



 **Watson  
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ECONOMISTS LTD.

# 2022 Development Charges Update Study

Municipality of Port Hope

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# 1. Introduction

## 1.1 Background

The Municipality of Port Hope (Municipality) imposes development charges (D.C.s) to recover the increase in the needs for service arising from development. The basis for the calculation of the Municipality’s current residential and non-residential D.C.s is documented in the Municipality’s “2019 Development Charges Background Study” dated May 2, 2019. This D.C. Update Study provides the supporting documentation for the Municipality’s D.C. By-law 63-2019. The current D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force as of January 1, 2022.

Table 1-1  
Municipality of Port Hope  
Current (Indexed) Schedule of D.C.s

Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	Commercial/ Institutional	Industrial
<b>Municipal Wide Services</b>							
Roads and Related	\$ 6,887	\$ 4,770	\$ 3,505	\$ 5,543	\$ 3,002	\$ 3.15	\$ -
Fire Protection Services	\$ 581	\$ 403	\$ 296	\$ 468	\$ 253	\$ 0.16	\$ -
Parks and Recreation Services	\$ 1,434	\$ 993	\$ 730	\$ 1,154	\$ 625	\$ 0.11	\$ -
Library Services	\$ 280	\$ 193	\$ 143	\$ 225	\$ 121	\$ 0.02	\$ -
Growth-related Studies	\$ 183	\$ 127	\$ 94	\$ 147	\$ 80	\$ 0.08	\$ -
Parking Services	\$ 13	\$ 9	\$ 7	\$ 11	\$ 6	\$ 0.01	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 9,378</b>	<b>\$ 6,495</b>	<b>\$ 4,775</b>	<b>\$ 7,548</b>	<b>\$ 4,087</b>	<b>\$ 3.53</b>	<b>\$ -</b>
<b>Area Specific Services (Urban Area)</b>							
Police Services (PHPS)	\$ 417	\$ 289	\$ 212	\$ 336	\$ 182	\$ 0.16	\$ -
Transit Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Urban Area)</b>	<b>\$ 417</b>	<b>\$ 289</b>	<b>\$ 212</b>	<b>\$ 336</b>	<b>\$ 182</b>	<b>\$ 0.16</b>	<b>\$ -</b>
<b>Area Specific Services (Rural Area)</b>							
Police Services (OPP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Rural Area)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Urban Services</b>							
Wastewater Treatment Plants	\$ 5,715	\$ 3,960	\$ 2,908	\$ 4,601	\$ 2,492	\$ 5.85	\$ 5.85
Wastewater	\$ 4,191	\$ 2,903	\$ 2,134	\$ 3,374	\$ 1,828	\$ 0.68	\$ 0.68
Water Treatment Plants	\$ 1,406	\$ 975	\$ 715	\$ 1,133	\$ 613	\$ 1.44	\$ 1.44
Water	\$ 1,445	\$ 1,001	\$ 737	\$ 1,164	\$ 632	\$ 1.48	\$ 1.48
<b>Total Urban Services</b>	<b>\$ 12,757</b>	<b>\$ 8,839</b>	<b>\$ 6,494</b>	<b>\$ 10,272</b>	<b>\$ 5,565</b>	<b>\$ 9.45</b>	<b>\$ 9.45</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 9,378</b>	<b>\$ 6,495</b>	<b>\$ 4,775</b>	<b>\$ 7,548</b>	<b>\$ 4,087</b>	<b>\$ 3.53</b>	<b>\$ -</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 22,552</b>	<b>\$ 15,623</b>	<b>\$ 11,481</b>	<b>\$ 18,156</b>	<b>\$ 9,834</b>	<b>\$ 13.14</b>	<b>\$ 9.45</b>



## 1.2 Existing Policies (Rules)

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The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in By-law 63-2019, in accordance with the *Development Charges Act*, 1997, as amended (D.C.A.).

### 1.2.1 *Payment in any Particular Case*

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

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

### 1.2.2 *Determination of the Amount of the Charge*

The calculation for residential development is generated on a per capita basis and imposed based on five housing types (i.e., single and semi-detached, two bedrooms and larger apartments, bachelor and one-bedroom apartments, other multiples, and special care/special dwelling units). The eligible D.C. cost calculations are based on the net anticipated population increase. The total eligible D.C. cost is divided by the “gross” (new resident) population to determine the per capita amount. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated and imposed on a per square feet (sq.ft.) of gross floor area (G.F.A.) basis by development type (i.e., commercial/institutional and industrial).



### **1.2.3 Application to Redevelopment of Land (Demolition and Conversion)**

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

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

The credit is allowed only if the redevelopment of land, building or structure existing on the same land was demolished or converted from one principal use to another within 48 months prior to the date of payment of D.C.s. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

Additionally, no credit shall be granted for the portion of the D.C. related to the Wastewater Treatment Plants and the Water Treatment Plant, unless no additional residential units or non-residential G.F.A. is created.

### **1.2.4 Exemptions (full or partial)**

#### **Statutory exemptions**

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s. 3); 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 (based on prescribed limits set out in s. 2 of O. Reg. 82/98).

#### **Non-statutory exemptions**

- A garden suite;



- Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*;
- The construction of a non-residential farm building or structure constructed for a bona fide farm operation;
- Buildings used as hospitals as governed by the *Public Hospitals Act*; and
- For industrial uses, only the water and wastewater portion of the development charge identified in Schedule “B” is applicable.

### **1.2.5 Indexing**

The by-law provides for indexing of the D.C. annually on January 1<sup>st</sup> of each year, in accordance with provisions under the D.C.A.

### **1.2.6 By-law Duration**

The by-law will expire at 12:01 AM on August 6, 2024 unless it is repealed by Council at an earlier date.

### **1.2.7 Date Charge Payable**

Development charges imposed under the by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building or structure. However, at the discretion of Council, development charges for advance services (i.e., roads and related, sanitary sewer, and water services) shall be payable immediately upon the owner entering into a subdivision agreement or in instances where a plan of subdivision has not been pursued development charges are payable prior to the release of holding provision on the implementing zoning by-law amendment.

## **1.3 Changes to the D.C.A.: More Homes, More Choice Act and the COVID-19 Economic Recovery Act**

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On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province’s “*More Homes, More Choice: Ontario’s Housing Supply Action Plan*.” The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the



amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

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

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

#### List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;





- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
- and
- Additional services as prescribed.

### 10% Statutory Deduction

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

### Classes of D.C. Services

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

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.



- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of 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.

### Statutory Exemptions

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

### Transition

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

## **1.4 Other Legislative Changes**

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Bill 213 (*Better for People, Smarter for Business Act*) received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the



*Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

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

## 1.5 Purpose of this Document

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This background study has been prepared pursuant to the requirements of the D.C.A. to amend the Municipality's D.C. by-law. The proposed amendments relate to the removal of the 10% deduction for soft services and provide updates to the underlying D.C. eligible capital cost estimates. In addition, other proposed amendments relate to the timing and collection of D.C.s and statutory exemptions, as a result of recent changes to the D.C.A. (as summarized in Section 1.3 and 1.4 herein).

This D.C. background study and draft amending by-law will be provided to the public to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for these recommendations.

The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs
- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Asset Management Plan and Long-Term Capital and Operating Costs
- Chapter 7 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law

It should be noted that this Study is provided as an update to the Municipality's 2019 D.C. Background Study, and as such the calculations are denominated in 2019 dollars (the Municipality's D.C. Background Study cost base). The amended D.C. rates will be subsequently indexed to 2022 rates for implementation.



The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the Municipality's website in accordance with provisions of the D.C.A. on July 22, 2022. The statutory public meeting will be held on September 6, 2022. A presentation will be made to the public regarding the recommendations of this study, and Council will receive oral and written comments on the matter.

It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the D.C. by-law is September 20, 2022.

## **1.6 Summary of Proposed Amendments**

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Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law 63-2019 remain unchanged by this process.

The analysis provided herein will address the proposed amendments to the Municipality's D.C. by-law arising from the recent amendments to the D.C.A., as outlined in Sections 1.3 and 1.4 above. In particular, Chapters 3 and 4 address changes to the D.C. eligible costs and calculation of the charges resulting from the removal of the 10% statutory deduction for 'soft' services, the removal of Parking as an eligible service, as well as the change in classification of Administration service to the class of service for Growth-Related Studies. Changes to the capital costs underlying the charge have been made for Roads and Related Services and Parks and Recreation Services. These changes are discussed in detail in Chapter 3 of this report.

