6 Ambulance	\$ 2,724	\$ 1,816		
10.7 Social Housing	\$ 349	\$ 233		
10.8 Wastewater	\$ 298,678	\$ 199,118		
10.9 Water	\$ 88,183	\$ 58,789		
TOTAL D.C.-Eligible Capital Cost	\$ 6,382,408	\$ 1,021,113	\$ 4,179	\$ 0.67
10-Year Gross Population/GFA Growth (sq.ft.)	4,317	1,505,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 1,478	\$ 0.68		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.827	\$ 4,180		
Apartments - 2 Bedrooms +	2.000	\$ 2,957		
Apartments - Bachelor and 1 Bedroom	1.154	\$ 1,706		
Other Multiples	1.846	\$ 2,729		



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	\$ 10,449	\$ 7,392	\$ 4,265	\$ 6,823	\$ 7.62
Fire	\$ 519	\$ 367	\$ 212	\$ 339	\$ 0.38
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 Studies	\$ 624	\$ 441	\$ 255	\$ 407	\$ 0.42
Total City-Wide Services	\$ 15,410	\$ 10,900	\$ 6,290	\$ 10,063	\$ 8.86
Urban Services					
Wastewater	\$ 9,394	\$ 6,646	\$ 3,835	\$ 6,134	\$ 4.93
Water	\$ 2,400	\$ 1,698	\$ 980	\$ 1,567	\$ 1.26
Total Urban Services	\$ 11,794	\$ 8,344	\$ 4,815	\$ 7,701	\$ 6.19
GRAND TOTAL RURAL AREA	\$ 15,410	\$ 10,900	\$ 6,290	\$ 10,063	\$ 8.86
GRAND TOTAL URBAN AREA	\$ 27,204	\$ 19,244	\$ 11,105	\$ 17,764	\$ 15.05



Table 6-5
Comparison of 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.)	
	Current	Calculated	Current	Calculated
City-Wide Services:				
Roads and Related	\$ 4,381	\$ 10,449	\$ 2.59	\$ 7.62
Fire	\$ 485	\$ 519	\$ 0.27	\$ 0.38
Police	\$ 349	\$ 263	\$ 0.21	\$ 0.19
Parks and Recreation	\$ 3,502	\$ 3,424	\$ 0.16	\$ 0.18
Library	\$ -	\$ -	\$ -	\$ -
Growth Studies	\$ 133	\$ 624	\$ 0.07	\$ 0.42
Ambulance	n/a	\$ 108	n/a	\$ 0.07
Social Housing	n/a	\$ 23	n/a	\$ -
Total City-Wide Services	\$ 8,850	\$ 15,410	\$ 3.30	\$ 8.86
Urban Services:				
Wastewater	\$ 1,547	\$ 9,394	\$ 0.70	\$ 4.93
Water	\$ 2,330	\$ 2,400	\$ 1.05	\$ 1.26
Total Urban Services	\$ 3,877	\$ 11,794	\$ 1.75	\$ 6.19
Grand Total - Urban Area	\$ 12,727	\$ 27,204	\$ 5.05	\$ 15.05



- 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); and
- 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.

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;
- development creating or adding an accessory use or structure not exceeding ten square meters of non-residential floor area;
- non-residential (other than industrial) development located within the Belleville Downtown Improvement Area (BDIA);
- a 50% reduction in development charges for residential development located within the City's Central Business District (CBD); and



7.3.9 Transition Policy

At the outset of the study process, the City had committed to having consultation with the development community on the D.C. Background Study and by-law policies. However, due to time constraints related to by-law's expiration, there was insufficient time for an adequate consultation process to be facilitated. Furthermore, the City is currently completing two key studies – an Infrastructure Phasing strategy and a Parks and recreation Master Plan, both of which are expected to have an impact on the development charge calculations presented herein. It is therefore recommended that the proposed by-law be treated as a transitional by-law with an expiry date of no more than one year after passage. For purposes of the transitional by-law, the City will reduce the rates calculated in Chapter 6 such that the overall increase represents 10% of the charges in effect on January 1, 2021. Subsequently, the City will re-open the D.C. study review process in February 2021, seeking further input from the development community and City Council on the D.C. Background Study and associated by-law.

