



Development Charges Background Study

City of Belleville

For Public Circulation and Comment

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List of Acronyms and Abbreviations

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



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

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

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

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

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

1.2 Summary of the Process

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



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

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

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

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

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

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

Process Steps	Dates
1. Project initiation meeting with City Staff	August 5, 2020
2. Data collection and staff interviews	August 2020 – October 2020
3. Presentation of draft findings and D.C. policy discussion with City Staff	November 2, 2020
4. D.C. Background Study and draft D.C. by-law available to public	November 12, 2020
5. Presentation to Development Industry Stakeholders	November 18, 2020
6. Public Meeting of Council	December 14, 2020



Process Steps	Dates
7. D.C. By-law passage	January 11, 2020
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. 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.



- Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for applications submitted after this section is proclaimed) shall be determined based on the D.C. charge in effect on the day of site plan or zoning by-law amendment application. If the development is not proceeding via these planning approvals, or if the building permit is issued after the two-year period of application approval, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, the COVID-19 Economic Recovery Act, which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020 and received Royal Assent on July 21, 2020, however, the changes would not come into effect until proclaimed by the Lieutenant Governor. On September 18, 2020 the Province proclaimed the remaining amendments to the D.C.A. that were made through Bill 108 and Bill 197. The following provides a summary of the changes to the D.C.A. that are now in effect:

List of D.C. Eligible Services

- Under Bill 108 some services were to be included under the D.C.A. and some would be included under the Community Benefits Charge (C.B.C.) authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension, as defined in subsection 5.1 (1).
 - Transit services other than the Toronto-York subway extension.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.



- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed

Classes of D.C. Services

The D.C.A. had allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as proclaimed) repeals that provision and replaces the above with the four following subsections:

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

10% Statutory Deduction

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.



Statutory Exemptions

Statutory exemptions to the payment of D.C.s for the creation of secondary residential dwelling units in prescribed classes of existing residential buildings or structures ancillary to existing residential buildings. Furthermore, the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings.

Transition

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



Chapter 2

Current City of Belleville D.C. Policy



2. Current City of Belleville D.C. Policy

2.1 By-law Enactment

The City adopted By-law Number 2016-16 on January 25, 2016, which imposed development charges by service (i.e. charge for municipal water and wastewater services only imposed in municipally serviced areas). Amending By-law 2019-91 was passed on May 13, 2019 to expand the boundary of the Central Business District, as it pertains to the 50% reduction in development charges, to provide for the inclusion of a 50% reduction in development charges for affordable apartment units, and to clarify the treatment of accessory residential units. By-law 2016-16 will expire on January 25, 2021.

2.2 Services Covered

The following services are included under By-law 2016-16:

- Roads and Related;
- Parks and Recreation;
- Library;
- Administration;
- Protection (incl. Fire and Police); and
- Water; and
- Wastewater.

2.3 Timing of D.C. Calculation and Payment

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



2.4 Indexing

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

Table 2-1
City of Belleville
Current Development Charges

Service	Residential (per Dwelling Unit)				Non-Residential (per sq.ft. of Gross Floor Area)
	Single & Semi Detached	Multiples	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	
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;



- Land used for Municipal or Board of Education purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

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

- Industrial development;
- private schools as defined in the Education Act;
- 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 development located within the Belleville Downtown Improvement Area (BDIA);
- Coach House Dwellings;
- a 50% reduction of development charges is provided for residential development located within the City's Central Business District (CBD); and
- a 50% reduction of development charges is provided for affordable rental apartment units outside of the CBD.



Chapter 3

Anticipated Development in the City of Belleville



3. Anticipated Development in the City of Belleville

3.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City of Belleville will be required to provide services, over a 10-year (early-2021 to early-2031) and longer-term (early-2021 to mid-2041) time horizon.

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

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

- City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area, Watson & Associates Economists Ltd., August 2019;
- City of Belleville 2015 Development Charges Background Study, Watson & Associates Economists Ltd., November 20, 2015;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential building permit data over the 2010 to 2019 period;
- Residential and non-residential supply opportunities as identified in the City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area; and
- Discussions with City staff regarding anticipated residential and non-residential development in the City of Belleville.

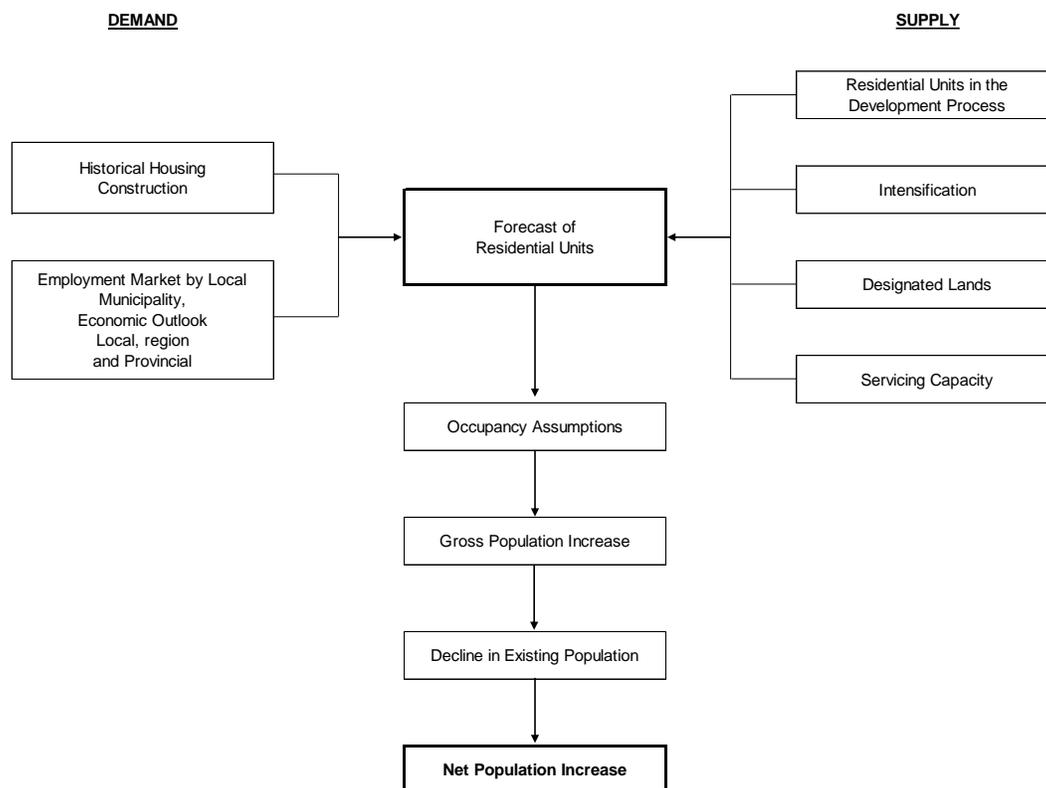


3.3 Summary of Growth Forecast

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

As identified in Table 1 1 and Appendix A, *Schedule 1*, population in Belleville is anticipated to reach approximately 56,050 by early-2031 and 56,780 by mid-2041, resulting in an increase of approximately 2,480 and 3,200 persons, respectively.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2021 D.C. exclude the net Census undercount, which is estimated at approximately 2.4%.



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

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households		Equivalent Institutional Households
Historical	<i>Mid 2006</i>	50,130	48,821	1,296	47,525	12,495	1,950	5,920	140	20,505	1,178	2.381
	<i>Mid 2011</i>	50,780	49,454	1,344	48,110	13,044	2,083	5,829	109	21,065	1,222	2.348
	<i>Mid 2016</i>	52,080	50,716	1,366	49,350	13,600	2,225	5,800	110	21,735	1,242	2.333
Forecast	<i>Early 2021</i>	55,020	53,576	1,443	52,133	14,564	2,480	6,415	110	23,569	1,312	2.273
	<i>Early 2031</i>	57,560	56,052	1,507	54,545	15,610	2,847	6,827	110	25,393	1,370	2.207
	<i>Mid 2041</i>	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.



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

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

- The housing unit mix for the City was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with City staff regarding anticipated development trends for Belleville.
- Based on the above indicators, the 2021 to 2031 household growth forecast for the City is comprised of a unit mix of 57% low density units (single detached and semi-detached), 20% medium density (multiples except apartments) and 23% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the City of Belleville.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2021 and 2031 by development type is summarized below.

Development Location	Approximate Amount of Housing Growth, 2021 to 2031	Percentage of Housing Growth, 2021 to 2031
Urban	1,710	94%
Rural	114	6%
Total	1,824	100%

3. Planning Period

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



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

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

- The number of housing units to be constructed by 2031 in the City over the forecast period is presented in Table 3-1. Over the 2021 to 2031 forecast period, the City is anticipated to average 182 new housing units per year.
- Institutional population¹ is anticipated to increase by approximately 64 people between 2021 to 2031.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the City. Due to data limitations, high density P.P.U. data was derived from Hastings County, which includes the City, and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.827
 - Medium density: 1.846
 - High density²: 1.663

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

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



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

- Existing households for early-2021 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and early-2021, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2021 to 2031 forecast period is approximately 1,905.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the City divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the City is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 40 primary (0%);
 - 1,065 work at home employment (3%);
 - 8,445 industrial (28%);
 - 12,730 commercial/population related (42%); and
 - 8,300 institutional (27%).
- The 2016 employment by usual place of work, including work at home, is 30,580. An additional 2,295 employees have been identified for the City in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the City is anticipated to reach approximately 36,080 by early-2031 and 36,880 by mid-2041. This represents an employment increase of approximately 1,970 for the 10-year forecast period and 2,770 for the longer-term forecast period.

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

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



- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the City (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 32,170 by early-2031 and 32,770 by mid-2041. This represents an employment increase of approximately 1,660 for the 10-year forecast period and 2,260 for the longer-term forecast period.¹

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,700 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
- The City-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 1.5 million sq.ft. over the 10-year forecast period and 2.1 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2021 to 2031 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 59%;
 - commercial/population-related – 26%; and
 - institutional – 15%.

¹ G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 32,110 by early-2031 and 32,690 by mid-2041.



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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the City by area.
- The amount and percentage of forecast total non-residential growth between 2021 and 2031 by development type is summarized below.

Development Location	Amount of Non-Residential G.F.A., 2021 to 2031	Percentage of Non-Residential G.F.A., 2021 to 2031
Urban	1,505,000	100%
Rural	0	0%
Total	1,505,000	100%



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

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



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

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

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

4.3 Increase in Need for Service

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



Figure 4-1

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

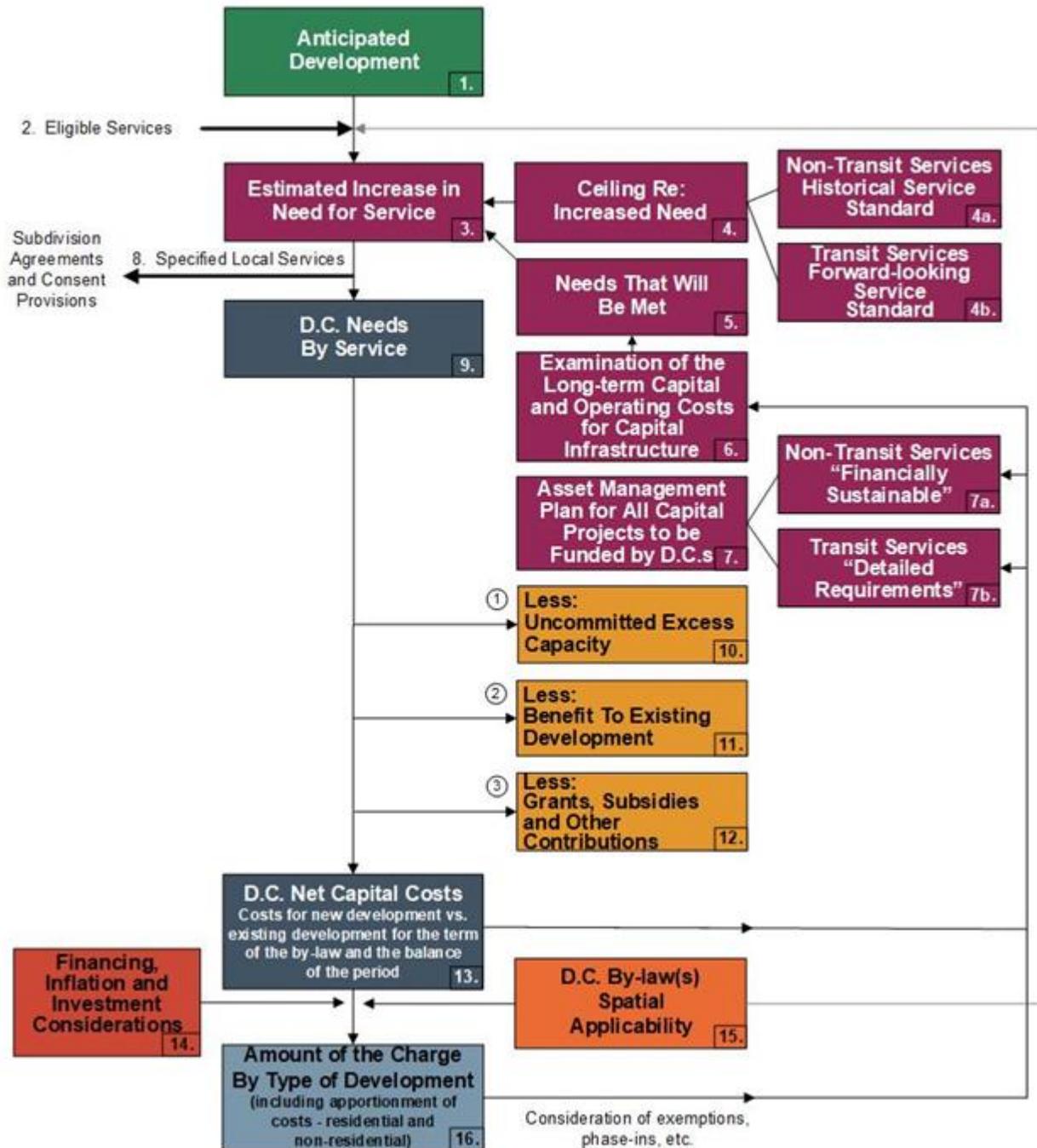




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

¹with 7+ year life time

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



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

¹with 7+ year life time



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

¹with 7+ year life time



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

¹with a 7+ year lifetime

²same percentage as service component to which it pertains

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

4.4 Local Service Policy

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

4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the D.C.A. requires that, “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two



potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

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

4.6 Treatment of Credits

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



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

4.7 Classes of Services

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

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

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

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

4.8 Eligible Debt and Committed Excess Capacity

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



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

4.9 Existing Reserve Funds

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

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

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

The City’s D.C. Reserve Funds balances, by service, are presented in Table 4-2. The 2019 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2015-2019 period. These balances have been applied against future spending requirements for all services.



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

Service	Totals
Roads and Related Services	\$6,223,083
Fire Protection Services	\$352,494
Police Services	\$972,444
Parks & Recreation	\$1,246,367
Library Services	\$218,925
Administration	\$197,117
Wastewater Services	\$481,470
Water Services	\$1,213,969
Total	\$10,905,869

4.10 Deductions

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

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

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

4.10.1 Reduction Required by Level of Service Ceiling

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

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the



average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described further in Section 5.1.3.

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

4.10.2 Reduction for Uncommitted Excess Capacity

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

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

4.10.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;



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

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

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

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



4.10.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.11 Municipal-wide vs. Area Rating

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

4.12 Allocation of Development

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



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

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

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

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

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

5.1.1 Parks and Recreation Services

The City currently maintains approximately 564 acres of developed parkland including trails. Furthermore, the City provides a variety of amenities in its parks, including 45,215 square feet of parks facilities, and operates 462,244 square feet of indoor recreation facility space. The City utilizes an inventory of 106 pieces of equipment and vehicles in maintaining its recreation facilities and parks. The City's level of service over the historical 10-year period averaged \$3,805 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 \$1.25 million resulting in net growth-related capital costs of \$7.40 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 – 46.3%
- Fire Protection Services – 2.3%
- Police Services – 2.0%
- Parks and Recreation Services – 8.8%
- Library Services – 0.1%
- Ambulance Services – 0.3%
- Social Housing – 0.0%
- Wastewater Services – 30.9%
- Water Services – 9.2%

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 \$197,117 has been deducted resulting in a net D.C.-eligible cost of \$1.60 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	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		12,217,836	5,043,862		7,173,973	6,815,275	358,699
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		-	-		-	-		(1,246,367)	(1,184,049)	(62,318)
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		22,199,874	4,825,328	-	17,374,547	8,725,862	-	7,402,317	7,032,201	370,116



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 60%	Non- Residential Share 40%
	2020-2031										
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								(197,117)	(118,270)	(78,847)
	Total		2,900,100	-	182,620	2,717,480	923,900	-	1,596,463	957,878	638,585



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 \$6.22 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 \$20.86 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 \$1.11 million for benefit to existing has been made. After accounting for the current D.C. reserve fund balance of \$352,500 and service level cap restriction of \$110,800 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.

Based on the department's capital plan and discussions with staff, the City will require funds for a new police headquarters. Total gross costs of \$26.40 million have been identified, out of which \$13.10 million has been deducted to reflect the benefit to existing arising from the replacement of the existing police station. Further deductions of \$11.34 million and \$0.97 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	-	326,415	3,823,585	3,112,500		711,085	419,540	291,545
2	Tracey-Sidney Intersection Improvements	2021	7,329,000	-	576,456	6,752,544	5,496,750		1,255,794	740,918	514,875
	Bell/Sidney Intersection Improvements										
	Sidney Street Widening, Tracey Street to Bell Boulevard										
3	Farnham Road, Maitland to Scott Drive	2025	3,626,600	-	285,247	3,341,353	2,719,950		621,403	366,628	254,775
4	Farnham Road, Scott Drive to Hwy 62	2030	3,626,600	-	285,247	3,341,353	2,719,950		621,403	366,628	254,775
5	Avonlough Road collector - Dundas St. W. 1,277m north (oversizing only)	2030	679,200	-	213,688	465,512	-		465,512	274,652	190,860
6	Avonlough Road collector - Moira St. W. 1,027m south	2030	3,083,900	616,780	776,197	1,690,923	-		1,690,923	997,645	693,279
7	Adam Street and University Avenue Widening & Upgrade	2035	9,670,900	3,472,076	1,493,859	4,704,966	1,450,635		3,254,331	1,920,055	1,334,276
8	North Front Street (Bell Boulevard to College Street)	2030	7,253,200	1,531,803	659,058	5,062,339	3,626,600		1,435,739	847,086	588,653
9	Sidney Street (Second Northbound Lane)	2025	5,439,900	1,953,049	840,298	2,646,552	815,985		1,830,567	1,080,035	750,533
10	Sidney Street Widening (2 to 4 Lanes over Highway 401)	2035	12,088,600	4,340,085	1,867,320	5,881,195	1,813,290		4,067,905	2,400,064	1,667,841
11	Belleville East Arterial Road (Hwy 401 to Airport Parkway)	2035	32,639,300	6,893,094	2,965,750	22,780,456	16,319,650		6,460,806	3,811,875	2,648,930
12	Bell Boulevard Widening (Sidney Street to Wallbridge Loyalist)	2030	13,805,000	4,956,313	2,132,451	6,716,236	2,070,750		4,645,486	2,740,837	1,904,649
13	Wallbridge Loyalist Widening (Loyalist College to Hwy 401)	2035	14,506,400	5,208,131	2,240,796	7,057,473	2,175,960		4,881,513	2,880,093	2,001,420
14	Bridge Street West / Marshall Road Upgrade from Rural to Urban cross-section	2025	2,000,000	-	314,617	1,685,383	1,000,000		685,383	404,376	281,007
15	Maitland Drive Paved Shoulder - Sidney Street to Hwy 62	2020	520,000	-	81,800	438,200	260,000		178,200	105,138	73,062
16	Sidney Street / College Street West Intersection Improvements	2025	3,000,000	-	235,962	2,764,038	2,250,000		514,038	303,282	210,755
17	Bridge Street West / Sidney Street Intersection	2022	3,000,000	-	235,962	2,764,038	2,250,000		514,038	303,282	210,755
18	Tracey Street Reconstruction - upgrade to Urban standard	2025	5,000,000	-	786,541	4,213,459	2,500,000		1,713,459	1,010,941	702,518
19	Bike Lanes - Bridge Street West to Loyalist College	2020	1,900,000	401,261	172,642	1,326,097	950,000		376,097	221,897	154,200
20	On-Road Cycling Infrastructure		22,881,700	4,832,386	2,079,132	15,970,182	11,440,850		4,529,332	2,672,306	1,857,026
21	Major Crossings		21,517,800	4,544,344	1,955,202	15,018,254	10,758,900		4,259,354	2,513,019	1,746,335
22	Transportation Master Plan	2022	150,000	-	35,394	114,606	37,500		77,106	45,492	31,613
23	Infrastructure Phasing Strategy (Roads share)	2020	50,000	-	15,731	34,269	-		34,269	20,219	14,050
24	Additional Plow Truck	2021	375,000	-	117,981	257,019	-		257,019	151,641	105,378
25	Additional Sidewalk Plow	2021	180,000	-	56,631	123,369	-		123,369	72,788	50,581
26	Additional Vehicles and Equipment		346,331	-	108,961	237,370	-		237,370	140,048	97,322
			-	-	-	-	-		-	-	-
	Reserve Fund Adjustment								(6,223,083)	(3,671,619)	(2,551,464)
	Total		178,819,431	38,749,323	20,859,339	119,210,769	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 (\$481,470), \$29.8 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 \$1.21 million has been observed, for funds available to address part of the growth-related needs. Furthermore, a deduction of \$10.44 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 \$8.95 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 \$7.77 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 Cr. 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								(481,470)	(312,955)	(168,514)
	Total		160,297,419	37,602,789	-	122,694,631	92,419,757	-	29,793,403	19,365,712	10,427,691



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	713,740		286,260	-		286,260	186,069	100,191
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								(1,213,969)	(789,080)	(424,889)
	Total		28,375,907	8,951,970	-	19,423,937	10,442,461	-	7,767,508	5,048,880	2,718,628



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 \$28,474, which is approximately 2.2 times the current charges of \$12,727. The calculated charges for non-residential development are \$15.16 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	\$ 19,365,712	\$ 10,427,691	\$ 9,423	\$ 4.94
2. Water	\$ 5,048,880	\$ 2,718,628	\$ 2,457	\$ 1.29
TOTAL D.C.-Eligible Capital Cost	\$ 24,414,592	\$ 13,146,319	\$ 11,880	\$ 6.23
20-year Urban Gross Population/GFA Growth (sq.ft.)	5,810	2,109,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 4,202	\$ 6.23		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.827	\$ 11,880		
Apartments - 2 Bedrooms +	2.000	\$ 8,404		
Apartments - Bachelor and 1 Bedroom	1.154	\$ 4,849		
Other Multiples	1.846	\$ 7,757		

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	\$ 7,032,201	\$ 370,116	\$ 4,605	\$ 0.25
7. Library	\$ -	\$ -	\$ -	\$ -
8. Ambulance	\$ 165,659	\$ 110,440	\$ 108	\$ 0.07
9. Social Housing	\$ 35,425	\$ -	\$ 23	\$ -
10. Growth Studies			\$ 627	\$ 0.42
10.1 Roads and Related	\$ 443,888	\$ 295,925		
10.2 Fire	\$ 22,481	\$ 14,988		
10.3 Police	\$ 19,158	\$ 12,772		
10.4 Parks and Recreation	\$ 84,483	\$ 56,322		
10.5 Library	\$ 1,355	\$ 903		
10.6 Ambulance	\$ 2,697	\$ 1,798		
10.7 Social Housing	\$ 346	\$ 231		
10.8 Wastewater	\$ 295,735	\$ 197,157		
10.9 Water	\$ 87,734	\$ 58,489		
TOTAL D.C.-Eligible Capital Cost	\$ 8,191,163	\$ 1,119,141	\$ 5,363	\$ 0.74
10-Year Gross Population/GFA Growth (sq.ft.)	4,317	1,505,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 1,897	\$ 0.74		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.827	\$ 5,364		
Apartments - 2 Bedrooms +	2.000	\$ 3,795		
Apartments - Bachelor and 1 Bedroom	1.154	\$ 2,190		
Other Multiples	1.846	\$ 3,503		



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	\$ 4,605	\$ 3,258	\$ 1,880	\$ 3,007	\$ 0.25
Library	\$ -	\$ -	\$ -	\$ -	\$ -
Ambulance	\$ 108	\$ 76	\$ 44	\$ 71	\$ 0.07
Social Housing	\$ 23	\$ 16	\$ 9	\$ 15	\$ -
Growth Studies	\$ 627	\$ 444	\$ 256	\$ 409	\$ 0.42
Total City-Wide Services	\$ 16,594	\$ 11,739	\$ 6,773	\$ 10,836	\$ 8.93
Urban Services					
Wastewater	\$ 9,423	\$ 6,666	\$ 3,847	\$ 6,153	\$ 4.94
Water	\$ 2,457	\$ 1,738	\$ 1,003	\$ 1,604	\$ 1.29
Total Urban Services	\$ 11,880	\$ 8,404	\$ 4,850	\$ 7,757	\$ 6.23
GRAND TOTAL RURAL AREA	\$ 16,594	\$ 11,739	\$ 6,773	\$ 10,836	\$ 8.93
GRAND TOTAL URBAN AREA	\$ 28,474	\$ 20,143	\$ 11,623	\$ 18,593	\$ 15.16



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	\$ 4,605	\$ 0.16	\$ 0.25
Library	\$ -	\$ -	\$ -	\$ -
Growth Studies	\$ 133	\$ 627	\$ 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	\$ 16,594	\$ 3.30	\$ 8.93
Urban Services:				
Wastewater	\$ 1,547	\$ 9,423	\$ 0.70	\$ 4.94
Water	\$ 2,330	\$ 2,457	\$ 1.05	\$ 1.29
Total Urban Services	\$ 3,877	\$ 11,880	\$ 1.75	\$ 6.23
Grand Total - Urban Area	\$ 12,727	\$ 28,474	\$ 5.05	\$ 15.16



Chapter 7

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



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

7.1 Introduction

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

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

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

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

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

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

The rules provided are based on the City’s existing policies; with consideration for the updates from Bill 108 and Bill 197. However, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

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

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

- “(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- (b) the approval of a minor variance under section 45 of the Planning Act;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
- (d) the approval of a plan of subdivision under section 51 of the Planning Act;
- (e) a consent under section 53 of the Planning Act;
- (f) the approval of a description under section 9 of the Condominium Act, 1998; or



- (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.”

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

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

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

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

7.3.4 Exemptions (full or partial)

- a) Statutory exemptions:



- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (section 3); 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;
- 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
- a 50% reduction of development charges is provided for affordable rental apartment units outside of the CBD (in buildings containing a minimum of 6 such units).

7.3.5 Phasing in

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



7.3.6 Timing of Collection

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

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

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

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

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

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

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



- iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- d. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e. as a hospice to provide end of life care.

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

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

7.3.7 Indexing

All D.C.s will be subject to mandatory annual indexing commencing on January 1, 2022 and annually thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 D.C. Spatial Applicability

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

- 1. Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific

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



municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).

2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

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

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

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



7.4 Other D.C. By-law Provisions

It is recommended that:

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

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

- roads and related services;
- fire 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, subject to further annual review during the capital budget process;”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

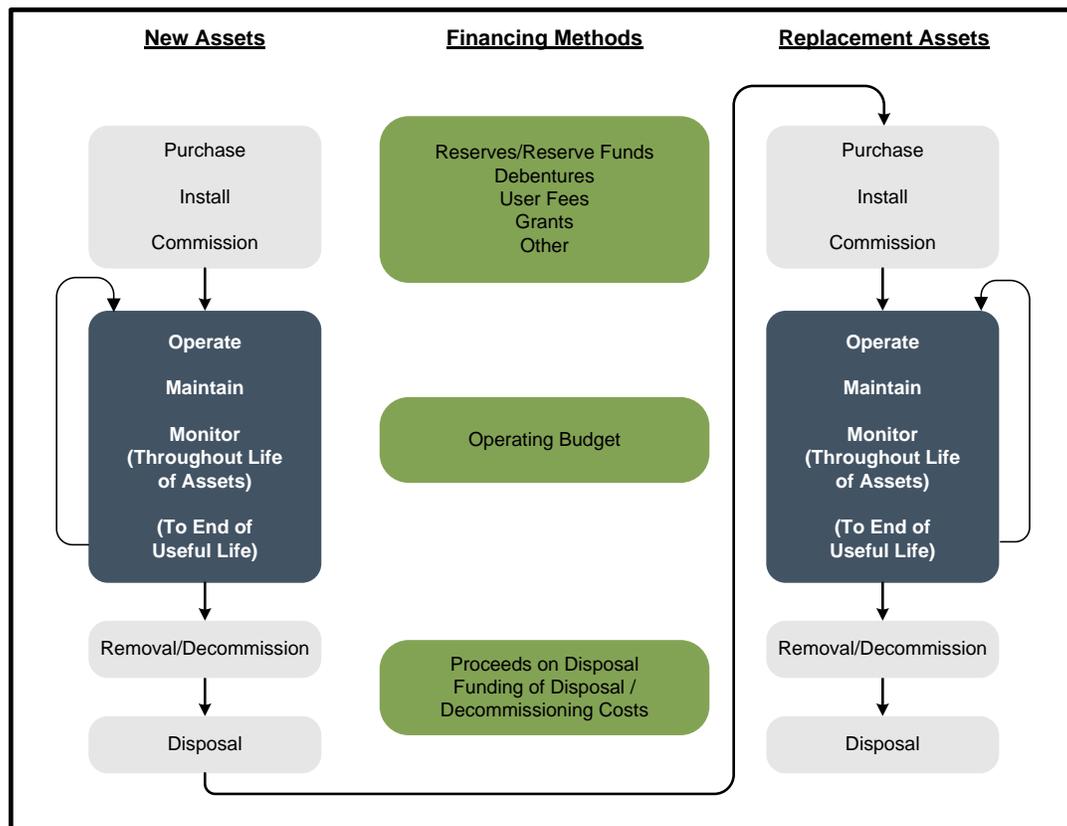
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

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



8.2 Asset Management Plan Analysis

In recognition to the above schematic, the following table (presented in 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 \$19.3 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	\$ 16,775,969
Annual Debt Payment on Post Period Capital ¹	\$ 6,419,343
Lifecycle:	
Annual Lifecycle - City-Wide Services	\$ 2,029,928
Sub-Total - Annual Lifecycle	\$ 2,029,928
Incremental Operating Costs (for D.C. Services)	\$ 471,952
Total Expenditures	\$ 19,277,849
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



Chapter 9

By-Law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

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

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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



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

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 Introduction

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

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

The sections which follow overview the requirements in each case.

9.3.2 Notice of Passage

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

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

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

9.3.3 By-law Pamphlet

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

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



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

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

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

9.3.4 Appeals

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

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

9.3.5 Complaints

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

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

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



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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



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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 City of Belleville Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households	
Historical	<i>Mid 2006</i>	50,130	48,821	1,296	47,525	12,495	1,950	5,920	140	20,505	1,178	2.381
	<i>Mid 2011</i>	50,780	49,454	1,344	48,110	13,044	2,083	5,829	109	21,065	1,222	2.348
	<i>Mid 2016</i>	52,080	50,716	1,366	49,350	13,600	2,225	5,800	110	21,735	1,242	2.333
Forecast	<i>Early 2021</i>	55,020	53,576	1,443	52,133	14,564	2,480	6,415	110	23,569	1,312	2.273
	<i>Early 2031</i>	57,560	56,052	1,507	54,545	15,610	2,847	6,827	110	25,393	1,370	2.207
	<i>Mid 2041</i>	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 4b
City of Belleville
2041 Growth Forecast
Early 2021 to Mid 2041

		Population
Early 2021 Population		46,292
Occupants of New Housing Units, Early 2021 to Mid 2041	<i>Units (2)</i>	3,700
	<i>multiplied by P.P.U. (3)</i>	2,453
	<i>gross population increase</i>	9,078
Occupants of New Equivalent Institutional Units, Early 2021 to Mid 2041	<i>Units</i>	122
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	135
Decline in Housing Unit Occupancy, Early 2021 to Mid 2041	<i>Units (4)</i>	19,101
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.032
	<i>total decline in population</i>	-605
Population Estimate to Mid 2041		54,900
<i>Net Population Increase, Early 2021 to Mid 2041</i>		8,608

(1) Early 2021 Population based on:

2016 Population (43,577) + Mid 2016 to Early 2021 estimated housing units to beginning of forecast period (1,266 x 2.634 = 3,335) + (46 x 1.1 = 50) + (17,835 x -0.038 = -670) = 46,292

(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>	2.725	73%	1.983
<i>Multiples (6)</i>	1.923	7%	0.132
<i>Apartments (7)</i>	1.663	20%	0.338
<i>one bedroom or less</i> 1,154			
<i>two bedrooms or more</i> 2,000			
Total		100%	2.453

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 (17,835 units) + Mid 2016 to Early 2021 unit estimate (1,266 units) = 19,101 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.

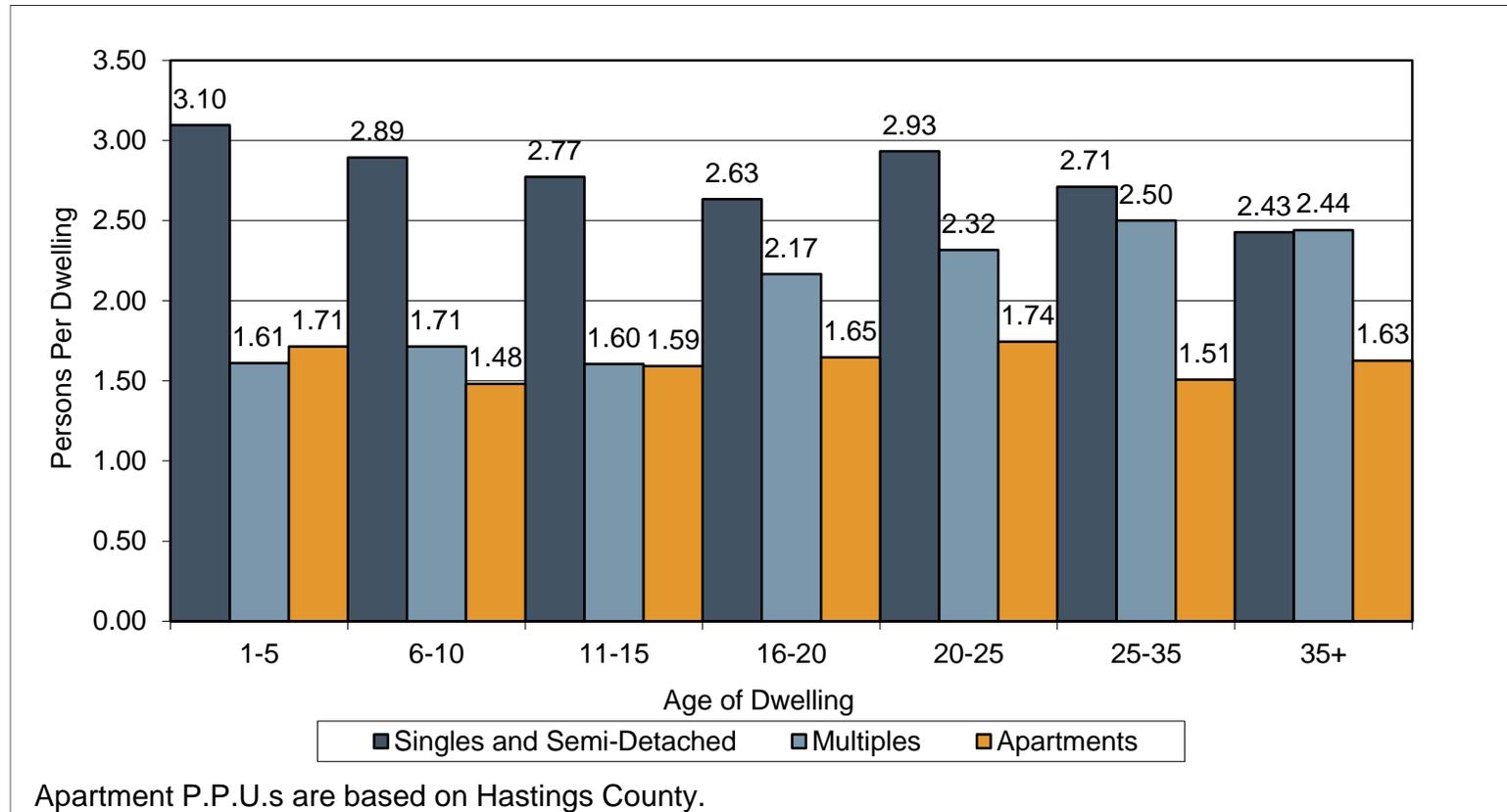
² Adjusted based on 2001-2016 historical trends.

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



Appendix B

Historical Level of Service Calculations



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Hall #2 - Moira Street	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	\$365	\$425
Old Fire Hall #2 - Dundas St	9,208	9,208	9,208	9,208	-	-	-	-	-	-	\$270	\$315
Fire Hall #3 - Point Anne Rd	4,195	4,195	4,195	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$257	\$300
Fire Hall #4 - Harmony Rd (Corbyville)	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$257	\$300
Fire Hall #1 - Bettis Rd	-	-	-	-	22,589	22,589	22,589	22,589	22,589	22,589	\$365	\$425
Fire Hall #5 - Hoskin Rd.	-	-	-	-	-	-	2,500	2,500	2,500	2,500	\$257	\$300
Substation #6 - Building Services	-	-	-	680	680	680	680	680	680	680	\$295	\$344
Training Centre at Fairgrounds	11,250	11,250	11,250	11,250	11,250	11,250	11,000	11,000	11,000	11,000	\$295	\$344
Total	38,385	38,385	38,385	40,870	54,251	54,251	56,501	56,501	56,501	56,501		

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

10 Year Average	2011-2020
Quantity Standard	0.9626
Quality Standard	\$372
Service Standard	\$358

D.C. Amount (before deductions)	20 Year
Forecast Population	3,202
\$ per Capita	\$358
Eligible Amount	\$1,146,316



Service: Fire Vehicles
 Unit Measure: No. of vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Value (\$/Vehicle)
840 gpm Pumpers	3	3	3	3	3	-	-	-	-	-	\$972,400
1250 gpm Pumpers	4	4	4	4	4	7	7	7	7	7	\$862,900
1550 gpm Ladder Truck	2	2	2	2	2	2	2	2	2	2	\$1,568,800
1550 gal. Tanker	3	3	3	3	3	3	3	3	3	3	\$509,900
Rescue Van	3	4	4	4	4	4	4	4	4	4	\$129,700
3/4 ton Pickup Truck	5	5	5	5	5	2	2	2	2	2	\$62,800
Water Rescue Boats	4	4	4	4	4	3	3	3	3	3	\$7,800
Fire Prevention Vehicles	3	3	3	3	3	5	5	5	5	5	\$62,800
Chief/Deputy vehicles	2	2	3	3	3	3	3	3	3	3	\$51,900
Total	29	30	31	31	31	29	29	29	29	29	

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

10 Year Average	2011-2020
Quantity Standard	0.0006
Quality Standard	\$394,433
Service Standard	\$237

D.C. Amount (before deductions)	20 Year
Forecast Population	3,202
\$ per Capita	\$237
Eligible Amount	\$757,785



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Value (\$/item)
# of Fire Fighters - Full Time	63	63	63	63	63	63	63	63	63	63	\$6,300
# of Fire Fighters - Volunteers	50	50	50	50	50	50	50	50	50	50	\$6,300
Total	113										

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

10 Year Average	2011-2020
Quantity Standard	0.0022
Quality Standard	\$6,368
Service Standard	\$14

D.C. Amount (before deductions)	20 Year
Forecast Population	3,202
\$ per Capita	\$14
Eligible Amount	\$44,860



Service: Police Facilities
 Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Police Station	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	\$313	\$365
Total	33,500											

Population	49,454	49,689	49,935	50,079	50,359	50,716	51,088	51,576	52,463	52,975
Per Capita Standard	0.6774	0.6742	0.6709	0.6689	0.6652	0.6605	0.6557	0.6495	0.6385	0.6324

10 Year Average	2011-2020
Quantity Standard	0.6593
Quality Standard	365
Service Standard	\$241

D.C. Amount (before deductions)	20 Year
Forecast Population	3,202
\$ per Capita	\$241
Eligible Amount	\$770,593



Service: Roads
 Unit Measure: km of roadways

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Value (\$/km)
2 Lane Rural Collector	22.43	22.43	22.43	22.43	22.43	22.43	22.43	22.43	22.43	22.43	\$1,300,000
2 Lane Semi-Urban Collector	66.69	66.69	66.69	66.69	66.69	66.69	66.69	66.69	66.69	66.69	\$1,800,000
2 Lane Urban Collector	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	\$3,400,000
4 Lane Rural Collector	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	\$1,900,000
4 Lane Urban Collector	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	\$4,900,000
2 Lane Rural Arterial	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	\$2,100,000
2 Lane Semi-Urban Arterial	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	14.70	\$2,800,000
2 Lane Urban Arterial	13.96	13.96	13.96	13.96	13.96	13.96	13.96	13.96	13.96	13.96	\$5,400,000
4 Lane Rural Arterial	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	\$3,000,000
4 Lane Semi-Urban Arterial	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	\$4,000,000
4 Lane Urban Arterial	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	11.02	\$7,700,000
Total	167.30										

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

10 Year Average	2011-2020
Quantity Standard (km/capita)	0.0033
Quality Standard (per km)	\$2,829,000
Service Standard (\$/capita)	\$9,336

D.C. Amount (before deductions)	20 Year
Forecast Population	3,202
\$ per Capita	\$9,336
Eligible Amount	\$29,892,911



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Office/Garage - Belleville	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	\$270	\$301
Public Works Yard (Scale House)	230	230	230	230	230	230	230	230	230	230	\$225	\$252
Public Works Yard (Truck Garage)	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	\$210	\$235
Public Works Yard (Quansai Hut)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$150	\$169
Public Works Yard (Sand Dome)	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	\$90	\$103
Public Works Yard - Ritz Rd (Main Service Garage)	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	\$270	\$301
Public Works Yard - Ritz Rd (Salt and Equipment Shed)	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	\$120	\$136
Public Works Yard - Ritz Rd (Sand Dome No. 1)	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	\$90	\$103
Public Works Yard - Ritz Rd (Sand Dome No. 2)	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	\$90	\$103
Equipment Shelter - Belleville	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	\$73	\$84
Salt/Sand Dome - Belleville	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	\$73	\$84
Office Equipment Garage - Thurlow	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	\$181	\$203
Sand & Equipment Storage Facility - Thurlow	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	\$123	\$139
Public Works Yard - 31 Wallbridge (roads share)	-	-	-	-	-	-	11,933	11,933	11,933	11,933	\$190	\$213
Total	109,356	109,356	109,356	109,356	109,356	109,356	121,289	121,289	121,289	121,289		

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

10 Year Average	2011-2020
Quantity Standard	2.2441
Quality Standard	\$161
Service Standard	\$361

D.C. Amount (before deductions)	20 Year
Forecast Population	3,202
\$ per Capita	\$361
Eligible Amount	\$1,156,594



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Value (\$/Vehicle)
Sweepers	3	3	3	3	3	3	3	3	3	3	\$361,600
7 ton trucks	5	5	5	5	5	5	5	5	5	5	\$360,000
Backhoe	3	4	5	5	5	5	5	5	5	5	\$350,000
Graders	2	2	2	2	2	2	2	2	2	2	\$329,400
5 ton trucks	10	10	11	11	11	11	11	11	11	11	\$360,000
1 ton trucks	3	3	3	3	3	3	3	3	3	3	\$75,500
3/4 ton trucks	8	8	8	8	8	8	8	8	8	8	\$51,500
Vans	3	3	3	3	3	3	3	3	3	3	\$45,500
Packer	2	2	2	2	2	2	2	2	2	2	\$234,300
Tractors - lawn	2	2	2	2	2	2	2	2	2	2	\$29,000
Tractor	1	1	1	1	1	1	1	1	1	1	\$187,000
Tractor	-	-	-	-	-	-	-	-	-	-	\$116,000
Asphalt rollers	2	2	2	2	2	2	2	2	2	2	\$53,900
Sidewalk Snow Cleaning Equipment	5	5	5	5	5	5	5	5	5	5	\$237,300
Trackless Sidewalk Machine	-	-	-	-	1	1	1	1	1	1	\$118,700
Other Specialized Equipment	27	27	27	27	27	27	27	27	27	27	\$25,200
Jet Rodder	1	1	1	1	1	1	1	1	1	1	\$413,500
Bulldozer	1	1	1	1	1	1	1	1	1	1	\$239,700
Compressor	1	1	1	1	1	1	1	1	1	1	\$39,600
Concrete saw	1	1	1	1	1	1	1	1	1	1	\$33,600
1/2 ton trucks		1	4	4	4	4	4	4	4	4	\$26,400
Chipper	1	1	1	1	1	1	1	1	1	1	\$51,500
Compactor	1	1	1	1	1	1	1	1	1	1	\$47,900
Forklift	-	-	1	1	1	1	1	1	1	1	\$12,000
Generator	1	1	1	1	1	1	1	1	1	1	\$12,000
Litter Vacuum	-	-	1	1	1	1	1	1	1	1	\$49,100
Garage Hoists	2	2	2	2	2	2	2	2	2	2	\$119,900
Paint Machines	1	1	2	2	2	2	2	2	2	2	\$12,000
Pressure Washer	4	4	4	4	4	4	4	4	4	4	\$24,000
Snowblower	5	6	7	7	7	7	7	7	7	7	\$24,000



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Value (\$/Vehicle)
Trailers	12	12	14	15	15	15	15	15	15	15	\$6,000
Utility Vehicle - Bobcat	1	1	1	1	1	1	1	1	1	1	\$119,900
Total	108	111	122	123	124	124	124	124	124	124	

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

10 Year Average	2011-2020
Quantity Standard	0.0024
Quality Standard	\$117,288
Service Standard	\$281

D.C. Amount (before deductions)	20 Year
Forecast Population	3,202
\$ per Capita	\$281
Eligible Amount	\$901,331



Service: Parkland Facilities
 Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Bid'g Value (\$/sq.ft.)
Sidney Smith Signs Building	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	\$180
Park Services Building (Main Building)	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	\$270
Park Services Building (Wood Framed bldg No. 1)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$90
Park Services Building (Wood Framed bldg No. 2)	390	390	390	390	390	390	390	390	390	390	\$90
Park Services Building (Wood Framed bldg No. 3)	200	200	200	200	200	200	200	200	200	200	\$90
Park Services Building (Green House No. 1)	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$90
Park Services Building (Green House No. 2)	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	\$90
Park Services Building (Green House No. 3)	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	\$90
Thurlow Community centre W/R storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$90
Parkdale Pool	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$90
Meyers Pier	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	\$240
West Zwicks Island Pavillion	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$120
West Zwicks Island Canteen	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	\$120
Rotary Park Canteen	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	\$120
Alemite Park Canteen/Storage	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	\$90
Victoria Harbour Canteen	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$120
Riverside Park Playship/Canteen	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	\$120
South George St Canteen	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	\$120
MA Sills Field House	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$120
Zwicks Pavillion	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$120
Tom Gavey Pavillion - Zwicks	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$90
Elgin Street Garage	675	675	675	675	675	675	675	675	675	675	\$60
Total	43,715	45,215									

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

10 Year Average	2011-2020
Quantity Standard	0.8869
Quality Standard	\$146
Service Standard	\$130

D.C. Amount (before deductions)	10 Year
Forecast Population	2,476
\$ per Capita	\$130
Eligible Amount	\$320,890



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Value (\$/Vehicle)
Pickup Trucks	7	7	8	8	9	9	9	9	11	11	\$67,100
Refuse Vehicle	2	2	2	2	2	2	2	2	2	2	\$167,800
Dump Truck	6	6	6	6	6	6	6	6	7	7	\$104,300
Toro Mowers	3	4	4	4	4	4	5	5	5	5	\$83,900
Tractors	4	4	6	6	6	6	5	5	5	5	\$80,300
Chipper	1	1	1	1	1	1	1	1	1	1	\$63,900
Loader	1	1	1	1	1	1	1	1	1	1	\$143,800
Mower	5	7	7	7	7	9	10	10	10	10	\$24,000
Ploughs	5	5	7	7	7	7	7	7	7	7	\$9,000
Other equipment	30	32	38	38	39	39	42	42	43	43	\$14,400
Bleacher	1	1	1	1	1	1	1	1	1	1	\$76,700
Track Sweeper	1	1	1	1	1	1	1	1	1	1	\$55,100
Trailers	7	7	7	7	8	8	8	9	9	9	\$14,400
Sander	-	-	-	-	1	1	1	1	1	1	\$7,100
Snow blower attachment	-	-	-	-	1	1	1	1	1	1	\$9,500
Sweeper Vacuum						1	1	1	1	1	\$110,000
Total	73	78	89	89	94	97	101	102	106	106	

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

10 Year Average	2011-2020
Quantity Standard	0.0019
Quality Standard	\$38,063
Service Standard	\$72

D.C. Amount (before deductions)	10 Year
Forecast Population	2,476
\$ per Capita	\$72
Eligible Amount	\$179,064



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Quinte Sports Centre (Yardmen Arena)	78,000	78,000	78,000	78,000	78,000	78,000	130,103	130,103	130,103	130,103	\$270	\$301
Quinte Sports Centre (Parks & Recreation)	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	\$270	\$301
Quinte Sports Centre (Wally Dever Arena)	45,295	45,295	45,295	45,295	45,295	45,295	45,295	45,295	45,295	45,295	\$270	\$301
Memorial Arena	31,100	-	-	-	-	-	-	-	-	-	\$270	\$301
Dick Ellis Rink	29,070	-	-	-	-	-	-	-	-	-	\$270	\$301
Foster Ward Community Centre	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	\$240	\$268
Elderly Persons Centre	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	\$240	\$268
D.L. Storey Centre	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	\$240	\$268
Hillcrest Community Centre	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	\$240	\$268
Quinte Tennis Club	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$105	\$119
Parkdale Community Centre	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	\$240	\$268
Gilead Community Hall	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	\$240	\$268
Queen Mary School Community Centre	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	\$240	\$268
Thurlow Community Centre	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	\$240	\$268
Bethany Community Centre	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$240	\$268
Kinsmen including pool	-	7,502	7,502	7,502	7,502	7,502	7,502	7,502	7,502	7,502	\$270	\$301
Quinte Exhibition & Grandstand	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	\$115	\$130
Rowing Club	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	\$240	\$268
Belleville Lawn Bowling Club	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$240	\$268
Quinte Sports Centre (Multiplex)	-	176,679	176,679	176,679	176,679	176,679	176,679	176,679	176,679	176,679	\$270	\$301
Total	286,130	410,141	410,141	410,141	410,141	410,141	462,244	462,244	462,244	462,244		

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

10 Year Average	2011-2020
Quantity Standard	8.2222
Quality Standard	\$289
Service Standard	\$2,374

D.C. Amount (before deductions)	10 Year
Forecast Population	2,476
\$ per Capita	\$2,374
Eligible Amount	\$5,877,999



Service: Library Facilities
 Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Belleville Public Library	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	\$270	\$330
Total	41,950											

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

10 Year Average	2011-2020
Quantity Standard	0.8257
Quality Standard	\$330
Service Standard	\$272

D.C. Amount (before deductions)	10 Year
Forecast Population	2,476
\$ per Capita	\$272
Eligible Amount	\$674,611



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2020 Value (\$/item)
Book Collection	13,500	100,240	94,073	94,073	94,073	91,121	89,310	81,351	77,947	77,947	\$30
Periodicals	4,193	1,542	1,314	1,314	1,314	1,068	1,020	984	945	945	\$18
Audiovisual	6,858	7,690	7,117	7,117	7,117	6,153	6,811	7,087	7,106	7,106	\$36
CD's	1,224	1,339	1,062	1,062	1,062	3,170	2,920	3,037	3,757	3,757	\$24
Electronic collection holdings - number of titles	92,097	90,526	105,753	128,917	133,258	-	154,257	169,495	178,054	178,054	included below
Electronic collection holdings - number of subscription to e-content platforms	7	8	9	10	10	9	9	9	9	9	\$8,499
Total	117,879	201,345	209,328	232,493	236,834	101,521	254,327	261,963	267,818	267,818	

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

10 Year Average	2011-2020
Quantity Standard	4.2193
Quality Standard	\$13
Service Standard	\$56

D.C. Amount (before deductions)	10 Year
Forecast Population	2,476
\$ per Capita	\$56
Eligible Amount	\$138,730



Appendix C

Long Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

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

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

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



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Roads and Related	\$ 1,200,707	\$ 96,393	\$ 1,200,707
Fire	\$ -	\$ -	\$ -
Police	\$ 49,810	\$ 147,920	\$ 49,810
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	\$ 134,219	\$ 7,808	\$ 134,219
Total	\$ 2,029,928	\$ 471,952	\$ 2,029,928



Appendix D

Local Service Policy



Appendix D: Local Service Policy

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

1. Collector and Internal Roads

- 1.1 Roads Internal to development up to 8.5m width plus one sidewalk and two lifts of asphalt - Direct developer responsibility under s.59 of the D.C.A. (as a local service);
- 1.2 Roads (collector and arterial) external to development and oversizing of collector roads internal to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals

- 2.1 Traffic signalization within or external to development – Include in DC calculation to the extent permitted under s.5(1) of the DCA.

3. Intersection Improvements

- 3.1 New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing noted in item 1, to limits of ROW.
- 3.2 Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of DCA (as a local service)
- 3.3 Intersection improvements on other roads due to development growth increasing traffic – Include in DC calculation.



4. Streetlights

- 4.1 Streetlights on external roads – Include in Municipal DC (linked to collector road funding source in item 1).
- 4.2 Streetlights within specific developments – Direct developer responsibility under s.59 of DCA (as a local service).

5. Sidewalks

- 5.1 Sidewalks on Municipal roads - Linked to collector road funding source in item 1.
- 5.2 Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of DCA)

6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

- 6.1 Bike routes and bike lanes, within road allowance, external to development – Include in DC road costs, consistent with the service standard provisions of the DCA, s.5(1).
- 6.2 Bike paths/multi-use trails/naturalized walkways external to development – Include in Municipal DCs consistent with the service standard provisions of the DCA, s.5(1).
- 6.3 Bike lanes, within road allowance, internal to development – Direct developer responsibility under s.59 of the DCA (as a local service).

7. Noise Abatement Measures

- 7.1 Internal to Development - Direct developer responsibility through local service provisions (s.59 of DCA)

8. Traffic Control Systems

- 8.1 Include in DC calculation.

9. Land Acquisition for Road Allowances



- 9.1 Land Acquisition for arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in Municipal DC (to the extent eligible).
- 9.2 Land Acquisition for collector roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in Municipal DC (to the extent eligible).
- 9.3 Land Acquisition for grade separations (beyond normal dedication requirements) – Include in the Municipal DC to the extent eligible.

10. Land Acquisition for Easements

- 10.1 Easement costs external to subdivisions shall be included in DC calculation.

11. Storm Water Management

- 11.1 Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of DCA).

12. Water

- 12.1 Supply, treatment, pumping stations and works associated with Zone boundaries, external to plan of subdivision, to be included within the DC.
- 12.2 Watermains external to subdivisions included in the DC.
- 12.3 Marginal costs of waterworks within the subdivision included in DC at 300 mm nominal diameter or above
- 12.4 Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

13. Wastewater

- 13.1 Treatment, and pumping stations shall be included in the DC
- 13.2 Sanitary sewers external to subdivisions included in the DC.



- 13.3 Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 13.4 Marginal costs of sanitary sewer works within the subdivision included in DC at 200mm nominal diameter and above and extra depth to accommodate external lands.



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) 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.

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

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

		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.	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.
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.	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. 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.

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.
- (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 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.

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- (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
- 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 five years 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 11th day of January 2021.

Read a second time this 11th day of January 2021.

Read a third time and finally passed this 11th day of January 2021.

Mayor

Clerk

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

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

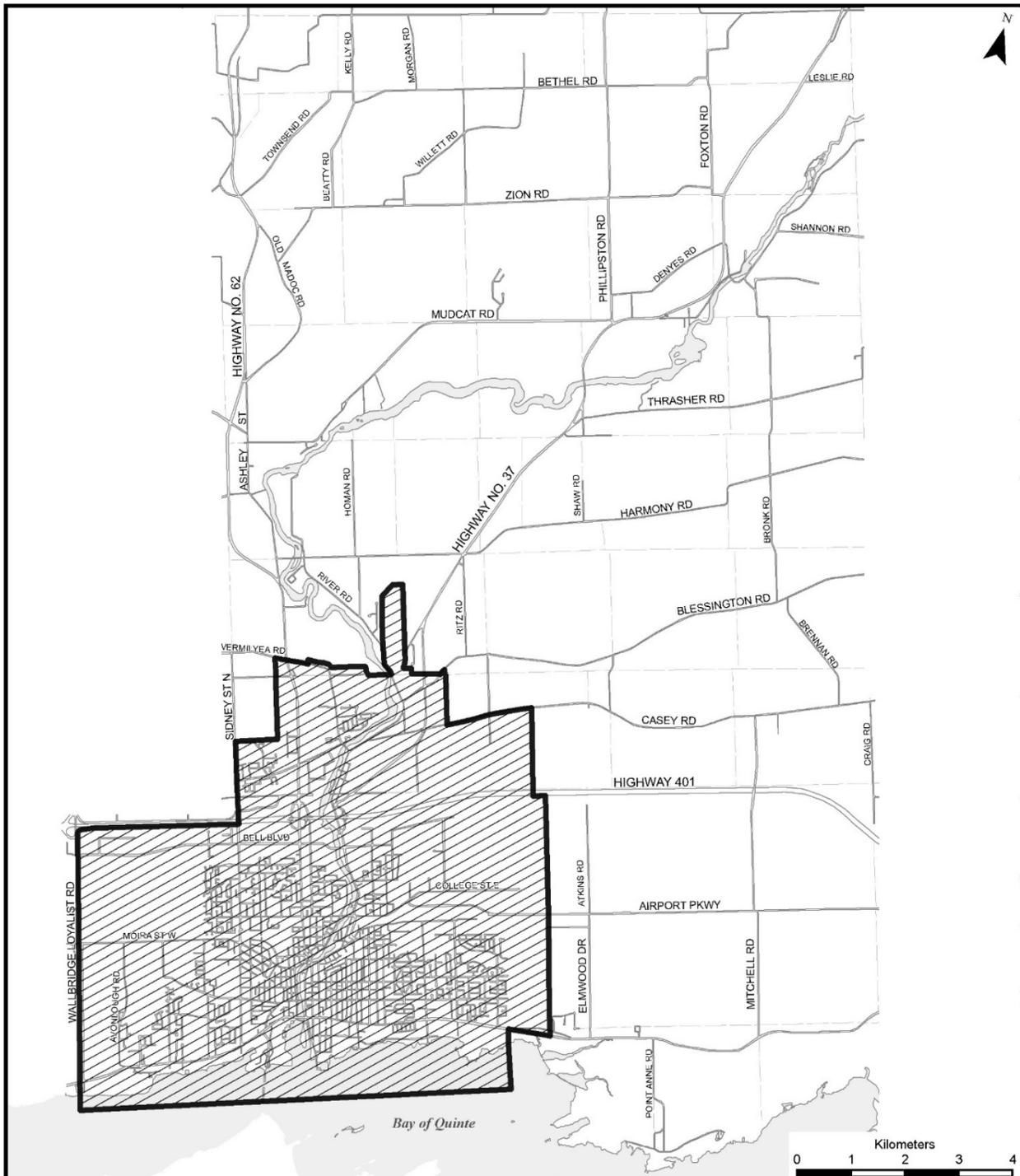
1. Roads and Related Service
2. Fire Service
3. Police Service
4. Parks and Recreation Service
5. Library Service
6. Ambulance Service
7. Social Housing Service
8. Water Service
9. Wastewater Service

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	\$ 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	\$ 4,605	\$ 3,258	\$ 1,880	\$ 3,007	\$ 0.25
Library	\$ -	\$ -	\$ -	\$ -	\$ -
Ambulance	\$ 108	\$ 76	\$ 44	\$ 71	\$ 0.07
Social Housing	\$ 23	\$ 16	\$ 9	\$ 15	\$ -
Growth Studies	\$ 627	\$ 444	\$ 256	\$ 409	\$ 0.42
Total City-Wide Services	\$ 16,594	\$ 11,739	\$ 6,773	\$ 10,836	\$ 8.93
Urban Services					
Wastewater	\$ 9,423	\$ 6,666	\$ 3,847	\$ 6,153	\$ 4.94
Water	\$ 2,457	\$ 1,738	\$ 1,003	\$ 1,604	\$ 1.29
Total Urban Services	\$ 11,880	\$ 8,404	\$ 4,850	\$ 7,757	\$ 6.23
GRAND TOTAL RURAL AREA	\$ 16,594	\$ 11,739	\$ 6,773	\$ 10,836	\$ 8.93
GRAND TOTAL URBAN AREA	\$ 28,474	\$ 20,143	\$ 11,623	\$ 18,593	\$ 15.16

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



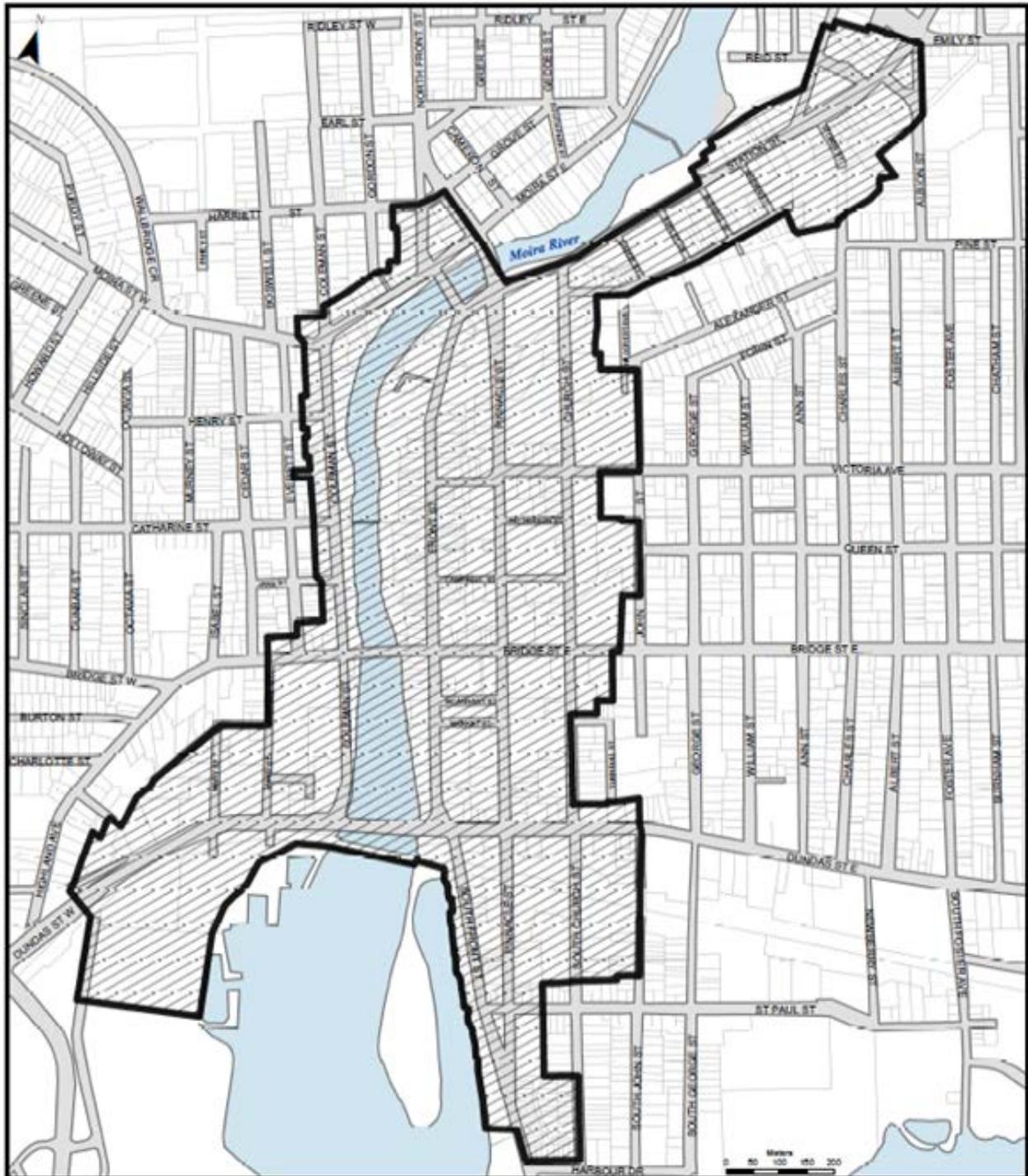
SCHEDULE "C"
TO BY-LAW NO. 2021-XX, AS AMENDED
DESIGNATION OF THE URBAN SERVICE
AREA AND THE RURAL SERVICE AREA

 **URBAN SERVICE AREA**



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

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



SCHEDULE "D"
TO BY-LAW NO. _____, AS AMENDED
DESIGNATION OF THE
CENTRAL BUSINESS DISTRICT
 **Central Business District (C.B.D.)**



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