Chapter 5 presents the changes to the D.C. by-law collection policies and statutory exemptions to reflect legislative changes.



## 2. Anticipated Development

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 Chapter 3 of the 2019 D.C. Background Study (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality will be required to provide services over a ten-year period (mid-2019 to mid-2029) and to buildout.

The growth forecast contained in the 2019 D.C. Background Study is summarized in Table 2-1. For the purposes of this update study, the growth forecast as contained within the 2019 D.C. Background Study remains unchanged.

Table 2-1  
Municipality of Port Hope  
2019 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential		Non-Residential	
	Net Population	Residential Units	Employment	Gross Floor Area (sq.ft.)
Mid 2019	17,036	7,674	5,093	
Mid 2029	19,930	9,568	5,899	
Buildout	20,163	9,675	6,496	
Incremental Growth				
10-year (Mid 2019 - Mid 2029)	2,894	1,894	806	919,200
Buildout	3,127	2,001	1,403	1,499,400



### 3. Revisions to the Anticipated Capital Needs

The 2019 D.C. Background Study justified the maximum amount that could be charged for residential and non-residential development. The study and by-law identified anticipated capital needs for recovery through D.C.s for the following services:

- Roads and Related;
- Fire Protection;
- Parks and Recreation;
- Library;
- Administration (Studies);
- Parking;
- Police (Port Hope Police);
- Wastewater;
- Wastewater Treatment Plants;
- Water; and
- Water Treatment Plants.

The following sections summarize the amendments made to the D.C. eligible capital costs. In accordance with the amendments to the D.C.A., the 10% statutory deduction has been removed from the calculation of the D.C. eligible capital costs for Parks and Recreation Services, Library Services, and specific studies under Administration. Additionally, as a result of changes to the D.C.A., Parking Services has been removed as an eligible service. The changes to the D.C. eligible capital costs for Roads and Related Services, Parks and Recreation Services, and Growth-related Studies comprising the D.C. amendment are also summarized.

Other than the revisions included in this report, all other capital needs and the determination of D.C. recoverable costs contained in the Municipality's 2019 D.C. Background Study remain unchanged.

#### 3.1 Roads and Related Services

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The Municipality's 2019 D.C. Background Study identified roads needs for the forecast period totaling approximately \$18.3 million in gross capital costs. The capital needs for Roads and Related Services in this update study include updates to the gross costs

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estimates of several road projects previously included. A summary of the changes that impact the D.C. eligible costs is provided below:

- Updated gross capital cost estimate for the Victoria Street (Strachan Street to Ridout Street) road reconstruction and widening project;
- Updated gross capital cost estimate for the Victoria Street (Trafalgar Street to Strachan Street) road reconstruction and widening project; and
- Updated gross capital cost estimate for the Rose Glen Road (TCS Entrance 125m North of Ward Street to Rose Glen Road Extension) road reconstruction and widening project.

The changes outlined above increase the gross capital costs for Roads Services to \$19.6 million. Recognizing the benefit to existing development and funds collected from prior development charges and available in the D.C. reserve fund, \$3.7 million and \$1.9 million have been deducted from the gross capital costs, respectively. As a result, approximately \$13.9 million in growth-related needs have been included in the calculation of the D.C.

Consistent with the 2019 D.C. background Study, the allocation of net growth-related costs for Roads and Related Services between residential and non-residential development is 69% residential and 31% non-residential, based on forecast incremental population and employment growth over the period to buildout.

The detailed capital needs listing and calculation of D.C.-eligible costs is shown in Table 3-1 below.



**Table 3-1  
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 (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	<b>2019-Buildout</b>									69%	31%
	<b>Reconstruction</b>										
R1	Lakeshore Road (Victoria Street North to East Limit of AON Development)		1,441,126	-		1,441,126	421,303	-	1,019,823	703,678	316,145
	<b>Reconstruction &amp; Widening</b>										
R2	Lavinia Street (Toronto Road to Victoria Street North)		859,765	-		859,765	276,685	-	583,081	402,326	180,755
R3	Victoria Street (Strachan Street to Ridout Street)		1,050,700	-		1,050,700	254,503	-	796,197	549,376	246,821
R4	Victoria Street (Trafalgar Street to Strachan Street)		1,058,800	-		1,058,800	241,942	-	816,858	563,632	253,226
R5	Trafalgar Street (Victoria Street South to Dorset Street)		545,950	-		545,950	117,666	-	428,285	295,516	132,768
R6	Cavan Street (Walton Street to Highland Drive)		1,889,954	-		1,889,954	716,949	-	1,173,005	809,373	363,632
R7a	Cavan Street (Highland Drive to Old Cavan Street)		893,624	-		893,624	468,331	-	425,293	293,452	131,841
R7b	Cavan Street (Old Cavan Street to Jocelyn Street)		241,903	-		241,903	28,850	-	213,053	147,007	66,046
R8	Rose Glen Road (TCS Entrance 125m North of Ward Street to Rose Glen Road Extension)		2,389,000	-		2,389,000	632,147	-	1,756,853	1,212,229	544,625
	<b>Collector Road Oversizing</b>										
R9a	Strachan Street (25m East of Potts Lane to Victoria Street South)		403,216	-		403,216	-	-	403,216	278,219	124,997
R9b	Strachan Street (25m North Lakeshore Road to Future Lavinia Street)		403,216	-		403,216	-	-	403,216	278,219	124,997
R9c	Lavinia Street (West Urban Limit to Toronto Road)		448,578	-		448,578	-	-	448,578	309,519	139,059
R9d	Croft Street (Rose Glen Road to 90m West of Rose Glen Road)		180,276	-		180,276	-	-	180,276	124,391	55,886
R9e	Croft Street (198m West of Rose Glen Road to 172m East of Deblaquiere Street North)		586,899	-		586,899	-	-	586,899	404,961	181,939
R9f	Croft Street (172m East of Deblaquiere Street North to Deblaquiere Street North)		344,528	-		344,528	-	-	344,528	237,724	106,804
R10a	Pemberton Drive (Fox Road to Henderson Street)		90,333	-		90,333	-	-	90,333	62,330	28,003
R10b	Pemberton Drive (Henderson Street to 300m East of Henderson Drive)		82,121	-		82,121	-	-	82,121	56,663	25,458
R10c	Pemberton Drive (300m East of Henderson Drive to Victoria Street North)		62,138	-		62,138	-	-	62,138	42,875	19,263
R10d	Henderson Street (Jocelyn Street to North End)		153,293	-		153,293	-	-	153,293	105,772	47,521





Table 3-1 (continued)  
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 (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-Buildout									69%	31%
	<b>Widen &amp; Resurface</b>										
R11	Mill Street (Garden Hill) (7th Line to Ganaraska Road (County Road 9))		1,297,711	-		1,297,711	243,414	-	1,054,297	727,465	326,832
R12	7th Line (Mill Street (Garden Hill) to County Road 10)		619,704	-		619,704	117,157	-	502,547	346,758	155,790
	<b>Collector Road Top Lift Asphalt</b>										
R13a	Lakeshore Road (East Limit of AON Development to Urban Boundary (West Limit))		71,241	-		71,241	-	-	71,241	49,157	22,085
R13b	Strachan Street (25m East of Potts Lane to 25m North Lakeshore Road)		58,524	-		58,524	-	-	58,524	40,381	18,142
	<b>Intersection Signalization</b>										
R14	Rose Glen Road & Croft Street Intersection		245,967	-		245,967	16,660	40,000	189,307	130,622	58,685
R15	Jocelyn Street & Victoria Street Intersection		390,027	-		390,027	44,918	-	345,109	238,125	106,984
R16	Lavinia Street & Victoria Street North Intersection		245,152	-		245,152	19,469	-	225,683	155,721	69,962
R17	Lavinia Street & Toronto Road Intersection		187,135	-		187,135	-	-	187,135	129,123	58,012
	<b>Intersection Improvements</b>										
R18	Ridout Street/Lakeshore Road & Victoria Street/Toronto Road Intersection		198,407	-		198,407	20,807	-	177,600	122,544	55,056
R23	Rose Glen Road & Ward Street Intersection		141,653	-		141,653	-	40,000	101,653	70,140	31,512
	<b>Watercourse Crossing</b>										
R20	Croft Street		96,428	-		96,428	-	-	96,428	66,535	29,893
R21	Lavinia Street		2,256,109	-		2,256,109	-	-	2,256,109	1,556,715	699,394
	<b>Studies</b>										
R22	Transportation Master Plan		300,000	-		300,000	120,000	-	180,000	124,200	55,800
	<b>Vehicles &amp; Equipment</b>										
	Tandem Axle Snow Plow	2020	280,000	-		280,000	-	-	280,000	193,200	86,800
	1 Tonne with plow and sander	2021	70,000	-		70,000	-	-	70,000	48,300	21,700
	Tractor with snow blower attachment	2021	200,000	-		200,000	-	-	200,000	138,000	62,000
	AON Growth-Related Outstanding Credits and Net Interest Costs		(138,688)	-		(138,688)	-	-	(138,688)	(95,695)	(42,993)
	Reserve Fund Adjustment								(1,910,209)	(1,318,044)	(592,165)
	<b>Total</b>		<b>19,644,793</b>	<b>-</b>	<b>-</b>	<b>19,644,793</b>	<b>3,740,800</b>	<b>80,000</b>	<b>13,913,784</b>	<b>9,600,511</b>	<b>4,313,273</b>