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 protection services;
- police services;
- parks and recreation services;
- library services,
- ambulance services;
- social housing;
- a class for growth 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, 2021.

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 studies;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated November 12, 2020, as amended, 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.”



8.2 Asset Management Plan Analysis

In recognition to the above schematic, the following table (presented in 2020\$) 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 \$2.5 million.
5. The resultant total annualized expenditures are approximately \$18.3 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 \$6.3 million. This amount, totalled with the existing operating revenues of \$165.5 million, provides annual revenues of \$171.8 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 (2020\$)

	2041 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	\$ 15,764,868
Annual Debt Payment on Post Period Capital ¹	\$ 6,411,465
Lifecycle:	
Annual Lifecycle - City-Wide Services	\$ 2,036,425
Sub-Total - Annual Lifecycle	\$ 2,036,425
Incremental Operating Costs (for D.C. Services)	\$ 474,234
Total Expenditures	\$ 18,275,527
Revenue (Annualized)	
Total Existing Revenue ²	\$ 165,544,313
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 6,276,494
Total Revenues	\$ 171,820,807

¹ Interim Debt Financing for Post Period Benefit

² As per Sch. 10 of FIR



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 2021	55,020	53,576	1,443	52,133	14,564	2,480	6,415	110	23,569	1,312	2.273
	Early 2031	57,560	56,052	1,507	54,545	15,610	2,847	6,827	110	25,393	1,370	2.207
	Mid 2041	58,300	56,778	1,529	55,249	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 2021	2,940	2,860	77	2,783	964	255	615	0	1,834	70	
	Early 2021 - Early 2031	2,540	2,476	64	2,412	1,046	367	412	0	1,824	58	
	Early 2021 - Mid 2041	3,280	3,202	86	3,116	1,468	578	628	0	2,674	78	

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2020.

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	2021 - 2031	932	367	412	1,710	3,996	-1,638	2,358	64	2,422
	2021 - 2041	1,308	578	628	2,515	5,810	-2,704	3,106	86	3,192
Rural	2021 - 2031	114	0	0	114	321	-267	54	0	54
	2021 - 2041	159	0	0	159	451	-440	10	0	10
City of Belleville	2021 - 2031	1,046	367	412	1,824	4,317	-1,905	2,412	64	2,476
	2021 - 2041	1,468	578	628	2,674	6,260	-3,144	3,116	86	3,202

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2020.

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 2021

		Population
Mid 2016 Population		50,716
Occupants of New Housing Units, Mid 2016 to Early 2021	<i>Units (2)</i>	1,834
	<i>multiplied by P.P.U. (3)</i>	2,426
	<i>gross population increase</i>	4,449
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2021	<i>Units</i>	70
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	77
Decline in Housing Unit Occupancy, Mid 2016 to Early 2021	<i>Units (4)</i>	21,735
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.077
	<i>total decline in population</i>	-1,666
Population Estimate to Early 2021		53,576
<i>Net Population Increase, Mid 2016 to Early 2021</i>		<i>2,860</i>

(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	53%	1.627
<i>Multiples (6)</i>	1.610	14%	0.224
<i>Apartments (7)</i>	1.714	34%	0.575
Total		100%	2.426

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 2021 to Early 2031**

			Population
Early 2021 Population			53,576
Occupants of New Housing Units, Early 2021 to Early 2031	<i>Units (2)</i>	1,824	
	<i>multiplied by P.P.U. (3)</i>	2,367	
	<i>gross population increase</i>	4,317	4,317
Occupants of New Equivalent Institutional Units, Early 2021 to Early 2031	<i>Units</i>	58	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	64	64
Decline in Housing Unit Occupancy, Early 2021 to Early 2031	<i>Units (4)</i>	23,569	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.081	
	<i>total decline in population</i>	-1,905	-1,905
Population Estimate to Early 2031			56,052
<i>Net Population Increase, Early 2021 to Early 2031</i>			<i>2,476</i>

(1) Early 2021 Population based on:

2016 Population (50,716) + Mid 2016 to Early 2021 estimated housing units to beginning of forecast period (1,834 x 2.426 = 4,449) + (70 x 1.1 = 77) + (21,735 x -0.077 = -1,666) = 53,576

(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 2021 households based upon 2016 Census (21,735 units) + Mid 2016 to Early 2021 unit estimate (1,834 units) = 23,569 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 2021 to Mid-2041**

		Population
Early 2021 Population		53,576
Occupants of New Housing Units, Early 2021 to Mid 2041	<i>Units (2)</i>	2,674
	<i>multiplied by P.P.U. (3)</i>	2,341
	<i>gross population increase</i>	6,260
		6,260
Occupants of New Equivalent Institutional Units, Early 2021 to Mid 2041	<i>Units</i>	78
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	86
		86
Decline in Housing Unit Occupancy, Early 2021 to Mid 2041	<i>Units (4)</i>	23,569
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.133
	<i>total decline in population</i>	-3,144
		-3,144
Population Estimate to Mid 2041		56,778
<i>Net Population Increase, Early 2021 to Mid 2041</i>		3,202

(1) Early 2021 Population based on:

2016 Population (50,716) + Mid 2016 to Early 2021 estimated housing units to beginning of forecast period (1,834 x 2.426 = 4,449) + (70 x 1.1 = 77) + (21,735 x -0.077 = -1,666) = 53,576

(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	55%	1.552
<i>Multiples (6)</i>	1.846	22%	0.399
<i>Apartments (7)</i>	1.663	23%	0.390
<i>one bedroom or less</i>	1.154		
<i>two bedrooms or more</i>	2.000		
Total		100%	2.341

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 2021 households based upon 2016 Census (21,735 units) + Mid 2016 to Early 2021 unit estimate (1,834 units) = 23,569 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
2010	158	51	23	232
2011	85	57	4	146
2012	97	43	4	144
2013	72	15	8	95
2014	129	12	2	143
Sub-total	541	178	41	760
Average (2010 - 2014)	108	36	8	152
% Breakdown	71.2%	23.4%	5.4%	100.0%
2015	122	0	60	182
2016	221	63	18	302
2017	202	55	128	385
2018	192	56	377	625
2019	241	68	59	368
Sub-total	978	242	642	1,862
Average (2015 - 2019)	196	48	128	372
% Breakdown	52.5%	13.0%	34.5%	100.0%
2010 - 2019				
Total	1,519	420	683	2,622
Average	152	42	68	262
% Breakdown	57.9%	16.0%	26.0%	100.0%

Source: Derived from City of Belleville building permit data by Watson & Associates Economists Ltd., 2020.

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.