## 3.2 Parks and Recreation Services

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The Municipality's 2019 D.C. Background Study identified \$12.2 million in gross capital costs to meet the increase in need for service for Parks and Recreation services.

Through this update study, the following changes have been made:

- Revised the project scope and cost of the Seniors Centre addition to the Town Park Recreation Centre and renovation of some Town Park Recreation Centre areas to reflect the increase in size of the addition.

The statutory 10% deduction that is no longer required for Parks and Recreation services under the amended D.C.A was removed. Including changes to the capital project identified above, the total gross capital costs are \$13.5 million. After deducting \$582,200 for post period benefits, \$9.6 million in recognition for the benefits to existing development, and \$724,700 for the existing D.C. reserve fund balance, \$2.6 million has been included in the calculation of the charge.

The D.C. recoverable costs are allocated 95% to residential development and 5% to non-residential development based on the recognition that residential users are the primary users of Parks and Recreation Services. The detailed capital needs listing and calculation of D.C.-eligible costs are shown in Table 3-2.



**Table 3-2  
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2029									95%	5%
1	Marina & Waterfront Development		5,160,100	457,300		4,702,800	3,870,075		832,725	791,089	41,636
2	Splashpad		344,000	-		344,000	-		344,000	326,800	17,200
	<b>Paved Trails</b>										
3	East side of river from Peter Street to the Boardwalk south of Fish Cleaning Station (218m)		37,500	-		37,500	18,750		18,750	17,813	938
4	West side of river from Highland Drive to Old Cavan Street (650m)		111,800	-		111,800	55,900		55,900	53,105	2,795
5	From Rapley park south to lakeshore road as part of future development of Mason Homes (688m)		118,300	-		118,300	59,150		59,150	56,193	2,958
6	Gravel Trails (2,358m)		189,300	-		189,300	94,650		94,650	89,918	4,733
7	Jack Burger Sports Complex - Upgrades & Expansion (debt repayment)		2,734,767	52,017		2,682,750	2,036,668		646,082	613,778	32,304
8	Seniors Centre/addition 7,000 sq.ft. to TPRC and renovation of some TPRC areas		4,281,900	72,927		4,208,973	3,303,180		905,793	860,504	45,290
9	Additional Play Structure	2019	57,300	-		57,300	-		57,300	54,435	2,865
10	Trail Maintenance Equipment		91,700	-		91,700	-		91,700	87,115	4,585
11	Leisure Services Master Plan	2019-2020	80,000	-		80,000	20,000		60,000	57,000	3,000
12	Outdoor Adult Park Components	2020-2024	200,000	-		200,000	75,000		125,000	118,750	6,250
13	Waterfront Master Plan Update		50,000	-		50,000	25,000		25,000	23,750	1,250
14	Waterfront Implementation and Costing Strategy		75,000	-		75,000	37,500		37,500	35,625	1,875
	Reserve Fund Adjustment		-	-		-	-		(724,671)	(688,437)	(36,234)
	<b>Total</b>		<b>13,531,667</b>	<b>582,243</b>	<b>-</b>	<b>12,949,424</b>	<b>9,595,873</b>	<b>-</b>	<b>2,628,880</b>	<b>2,497,436</b>	<b>131,444</b>



### 3.3 Library Services

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The statutory 10% deduction that is no longer required for Library Services under the amended D.C.A were removed. No changes to the capital projects included for Library Services are required and, as such, the total gross capital costs remain unchanged at \$482,100 when compared to the 2019 D.C. Background Study. After deducting \$11,500 for benefits to existing development and \$67,100 in recognition of the D.C.s previously collected towards these needs (reserve fund adjustment), approximately \$403,600 has been included in the calculation of the charge.

Consistent with the 2019 D.C. Background Study, the net growth-related costs for Library Services have been allocated 95% to residential development and 5% to non-residential development.

The revised capital needs listing and calculation of D.C.-eligible costs are shown in Table 3-3.





## 3.4 Parking Services

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As a result of changes to the D.C.A., as described in Section 1.3, Parking Services is no longer an eligible service. Therefore, all capital costs related to Parking Services have been removed from the calculation of the charge.

## 3.5 Administration (Growth-Related Studies Class of Service)

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The Municipality's 2019 D.C. Background Study included growth-related studies under the Administration Studies service. Changes to Administration Studies are provided to conform with changes in the D.C. eligible services under the D.C.A. and the ability to include a separate class of services for growth-related studies (as summarized in Section 1.3).

The Municipality's 2019 D.C. Background Study identified \$528,800 in gross capital costs pertaining to growth-related studies. Through this update study, the gross capital cost of undertaking this D.C. by-law amendment process has been added.

As a result, the total gross capital costs of Growth-Related Studies total \$539,600. A deduction of approximately \$182,900 for benefit to existing development has been applied. A further deduction of \$17,700 has been made to reflect the general benefits of these studies to other non-D.C. eligible services. Lastly, a deduction of approximately \$35,400 has been made reflective of funds already collected in the D.C. Reserve Fund. The resultant net growth-related capital costs included in the calculation of the charge total approximately \$303,700.

The net costs for the growth-related studies have been allocated to the eligible services in the following manner, based on the proportionate share of the D.C.-eligible costs within each service area:

- Roads and Related – 31.3%
- Police (Port Hope Police) – 1.3%
- Fire Protection – 2.2%
- Parks and Recreation – 5.9%
- Library – 0.9%



- Wastewater – 13.3%
- Wastewater Treatment Plants – 30.1%
- Water – 7.6%
- Water Treatment Plants – 7.4%

Consistent with the 2019 D.C. Background Study, these costs have been allocated 78% residential and 22% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

The revised capital needs listing and calculation of D.C.-eligible costs are shown in Table 3-4 below.



**Table 3-4  
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development  2019-2029	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share  78%	Non- Residential Share  22%
<b>1</b>	<b>Development Charge Study</b>			<b>51,500</b>	-		<b>51,500</b>	-		<b>51,500</b>	<b>40,170</b>	<b>11,330</b>
1a	Development Charge Study	2019	Wastewater Treatment Plants	15,500	-		15,500	-		15,500	12,090	3,410
1b	Development Charge Study	2019	Wastewater	6,800	-		6,800	-		6,800	5,304	1,496
1c	Development Charge Study	2019	Water Treatment Plants	3,800	-		3,800	-		3,800	2,964	836
1d	Development Charge Study	2019	Water	3,900	-		3,900	-		3,900	3,042	858
1e	Development Charge Study	2019	Roads and Related	16,200	-		16,200	-		16,200	12,636	3,564
1f	Development Charge Study	2019	Police Services (PHPS)	700	-		700	-		700	546	154
1g	Development Charge Study	2019	Fire Protection Services	1,100	-		1,100	-		1,100	858	242
1h	Development Charge Study	2019	Parks and Recreation Services	3,000	-		3,000	-		3,000	2,340	660
1i	Development Charge Study	2019	Library Services	500	-		500	-		500	390	110
<b>2</b>	<b>Development Charge Study</b>			<b>51,500</b>	-		<b>51,500</b>	-		<b>51,500</b>	<b>40,170</b>	<b>11,330</b>
2a	Development Charge Study	2024	Wastewater Treatment Plants	15,500	-		15,500	-		15,500	12,090	3,410
2b	Development Charge Study	2024	Wastewater	6,800	-		6,800	-		6,800	5,304	1,496
2c	Development Charge Study	2024	Water Treatment Plants	3,800	-		3,800	-		3,800	2,964	836
2d	Development Charge Study	2024	Water	3,900	-		3,900	-		3,900	3,042	858
2e	Development Charge Study	2024	Roads and Related	16,200	-		16,200	-		16,200	12,636	3,564
2f	Development Charge Study	2024	Police Services (PHPS)	700	-		700	-		700	546	154
2g	Development Charge Study	2024	Fire Protection Services	1,100	-		1,100	-		1,100	858	242
2h	Development Charge Study	2024	Parks and Recreation Services	3,000	-		3,000	-		3,000	2,340	660
2i	Development Charge Study	2024	Library Services	500	-		500	-		500	390	110
<b>3</b>	<b>Development Charge Update Study</b>			<b>10,800</b>	-		<b>10,800</b>	-		<b>10,800</b>	<b>8,424</b>	<b>2,376</b>
3a	Development Charge Update Study	2022	Wastewater Treatment Plants	3,300	-		3,300	-		3,300	2,574	726
3b	Development Charge Update Study	2022	Wastewater	1,400	-		1,400	-		1,400	1,092	308
3c	Development Charge Update Study	2022	Water Treatment Plants	800	-		800	-		800	624	176
3d	Development Charge Update Study	2022	Water	800	-		800	-		800	624	176
3e	Development Charge Update Study	2022	Roads and Related	3,500	-		3,500	-		3,500	2,730	770
3f	Development Charge Update Study	2022	Police Services (PHPS)	100	-		100	-		100	78	22
3g	Development Charge Update Study	2022	Fire Protection Services	200	-		200	-		200	156	44
3h	Development Charge Update Study	2022	Parks and Recreation Services	600	-		600	-		600	468	132
3i	Development Charge Update Study	2022	Library Services	100	-		100	-		100	78	22





**Table 3-4 (continued)**  
**Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non-Residential Share 22%
	<b>2019-2029</b>											
<b>4</b>	<b>Official Plan Review</b>			<b>68,800</b>	<b>-</b>	<b>3,400</b>	<b>65,400</b>	<b>34,400</b>		<b>31,000</b>	<b>24,180</b>	<b>6,820</b>
4a	Official Plan Review	2021	Wastewater Treatment Plants	20,700	-	1,020	19,680	10,350		9,330	7,277	2,053
4b	Official Plan Review	2021	Wastewater	9,100	-	450	8,650	4,550		4,100	3,198	902
4c	Official Plan Review	2021	Water Treatment Plants	5,100	-	250	4,850	2,550		2,300	1,794	506
4d	Official Plan Review	2021	Water	5,200	-	260	4,940	2,600		2,340	1,825	515
4e	Official Plan Review	2021	Roads and Related	21,600	-	1,070	20,530	10,800		9,730	7,589	2,141
4f	Official Plan Review	2021	Police Services (PHPS)	900	-	50	850	450		400	312	88
4g	Official Plan Review	2021	Fire Protection Services	1,500	-	70	1,430	750		680	530	150
4h	Official Plan Review	2021	Parks and Recreation Services	4,100	-	200	3,900	2,050		1,850	1,443	407
4i	Official Plan Review	2021	Library Services	600	-	30	570	300		270	211	59
<b>5</b>	<b>Zoning By-law Review</b>			<b>65,000</b>	<b>-</b>	<b>3,300</b>	<b>61,700</b>	<b>32,500</b>		<b>29,200</b>	<b>22,776</b>	<b>6,424</b>
5a	Zoning By-law Review	2020	Wastewater Treatment Plants	19,600	-	990	18,610	9,800		8,810	6,872	1,938
5b	Zoning By-law Review	2020	Wastewater	8,600	-	440	8,160	4,300		3,860	3,011	849
5c	Zoning By-law Review	2020	Water Treatment Plants	4,800	-	240	4,560	2,400		2,160	1,685	475
5d	Zoning By-law Review	2020	Water	5,000	-	250	4,750	2,500		2,250	1,755	495
5e	Zoning By-law Review	2020	Roads and Related	20,300	-	1,050	19,250	10,150		9,100	7,098	2,002
5f	Zoning By-law Review	2020	Police Services (PHPS)	900	-	40	860	450		410	320	90
5g	Zoning By-law Review	2020	Fire Protection Services	1,400	-	70	1,330	700		630	491	139
5h	Zoning By-law Review	2020	Parks and Recreation Services	3,800	-	190	3,610	1,900		1,710	1,334	376
5i	Zoning By-law Review	2020	Library Services	600	-	30	570	300		270	211	59
<b>6</b>	<b>Secondary Plan (Wesleyville Area)</b>			<b>65,000</b>	<b>-</b>	<b>3,300</b>	<b>61,700</b>	<b>32,500</b>		<b>29,200</b>	<b>22,776</b>	<b>6,424</b>
6a	Secondary Plan (Wesleyville Area)	2024	Wastewater Treatment Plants	19,600	-	990	18,610	9,800		8,810	6,872	1,938
6b	Secondary Plan (Wesleyville Area)	2024	Wastewater	8,600	-	440	8,160	4,300		3,860	3,011	849
6c	Secondary Plan (Wesleyville Area)	2024	Water Treatment Plants	4,800	-	240	4,560	2,400		2,160	1,685	475
6d	Secondary Plan (Wesleyville Area)	2024	Water	5,000	-	250	4,750	2,500		2,250	1,755	495
6e	Secondary Plan (Wesleyville Area)	2024	Roads and Related	20,300	-	1,050	19,250	10,150		9,100	7,098	2,002
6f	Secondary Plan (Wesleyville Area)	2024	Police Services (PHPS)	900	-	40	860	450		410	320	90
6g	Secondary Plan (Wesleyville Area)	2024	Fire Protection Services	1,400	-	70	1,330	700		630	491	139
6h	Secondary Plan (Wesleyville Area)	2024	Parks and Recreation Services	3,800	-	190	3,610	1,900		1,710	1,334	376
6i	Secondary Plan (Wesleyville Area)	2024	Library Services	600	-	30	570	300		270	211	59



**Table 3-4 (continued)**  
**Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non-Residential Share 22%
	<b>2019-2029</b>											
<b>7</b>	<b>Waterfront CIP</b>			<b>31,000</b>	-	<b>1,600</b>	<b>29,400</b>	<b>15,500</b>		<b>13,900</b>	<b>10,842</b>	<b>3,058</b>
7a	Waterfront CIP		Wastewater Treatment Plants	9,300	-	480	8,820	4,650		4,170	3,253	917
7b	Waterfront CIP		Wastewater	4,100	-	210	3,890	2,050		1,840	1,435	405
7c	Waterfront CIP		Water Treatment Plants	2,300	-	120	2,180	1,150		1,030	803	227
7d	Waterfront CIP		Water	2,400	-	120	2,280	1,200		1,080	842	238
7e	Waterfront CIP		Roads and Related	9,700	-	520	9,180	4,850		4,330	3,377	953
7f	Waterfront CIP		Police Services (PHPS)	400	-	20	380	200		180	140	40
7g	Waterfront CIP		Fire Protection Services	700	-	30	670	350		320	250	70
7h	Waterfront CIP		Parks and Recreation Services	1,800	-	90	1,710	900		810	632	178
7i	Waterfront CIP		Library Services	300	-	10	290	150		140	109	31
<b>8</b>	<b>Affordable Housing CIP</b>			<b>21,000</b>	-	<b>1,100</b>	<b>19,900</b>	<b>10,500</b>		<b>9,400</b>	<b>7,332</b>	<b>2,068</b>
8a	Affordable Housing CIP		Wastewater Treatment Plants	6,300	-	330	5,970	3,150		2,820	2,200	620
8b	Affordable Housing CIP		Wastewater	2,800	-	150	2,650	1,400		1,250	975	275
8c	Affordable Housing CIP		Water Treatment Plants	1,600	-	80	1,520	800		720	562	158
8d	Affordable Housing CIP		Water	1,600	-	80	1,520	800		720	562	158
8e	Affordable Housing CIP		Roads and Related	6,500	-	360	6,140	3,250		2,890	2,254	636
8f	Affordable Housing CIP		Police Services (PHPS)	300	-	10	290	150		140	109	31
8g	Affordable Housing CIP		Fire Protection Services	500	-	20	480	250		230	179	51
8h	Affordable Housing CIP		Parks and Recreation Services	1,200	-	60	1,140	600		540	421	119
8i	Affordable Housing CIP		Library Services	200	-	10	190	100		90	70	20
<b>9</b>	<b>Facility Space Needs Assessment</b>			<b>50,000</b>	-	<b>2,500</b>	<b>47,500</b>	<b>25,000</b>		<b>22,500</b>	<b>17,550</b>	<b>4,950</b>
9a	Facility Space Needs Assessment	2020	Wastewater Treatment Plants	15,100	-	750	14,350	7,550		6,800	5,304	1,496
9b	Facility Space Needs Assessment	2020	Wastewater	6,600	-	330	6,270	3,300		2,970	2,317	653
9c	Facility Space Needs Assessment	2020	Water Treatment Plants	3,700	-	190	3,510	1,850		1,660	1,295	365
9d	Facility Space Needs Assessment	2020	Water	3,800	-	190	3,610	1,900		1,710	1,334	376
9e	Facility Space Needs Assessment	2020	Roads and Related	15,500	-	790	14,710	7,750		6,960	5,429	1,531
9f	Facility Space Needs Assessment	2020	Police Services (PHPS)	700	-	30	670	350		320	250	70
9g	Facility Space Needs Assessment	2020	Fire Protection Services	1,100	-	50	1,050	550		500	390	110
9h	Facility Space Needs Assessment	2020	Parks and Recreation Services	3,000	-	150	2,850	1,500		1,350	1,053	297
9i	Facility Space Needs Assessment	2020	Library Services	500	-	20	480	250		230	179	51



**Table 3-4 (continued)**  
**Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non- Residential Share 22%
	2019-2029											
10	Stormwater Management Study (Pemberton Employment Lands)		Roads and Related	75,000	-		75,000	7,500		67,500	52,650	14,850
<b>11</b>	<b>Economic Development Plan</b>			<b>50,000</b>	<b>-</b>	<b>2,500</b>	<b>47,500</b>	<b>25,000</b>		<b>22,500</b>	<b>17,550</b>	<b>4,950</b>
11a	Economic Development Plan		Wastewater Treatment Plants	15,100	-	750	14,350	7,550		6,800	5,304	1,496
11b	Economic Development Plan		Wastewater	6,600	-	330	6,270	3,300		2,970	2,317	653
11c	Economic Development Plan		Water Treatment Plants	3,700	-	190	3,510	1,850		1,660	1,295	365
11d	Economic Development Plan		Water	3,800	-	190	3,610	1,900		1,710	1,334	376
11e	Economic Development Plan		Roads and Related	15,500	-	790	14,710	7,750		6,960	5,429	1,531
11f	Economic Development Plan		Police Services (PHPS)	700	-	30	670	350		320	250	70
11g	Economic Development Plan		Fire Protection Services	1,100	-	50	1,050	550		500	390	110
11h	Economic Development Plan		Parks and Recreation Services	3,000	-	150	2,850	1,500		1,350	1,053	297
11i	Economic Development Plan		Library Services	500	-	20	480	250		230	179	51
	Reserve Fund Adjustment									(35,350)	(27,573)	(7,777)
	<b>Total</b>			<b>539,600</b>	<b>-</b>	<b>17,700</b>	<b>521,900</b>	<b>182,900</b>	<b>-</b>	<b>303,650</b>	<b>236,847</b>	<b>66,803</b>



## 3.6 Summary

Table 3-5 summarizes the total change in D.C. eligible costs for all services and classes of service in comparison to the 2019 D.C. Background Study. In aggregate, D.C. eligible capital costs of approximately \$1.9 million have been added to the calculation of the charge.

Table 3-5  
Municipality of Port Hope  
D.C.-eligible Cost Comparison

Service/Class	D.C.-eligible Costs		
	2019 D.C. Background Study	2022 Update Study	Change (\$)
<b>Municipal Wide Services</b>			
Roads and Related	\$ 12,908,896	\$ 13,913,784	\$ 1,004,888
Fire Protection Services	\$ 963,869	\$ 963,869	\$ -
Parks and Recreation Services	\$ 1,826,751	\$ 2,628,880	\$ 802,128
Library Services	\$ 356,517	\$ 403,582	\$ 47,065
Growth-related Studies	\$ 282,710	\$ 303,650	\$ 20,940
Parking Services	\$ 22,500	\$ -	\$ (22,500)
<b>Total Municipal Wide Services</b>	<b>\$ 16,361,243</b>	<b>\$ 18,213,765</b>	<b>\$ 1,852,522</b>
<b>Area Specific Services (Urban Area)</b>			
Police Services (PHPS)	\$ 595,291	\$ 595,291	\$ -
Transit Services	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Urban Area)</b>	<b>\$ 595,291</b>	<b>\$ 595,291</b>	<b>\$ -</b>
<b>Area Specific Services (Rural Area)</b>			
Police Services (OPP)	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Rural Area)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Urban Services</b>			
Wastewater Treatment Plants	\$ 13,415,840	\$ 13,415,840	\$ -
Wastewater	\$ 5,918,481	\$ 5,918,481	\$ -
Water Treatment Plants	\$ 3,302,913	\$ 3,302,913	\$ -
Water	\$ 3,394,929	\$ 3,394,929	\$ -
<b>Total Urban Services</b>	<b>\$ 26,032,163</b>	<b>\$ 26,032,163</b>	<b>\$ -</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 42,988,698</b>	<b>\$ 44,841,219</b>	<b>\$ 1,852,522</b>



## 4. Revised D.C. Calculation and Schedule of Charges

Based on the proposed amendments to the D.C. eligible costs included in the 2019 D.C. Background Study detailed in Chapter 3 herein, Table 4-1 presents the revised D.C. calculation for urban area services to buildout, Table 4-2 presents municipal-wide services to buildout, Table 4-3 presents the urban area services over the 10-year (i.e., 2019-2029) planning horizon, Table 4-4 presents the rural area services over the 10-year (i.e., 2019-2029) planning horizon, and Table 4-5 presents the calculations for municipal-wide services over the 10-year (i.e., 2019-2029) planning horizon.

The D.C. calculation has been undertaken on an average cost basis, whereby the calculated charge seeks to recover the total costs from the anticipated development over the planning period. For the residential calculations, charges are calculated on a single detached unit equivalent basis and converted to five forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated by on a per sq.ft. of G.F.A. basis.



Table 4-1  
Area-Specific Services D.C. Calculation  
2019-Buildout (Urban Serviced)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Treatment Plants	\$ 7,053,194	\$ 6,362,645	\$ 4,846	\$ 4.96
2. Wastewater	\$ 5,172,523	\$ 745,958	\$ 3,554	\$ 0.58
3. Water Treatment Plants	\$ 1,736,462	\$ 1,566,452	\$ 1,193	\$ 1.22
4. Water	\$ 1,784,838	\$ 1,610,092	\$ 1,226	\$ 1.26
<b>TOTAL</b>	<b>\$ 15,747,017</b>	<b>\$ 10,285,146</b>	<b>\$ 10,819</b>	<b>\$ 8.02</b>
Buildout (Urban) Gross Population/GFA Growth (sq.ft.)	3,672	1,282,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$ 4,288</b>	<b>\$ 8.02</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.523	\$ 10,820		
Apartments - 2 Bedrooms +	1.748	\$ 7,496		
Apartments - Bachelor and 1 Bedroom	1.284	\$ 5,506		
Other Multiples	2.031	\$ 8,710		
Special Care/Special Dwelling Units	1.100	\$ 4,717		

Table 4-2  
Municipal-Wide Services D.C. Calculation  
2019-Buildout

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
5. Roads and Related	\$ 9,600,511	\$ 4,313,273	\$ 6,293	\$ 2.88
<b>TOTAL</b>	<b>\$ 9,600,511</b>	<b>\$ 4,313,273</b>	<b>\$ 6,293</b>	<b>\$ 2.88</b>
Buildout Gross Population/GFA Growth (sq.ft.)	3,849	1,499,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$ 2,494</b>	<b>\$ 2.88</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.523	\$ 6,293		
Apartments - 2 Bedrooms +	1.748	\$ 4,360		
Apartments - Bachelor and 1 Bedroom	1.284	\$ 3,203		
Other Multiples	2.031	\$ 5,066		
Special Care/Special Dwelling Units	1.100	\$ 2,744		



Table 4-3  
Area-Specific Services D.C. Calculation  
2019-2029 (Urban)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. Transit Services	\$ -	\$ -	\$ -	\$ -
7. Police Services (PHPS)	\$ 482,186	\$ 113,105	\$ 354	\$ 0.14
<b>TOTAL</b>	<b>\$ 482,186</b>	<b>\$ 113,105</b>	<b>\$ 354</b>	<b>\$ 0.14</b>
10-Year Gross Population (Urban)/GFA Growth (sq.ft.)	3,435	780,600		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$ 140</b>	<b>\$ 0.14</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.523	\$ 354		
Apartments - 2 Bedrooms +	1.748	\$ 245		
Apartments - Bachelor and 1 Bedroom	1.284	\$ 180		
Other Multiples	2.031	\$ 285		
Special Care/Special Dwelling Units	1.100	\$ 154		

Table 4-4  
Rural Area Services D.C. Calculation  
2019-2029

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
8. Police Services (OPP)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
10-Year Gross Population (Rural)/GFA Growth (sq.ft.)	165	138,600		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.523	\$ -		
Apartments - 2 Bedrooms +	1.748	\$ -		
Apartments - Bachelor and 1 Bedroom	1.284	\$ -		
Other Multiples	2.031	\$ -		
Special Care/Special Dwelling Units	1.100	\$ -		



Table 4-5  
Municipal-Wide Services D.C. Calculation  
2019-2029

SERVICE/CLASS OF SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
9. Fire Protection Services	\$ 751,818	\$ 212,051	\$ 493	\$ 0.14
10. Parks and Recreation Services	\$ 2,497,436	\$ 131,444	\$ 1,750	\$ 0.14
11. Library Services	\$ 383,403	\$ 20,179	\$ 269	\$ 0.02
12. Growth-related Studies			\$ 166	\$ 0.07
12.1 Wastewater Treatment Plants	\$ 71,344	\$ 20,123		
12.2 Wastewater	\$ 31,474	\$ 8,877		
12.3 Water Treatment Plants	\$ 17,565	\$ 4,954		
12.4 Water	\$ 18,054	\$ 5,092		
12.5 Roads and Related	\$ 73,992	\$ 20,870		
12.6 Police Services (PHPS)	\$ 3,166	\$ 893		
12.7 Fire Protection Services	\$ 5,126	\$ 1,446		
12.8 Parks and Recreation Services	\$ 13,980	\$ 3,943		
12.9 Library Services	\$ 2,146	\$ 605		
13. Parking Services	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 3,869,504</b>	<b>\$ 430,477</b>	<b>\$ 2,678</b>	<b>\$ 0.37</b>
10-Year Gross Population/GFA Growth (sq.ft.)	3,600	919,200		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$ 1,075</b>	<b>\$ 0.47</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.523	\$ 2,712		
Apartments - 2 Bedrooms +	1.748	\$ 1,879		
Apartments - Bachelor and 1 Bedroom	1.284	\$ 1,380		
Other Multiples	2.031	\$ 2,183		
Special Care/Special Dwelling Units	1.100	\$ 1,182		

Table 4-6 presents the revised calculated schedule of charges, denominated in 2019\$ consistent with the 2019 D.C. Background Study. Table 4-7 provides the amended schedule of charges adjusted to reflect indexing as of 2022.





Table 4-6  
Schedule of Calculated D.C.s (2019\$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services</b>						
Roads and Related	\$ 6,293	\$ 4,360	\$ 3,203	\$ 5,066	\$ 2,744	\$ 2.88
Fire Protection Services	\$ 493	\$ 342	\$ 251	\$ 397	\$ 215	\$ 0.14
Parks and Recreation Services	\$ 1,750	\$ 1,212	\$ 891	\$ 1,409	\$ 763	\$ 0.14
Library Services	\$ 269	\$ 186	\$ 137	\$ 217	\$ 117	\$ 0.02
Growth-related Studies	\$ 166	\$ 115	\$ 84	\$ 134	\$ 72	\$ 0.07
Parking Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 8,971</b>	<b>\$ 6,215</b>	<b>\$ 4,566</b>	<b>\$ 7,223</b>	<b>\$ 3,911</b>	<b>\$ 3.25</b>
<b>Area Specific Services (Urban Area)</b>						
Police Services (PHPS)	\$ 354	\$ 245	\$ 180	\$ 285	\$ 154	\$ 0.14
Transit Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Urban Area)</b>	<b>\$ 354</b>	<b>\$ 245</b>	<b>\$ 180</b>	<b>\$ 285</b>	<b>\$ 154</b>	<b>\$ 0.14</b>
<b>Area Specific Services (Rural Area)</b>						
Police Services (OPP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Rural Area)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Urban Services</b>						
Wastewater Treatment Plants	\$ 4,846	\$ 3,357	\$ 2,466	\$ 3,901	\$ 2,113	\$ 4.96
Wastewater	\$ 3,554	\$ 2,462	\$ 1,809	\$ 2,861	\$ 1,550	\$ 0.58
Water Treatment Plants	\$ 1,193	\$ 827	\$ 607	\$ 960	\$ 520	\$ 1.22
Water	\$ 1,226	\$ 849	\$ 624	\$ 987	\$ 535	\$ 1.26
<b>Total Urban Services</b>	<b>\$ 10,819</b>	<b>\$ 7,495</b>	<b>\$ 5,506</b>	<b>\$ 8,709</b>	<b>\$ 4,718</b>	<b>\$ 8.02</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 8,971</b>	<b>\$ 6,215</b>	<b>\$ 4,566</b>	<b>\$ 7,223</b>	<b>\$ 3,911</b>	<b>\$ 3.25</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 20,144</b>	<b>\$ 13,955</b>	<b>\$ 10,252</b>	<b>\$ 16,217</b>	<b>\$ 8,783</b>	<b>\$ 11.41</b>



Table 4-7  
Schedule of Calculated D.C.s (Indexed to 2022\$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services</b>						
Roads and Related	\$ 7,422	\$ 5,142	\$ 3,777	\$ 5,975	\$ 3,236	\$ 3.40
Fire Protection Services	\$ 581	\$ 403	\$ 296	\$ 468	\$ 253	\$ 0.16
Parks and Recreation Services	\$ 2,064	\$ 1,429	\$ 1,051	\$ 1,662	\$ 900	\$ 0.17
Library Services	\$ 317	\$ 219	\$ 162	\$ 256	\$ 138	\$ 0.02
Growth-related Studies	\$ 196	\$ 136	\$ 99	\$ 158	\$ 85	\$ 0.08
Parking Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 10,580</b>	<b>\$ 7,329</b>	<b>\$ 5,385</b>	<b>\$ 8,519</b>	<b>\$ 4,612</b>	<b>\$ 3.83</b>
<b>Area Specific Services (Urban Area)</b>						
Police Services (PHPS)	\$ 417	\$ 289	\$ 212	\$ 336	\$ 182	\$ 0.16
Transit Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Urban Area)</b>	<b>\$ 417</b>	<b>\$ 289</b>	<b>\$ 212</b>	<b>\$ 336</b>	<b>\$ 182</b>	<b>\$ 0.16</b>
<b>Area Specific Services (Rural Area)</b>						
Police Services (OPP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Rural Area)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Urban Services</b>						
Wastewater Treatment Plants	\$ 5,715	\$ 3,960	\$ 2,908	\$ 4,601	\$ 2,492	\$ 5.85
Wastewater	\$ 4,191	\$ 2,903	\$ 2,134	\$ 3,374	\$ 1,828	\$ 0.68
Water Treatment Plants	\$ 1,406	\$ 975	\$ 715	\$ 1,133	\$ 613	\$ 1.44
Water	\$ 1,445	\$ 1,001	\$ 737	\$ 1,164	\$ 632	\$ 1.48
<b>Total Urban Services</b>	<b>\$ 12,757</b>	<b>\$ 8,839</b>	<b>\$ 6,494</b>	<b>\$ 10,272</b>	<b>\$ 5,565</b>	<b>\$ 9.45</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 10,580</b>	<b>\$ 7,329</b>	<b>\$ 5,385</b>	<b>\$ 8,519</b>	<b>\$ 4,612</b>	<b>\$ 3.83</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 23,754</b>	<b>\$ 16,457</b>	<b>\$ 12,091</b>	<b>\$ 19,127</b>	<b>\$ 10,359</b>	<b>\$ 13.44</b>



A comparison of the amended charges (indexed to 2022\$) with the Municipality's current D.C.s is provided in Table 4-8. In total within the urban area, D.C.s for a single detached dwelling unit would increase by \$1,202 per unit (+5.3%). The non-residential charge per sq.ft. of G.F.A. would increase by \$0.30 (+2.3%).

Table 4-8  
Comparison of Current and Calculated D.C.s (Indexed to 2022\$)

Service	Residential (per Single Detached Dwelling)		Non-Residential (per sq.ft. of GFA)	
	Current	Proposed	Current	Proposed
<b>Municipal Wide Services</b>				
Roads and Related	\$ 6,887	\$ 7,422	\$ 3.15	\$ 3.40
Fire Protection Services	\$ 581	\$ 581	\$ 0.16	\$ 0.16
Parks and Recreation Services	\$ 1,434	\$ 2,064	\$ 0.11	\$ 0.17
Library Services	\$ 280	\$ 317	\$ 0.02	\$ 0.02
Growth-related Studies	\$ 183	\$ 196	\$ 0.08	\$ 0.08
Parking Services	\$ 13	\$ -	\$ 0.01	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 9,378</b>	<b>\$ 10,580</b>	<b>\$ 3.53</b>	<b>\$ 3.83</b>
<b>Area Specific Services (Urban Area)</b>				
Police Services (PHPS)	\$ 417	\$ 417	\$ 0.16	\$ 0.16
Transit Services	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Urban Area)</b>	<b>\$ 417</b>	<b>\$ 417</b>	<b>\$ 0.16</b>	<b>\$ 0.16</b>
<b>Area Specific Services (Rural Area)</b>				
Police Services (OPP)	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Rural Area)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Urban Services</b>				
Wastewater Treatment Plants	\$ 5,715	\$ 5,715	\$ 5.85	\$ 5.85
Wastewater	\$ 4,191	\$ 4,191	\$ 0.68	\$ 0.68
Water Treatment Plants	\$ 1,406	\$ 1,406	\$ 1.44	\$ 1.44
Water	\$ 1,445	\$ 1,445	\$ 1.48	\$ 1.48
<b>Total Urban Services</b>	<b>\$ 12,757</b>	<b>\$ 12,757</b>	<b>\$ 9.45</b>	<b>\$ 9.45</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 9,378</b>	<b>\$ 10,580</b>	<b>\$ 3.53</b>	<b>\$ 3.83</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 22,552</b>	<b>\$ 23,754</b>	<b>\$ 13.14</b>	<b>\$ 13.44</b>



## 5. D.C. Policy Recommendations and D.C. By-law Rules

The Municipality's current D.C. by-law provides for the uniform Municipal-wide and area-specific recovery of growth-related costs. D.C.s are imposed for all services through one by-law. The intent of the amendment does not alter the Municipality's policy for the imposition of Municipal-wide and area-specific D.C.s.

Other than those policy revisions identified in Sections 5.1, 5.2, and 5.3 all other rules and polices contained within By-law 63-2019 remain unchanged.

### 5.1 D.C. Calculation and Collection Policies

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The recent amendments to the D.C.A. provide for mandatory installments payments of D.C.s for rental housing, non-profit housing, and institutional development as follows:

- 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.

Furthermore, the D.C.s for development proceeding through the site plan or zoning by-law amendment planning approvals processes will be calculated on the date the planning application is made and will be payable at building permit issuance (or as required by S.26.1 of the D.C.A.).

- 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 on or after January 1, 2020) shall be determined based on the D.C. charge in effect on the date of Site Plan or Zoning By-law Amendment planning 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 at building permit issuance.

The D.C.A. also provides that municipalities may charge interest on the installment payments, and charges calculated where the planning application is received in specific

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circumstances outlined above. The interest charged on installment payments and charges calculated when the planning application is made will be governed by the Municipality’s Council approved Development Charges Interest Policy.

## 5.2 Statutory Exemptions

The amendments to the D.C.A. provide for the following additional statutory exemptions to the payment of D.C.s.

Residential intensification exemptions have been expanded to allow for the creation of additional dwelling units within ancillary structures to existing residential dwellings without the payment of D.C.s. Section 2 (3) (b) of the D.C.A. provides that D.C.s are not payable for residential development that results only in the creation of up to two additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2 (1) of O. Reg. 82/98 (see Table 5-1).

Table 5-1  
Prescribed Classes of Existing Residential Buildings, Prescribed Additional Dwelling Units, and Restrictions

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4	Other existing residential buildings	An existing residential building not in another class of residential building described in this table	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings are now also exempt from the payment of D.C.s, subject to the prescribed restrictions set out in section 2 (3) of O. Reg. 82/98 (see Table 5-2).



To provide additional clarity in interpreting the application of the exemption for a second dwelling that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling, the proposed new principal dwelling and one ancillary dwelling unit must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.

**Table 5-2**  
**Prescribed Classes of Proposed New Residential Buildings, and Restrictions**

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

Bill 213 (Better for People, Smarter for Business Act) received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

The Municipality's D.C. By-law will be updated through this process to include this statutory exemption which came into force on December 8, 2020.



## 5.3 Other Policies

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The policy revisions described in sections 5.1, and 5.2 are being made in response to recent amendments to the D.C.A. Two additional revisions are being proposed to the Municipality's D.C. By-law, in order to provide closer alignment with Northumberland County's D.C. policies. These additional revisions are described below:

- **Redevelopment Credits:** The Municipality's D.C. By-law provides for a reduction of development charges where demolitions or conversions have occurred within the 48 months prior to when D.C.s are payable. The Municipality's D.C. By-law will be updated through this process to increase the eligibility window from 48 months to 60 months.
- **Bona Fide Farm Definition:** The Municipality's D.C. By-law will be updated through this process to simplify the definition of "bona fide farm operation" such that it aligns with the definition in the Northumberland County D.C. by-law.



## 6. Asset Management Plan and Long-Term Capital and Operating Costs

The D.C.A. requires the background study to 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.**

The A.M.P. analysis included in the 2019 D.C. Background Study, which found that the capital plan was deemed to be financially sustainable, has been updated to account for the capital cost revisions described herein.

The updated A.M.P. analysis contained in Table 6-1 identifies:

- \$2.4 million in total annualized expenditures; and
- Incremental operating revenues of \$5.3 million and existing operating revenues of \$37.4 million, totaling \$42.7 million by the end of the period.

In consideration of the above changes, the capital plan is still deemed to be financially sustainable.





Table 6-1  
Municipality of Port Hope  
Asset Management – Future Expenditures and Associated Revenues (2019\$)

	<b>Buildout (Total)</b>
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	1,290,678
Annual Debt Payment on Post Period Capital <sup>2</sup>	98,194
Annual Lifecycle - Municipal-wide Services	640,868
Annual Lifecycle - Urban Services	108,295
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$296,467</b>
<b>Total Expenditures</b>	<b>\$2,434,501</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$37,393,207
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$5,296,067
<b>Total Revenues</b>	<b>\$42,689,274</b>

<sup>1</sup> Non-Growth Related component of Projects including 10% mandatory deduction on soft services

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR

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.

Table 6-2 summarizes the changes to the incremental annual operating costs associated with the D.C. eligible costs at full emplacement.



Table 6-2  
Municipality of Port Hope  
Operating and Capital Expenditure Impacts for Future Capital Expenditures (2019\$)

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Roads and Related	375,537	109,555	485,092
Fire Services	50,304	28,762	79,066
Parks and Recreation	116,862	25,758	142,620
Library Services	67,739	6,752	74,491
Administration Studies	-	-	-
Parking Services	-	-	-
Police Services (Municipal)	30,427	90,056	120,483
Transit Services	-	-	-
Police Services (OPP)	-	-	-
Sewage Treatment Plants	-	-	-
Wastewater	78,372	27,677	106,049
Water Treatment Plants	-	-	-
Water	29,923	7,906	37,829
<b>Total</b>	<b>749,163</b>	<b>296,467</b>	<b>1,045,630</b>



## 7. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the 2019 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft Amending D.C. By-law being presented for Council's consideration. The D.C. Update Study and draft Amending D.C. By-law will be presented to the public at a public meeting of Council to solicit public input on the proposed D.C. by-law.

It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council on September 20, 2022, witnessing the 60-day period between the release of the D.C. Background Study and the passage of the D.C. By-law. It is proposed that the Amending D.C. By-law will come into effect on the date of passage.

If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. By-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated July 22, 2022, subject to further annual review during the capital budget process;”

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

“Approve the Amending Development Charge By-law as set out herein.”



# Appendix A

## Draft Amending D.C. By-law



**THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE**  
**By-Law \_\_\_-2022**

**Being a by-law to amend development charges by-law 63-2019**

**WHEREAS** Section 19 of the *Development Charges Act, 1997 S.O. 1997, c.27*, as amended (“the Act”) provides for amendments to be made to development charges by-laws;

**AND WHEREAS** the Council of the Corporation of the Municipality of Port Hope (hereinafter called “the Council”) has determined that certain amendments should be made to the Development Charge By-law of the Corporation of the Municipality of Port Hope, being By-law 63-2019.

**AND WHEREAS**, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

**AND WHEREAS** the Council of the Corporation of the Municipality of Port Hope has given notice and held a public meeting in accordance with the Act; and

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE ENACTS AS FOLLOWS:**

1. **By-law 63-2019 is hereby amended as follows:**
  - a. Subsections 1.2(9) and 1.2(23) be deleted and replaced with the following:
    - (9) “bona fide farm operation” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation.
    - (23) “institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of section 3.15, institutional means development of a building or structure intended for use:



- (a) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
  - (b) as a retirement home within the meaning of Subsection 2(1) of the *Retirement Homes Act, 2010*.
  - (c) By any institution of the following post-secondary institutions for the objects of the institution:
    - (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
    - (ii) a college or university federated or affiliated with a university described in subclause (i); or
    - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
  - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (e) as a hospice to provide end of life care;
- b. The following definitions are added to Section 1.2 of the By-law:
- “non-profit housing development”, for the purposes of section 3.16, means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit 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 Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or



- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

“rental housing”, for the purposes of section 3.15, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

- c. Subsection 2.1(6) is deleted and replaced with the following:

2.1(6) Growth-related Studies

- d. Section 3.5 is deleted and replaced with the following:

3.5 Notwithstanding the provision of this By-law, development charges shall not be imposed with respect to:

1. an enlargement to an existing residential dwelling unit;
2. the creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling, provided the total gross floor area of the additional one or two units does not exceed the gross floor area of the existing dwelling unit;
3. the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or within a structure ancillary to such residential building;
4. the creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling;
5. a garden suite; or



6. the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

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

7. In addition to the restrictions outlined in Subsection (6), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.





- e. The following subsection is added to section 3.8:
5. a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.
- f. Section 3.11 be deleted and replaced with the following:
- 3.11 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 60 months 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 under subsection 3.9 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
  2. in the case of a non-residential building or structure or, in the case of mixed use building or structure, the non-residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.10, by the gross floor area that has been or will be demolished or converted to another principal use;
- provided that:
1. no credit or reduction shall be given for the components pertaining to the Wastewater Treatment Plants and the Water Treatment Plants, and;



2. such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- g. Sections 3.14 and 3.15 are deleted and replaced with the following:
- 3.14 Development charges imposed under this By-law are calculated, payable, and collected on the date a building permit is issued in relation to the development; except for advance services (i.e. roads and related, sanitary sewer and water services) where at the discretion of Council shall be payable immediately upon the owner entering into subdivision agreement or in instances where a plan of subdivision has not been pursued development charges are payable prior to the release of holding provisions on the implementing zoning by-law amendment.
  - 3.15 Notwithstanding Section 3.14, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- h. The following sections are added:
- 3.16 Notwithstanding Section 3.14, development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
  - 3.17 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under sections



3.14 to 3.16 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made, including interest as provided in the Municipality's Council approved Development Charge Interest Policy. Where both planning applications apply Development Charges under sections 3.14 to 3.16 shall be calculated based on the rates, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, set out in Schedule "B" on the date of the later planning application.

3.18 Despite sections 3.14 to 3.16, 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.

i. Schedules "A" and "B" are deleted and replaced with the attached.

2. **This By-law shall come into effect on the date of passage.**

Read a first, second, third time and passed in open Council this September 20, 2022.

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Mayor

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Clerk



## **SCHEDULE “A”**

### **To By-law 63-2019**

#### **Designated Municipal Services Under This By-law**

##### **Municipal-Wide Services**

- Roads and Related
- Fire Protection
- Parks and Recreation
- Library

##### **Area-Specific Services – Urban Serviced Area**

- Water (excluding Water Treatment Plant)
- Water Treatment Plants
- Wastewater (excluding Wastewater Treatment Plant)
- Wastewater Treatment Plants

##### **Area-Specific Services – Urban Area**

- Port Hope Police

##### **Classes of Service**

- Growth-Relates Studies
  - Roads
  - Public Works
  - Fire Protection
  - Parks and Recreation
  - Library
  - Port Hope Police
  - Water
  - Water Treatment Plants
  - Wastewater
  - Wastewater Treatment Plants



**SCHEDULE “B”  
To BY-LAW 63-2019  
SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services</b>						
Roads and Related	\$ 6,293	\$ 4,360	\$ 3,203	\$ 5,066	\$ 2,744	\$ 2.88
Fire Protection Services	\$ 493	\$ 342	\$ 251	\$ 397	\$ 215	\$ 0.14
Parks and Recreation Services	\$ 1,750	\$ 1,212	\$ 891	\$ 1,409	\$ 763	\$ 0.14
Library Services	\$ 269	\$ 186	\$ 137	\$ 217	\$ 117	\$ 0.02
Growth-related Studies	\$ 166	\$ 115	\$ 84	\$ 134	\$ 72	\$ 0.07
Parking Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 8,971</b>	<b>\$ 6,215</b>	<b>\$ 4,566</b>	<b>\$ 7,223</b>	<b>\$ 3,911</b>	<b>\$ 3.25</b>
<b>Area Specific Services (Urban Area)</b>						
Police Services (PHPS)	\$ 354	\$ 245	\$ 180	\$ 285	\$ 154	\$ 0.14
Transit Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Urban Area)</b>	<b>\$ 354</b>	<b>\$ 245</b>	<b>\$ 180</b>	<b>\$ 285</b>	<b>\$ 154</b>	<b>\$ 0.14</b>
<b>Area Specific Services (Rural Area)</b>						
Police Services (OPP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Area Specific Services (Rural Area)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Urban Services</b>						
Wastewater Treatment Plants	\$ 4,846	\$ 3,357	\$ 2,466	\$ 3,901	\$ 2,113	\$ 4.96
Wastewater	\$ 3,554	\$ 2,462	\$ 1,809	\$ 2,861	\$ 1,550	\$ 0.58
Water Treatment Plants	\$ 1,193	\$ 827	\$ 607	\$ 960	\$ 520	\$ 1.22
Water	\$ 1,226	\$ 849	\$ 624	\$ 987	\$ 535	\$ 1.26
<b>Total Urban Services</b>	<b>\$ 10,819</b>	<b>\$ 7,495</b>	<b>\$ 5,506</b>	<b>\$ 8,709</b>	<b>\$ 4,718</b>	<b>\$ 8.02</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 8,971</b>	<b>\$ 6,215</b>	<b>\$ 4,566</b>	<b>\$ 7,223</b>	<b>\$ 3,911</b>	<b>\$ 3.25</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 20,144</b>	<b>\$ 13,955</b>	<b>\$ 10,252</b>	<b>\$ 16,217</b>	<b>\$ 8,783</b>	<b>\$ 11.41</b>