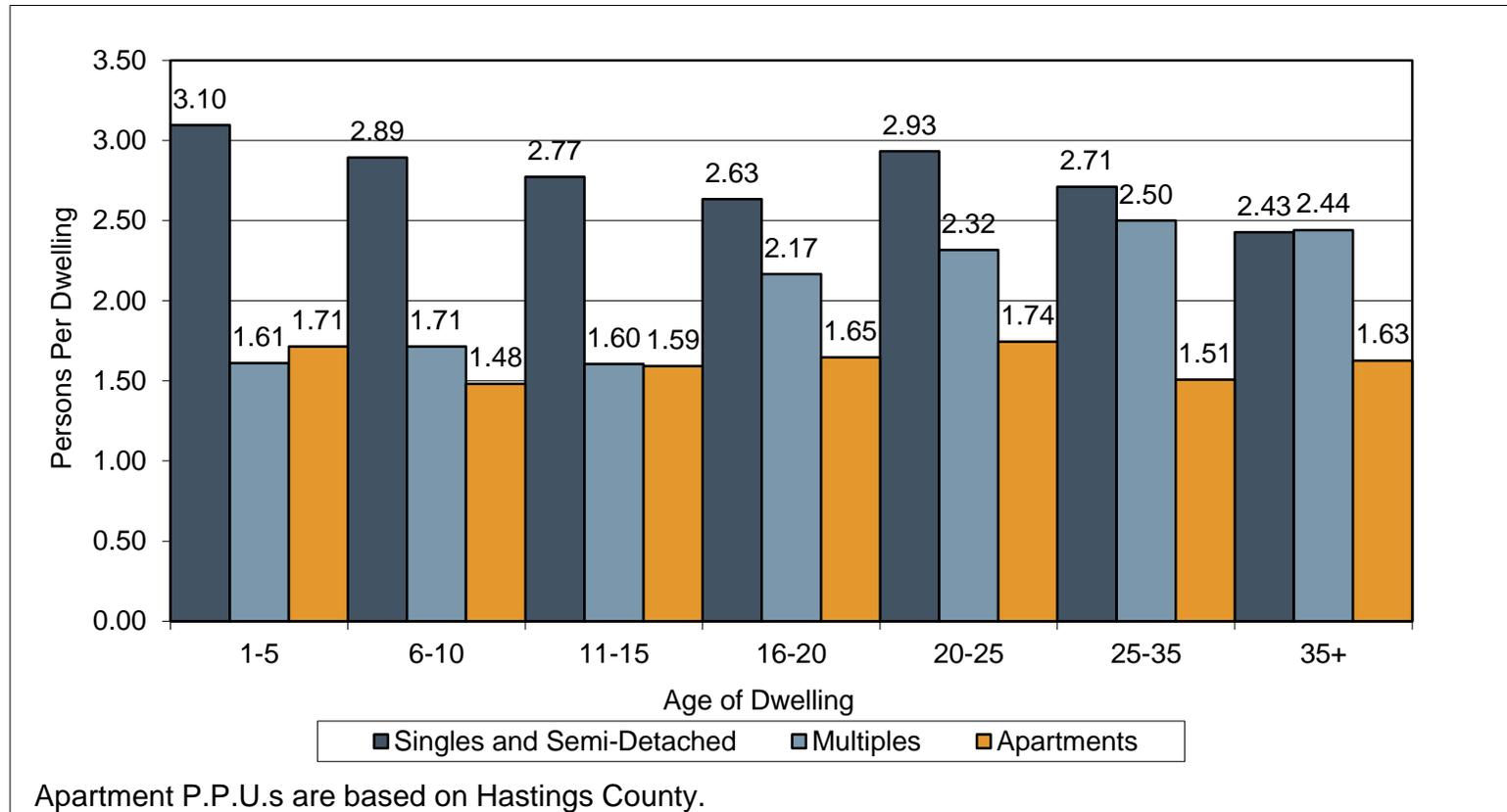
² Adjusted based on 2001-2016 historical trends.

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, 2021 to 2041

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including 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.)	
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 2021	53,576	0.001	0.021	0.158	0.251	0.160	0.590	0.046	0.637	40	1,125	8,465	13,448	8,554	31,632	2,478	34,110	30,507
Early 2031	56,052	0.001	0.022	0.160	0.254	0.159	0.596	0.048	0.644	40	1,236	8,988	14,232	8,911	33,407	2,675	36,082	32,171
Mid 2041	56,778	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 2021	2,860	0.000	0.000	-0.009	0.000	-0.004	-0.013	0.001	-0.012	0	60	20	718	254	1,052	183	1,235	992
Early 2021 - Early 2031	2,476	0.000	0.001	0.002	0.003	-0.001	0.006	0.001	0.007	0	111	523	784	357	1,775	197	1,972	1,664
Early 2021 - Mid 2041	3,202	0.000	0.002	0.005	0.004	-0.001	0.010	0.003	0.013	0	188	773	1,057	433	2,451	315	2,766	2,263
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 2021	636	0.000	0.000	-0.002	0.000	-0.001	-0.003	0.000	-0.003	0	13	4	160	56	234	41	274	220
Early 2021 - Early 2031	248	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	11	52	78	36	178	20	197	166
Early 2021 - Mid 2041	156	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.001	0	9	38	52	21	120	15	135	110

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2020.

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, 2021 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 2021	53,576	40	8,465	13,448	8,518	30,471					
Early 2031	56,052	40	8,988	14,232	8,845	32,105					
Mid 2041	56,778	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 2021	2,860	0	20	718	218	956					
Early 2021 - Early 2031	2,476	0	523	784	327	1,634	889,100	392,000	223,900	1,505,000	
Early 2021 - Mid 2041	3,202	0	773	1,057	393	2,223	1,314,100	528,500	267,200	2,109,800	
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 2021	636	0	4	160	48	212					
Early 2021 - Early 2031	248	0	52	78	33	163	88,910	39,200	22,390	150,500	
Early 2021 - Mid 2041	156	0	38	52	19	108	64,102	25,780	13,034	102,917	

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2020.

¹ Square Foot Per Employee Assumptions

Industrial	1,700
Commercial/ Population Related	500
Institutional	680

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

* Reflects Early 2021 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	2021 - 2031	889,100	392,000	223,900	1,505,000	1,634
	2021 - 2041	1,314,100	528,500	267,200	2,109,800	2,223
Rural	2021 - 2031	-	-	-	-	-
	2021 - 2041	-	-	-	-	-
City of Belleville	2021 - 2031	889,100	392,000	223,900	1,505,000	1,634
	2021 - 2041	1,314,100	528,500	267,200	2,109,800	2,223

Source: Derived from City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, August 2019, by Watson & Associates Economists Ltd., 2020.

¹ Square feet per employee assumptions:

Industrial	1,700
Commercial	500
Institutional	680

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 2021 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						
11	<i>Agriculture, forestry, fishing and hunting</i>	150	170	120	20	-50	Categories which relate to local land-based resources
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						
22	<i>Utilities</i>	165	200	120	35	-80	Categories which relate primarily to industrial land supply and demand
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						
44-45	<i>Retail trade</i>	6,270	5,825	5,835	-445	10	Categories which relate primarily to population growth within the municipality
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



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Roads and Related	\$ 1,207,464	\$ 96,936	\$ 1,207,464
Fire	\$ -	\$ -	\$ -
Police	\$ 50,327	\$ 149,457	\$ 50,327
Parks and Recreation	\$ 77,461	\$ 8,568	\$ 77,461
Library	\$ 20,603	\$ 1,898	\$ 20,603
Ambulance	\$ 13,413	\$ 14,187	\$ 13,413
Social Housing	\$ 900	\$ 63	\$ 900
Wastewater	\$ 532,815	\$ 195,114	\$ 532,815
Water	\$ 133,442	\$ 8,011	\$ 133,442
Total	\$ 2,036,425	\$ 474,234	\$ 2,036,425



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 November 12, 2020 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 December 14, 2020;

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) "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.
- (24) "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*.
- (25) "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;
- (26) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, duplex dwellings, apartment dwellings and special care dwelling units;
- (27) "Municipality" means The Corporation of the City of Belleville;
- (28) "Non-residential use" means a building or structure used for other than a residential use;

BY-LAW NUMBER 2021-XX

- (29) "Official Plan" means the Official Plan of the City of Belleville and any amendments thereto.
- (30) "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.
- (31) "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.
- (32) "Planning Act" means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended.
- (33) "Regulation" means any regulation made pursuant to the Act.
- (34) "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;
- (35) "Semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (36) "Services" means services set out in Schedule "A" to this By-law;
- (37) "Single detached dwelling" means a completely detached building containing only one dwelling unit;
- (38) "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.

(39) "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);
 - (b.2) 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.

- (c) 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”;
 - (d) in the case of an “industrial use” the applicable charge shall be nil;
 - (e) 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, 2021.

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) private schools as defined in the *Education Act*;
 - (d) 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;
 - (d) a place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
 - (e) hospitals under the *Public Hospitals Act*;
 - (f) a non-residential farm building;
 - (g) Non-residential (other than industrial) land uses located within the Belleville Downtown Improvement Area as defined in Schedule "E";
 - (h) 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	<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>

		same gross floor area, or the smaller of the dwelling units.	
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 nonresidential 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 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Notwithstanding Subsection 13(1) and 13(2), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

BY-LAW NUMBER 2021-XX

- (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.
- (6) 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.
- (7) 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

BY-LAW NUMBER 2021-XX

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, 2022 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

BY-LAW NUMBER 2021-XX

- 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 26, 2021.

DATE BY-LAW EXPIRES

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

EXISTING BY-LAW REPEALED

24. By-law No. 2016-16, as amended, 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 25th day of January 2021.

Read a second time this 25th day of January 2021.

Read a third time and finally passed this 25th day of January 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

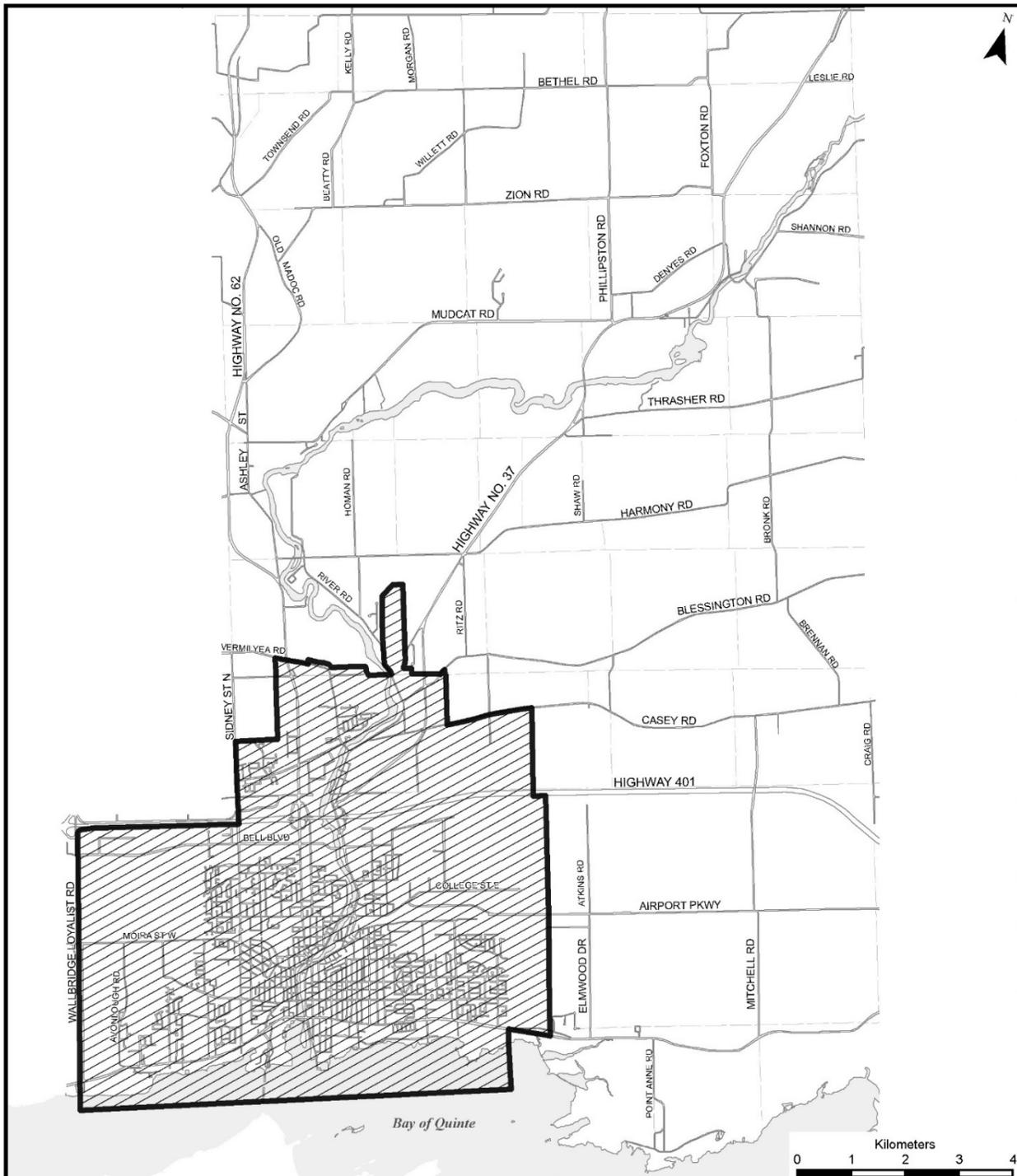
1. Growth Related Studies

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	\$ 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 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

SCHEDULE "C" TO BY-LAW NUMBER 2021-XX DESIGNATION OF THE URBAN SERVICE AREA AND RURAL SERVICE AREA



SCHEDULE "C"
TO BY-LAW NO _____, AS AMENDED
DESIGNATION OF THE URBAN SERVICE
AREA AND THE RURAL SERVICE AREA
 **URBAN SERVICE AREA**



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

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

DESIGNATION OF THE BELLEVILLE DOWNTOWN IMPROVEMENT AREA (BDIA)



SCHEDULE "E"
TO BY-LAW NO. _____, AS AMENDED
DESIGNATION OF THE BELLEVILLE
DOWNTOWN IMPROVEMENT AREA (B.D.I.A.)

 **DOWNTOWN IMPROVEMENT AREA (B.D.I.A.)**



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT