



2020 Development Charges Background Study

Northumberland County

For Public Circulation and Comment

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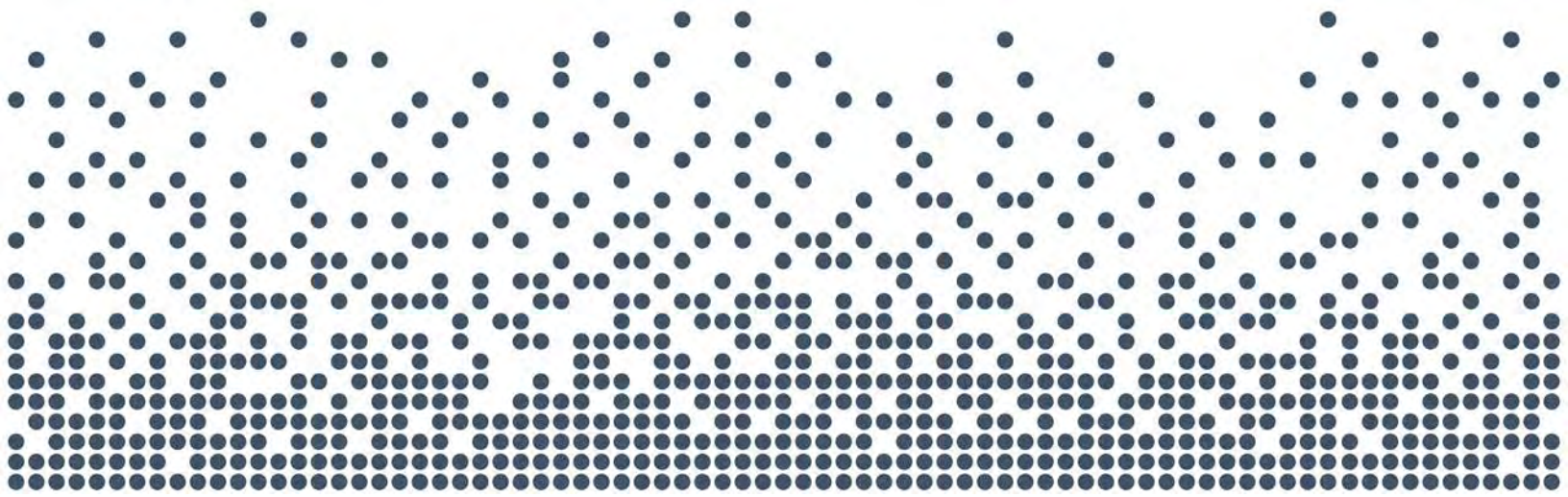
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List of Acronyms and Abbreviations

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



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 (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for Northumberland County (County).

The County retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the County 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 County'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 D).

In addition, the report is designed to set out sufficient background on the legislation, the County'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. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



1.2 Summary of the Process

As required under Section 12 of the D.C.A., a Public Meeting has been scheduled on March 24, 2020 prior to Council considering the by-law for passage. Its purpose is to present the study to the public and to solicit public input on the proposed D.C. by-law. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the County's D.C. by-law.

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

In accordance with the legislation, the D.C. background study and proposed D.C. by-law will be made available for public review by February 15, 2020.

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 study and Council consideration of the by-law.

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

Process Steps	Dates
1. Council Information Session	July 17, 2019
2. Growth forecast and detailed discussions with staff regarding future needs to service growth	August – September, 2019
3. Presentation of draft findings and D.C. policy discussion with County staff	January 7, 2020
4. Council information session	January 29, 2020
5. Release D.C. Background Study	February 15, 2020



Process Steps	Dates
6. Development Industry Stakeholder Consultation	February 24, 2020
7. D.C. Public Meeting	March 24, 2020
8. D.C. By-law passage	April 15, 2020
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. County makes available D.C. pamphlet	by 60 days after in force date

1.3 More Homes, More Choice Act – An Act to amend Various Statutes with Respect to Housing, Other Development, and Various Matters

On May 2, 2019, the Province introduced Bill 108 (More Homes, More Choice Act) which proposes changes to the *Development Charges Act, 1997*, as amended (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. do not come into effect until they are proclaimed by the Lieutenant Governor. At the time of writing the following provisions have been proclaimed:

- Transitional provisions with respect to soft services, as well as other provisions clarifying definitions and administrative powers to make regulations, are in effect as of the date of royal assent. Regarding the transitional provisions for soft services, as noted below, services not identified under the new subsection 2(4) (i.e. soft services) will no longer be eligible to be included in D.C. by-law once



proclaimed. Soft services within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the prescribed date (currently anticipated to be January 1, 2021), the date a Community Benefits Charge By-law is passed, or the date when the existing D.C. by-law is repealed.

- Effective 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. 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 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application 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, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

A summary of further the changes to the D.C.A. to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – the Bill will remove “Soft Services” from the D.C.A.

These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the authority of the *Planning Act*. Once the new s.s. 2(4) is proclaimed, eligible services under the D.C.A. include:

- 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 as defined in subsection 1 (1) of the *Municipal Act*, 2001 or subsection 3 (1) of the *City of Toronto Act*, 2006, as the case may be;
- Electrical power services;
- Policing services;
- Ambulance services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;



- Waste diversion services; and
- Other services as prescribed.

Waste Diversion and Ambulance – the Bill will remove the mandatory 10% deduction for these services.

Soft Services to be Included in a new Community Benefit Charge under the Planning Act – it is proposed that a municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that, (a) identifies the facilities, services and matters that will be funded with community benefits charges and (b) complies with any prescribed requirements;
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date;
- The valuation date is the day before building permit issuance;
- Valuations will be based on appraised value of land. Various requirements are set out in this regard;
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account;
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year;
- Requirements for annual reporting shall be prescribed; and
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.



Chapter 2

Current Northumberland County D.C. Policy



2. Current Northumberland County D.C. Policy

2.1 By-law Enactment

The County adopted By-law Number 2018-23 on June 20, 2018, which provides for area-specific D.C.s for Roads and Related Services to be imposed in the Cobourg East Community Area of Cobourg. By-law 2018-23 will expire in June, 2023. At present, the County does not impose D.C.s in other areas of the County or for other services.

2.2 Timing of D.C. Calculation and Payment

D.C.s are due and payable at the time of building permit issuance for the development.

2.3 Indexing

The by-law provides for annual indexing of the charges on the anniversary date of the by-law. 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
Northumberland County – Cobourg East Community
Current Development Charges

Service	Residential Dwellings (\$ per unit)				Non-Residential (\$ per sq. ft. of Gross Floor Area)
	Single & Semi-Detached Dwellings [*]	Multiples & Apartments		Special Care/Special Dwelling Units	
		2 Bedrooms +	Bachelor & 1 Bedroom		
Cobourg East Community Area					
Roads & Related	\$ 1,948.00	\$ 1,360.00	\$ 999.00	\$ 899.00	\$ 0.89
Total	\$ 1,948.00	\$ 1,360.00	\$ 999.00	\$ 899.00	\$ 0.89

2.4 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that pre-exists five years prior to the date of payment of the D.C.



2.5 Exemptions

The County's existing D.C. by-law includes statutory exemptions from payment of D.C.s with respect to:

- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial 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;
- Land used for Municipal or Board of Education purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

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

- Commercial and Institutional developments of equal to or less than 4,000 sq.ft. of gross floor area (G.F.A.); and
- Coach House Dwelling Units.



Chapter 3

Anticipated Development in Northumberland County



3. Anticipated Development in Northumberland County

3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 3-1 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 Northumberland County will be required to provide services, over a 10-year (late-2019 to late-2029) and longer term time horizons (late-2019 to mid-2031 and late-2019 to mid-2041).

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 Northumberland County over the forecast period, including:

- Northumberland County Official Plan (approved by the Ontario Municipal Board on November 23, 2016);
- Northumberland County Housing Forecast by Area Municipality, 2011 to 2041 (September 30, 2014);
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2019 period (where available);
- Residential supply opportunities as provided by Northumberland County and respective Local Municipalities (where available);
- Local Municipal 2019 Development Charges Background Studies (where available); and



- Discussions with County staff regarding anticipated residential and non-residential development in Northumberland County.

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 **Error! Not a valid bookmark self-reference..** The discussion provided herein summarizes the anticipated growth for the County and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A, Schedule 1, the County's population is anticipated to reach approximately 96,083 by late 2029, 97,691 by mid-2031, and 107,469 by mid-2041.¹

¹ The population figures used in the calculation of the 2019 D.C. excluding the net Census undercount, which is estimated at approximately 2.4%.



Figure 3-1
Population and Household Forecast Model

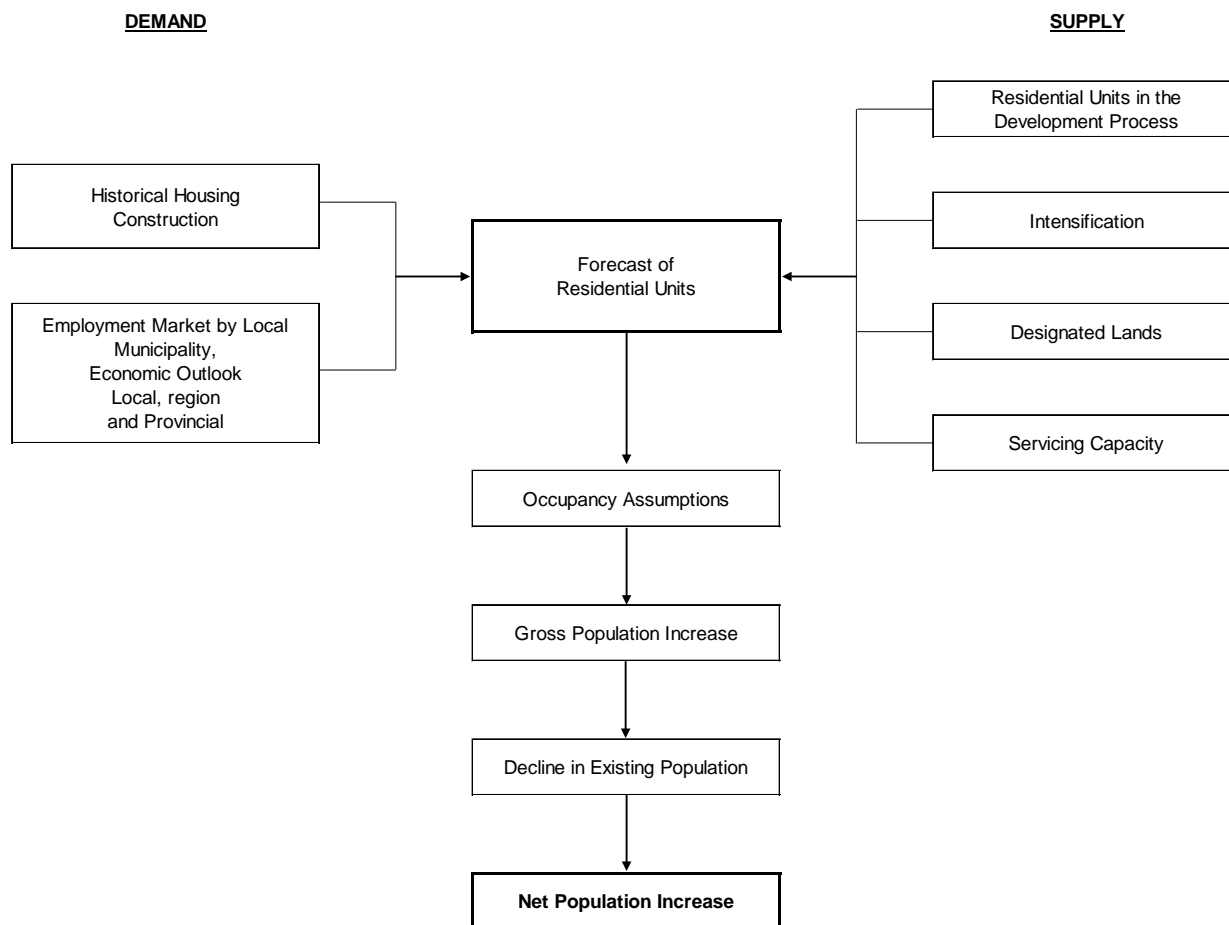




Table 3-1
Northumberland County
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount)*	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	
Historical	Late 2006	82,870	80,963	2,593	78,370	26,310	1,450	3,450	330	31,540	2.567
	Late 2011	84,060	82,126	2,491	79,635	27,675	1,738	3,735	187	33,313	2.485
	Late 2016	87,620	85,598	2,233	83,365	29,240	2,145	3,950	360	35,695	2.398
Forecast	Late 2019	90,110	88,035	2,308	85,727	30,368	2,303	4,224	360	37,253	2.383
	Late 2029	98,350	96,083	2,507	93,576	32,559	3,800	5,173	360	41,892	2.294
	Mid 2031	100,000	97,691	2,548	95,143	32,894	4,026	5,341	360	42,621	2.292
	Mid 2041	110,000	107,469	2,804	104,665	35,099	5,472	6,590	360	47,521	2.281
Incremental	Late 2006 - Late 2011	1,190	1,163	-102	1,265	1,365	286	285	-163	1,773	0.6560
	Late 2011 - Late 2016	3,560	3,472	-258	3,730	1,565	409	215	193	2,382	1.4576
	Late 2016 - Late 2019	2,490	2,437	75	2,362	1,126	158	274	0	1,558	1.5647
	Late 2019 - Late 2029	8,240	8,048	199	7,849	2,193	1,497	950	0	4,640	1.7347
	Late 2019 - Mid 2031	9,890	9,656	240	9,416	2,528	1,723	1,117	0	5,369	1.7987
	Late 2019 - Mid 2041	19,890	19,434	496	18,938	4,733	3,169	2,367	0	10,269	1.8925

Source: Derived by Watson & Associates Economists Ltd. in 2019 using data from 2014 Northumberland County Housing Forecast by Area Municipality, 2011-2041 forecast, Northumberland County and Local Municipalities.

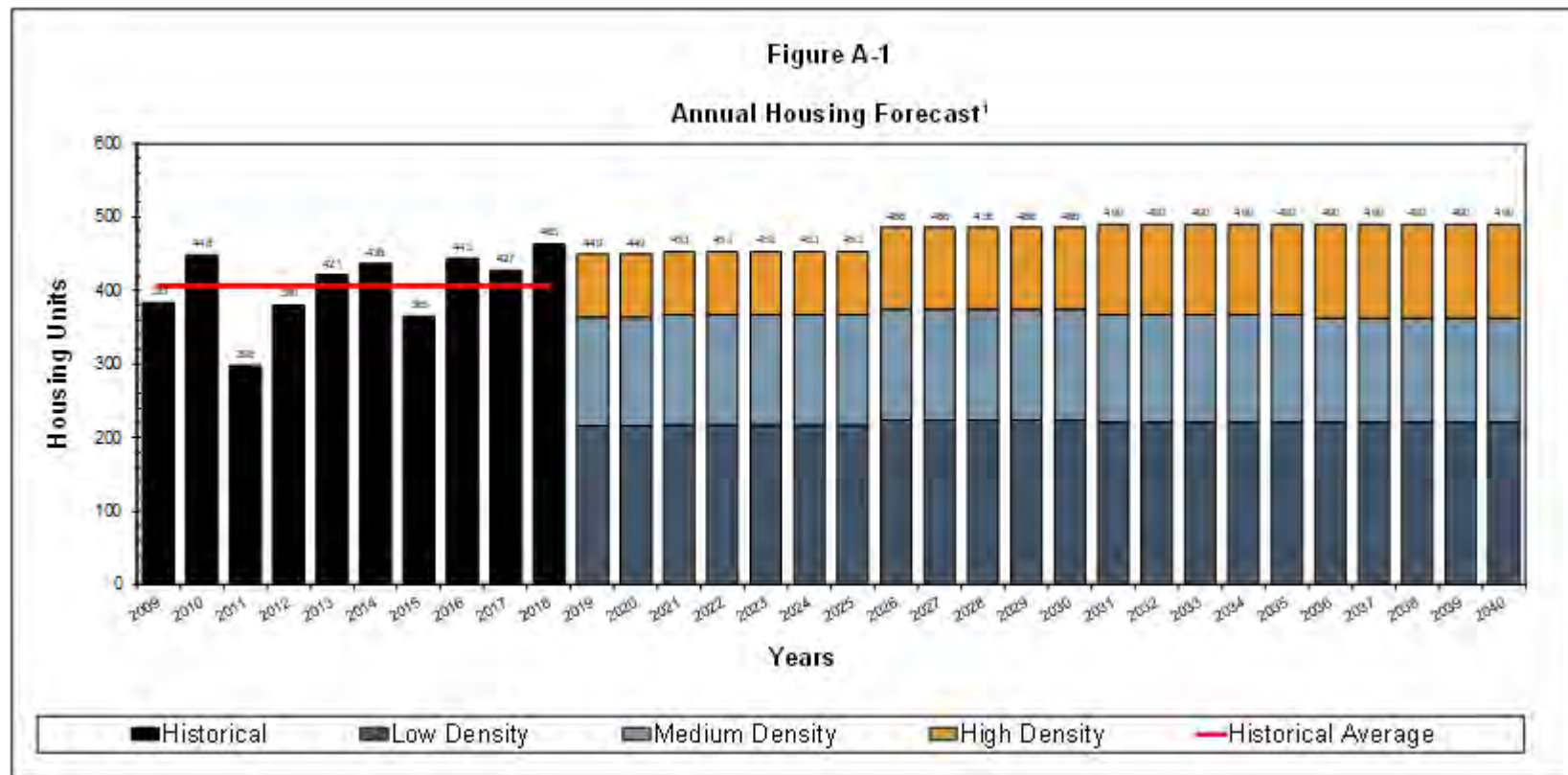
* Census undercount estimated at approximately 2.4%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Northumberland County
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Northumberland County, 2009-2018.

¹ Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the Northumberland County-wide D.C. growth forecast.

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

- The housing unit mix for the County was derived from a detailed review of residential supply data for the County and its local municipalities (as per Schedule 6), and historical development activity (as per Schedule 7).
- Based on the above indicators, the longer-term forecast period for the County is comprised of a unit mix of 46% low density units (single detached and semi-detached), 31% 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 Local Municipality for Northumberland County.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2019 and 2041 by Local Municipality is summarized below.



Local Municipality	Approximate Amount of Housing Growth, 2019 to 2041	Percentage of Housing Growth, 2019 to 2041
Township of Alnwick/Haldimand	456	4%
Town of Brighton	555	5%
Town of Cobourg	4,186	41%
Township of Cramahe	390	4%
Township of Hamilton	833	8%
Municipality of Port Hope	3,058	31%
Town of Trent Hills	741	7%
Alderville First Nation	0	0%
County Total	10,269	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 certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.

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

- The number of housing units to be constructed by 2029 in Northumberland County over the forecast period is presented in Figure 3-2. Over the 2019 to 2029 forecast period, the County is anticipated to average 464 new housing units annually.
- Between 2019 to 2031, the County is forecast to average 467 units annually.
- Between 2019 to 2041, the County is forecast to average 478 units annually.



- Institutional population¹ is anticipated to increase by nearly 240 people between 2019 and 2031, and 496 people between 2019 to 2041.
- 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 8 summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data for Northumberland County (low-, medium-, and high- density). The total calculated adjusted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.589
 - Medium density: 2.022
 - High density²: 1.573

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

- Existing households for late-2019 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and late-2019 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 2019 to 2041 forecast period is approximately 3,450.

6. Employment (Appendix A – Schedules 10a, 10b, 10c, 11 and 12)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in a municipality 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.

¹ Institutional 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 these special care facilities.

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



- 2016 employment data¹ (place of work) for Northumberland County is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 510 primary (2%);
 - 3,635 work at home employment (14%);
 - 6,153 industrial (23%);
 - 9,623 commercial/population related (37%); and
 - 6,440 institutional (24%).
- The 2016 employment by usual place of work, including work at home, is 26,360. Approximately 4,965 additional employees have been identified for the County 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 Municipality is anticipated to reach approximately 35,470 by late-2029, 36,000 by mid-2031 and 39,000 by mid-2041. This represents an employment increase of approximately 3,330 for the 10-year forecast period, 3,860 for the 12-year forecast period and 6,860 for the 22-year forecast period.
- Schedule 10b 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 G.F.A. 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 G.F.A. calculation.
- Total employment for Northumberland County (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 25,770 by late-2029, 26,170 by mid-2031 and 28,230 by mid-2041.³ This represents an

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.

³ G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b.



employment increase of approximately 2,540 over the 10-year forecast period, 2,930 over the 12-year forecast period and 4,990 over the 22-year forecast period.

7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,350 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The County-wide incremental G.F.A. is anticipated to increase by 2,159,300 sq.ft. over the 10-year forecast period, 2,470,200 sq.ft. over the 12-year forecast period and 4,215,000 over the 22-year forecast period.
- In terms of percentage growth, the 2019 to 2041 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 51%;
 - commercial/population-related – 27%; and
 - institutional – 22%.

8. Geography of Non-Residential Development (Appendix A – Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by development location for Northumberland County by area.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2019 and 2041 by development location is summarized below.



Local Municipality	Amount of Non-Residential G.F.A., 2019 to 2041	Percentage of Non-Residential G.F.A., 2019 to 2041
Township of Alnwick/Haldimand	130,600	3%
Town of Brighton	218,800	5%
Town of Cobourg	1,525,500	36%
Township of Cramahe	106,200	3%
Township of Hamilton	268,600	6%
Municipality of Port Hope	1,791,300	43%
Town of Trent Hills	174,300	4%
Alderville First Nation	0	0%
<i>Municipality Total</i>	<i>4,215,000</i>	<i>100%</i>



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories which are provided within the County.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. In addition, 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). Services which are potentially eligible for inclusion in the County’s D.C.s are indicated with a “Yes.”

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.

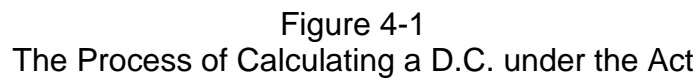




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	No	1.3 Bridges, Culverts and Roundabouts	100
	Yes	1.4 Local municipal roads	0
	Local service	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	No	1.7 Active Transportation	100
2. Other Transportation Services	No	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	n/a	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks	100
	n/a	3.2 Channel connections	100
	Local service	3.3 Retention/detention ponds	100
4. Fire Protection Services	n/a	4.1 Fire stations	100
	n/a	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	n/a	4.3 Small equipment and gear	100

¹with 7+ year life time

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



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	n/a	5.2 Development of area municipal parks	90
	n/a	5.3 Development of district parks	90
	n/a	5.4 Development of municipal-wide parks	90
	n/a	5.5 Development of special purpose parks	90
	n/a	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	n/a	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	n/a	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	n/a	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library vehicles ¹	90
	n/a	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	n/a	10.1 Treatment plants	100
	n/a	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment ¹	100

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	n/a n/a n/a n/a	11.1 Treatment plants 11.2 Distribution systems 11.3 Local systems 11.4 Vehicles and equipment ¹	100 100 0 100
12. Waste Management Services	Ineligible Ineligible Yes Yes	12.1 Landfill collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Waste diversion facilities 12.4 Waste diversion vehicles and equipment ¹	0 0 90 90
13. Police Services	n/a n/a n/a	13.1 Police detachments 13.2 Police rolling stock ¹ 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	Yes Yes	14.1 Homes for the aged space 14.2 Vehicles ¹	90 90
15. Child Care	No No	15.1 Childcare space 15.2 Vehicles ¹	90 90
16. Health	No No	16.1 Health department space 16.2 Health department vehicles ¹	90 90
17. Social Housing	Yes	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	Yes	18.1 P.O.A. space	90
19. Social Services	No	19.1 Social service space	90
20. Ambulance	Yes Yes	20.1 Ambulance station space 20.2 Vehicles ¹	90 90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
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	0 0 0
23. Other Services	Yes Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	 0-100 0-100

¹with a 7+ year life time

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.

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:

- costs to acquire land or an interest therein (including a leasehold interest);
- costs to improve land;
- costs to acquire, lease, construct or improve buildings and structures;
- 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;
- interest on money borrowed to pay for the above-referenced costs;
- costs to undertake studies in connection with the above-referenced matters; and
- 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 County’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 County has no outstanding D.C. credit obligations

4.7 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.

4.8 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 County currently has no existing D.C. Reserve Funds.

4.9 Deductions

The D.C.A. potentially requires that five 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;
- anticipated grants, subsidies and other contributions; and
- a 10% reduction for certain services.

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.2 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 Municipality 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.



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

4.9.2 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 Municipality's "excess capacity," other than excess capacity which is "committed" (discussed above in 4.6).

"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.

4.9.3 Reduction for Benefit to Existing Development

This step involves a further reduction to the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in section 4.9.1 is related but is not the identical requirement.

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 municipal-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.

4.9.4 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 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. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. 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.

4.9.5 The 10% Reduction

Paragraph 8 of s.s.(1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, stormwater drainage and control services, services related to a highway, police, and fire protection services. The primary services that the 10% reduction does apply to include services such as parks and recreation and libraries. The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure cost sheets in Chapter 5



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating development charge eligible costs for the development charges to be applied on a uniform basis across the County. The required calculation process set out in s.5(1) paragraphs 2 to 8 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, municipal projects and Council priorities change and, accordingly, Council's intentions may alter 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 County-wide D.C. Calculations

This section evaluates the development-related capital requirements for select services over the 10-year planning period (2020-2029). 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 *Provincial Offences Act Services*

The County currently has one provincial offences facility. This building totals 5,000 sq.ft. feet and offers a historical average level of service of \$18 per capita. Using the 10-year forecast population growth (i.e. 8,048 population), provides a D.C. eligible amount of \$147,500 over the forecast period. There are currently no identified growth-related capital needs for Provincial Offences Act services.

5.1.2 *Paramedic Services*

The County's Paramedic services operate out of six facilities with a total of 36,400 sq.ft. of building area. Other assets used in the provision of Paramedic services include 14 ambulances, 4 emergency response vehicles, 1 community support vehicle, 20 defibrillators and 52 equipped paramedics. This provides the County with an average historical 10-year level of service of approximately \$144 per capita resulting in a



maximum D.C. eligible amount that could be included in the calculation of the charge of nearly \$1.2 million over the forecast period.

The gross capital costs for 10-year capital needs total approximately \$2.8 million. Capital needs for Paramedic services include the construction of two emergency response centres, new vehicles and a paramedic/emergency medical services master plan. Deductions of \$2.3 million have been applied in recognition of the benefits to existing development and \$49,400 for the statutory 10% deduction. This results in a total of \$442,200 of net growth-related capital costs that are included in the calculation of the D.C.

These costs have been given allocations to residential (76%) and non-residential (24%) based on incremental growth in population (i.e. 7,959) to employment (i.e. 2,513) in the 10-year forecast period.

5.1.3 Homes for the Aged Services

Home for the Ages services in the County are provided the operation of the Golden Plough Lodge. The facility is a total of 108,700 sq.ft. and provides an average historical level of service of \$533 per capita. The maximum D.C. eligible amount that could be included in the calculation of the charge based on this level of service is \$4.3 million over the forecast period.

Anticipated needs for this service includes a redevelopment of the Golden Plough Lodge. The identified costs are those related to the expansion of the facility and anticipated borrowing costs, totaling \$17.1 million. A deduction of \$15.1 has been applied in acknowledgement that there will be a benefit to the existing development of this expansion and \$481,900 has been deducted for funding from grants. After the statutory 10% deduction, a total of \$1.4 million has been included in the D.C. calculation. These costs have been allocated based on incremental growth in population to employment with 76% assigned to residential and 24% assigned to non-residential development.

5.1.4 Community Housing Services

The County own numerous community housing project across the County that total 247,000 sq.ft. of gross floor area. As a result, the historical level of service investment



in Community Housing services of \$616 per capita provides for a maximum D.C. eligible amount of \$5.0 million over the forecast period.

Anticipated capital needs over the forecast period have a total gross capital cost of approximately \$21.6 million. These costs include the Elgin Park community housing redevelopment and associated interest costs, and associated Community Housing services studies. Benefits to existing development of \$19.6 million and the growth related share of grants of \$229,300 have been deducted. Furthermore, the statutory 10% deduction of \$173,500 has also been applied. The resulting net growth related capital costs to be included in the D.C. calculation are \$1.6 million.

Since the sole users of Community Housing services are residents, the forecast growth-related costs have been allocated 100% to residential development.

5.1.5 Waste Diversion Services - Facilities

Waste Diversion services are provided across the entire County through the operation of the Material Recovery Facility (MRF) and Community Recycling Centres. The MRF provides service to the County as well as the City of Kawartha Lakes. The share of the facility that is related to the County is 36,800 sq.ft. In addition, the County operates 14 vehicles and equipment items at the MRF and Community Recycling Centres providing both waste diversion and landfill related services. The eligible share (i.e. waste diversion share) for these 14 vehicles is 66%. In total, this investment in infrastructure results in an average historical level of service of \$266 per capita for the forecast period. When applied to population growth in the County over the 10-year period of 8,048, the maximum D.C. eligible costs that could be included in the calculation of the charge are \$2.1 million

Anticipated capital needs over the forecast period include improvements to community recycling centres, an organics transfer station, public drop off area upgrades, and associated studies. These needs have an estimated cost of \$1.6 million. Deductions of \$249,000 have been made for the ineligible share of the community recycling centres (i.e. non-waste diversion) and \$1.2 million in acknowledgement of the benefits to existing development. An additional \$24,900 has been deducted from the public drop-off area upgrades as it will be partially funded by the small communities' fund. After the 10% statutory deduction, the net growth-related capital costs included in the D.C. calculation are \$174,200.



These growth-related costs have been allocated to 76% to residential and 24% to non-residential development based on incremental growth in population to employment, in the 10-year forecast period.

5.1.6 Administration Studies

The County has made provision for the inclusion of a studies to facilitate this D.C. process and future D.C. background studies, as well as other studies which benefit growth, in whole or in part.

The cost of these studies total \$840,000 over the 10-year forecast period. A deduction of \$598,600 has been made in recognition of the studies benefits to the existing population. After deducting the 10% statutory deduction, the net growth-related capital costs included in the charge total approximately \$217,200. These costs have been allocated 76% residential and 24% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 76%	Non-Residential Share 24%
	2020-2029											
1	Trent Hills ERC Base	2020	1,417,000	-	1,417,000	1,295,390		121,610	12,161	109,449	83,182	26,268
2	Brighton ERC Base (land acquisition, design and construction)	2020-2021	1,100,000	-	1,100,000	1,005,595		94,405	9,440	84,964	64,573	20,391
3	Ambulance	2020-2029	160,000	-	160,000	-		160,000	16,000	144,000	109,440	34,560
4	SUV	2020-2029	95,000	-	95,000	-		95,000	9,500	85,500	64,980	20,520
	Studies											
5	Paramedics/EMS Master Plan		30,000	-	30,000	7,500		22,500	2,250	20,250	15,390	4,860
	Total		2,802,000	-	2,802,000	2,308,485	-	493,515	49,352	444,164	337,564	106,599

Infrastructure Costs Covered in the D.C. Calculation – Homes for the Aged Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 76%	Non-Residential Share 24%
	2020-2029											
1	Golden Plouge Lodge Redevelopment	2020-2023	16,513,889		16,513,889	15,096,627	481,900	935,362	93,536	841,826	639,788	202,038
2	NPV of Anticipated Interest Costs (Growth Related Share)	2020-2029	638,448	-	638,448			638,448	63,845	574,603	436,699	137,905
	Total		17,152,337	-	17,152,337	15,096,627	481,900	1,573,811	157,381	1,416,430	1,076,486	339,943



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2020-2029										100%	0%
1	Eglin Park Redevelopment Project	2020-2021	16,828,552	-	16,828,552	15,384,284	229,289	1,214,978	121,498	1,093,481	1,093,481	-
2	Eglin Park Redevelopment Project (Construction Financing)	2020	531,448	-	531,448	485,838		45,610	4,561	41,049	41,049	-
3	Eglin Park Redevelopment Project (NPV of Interest Payments)	2020-2029	4,044,421	-	4,044,421	3,697,319		347,102	34,710	312,392	312,392	-
	Studies											
4	Housing Master Plan	2020	50,000	-	50,000	12,500		37,500	3,750	33,750	33,750	-
5	Affordable Housing Strategy	2024	70,000	-	70,000	17,500		52,500	5,250	47,250	47,250	-
6	Housing & Homeless Plan	2024	25,000	-	25,000	6,250		18,750	1,875	16,875	16,875	-
7	Housing & Homeless Plan	2029	25,000	-	25,000	6,250		18,750	1,875	16,875	16,875	-
	Total		21,574,421	-	21,574,421	19,609,941	229,289	1,735,191	173,519	1,561,672	1,561,672	-

Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services - Facilities

Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2020-2029										76%	24%
Community Recycling Centres (design and construction)	2020-2029	500,000	-	249,000	251,000	229,459		21,541	2,154	19,387	14,734	4,653
Organics Transfer Station (design and construction)	2020	500,000	-		500,000	457,089		42,911	4,291	38,620	29,351	9,269
Public Drop-off Area Upgrades	2020	483,800	-		483,800	442,279	24,913	16,608	1,661	14,948	11,360	3,587
			-		-	-		-	-	-	-	-
Studies			-		-	-		-	-	-	-	-
Master Plan	2020	100,000	-		100,000	25,000		75,000	7,500	67,500	51,300	16,200
Master Plan update	2025	50,000	-		50,000	12,500		37,500	3,750	33,750	25,650	8,100
			-		-	-		-	-	-	-	-
Total		1,633,800	-	249,000	1,384,800	1,166,326	24,913	193,561	19,356	174,205	132,396	41,809



Infrastructure Costs Covered in the D.C. Calculation – Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 76%	Non-Residential Share 24%
	2020-2029											
1	Development Charge Background Study	2020	45,000	-	45,000	-		45,000	4,500	40,500	30,780	9,720
2	Development Charge Background Study	2025	45,000	-	45,000	-		45,000	4,500	40,500	30,780	9,720
3	GO Expansion Feasibility Study	2020-2029	50,000	-	50,000	45,709		4,291	429	3,862	2,935	927
4	Official Plan Update	2022	210,000	-	210,000	105,000		105,000	10,500	94,500	71,820	22,680
5	GIS/Asset Management	2020-2029	490,000	-	490,000	447,947		42,053	4,205	37,848	28,764	9,083
				-	-	-		-	-	-	-	-
				-	-	-		-	-	-	-	-
				-	-	-		-	-	-	-	-
				-	-	-		-	-	-	-	-
				-	-	-		-	-	-	-	-
	Total		840,000	-	840,000	598,656	-	241,344	24,134	217,210	165,079	52,130



5.2 Service Levels and 10-Year Capital Costs for Area Specific D.C. Calculations

5.2.1 Waste Diversion Services – Curbside Collection

Curbside Waste Diversion services are provide to all areas in the County, with the exception of Port Hope Rural Ward II. Currently, the County's provision of curbside collection services operates with 26 vehicles that are being used for both eligible (waste diversion) and ineligible (landfill related) services. The total eligible share of these vehicles is 76% which yields an average historical level of service of \$47 per capita. This amounts to a maximum D.C. eligible amount of \$372,900 that could be included the calculation of the charge.

The County has identified a provision for the growth in capital-related waste diversion contract costs with a total gross cost of \$362,800. The statutory 10% deduction has been applied and the total costs to be included in the D.C. calculation is \$326,500. These costs have been given allocations of 76% residential and 24% non-residential.



Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services – Curbside Collection

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 76%	Non-Residential Share 24%
1	Waste Diversion Contract Expansion	2020-2029	362,755	-	362,755	-		362,755	36,275	326,479	248,124	78,355
	Total		362,755	-	362,755	-	-	362,755	36,275	326,479	248,124	78,355



5.3 Service Level and 12-Year Capital Costs for County-wide D.C. Calculations

5.3.1 Roads and Related Services

The County has a current inventory of 502 km of roads, 20 km of storm sewers and 134 bridges, culverts and retaining walls. Additionally, the County maintains 263 traffic signal structures. The County's public works department operates out of 11 facilities. These assets provide a historical average level of service of approximately \$6,476 per capita. In total, the maximum D.C.-eligible amount for Roads and Related services is approximately \$62.5 million based on the historical level of service and forecast population growth to 2031 (i.e. 9,656 population).

The 12-year capital needs for Roads and Related services have a gross capital cost of approximately \$60.9 million. The anticipated needs that have been identified are of a benefit to development across the County and include needs currently identified in the County's area-specific D.C. by-law for the Cobourg East Community as well as roads infrastructure identified through the County's Transportation Master Plan and related studies.

In recognition of the benefit to development beyond 2031, a post period benefit deduction of \$27.1 million has been made for the Trent River Bridge Crossing and Cobourg East Community projects where there is explicit oversizing beyond the 2031 forecast period. Furthermore, benefit to existing development deductions of \$21.4 million have also been applied. In total, the net growth-related costs that have been included in the calculation of the charge are \$12.4 million.

These costs have been allocated 77% residential and 23% non-residential based on the incremental growth in population to employment, for the 12-year forecast period (i.e. 9,656 population and 2,929 employment).



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

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost		
								Total	Residential Share 77%	Non-Residential Share 23%
	2020-2031									
	Roads and Infrastructure									
1	Transportation Service Improvement needs identified by TMP or other EA Processes (Growth Related Share)	2020-2031	1,100,000	-	1,100,000	-		1,100,000	847,000	253,000
	Trent River Bridge Crossing									
2	Trent River Bridge Crossing (Campbellford) - Detailed design, additional studies, property acquisition, etc.	2020-2029	5,090,000	2,545,000	2,545,000	1,272,500		1,272,500	979,825	292,675
3	Trent River Bridge Crossing (Campbellford) - Construction and Road Improvements	2020-2031	20,100,000	10,050,000	10,050,000	5,025,000		5,025,000	3,869,250	1,155,750
	County Rd 2									
4	County Road 2 EA - additional studies (Waterfront Trail EA, detailed design, etc.)	2020-2029	1,500,000	-	1,500,000	1,348,149		151,851	116,925	34,926
5	County Road 2 - Phase II-b	2023	2,000,000	-	2,000,000	-		2,000,000	1,540,000	460,000
6	County Road 2 - Phase III	2028	2,500,000	-	2,500,000	2,246,915		253,085	194,875	58,210
	Cobourg East Community									
	<i>Urban Widening (4-lane arterial)</i>									
7	Elgin St. (D'Arcy St. to Brook Rd.)	2021-2031	1,649,000	1,240,429	408,571	197,880		210,691	162,232	48,459
8	Brook Rd. (Elgin St. to Kerr St.)	2027-2041	3,298,000	2,480,858	817,142	395,760		421,382	324,464	96,918
9	Brook Rd. (Kerr St. to King St.)	2027-2041	1,295,000	974,139	320,861	155,400		165,461	127,405	38,056
	<i>Intersection Improvements</i>									
10	Elgin St. and D'Arcy St.	2018-2022	141,000	63,880	77,120	66,270		10,850	8,355	2,496
11	Elgin St. and Brook Rd.	2022-2027	141,000	108,475	32,525	14,100		18,425	14,187	4,238
12	Kerr St. and Brook Rd.	2021-2031	141,000	108,475	32,525	14,100		18,425	14,187	4,238
13	King St. and Brook Rd.	2021-2031	141,000	108,475	32,525	14,100		18,425	14,187	4,238
14	King St. and Kerr St.	2021-2031	141,000	108,475	32,525	14,100		18,425	14,187	4,238
	<i>Grade Separation</i>									
15	Brook Rd. /CP and CN Rail Grade Separation	2018-2021	21,406,000	9,271,354	12,134,646	10,559,875		1,574,771	1,212,574	362,197
	Studies									
16	Consolidated Roads Facility Feasibility Study	2020	50,000	-	50,000	44,938		5,062	3,898	1,164
17	Transportation Master Plan (2)	2022-2027	200,000	-	200,000	50,000		150,000	115,500	34,500
	Total		60,893,000	27,059,560	33,833,440	21,419,088	-	12,414,352	9,559,051	2,855,301



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the 12-year County-wide D.C.s for Roads and Related services. Table 6-2 calculates the D.C.s for all County-wide services assessed over the 10-year forecast period. Table 6-3 calculates the 10-year area-specific D.C.s to be imposed for Waste Diversion – Curbside Collection services that would exclude Port Hope Rural Ward II.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, other multiples, and special care/special dwelling units). The non-residential development charge has been calculated on a per sq.ft of G.F.A. basis for commercial, industrial, and institutional development.

The D.C.-eligible costs for each service component are provided in Chapter 5 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 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 (Appendix A) to calculate the charge.

With respect to non-residential development, the total costs (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A.

Table 6-4 summarizes the calculated maximum D.C.s that could be imposed by Council by residential dwelling type and non-residential G.F.A.



Table 6-1
Development Charge Calculation
County-wide Services
2020-2031 – Transportation

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Roads and Related	\$ 9,559,051	\$ 2,855,301	\$ 2,100	\$ 1.16
TOTAL	\$9,559,051	\$2,855,301	\$2,100	\$1.16
D.C.-Eligible Capital Cost	\$9,559,051	\$2,855,301		
11-Year Gross Population/GFA Growth (sq.ft.)	11,787	2,470,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$810.98	\$1.16		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.589	\$2,100		
Apartments - 2 Bedrooms +	1.718	\$1,393		
Apartments - Bachelor and 1 Bedroom	1.308	\$1,061		
Other Multiples	2.022	\$1,640		
Special Care/Special Dwelling Units	1.100	\$892		

Table 6-2
Development Charge Calculation
County-wide Services
2020-2029

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. Administration Studies	\$ 165,079	\$ 52,130	\$ 42	\$ 0.02
3. Homes for Aged	1,076,486	339,943	273	0.16
4. Provincial Offences Act	-	-	-	-
5. Paramedic Services	337,564	106,599	86	0.05
6. Community Housing	1,561,672	-	396	-
7. Waste Diversion Services - Facilities	132,396	41,809	34	0.02
TOTAL	\$3,273,198	\$540,482	\$831	\$0.25
D.C.-Eligible Capital Cost	\$3,273,198	\$540,482		
10-Year Gross Population/GFA Growth (sq.ft.)	10,198	2,159,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$320.96	\$0.25		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.589	\$831		
Apartments - 2 Bedrooms +	1.718	\$551		
Apartments - Bachelor and 1 Bedroom	1.308	\$420		
Other Multiples	2.022	\$649		
Special Care/Special Dwelling Units	1.100	\$353		



Table 6-3
Development Charge Calculation
Area-specific Services
2020-2029- Waste Diversion – Curbside Collection

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
8. Waste Diversion Services - Curbside Collection	\$ 248,124	\$ 78,355	\$ 63	\$ 0.04
TOTAL	\$248,124	\$78,355	\$63	\$0.04
D.C.-Eligible Capital Cost	\$248,124	\$78,355		
10-Year Gross Population/GFA Growth (sq.ft.)	10,030	2,013,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$24.74	\$0.04		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.589	\$831		
Apartments - 2 Bedrooms +	1.718	\$551		
Apartments - Bachelor and 1 Bedroom	1.308	\$420		
Other Multiples	2.022	\$649		
Special Care/Special Dwelling Units	1.100	\$353		

Table 6-4
Schedule of Calculated 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	
Municipal Wide Services:						
Roads and Related	2,100	1,394	1,061	1,640	892	1.16
Administration Studies	42	28	21	33	18	0.02
Homes for Aged	273	181	138	213	116	0.16
Provincial Offences Act	-	-	-	-	-	-
Paramedic Services	86	57	43	67	37	0.05
Community Housing	396	263	200	309	168	-
Waste Diversion Services - Facilities	34	23	17	27	14	0.02
Total Municipal Wide Services	2,931	1,946	1,480	2,289	1,245	1.41
Area-Specific Services						
Excluding Port Hope Rural Ward II						
Waste Diversion Services - Curbside Collection	63	42	32	49	27	0.04
Total Area-Specific Services	63	42	32	49	27	0.04
Grand Total - Port Hope Rural Ward II	2,931	1,946	1,480	2,289	1,245	1.41
Grand Total - Outside of Port Hope Rural Ward II	2,994	1,988	1,512	2,338	1,272	1.45



Chapter 7

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



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

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

s.s.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 subsection 5(1) goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

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

7.2 D.C. By-law Structure

It is recommended that:



- the County uses a uniform municipal-wide D.C. calculation for all municipal services except for Waste Diversion – Curbside Collection services which are not provided in all areas of the County; and
- one municipal D.C. by-law be used for all services

7.3 D.C. By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., s.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 Section 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*; or
- g) the issuing of a building permit under the *Building Code Act* 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 to industrial, commercial and institutional uses based on the G.F.A. constructed.



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 summarized in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a 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 credit equivalent to:

1. the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
2. the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge 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 60 months (5 years) prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

7.3.4 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

- Farm buildings;
- Places of worship as defined under the *Assessment Act*, 1990;
- Hospitals;
- Residential development that results in only the creation of a second dwelling unit, including structures ancillary to the principal residential dwelling, as per O.Reg. 454/19 which amends O.Reg. 82/98; and
- Municipal housing project facilities under By-law 2019-20.

The proposed non-statutory exemptions and deferrals were presented to County Council at the January 29, 2020 Council meeting. Council raised the issue of potential coordination of exemptions and deferred payment policies with the lower tier Northumberland County municipalities. What has been proposed and included herein are exemptions that generally reflect the provision of the lower tier Northumberland County municipalities on average.

7.3.5 Phase in Provision(s)

The proposed D.C. by-law is anticipated to come into effect on July 15, 2020 (i.e. three months after by-law passage) providing for a notice period of five months between the issuance of the D.C. background study and the effective date of the charge.

7.3.6 Timing of Collection

The D.C.s for all services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the County 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 application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of 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 are subject to annual interest charges calculated based on the County's short term borrowing rate (i.e. prime rate less 0.85%).

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 indexing annually on the anniversary date of the By-law, in accordance with provisions under the D.C.A.

7.3.8 D.C. Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. Amendments to the D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. The County's approach in prior D.C. by-laws has been to impose area-specific D.C.s for Roads and Related services within the Cobourg East Community only. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

In undertaking this D.C. process, the application of Roads and Related services was assessed on an area-specific and County-wide basis. This comparative assessment was reviewed with senior staff of the County and County Council with regard for the benefitting service areas of the identified needs, the affordability impacts of the proposed charges, and capital funding implications for the County.

Because of the inherent County-wide benefit of improvements to County arterial roads and the adverse affordability impacts and funding limitations of area-specific D.C.s, the County has recommended that:

- All County services with the exception of Waste Diversion – Curbside Collection be applied on a County-wide basis; and
- Waste Diversion – Curbside Collection services be applied in the benefitting service area only (i.e. outside of Port Hope Rural Ward II)t



7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the County's D.C. collections be contributed into seven (7) separate reserve funds, including: Roads and Related services, Administration Studies, Homes for the Aged services, Paramedic services, Community Housing services, Waste Diversion – Facilities services, and Waste Diversion – Curbside Collection services.

7.4.2 By-law In-force Date

The proposed by-law under D.C.A. will come into force three (3) months after the date of by-law passage.

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 s.11 of O.Reg. 82/98).

7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated February 14, 2020, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated February 14, 2020”

“Determine that no further public meeting is required;”

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

“Repeal D.C. By-law 2018-23 on the day the County-wide D.C. By-law comes into force”



Chapter 8

Asset Management Plan



8. Asset Management Plan

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,

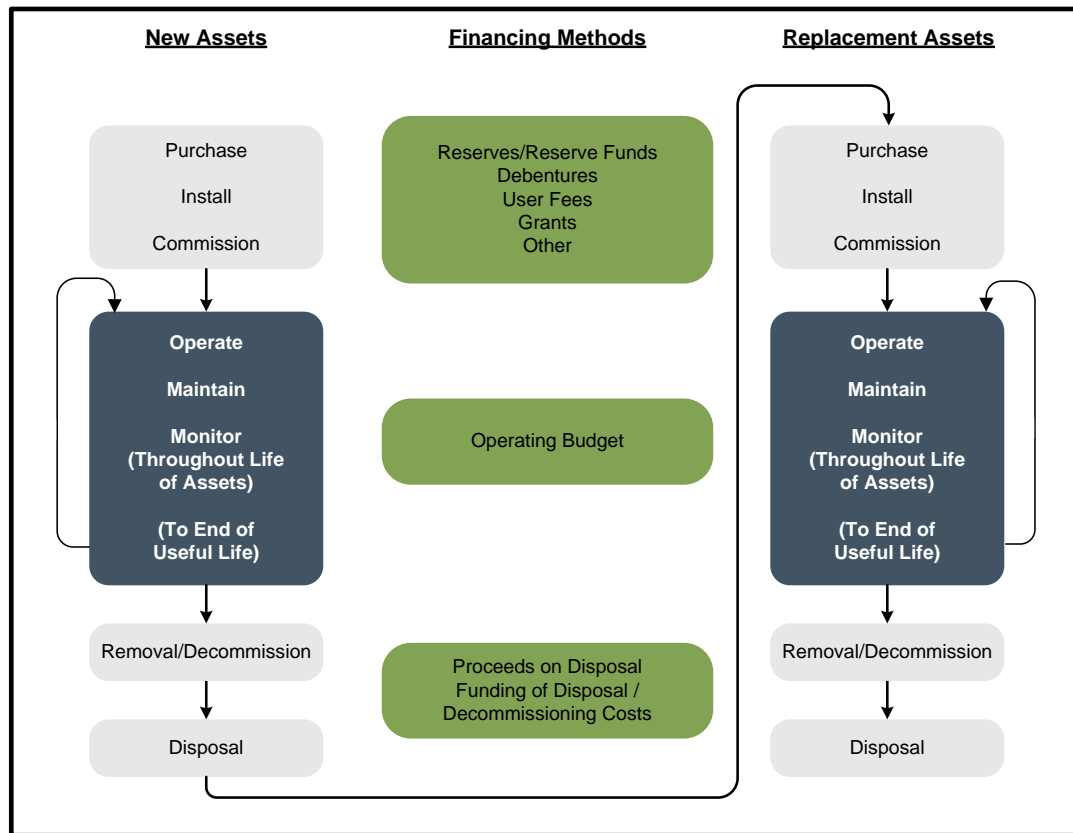
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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



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 County 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 2020 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. The resultant total annualized expenditures are \$6.5 million.
5. 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 \$7.1 million. This amount, totalled with the existing operating revenues of \$114.3 million, provides annual revenues of 121.4 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Northumberland County
Asset Management – Future Expenditures and Associated Revenues (2020\$)

Description	2031 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	3,945,495
Annual Debt Payment on Post Period Capital ²	1,803,824
Lifecycle:	
Annual Lifecycle - County-Wide Services	526,381
Sub-Total - Annual Lifecycle	526,381
Incremental Operating Costs (for D.C. Services)	204,539
Total Expenditures	6,480,238
Revenue (Annualized)	
Total Existing Revenue ³	114,306,845
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	7,105,319
Total Revenues	121,412,164

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

² Interim Debt Financing for Post Period Benefit

³ 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.”

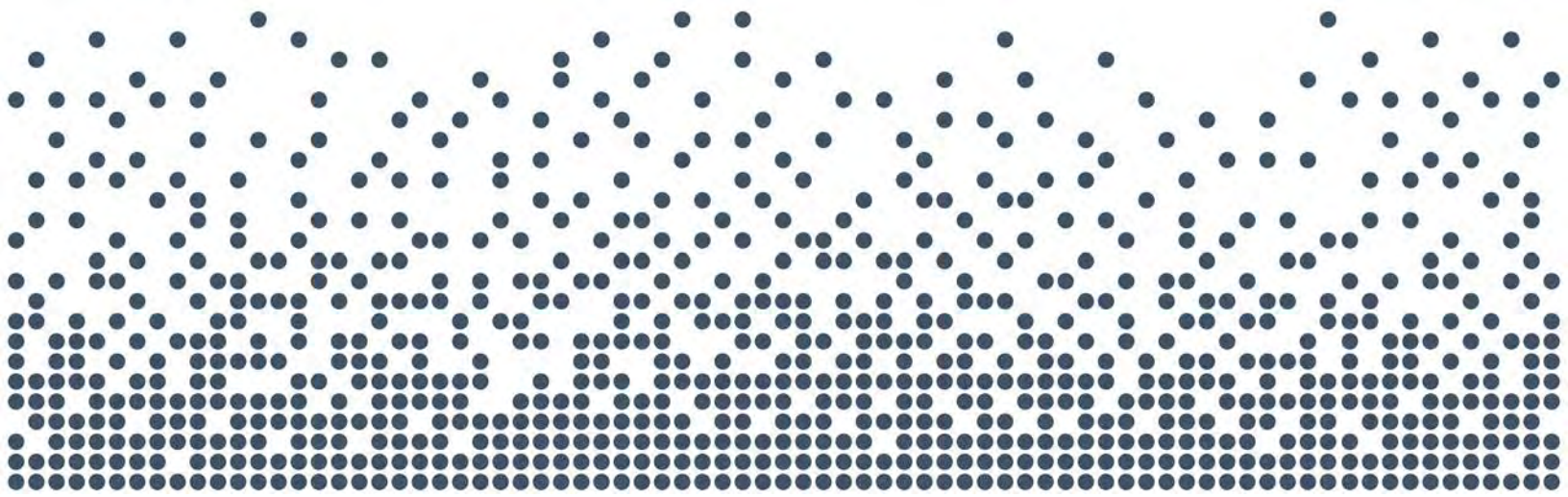


It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the 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
Northumberland County
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	
Historical	Late 2006	82,870	80,963	2,593	78,370	26,310	1,450	3,450	330	31,540	2.567
	Late 2011	84,060	82,126	2,491	79,635	27,675	1,736	3,735	167	33,313	2.465
	Late 2016	87,620	85,598	2,233	83,365	29,240	2,145	3,950	360	35,695	2.398
Forecast	Late 2019	90,110	88,035	2,308	85,727	30,366	2,303	4,224	360	37,253	2.363
	Late 2029	98,350	96,083	2,507	93,576	32,559	3,800	5,173	360	41,892	2.294
	Mid 2031	100,000	97,691	2,548	95,143	32,894	4,026	5,341	360	42,621	2.292
	Mid 2041	110,000	107,469	2,804	104,665	35,099	5,472	6,590	360	47,521	2.261
Incremental	Late 2006 - Late 2011	1,190	1,163	-102	1,265	1,365	286	285	-163	1,773	0.6560
	Late 2011 - Late 2016	3,560	3,472	-258	3,730	1,565	409	215	193	2,382	1.4576
	Late 2016 - Late 2019	2,490	2,437	75	2,362	1,126	158	274	0	1,558	1.5647
	Late 2019 - Late 2029	8,240	8,048	199	7,849	2,193	1,497	950	0	4,640	1.7347
	Late 2019 - Mid 2031	9,890	9,656	240	9,416	2,528	1,723	1,117	0	5,369	1.7987
	Late 2019 - Mid 2041	19,890	19,434	496	18,938	4,733	3,169	2,367	0	10,269	1.8925

Source: Derived by Watson & Associates Economists Ltd. in 2019 using data from 2014 Northumberland County Housing Forecast by Area Municipality, 2011-2041 forecast, Northumberland County and Local Municipalities.

¹ Census undercount estimated at approximately 2.4%. Note: Population including the undercount has been rounded.

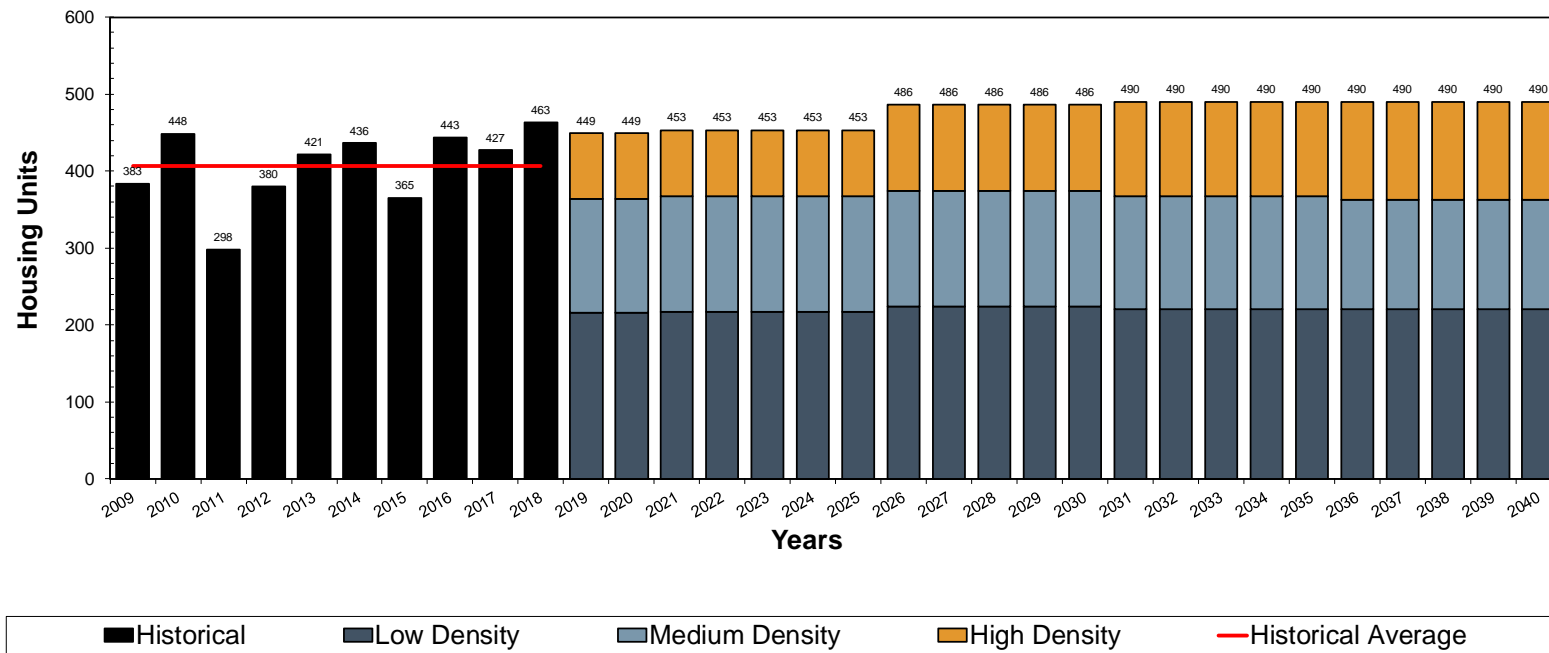
² Includes townhouses and apartments in duplexes.

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



Figure A-1

Annual Housing Forecast¹



Source: Historical housing activity derived from Statistics Canada building permit data for the Northumberland County, 2009-2018.

¹ Growth forecast represents calendar year.



Schedule 2
Northumberland County
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 in Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Alnwick/Haldimand	2019 - 2029	126	0	0	126	325	(190)	136	16	152
	2019 - 2031	177	0	0	177	458	(191)	267	19	286
	2019 - 2041	456	0	0	456	1,181	(278)	903	40	943
Brighton	2019 - 2029	349	66	25	440	1,076	(327)	749	28	777
	2019 - 2031	363	72	30	465	1,133	(330)	803	33	836
	2019 - 2041	436	86	33	555	1,355	(480)	875	69	944
Cobourg	2019 - 2029	390	745	714	1,849	3,640	(537)	3,103	45	3,149
	2019 - 2031	446	826	771	2,042	4,036	(542)	3,495	55	3,549
	2019 - 2041	1,170	1,577	1,439	4,186	8,482	(787)	7,695	113	7,808
Cobourg East Community Area ³	2019 - 2029	287	428	130	845	1,813	-	1,813	-	1,813
	2019 - 2031	325	496	183	1,004	2,132	-	2,132	-	2,132
	2019 - 2041	517	833	447	1,797	4,653	-	4,653	-	4,653
Cramahe	2019 - 2029	82	22	2	107	261	(175)	86	15	100
	2019 - 2031	108	33	7	148	357	(177)	180	18	198
	2019 - 2041	290	81	19	390	945	(257)	688	37	725
Hamilton	2019 - 2029	347	0	0	347	898	(302)	596	26	622
	2019 - 2031	403	0	0	403	1,043	(305)	739	31	770
	2019 - 2041	833	0	0	833	2,157	(443)	1,714	64	1,777
Port Hope ⁴	2019 - 2029	683	514	138	1,335	3,025	(462)	2,562	39	2,601
	2019 - 2031	760	625	256	1,640	3,633	(467)	3,166	47	3,213
	2019 - 2041	1,213	1,158	736	3,107	6,639	(679)	5,960	98	6,058
Port Hope Rural Ward 2 ⁵	2019 - 2029	65	-	-	65	168	(138)	30	-	30
	2019 - 2031	72	-	-	72	187	(139)	47	-	47
	2019 - 2041	115	-	-	115	298	(203)	95	-	95
Trent Hills	2019 - 2029	216	150	70	436	973	(356)	617	30	647
	2019 - 2031	272	167	54	493	1,126	(359)	767	36	804
	2019 - 2041	335	266	140	741	1,625	(522)	1,103	75	1,178
Alderville First Nation	2019 - 2029	0	0	0	0	0	0	0	0	0
	2019 - 2031	0	0	0	0	0	0	0	0	0
	2019 - 2041	0	0	0	0	0	0	0	0	0
Northumberland County	2019 - 2029	2,193	1,497	950	4,640	10,198	(2,349)	7,849	199	8,048
	2019 - 2031	2,528	1,723	1,117	5,368	11,787	(2,371)	9,416	240	9,656
	2019 - 2041	4,733	3,169	2,367	10,269	22,384	(3,447)	18,937	496	19,433

Source: Derived by Watson & Associates Economists Ltd. in 2019 using data from 2014 Northumberland County Housing Forecast by Area Municipality, 2011-2041 forecast, Northumberland County and Local Municipalities.

¹ Includes townhouses and apartments in duplexes.

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

³ Cobourg East Community Area is within the Municipality of Cobourg.

⁴ The growth to 2041 identified for the Municipality of Port Hope is past buildout and targets the municipality's housing allocations to 2041 in the 2014 Northumberland Housing Forecast by Area Municipality, 2011-2041.

⁵ Port Hope Rural Ward 2 is within the Municipality of Port Hope.

Note: Numbers may not add precisely due to rounding.



Schedule 3
Northumberland County
Current Year Growth Forecast
Late 2016 to Late 2019

			Population
Late 2016 Population			85,598
Occupants of New Housing Units, Late 2016 to Late 2019	<i>Units (2)</i>	1,558	
	<i>multiplied by P.P.U. (3)</i>	2.289	
	<i>gross population increase</i>	3,565	3,565
Occupants of New Equivalent Institutional Units, Late 2016 to Late 2019	<i>Units</i>	68	
	<i>multiplied by P.P.U. (3)</i>	1.100	
	<i>gross population increase</i>	74	74
Decline in Housing Unit Occupancy, Late 2016 to Late 2019	<i>Units (4)</i>	35,695	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.034	
	<i>total decline in population</i>	-1,202	-1,202
Population Estimate to Late 2019			88,035
<i>Net Population Increase, Late 2016 to Late 2019</i>			2,437

(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>	2.485	72%	1.796
<i>Multiples (6)</i>	2.000	10%	0.203
<i>Apartments (7)</i>	1.650	18%	0.290
Total		100%	2.289

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 precisely to totals due to rounding.



**Schedule 4a
Northumberland County
Ten Year Growth Forecast
Late 2019 to Late 2029**

		Population
Late 2019 Population		88,035
Occupants of New Housing Units, Late 2019 to Late 2029	<i>Units (2)</i>	4,640
	<i>multiplied by P.P.U. (3)</i>	2.198
	<i>gross population increase</i>	10,198
Occupants of New Equivalent Institutional Units, Late 2019 to Late 2029	<i>Units</i>	181
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	199
Decline in Housing Unit Occupancy, Late 2019 to Late 2029	<i>Units (4)</i>	37,253
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.063
	<i>total decline in population</i>	-2,349
Population Estimate to Late 2029		96,083
Net Population Increase, Late 2019 to Late 2029		8,048

(1) Late 2019 Population based on:

2016 Population (85,598) + Late 2016 to Late 2019 estimated housing units to beginning of forecast period (1,558 x 2.289 = 3,565) + (68 x 1.1 = 74) + (35,695 x -0.034 = -1,202) = 88,035

(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>	2.589	47%	1.224
<i>Multiples (6)</i>	2.022	32%	0.652
<i>Apartments (7)</i>	1.573	20%	0.322
<i>one bedroom or less</i> 1.308			
<i>two bedrooms or more</i> 1.718			
Total		100%	2.198

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) Late 2019 households based upon 2016 Census (35,695 units) + Mid 2016 to Late 2019 unit estimate (1,558 units) = 37,253 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 precisely to totals due to rounding.



**Schedule 4b
Northumberland County
Twelve Year Growth Forecast
Late 2019 to Mid 2031**

		Population
Late 2019 Population		88,035
Occupants of New Housing Units, Late 2019 to Mid 2031	Units (2)	5,369
	multiplied by P.P.U. (3)	2.20
	gross population increase	11,787
Occupants of New Equivalent Institutional Units, Late 2019 to Mid 2031	Units	218
	multiplied by P.P.U. (3)	1.100
	gross population increase	240
Decline in Housing Unit Occupancy, Late 2019 to Mid 2031	Units (4)	37,253
	multiplied by P.P.U. decline rate (5)	-0.0636
	total decline in population	-2,371
Population Estimate to Mid 2031		97,451
Net Population Increase, Late 2019 to Mid 2031		9,416

(1) Late 2019 Population based on:

2016 Population (85,598) + Late 2016 to Late 2019 estimated housing units to beginning of forecast period $(1,558 \times 2.289 = 3,565) + (68 \times 1.1 = 74) + (35,695 \times -0.034 = -1,202) = 88,035$

(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	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.589	47%	1.22
<i>Multiples (6)</i>	2.022	32%	0.65
<i>Apartments (7)</i>	1.573	21%	0.33
one bedroom or less	1.308		
two bedrooms or more	1.718		
Total		100%	2.20

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) Late 2019 households based upon 2016 Census (35,695 units) + Mid 2016 to Late 2019 unit estimate (1,558 units) = 37,253 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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



**Schedule 5
Northumberland County
Long-Term Growth Forecast
Late 2019 to Mid 2041**

		Population
Late 2019 Population		88,035
Occupants of New Housing Units, Late 2019 to Mid 2041	<i>Units (2)</i>	10,269
	<i>multiplied by P.P.U. (3)</i>	2.180
	<i>gross population increase</i>	22,384
Occupants of New Equivalent Institutional Units, Late 2019 to Mid 2041	<i>Units</i>	451
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	496
Decline in Housing Unit Occupancy, Late 2019 to Mid 2041	<i>Units (4)</i>	37,253
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.093
	<i>total decline in population</i>	-3,447
Population Estimate to Mid 2041		107,468
Net Population Increase, Late 2019 to Mid 2041		19,433

(1) Late 2019 Population based on:

2016 Population (85,598) + Late 2016 to Late 2019 estimated housing units to beginning of forecast period $(1,558 \times 3,565) + (35,695 \times 0.0316) = -1,128 = 88,035$

(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>	2.589	46%	1.194
<i>Multiples (6)</i>	2.022	31%	0.624
<i>Apartments (7)</i>	1.573	23%	0.363
<i>one bedroom or less</i>	1.308		
<i>two bedrooms or more</i>	1.718		
Total		100%	2.180

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) Late 2019 households based upon 35,695 (2016 Census) + 1,558 (Mid 2016 to Late 2019 unit estimate) = 37,253

(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 6a
Northumberland County
Summary of Vacant Land Supply Housing Potential as of 2019
Town of Brighton

Stage of Development	Density Type			
	Singles & Semi-	Multiples ¹	Apartments ₂	Total
Registered Not Built	48	14	0	62
% Breakdown	77%	23%	0%	100%
Draft Plans Approved	121	14	0	135
% Breakdown	90%	10%	0%	100%
Application Under Review	169	24	0	193
% Breakdown	88%	12%	0%	100%
Vacant lands designated for Residential	342	66	72	480
% Breakdown	71%	14%	15%	100%
Additional Intensification	0	0	0	0
% Breakdown	0%	0%	0%	0%
Total	680	118	72	870
% Breakdown	78%	14%	8%	100%

Source: Derived by Watson & Associates Economist Ltd. in 2019 using Northumberland County and Local Municipal Residential Supply Data

¹ Includes townhouses and apartments in duplexes.

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



Schedule 6b
Northumberland County
Summary of Vacant Land Supply Housing Potential as of 2019
Town of Cobourg

Stage of Development	Density Type			Total
	Singles & Semi-	Multiples ²	Apartments ³	
Registered Not Built	30	231	344	605
<i>% Breakdown</i>	5%	38%	57%	100%
Draft Plans Approved	989	370	960	2,319
<i>% Breakdown</i>	43%	16%	41%	100%
Application Under Review	74	42	307	423
<i>% Breakdown</i>	17%	10%	73%	100%
Vacant lands designated for Residential	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
Additional Intensification	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
Total	1,093	643	1,611	3,347
<i>% Breakdown</i>	33%	19%	48%	100%

Source: Derived by Watson & Associates Economist Ltd. in 2019 using Northumberland County and Local Municipal Residential Supply Data

¹ Includes townhouses and apartments in duplexes.

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

Note: For the Villages of Central Park (Draft Approved), the average unit yield was used and categorized as singles & semi, multiples, and apartments using unit mix insight from the development supply and residential building permits issued between 2014 to 2018.



Schedule 6c
Northumberland County
Summary of Vacant Land Supply Housing Potential as of 2019
Township of Cramahe

Stage of Development	Density Type			
	Singles & Semi-	Multiples ²	Apartments ³	Total
Registered Not Built	20	0	0	20
<i>% Breakdown</i>	32%	0%	0%	32%
Draft Plans Approved	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
Application Under Review	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
Vacant lands designated for Residential	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
Additional Intensification	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
Total	20	0	0	20
<i>% Breakdown</i>	2%	0%	0%	2%

Source: Derived by Watson & Associates Economist Ltd. in 2019 using Northumberland County and Local Municipal Residential Supply Data

¹ Includes townhouses and apartments in duplexes.

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



Schedule 6d
Northumberland County
Summary of Vacant Land Supply Housing Potential as of 2019
Township of Hamilton

Stage of Development	Density Type			
	Singles & Semi-	Multiples ²	Apartments ³	Total
Registered Not Built	65	0	0	65
<i>% Breakdown</i>	<i>105%</i>	<i>0%</i>	<i>0%</i>	<i>105%</i>
Draft Plans Approved	91	0	0	91
<i>% Breakdown</i>	<i>67%</i>	<i>0%</i>	<i>0%</i>	<i>67%</i>
Application Under Review	15	0	0	15
<i>% Breakdown</i>	<i>8%</i>	<i>0%</i>	<i>0%</i>	<i>8%</i>
Vacant lands designated for Residential	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Additional Intensification	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Total	171	0	0	171
<i>% Breakdown</i>	<i>20%</i>	<i>0%</i>	<i>0%</i>	<i>20%</i>

Source: Derived by Watson & Associates Economist Ltd. in 2019 using Northumberland County and Local Municipal Residential Supply Data

¹ Includes townhouses and apartments in duplexes.

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



Schedule 6e
Northumberland County
Summary of Vacant Land Supply Housing Potential as of 2019
Municipality of Port Hope

Stage of Development	Density Type			
	Singles & Semi-	Multiples ²	Apartment s ³	Total
Registered Not Built/Draft Plans Approved	368	107	140	615
<i>% Breakdown</i>	<i>594%</i>	<i>173%</i>	<i>226%</i>	<i>992%</i>
Vacant lands designated for Residential	325	425	0	750
<i>% Breakdown</i>	<i>68%</i>	<i>89%</i>	<i>0%</i>	<i>156%</i>
Additional Intensification	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Total	693	532	140	1,365
<i>% Breakdown</i>	<i>80%</i>	<i>61%</i>	<i>16%</i>	<i>157%</i>

Source: Derived by Watson & Associates Economist Ltd. in 2019 using Northumberland County and Local Municipal Residential Supply Data

¹ Includes townhouses and apartments in duplexes.

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



Schedule 6f
Northumberland County
Summary of Vacant Land Supply Housing Potential as of 2019
Town of Trent Hills

Stage of Development	Density Type			
	Singles & Semi-	Multiples ²	Apartments ³	Total
Registered Not Built	0	39	0	39
% Breakdown	0%	63%	0%	63%
Draft Plans Approved	437	31	0	468
% Breakdown	324%	23%	0%	347%
Application Under Review	149	82	0	231
% Breakdown	77%	42%	0%	120%
Vacant lands designated for Residential	0	0	0	0
% Breakdown	0%	0%	0%	0%
Additional Intensification	0	4	0	4
% Breakdown	0%	0%	0%	0%
Total	586	156	0	742
% Breakdown	67%	18%	0%	85%

Source: Derived by Watson & Associates Economist Ltd. in 2019 using Northumberland County and Local Municipal Residential Supply Data

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7

Northumberland County Historical Residential Building Permits Years 2009 to 2018

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2009	209	32	142	383
2010	307	59	82	448
2011	248	30	20	298
2012	308	44	28	380
2013	364	41	16	421
Average (2009 - 2013)	287	41	58	386
% Breakdown	74.4%	10.7%	14.9%	100.0%
2014	319	25	92	436
2015	319	19	27	365
2016	392	38	13	443
2017	331	26	70	427
2018	295	20	148	463
Sub-total	1,656	128	350	2,134
Average (2014 - 2018)	331	26	70	427
% Breakdown	77.6%	6.0%	16.4%	100.0%
2009 - 2018				
Total	3,092	334	638	4,064
Average	281	30	58	406
% Breakdown	76.1%	8.2%	15.7%	100.0%

Source: Statistics Canada Publication, 64-001XIB.

¹ Includes townhouses and apartments in duplexes.

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



Schedule 8
Northumberland County
Persons Per Unit By Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Forecast ²
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.056	2.678	4.364	2.485		
6-10	-	-	2.000	2.627	3.471	2.552		
11-15	-	-	1.789	2.877	3.829	2.720		
16-20	-	-	1.804	2.535	3.500	2.497		
20-25	-	1.083	1.750	2.692	3.400	2.632	2.577	2.589
25-35	-	-	1.803	2.620	3.667	2.646		
35+	-	1.557	1.849	2.471	3.313	2.368		
Total	-	1.528	1.865	2.557	3.484	2.471		

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Forecast ²
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.826	2.400	-	2.000		
6-10	-	-	1.432	2.208	-	1.742		
11-15	-	-	1.333	-	-	1.536		
16-20	-	-	-	-	-	1.875		
20-25	-	-	1.909	-	-	2.500	1.931	2.022
25-35	-	-	2.000	2.933	-	2.289		
35+	-	1.179	2.064	2.640	-	2.244		
Total	-	1.200	1.790	2.586	2.700	2.084		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Forecast ²
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	1.650		
6-10	-	1.190	1.559	-	-	1.418		
11-15	-	-	1.650	-	-	1.484		
16-20	-	1.182	1.765	-	-	1.433		
20-25	-	1.364	1.519	-	-	1.585	1.514	1.573
25-35	-	1.321	1.571	-	-	1.537		
35+	1.333	1.132	1.787	2.372	-	1.529		
Total	1.267	1.169	1.709	2.286	-	1.523		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.389	1.976	2.648	3.857	2.362
6-10	-	1.226	1.771	2.589	3.361	2.300
11-15	-	1.391	1.711	2.840	3.786	2.558
16-20	-	1.217	1.802	2.512	3.658	2.399
20-25	-	1.320	1.736	2.694	3.692	2.517
25-35	-	1.447	1.770	2.620	3.716	2.524
35+	1.467	1.242	1.839	2.479	3.264	2.245
Total	1.611	1.270	1.824	2.553	3.483	2.337

¹ Includes townhouses and apartments in duplexes.

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

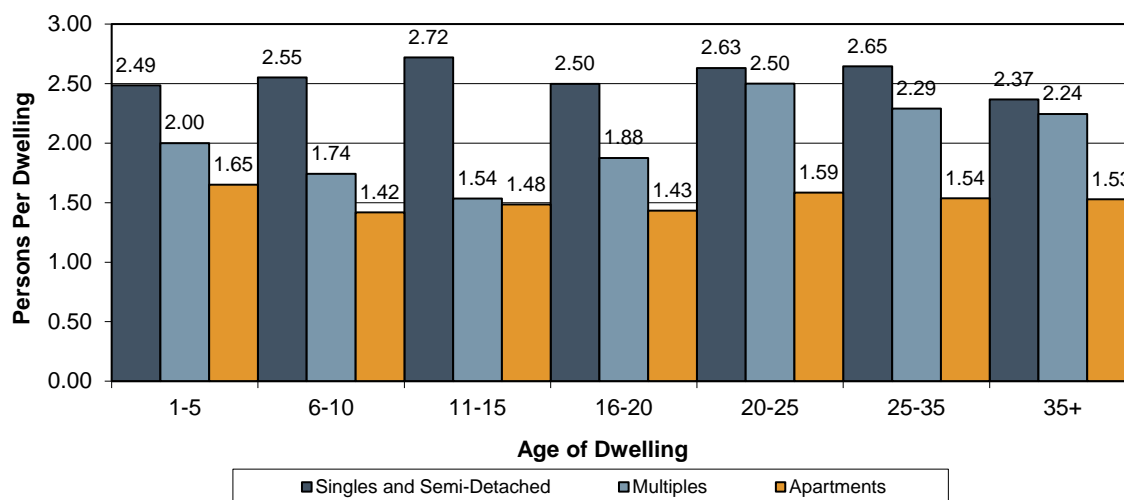
³ PPU has been forecasted based on 2001 to 2016 historical trends.

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 9
Northumberland County
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)





Schedule 10a
Northumberland County
Employment Forecast, 2019 to 2041

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2006	80,963	0.006	0.048	0.096	0.123	0.071	0.344	0.050	0.393	505	3,875	7,795	9,935	5,725	27,835	4,020	31,855	23,960
Mid 2011	82,126	0.008	0.047	0.083	0.111	0.083	0.333	0.056	0.389	670	3,875	6,848	9,138	6,845	27,375	4,560	31,935	23,500
Mid 2016	85,598	0.006	0.042	0.072	0.112	0.075	0.308	0.058	0.366	510	3,635	6,153	9,623	6,440	26,360	4,965	31,325	22,725
Late 2019	88,035	0.006	0.042	0.071	0.112	0.075	0.306	0.059	0.365	510	3,725	6,262	9,899	6,565	26,961	5,178	32,139	23,236
Late 2029	96,083	0.005	0.042	0.073	0.112	0.077	0.311	0.058	0.369	510	4,082	7,060	10,801	7,402	29,855	5,612	35,467	25,773
Mid 2031	97,691	0.005	0.042	0.073	0.112	0.077	0.310	0.058	0.369	510	4,129	7,158	10,982	7,515	30,294	5,706	36,000	26,165
Mid 2041	107,469	0.005	0.041	0.073	0.112	0.073	0.304	0.059	0.363	510	4,401	7,854	11,984	7,878	32,627	6,373	39,000	28,226
Incremental Change																		
Mid 2006 - Mid 2011	1,163	0.002	-0.001	-0.013	-0.011	0.013	-0.010	0.006	-0.005	165	0	-948	-798	1,120	-460	540	80	-460
Mid 2011 - Mid 2016	3,472	-0.0022	-0.0047	-0.0115	0.0012	-0.0081	-0.0254	0.0025	-0.0229	-160	-240	-695	485	-405	-1,015	405	-610	-775
Mid 2016 - Late 2019	2,437	-0.0002	-0.0001	-0.0008	0.0000	-0.0007	-0.0017	0.0008	-0.0009	0	90	110	277	125	601	213	814	511
Late 2019 - Late 2029	8,048	-0.0005	0.0002	0.0024	0.0000	0.0025	0.0045	-0.0004	0.0041	0	357	798	902	837	2,894	434	3,328	2,537
Late 2019 - Mid 2031	9,656	-0.0006	-0.0001	0.0022	0.0000	0.0023	0.0038	-0.0004	0.0034	0	404	896	1,083	950	3,333	528	3,861	2,929
Late 2019 - Mid 2041	19,434	-0.0010	-0.0014	0.0020	-0.0009	-0.0013	-0.0027	0.0005	-0.0022	0	676	1,592	2,085	1,313	5,666	1,195	6,861	4,990
Annual Average																		
Mid 2006 - Mid 2011	233	0.00038	-0.00014	-0.00258	-0.00229	0.00253	-0.00209	0.00117	-0.00092	33	0	-190	-160	224	-92	108	16	-92
Mid 2011 - Mid 2016	694	-0.0004	-0.0009	-0.0023	0.0002	-0.0016	-0.0051	0.0005	-0.0046	-32	-48	-139	97	-81	-203	81	-122	-155
Mid 2016 - Late 2019	812	-0.0001	0.0000	-0.0003	0.0000	-0.0002	-0.0006	0.0003	-0.0003	0	30	37	92	42	200	71	271	170
Late 2019 - Late 2029	805	-0.00005	0.00002	0.00024	0.00000	0.00025	0.00045	-0.00004	0.00041	0	36	80	90	84	289	43	333	254
Late 2019 - Mid 2031	840	-0.00005	0.00000	0.00019	0.00000	0.00020	0.00033	-0.00004	0.00030	0	35	78	94	83	290	46	336	255
Late 2019 - Mid 2041	904	-0.00005	-0.00006	0.00009	-0.00004	-0.00006	-0.00012	0.00002	-0.00010	0	31	74	97	61	264	56	319	232

Source: Watson & Associates Economists Ltd., 2019.

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 10b
Northumberland County
Employment & Gross Floor Area (G.F.A) Forecast, 2019 to 2041

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	80,963	505	7,795	9,935	5,725	23,960				
Mid 2011	82,126	670	6,848	9,138	6,845	23,500				
Mid 2016	85,598	510	6,153	9,623	6,440	22,725				
Late 2019	88,035	510	6,262	9,899	6,565	23,236				
Late 2029	96,083	510	7,060	10,801	7,402	25,773				
Mid 2031	97,691	510	7,158	10,982	7,515	26,165				
Mid 2041	107,469	510	7,854	11,984	7,878	28,226				
Incremental Change										
Mid 2006 - Mid 2011	1,163	165	-948	-798	1,120	-460				
Mid 2011 - Mid 2016	3,472	-160	-695	485	-405	-775				
Mid 2016 - Late 2019	2,437	0	110	277	125	511	147,800	152,100	87,500	387,400
Late 2019 - Late 2029	8,048	0	798	902	837	2,537	1,077,300	496,100	585,900	2,159,300
Late 2019 - Mid 2031	9,656	0	896	1,083	950	2,929	1,209,600	595,600	665,000	2,470,200
Late 2019 - Mid 2041	19,434	0	1,592	2,085	1,313	4,990	2,149,200	1,146,700	919,100	4,215,000
Annual Average										
Mid 2006 - Mid 2011	233	33	-190	-160	224	-92				
Mid 2011 - Mid 2016	694	-32	-139	97	-81	-155				
Mid 2016 - Late 2019	812	0	37	92	42	170	49,267	50,700	29,167	129,133
Late 2019 - Late 2029	805	0	80	90	84	254	107,730	49,610	58,590	215,930
Late 2019 - Mid 2031	840	0	78	94	83	255	105,183	51,791	57,826	214,800
Late 2019 - Mid 2041	904	0	74	97	61	232	99,963	53,335	42,749	196,047

Source: Watson & Associates Economists Ltd., 2019.

¹ Square Foot Per Employee Assumptions

Industrial 1,350

Commercial/ Population Related 550

Institutional 700

* Reflects Late 2019 to Mid 2041 forecast period

Note: Numbers may not add precisely due to rounding.



Schedule 10c
Northumberland County
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	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Alnwick/Haldimand	2019 - 2029	12,200	12,700	6,300	31,200	41
	2019 - 2031	13,500	18,200	9,100	40,800	56
	2019 - 2041	24,300	74,800	31,500	130,600	199
Brighton	2019 - 2029	64,800	46,800	28,000	139,600	173
	2019 - 2031	71,600	52,800	30,800	155,200	193
	2019 - 2041	121,500	61,600	35,700	218,800	253
Cobourg	2019 - 2029	155,300	266,200	131,600	553,100	787
	2019 - 2031	198,500	320,100	154,700	673,300	950
	2019 - 2041	644,400	619,300	261,800	1,525,500	1,977
Cobourg East Community Area ³	2019 - 2029	28,400	31,400	85,400	145,200	200
	2019 - 2031	40,500	41,800	98,700	181,000	247
	2019 - 2041	176,900	130,400	155,400	462,700	590
Cramahe	2019 - 2029	17,600	8,800	4,200	30,600	35
	2019 - 2031	18,900	13,200	6,300	38,400	47
	2019 - 2041	23,900	57,800	24,500	106,200	158
Hamilton	2019 - 2029	31,100	31,900	13,300	76,300	100
	2019 - 2031	40,500	38,500	18,200	97,200	126
	2019 - 2041	137,700	77,000	53,900	268,600	319
Port Hope	2019 - 2029	743,900	112,800	375,900	1,232,600	1,293
	2019 - 2031	807,300	132,600	414,400	1,354,300	1,431
	2019 - 2041	1,111,100	221,700	458,500	1,791,300	1,881
Port Hope Rural Ward 2 ⁴	2019 - 2029	114,800	17,600	-	132,400	117
	2019 - 2031	124,200	20,900	-	145,100	130
	2019 - 2041	172,800	35,800	-	208,600	193
Trent Hills	2019 - 2029	52,700	17,100	26,600	96,400	108
	2019 - 2031	59,400	20,400	31,500	111,300	126
	2019 - 2041	86,400	34,700	53,200	174,300	203
Alderville First Nation	2019 - 2029	-	-	-	-	-
	2019 - 2031	-	-	-	-	-
	2019 - 2041	-	-	-	-	-
Northumberland County	2019 - 2029	1,077,300	496,100	585,900	2,159,300	2,537
	2019 - 2031	1,209,600	595,600	665,000	2,470,200	2,929
	2019 - 2041	2,149,200	1,146,700	919,100	4,215,000	4,990

Source: Watson & Associates Economists Ltd., 2019.

Note: Figures may not add precisely to totals due to rounding.

¹ Square feet per employee assumptions:

Industrial	1,350
Commercial	550
Institutional	700

² Employment Increase does not include No Fixed Place of Work.

³ Cobourg East Community Area is within the Municipality of Cobourg.

⁴ Port Hope Rural Ward 2 is within the Municipality of Port Hope.

*Reflects Late 2019 to Mid 2041 forecast period



Schedule 11
Northumberland County
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	35,355	2,203	535	38,094	11,909	8,431	0	20,340	8,546	7,586	314	16,446	55,810	18,220	850	74,880
2008	7,439	685	3,876	12,000	19,044	5,331	2,280	26,654	6,838	8,406	482	15,726	33,320	14,422	6,638	54,380
2009	3,117	1,127	6,252	10,495	6,707	3,740	10,807	21,254	11,484	8,439	2,328	22,251	21,307	13,306	19,387	54,000
2010	3,276	758	0	4,034	32,512	4,886	1,227	38,625	9,299	4,095	2,841	16,236	45,087	9,740	4,068	58,894
2012	3,176	4,032	0	7,208	7,591	2,789	3,216	13,596	364	1,693	1,412	3,469	11,132	8,514	4,628	24,273
2013	5,182	1,025	736	6,943	10,688	6,950	363	18,001	1,604	589	0	2,193	17,475	8,563	1,099	27,137
2014	3,785	4,947	929	9,662	8,607	6,131	6,295	21,033	14,582	13,511	6,708	34,801	26,974	24,589	13,932	65,496
2015	6,896	681	867	8,443	3,797	4,247	761	8,805	1,169	2,104	0	3,273	11,861	7,032	1,628	20,521
2016	5,583	4,402	0	9,984	6,812	4,541	8,273	19,625	1,567	8,489	0	10,056	13,961	17,432	8,273	39,665
Subtotal	79,415	22,227	13,196	114,838	113,887	53,475	33,766	201,127	57,199	58,721	16,261	132,180	250,501	134,422	63,223	448,146
Percent of Total	69%	19%	11%	100%	57%	27%	17%	100%	43%	44%	12%	100%	56%	30%	14%	100%
Average	7,941	2,223	2,199	11,484	11,389	5,347	3,752	20,113	5,720	5,872	2,323	13,218	25,050	13,442	6,322	44,815
2007 - 2011 Period Total				72,597				120,067				78,388				271,052
2007 - 2011 Average				14,519				24,013				15,678				54,210
% Breakdown				26.8%				44.3%				28.9%				100.0%
2012 - 2016 Period Total				42,241				81,060				53,792				177,093
2012 - 2016 Average				8,448				16,212				10,758				35,419
% Breakdown				23.9%				45.8%				30.4%				100.0%
2007 - 2016 Period Total				114,838				201,127				132,180				448,146
2007 - 2016 Average				11,484				20,113				13,218				44,815
% Breakdown				25.6%				44.9%				29.5%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

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



Schedule 12
Northumberland County
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							Categories which relate to local land-based resources
	<u>Primary Industry Employment</u>						
11	Agriculture, forestry, fishing and hunting	1,405	1,520	1,195	115	-325	
21	Mining and oil and gas extraction	65	145	120	80	-25	
Sub-total		1,470	1,665	1,315	195	-350	
<u>Industrial and Other Employment</u>							Categories which relate primarily to industrial land supply and demand
22	Utilities	310	280	140	-30	-140	
23	Construction	1,070	1,135	1,040	65	-95	
31-33	Manufacturing	5,130	4,345	3,870	-785	-475	
41	Wholesale trade	815	665	730	-150	65	
48-49	Transportation and warehousing	575	580	560	5	-20	
56	Administrative and support	465	490	400	25	-90	
Sub-total		8,365	7,495	6,740	-870	-755	
<u>Population Related Employment</u>							Categories which relate primarily to population growth within the municipality
44-45	Retail trade	4,030	3,865	4,030	-165	165	
51	Information and cultural industries	445	390	300	-55	-90	
52	Finance and insurance	635	660	755	25	95	
53	Real estate and rental and leasing	385	325	445	-60	120	
54	Professional, scientific and technical services	1,325	1,260	1,350	-65	90	
55	Management of companies and enterprises	25	0	0	-25	0	
56	Administrative and support	465	490	400	25	-90	
71	Arts, entertainment and recreation	625	630	475	5	-155	
72	Accommodation and food services	2,310	1,690	2,335	-620	645	
81	Other services (except public administration)	1,665	1,555	1,425	-110	-130	
Sub-total		11,910	10,865	11,515	-1,045	650	
<u>Institutional</u>							
61	Educational services	1,615	2,040	1,550	425	-490	
62	Health care and social assistance	3,155	3,610	3,825	455	215	
91	Public administration	1,320	1,700	1,415	380	-285	
Sub-total		6,090	7,350	6,790	1,260	-560	
Total Employment		27,835	27,375	26,360	-460	-1,015	
Population		80,963	82,126	85,598	1,163	3,472	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.10	0.09	0.08	-0.01	-0.01	
Population Related Employment		0.15	0.13	0.13	-0.01	0.00	
Institutional Employment		0.08	0.09	0.08	0.01	-0.01	
Primary Industry Employment		0.02	0.02	0.02	0.00	0.00	
Total		0.34	0.33	0.31	-0.01	-0.03	

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



Appendix B: Historical Level of Service Calculations

Service: Provincial Offences Act Facilities
Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Courthouse	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$269	\$301
Total	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000		

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.0631	0.0627	0.0624	0.0622	0.0611	0.0605	0.0600	0.0595	0.0591	0.0583

10 Year Average	2010-2019
Quantity Standard	0.0609
Quality Standard	\$301
Service Standard	\$18

D.C. Amount (before deductions)	10 Year
Forecast Population	8,048
\$ per Capita	\$18
Eligible Amount	\$147,520



Service: Paramedic Facilities
Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Food4All, Tourism, EMS (EMS share only) 600 William Street	18,012	18,012	18,012	18,012	18,012	18,012	18,012	18,012	18,012	18,012	\$271	\$302
Port Hope (Leased Space)	500	500									\$231	\$258
Port Hope EMS (123 Croft St.)	-	-	5,202	5,202	5,202	5,202	5,202	5,200	5,202	5,202	\$231	\$258
Roseneath	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953			\$254	\$284
Roseneath (9160 CR 45)									5,538	5,538	\$254	\$284
Cambellford (146 Oliver Rd.)	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	1,684	\$254	\$284
Brighton (20 Elizabeth St.)	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$254	\$284
Colborne (Leased Space)	500	500	500	500	500	500	500				\$287	\$320
Colborne (232 Purdy St.)								4,636	4,636	4,636	\$287	\$320
Total	23,949	23,949	28,651	28,651	28,651	28,651	28,651	32,785	36,372	36,372		

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.3022	0.3005	0.3573	0.3564	0.3502	0.3467	0.3437	0.3901	0.4298	0.4243

10 Year Average	2010-2019
Quantity Standard	0.3601
Quality Standard	\$293
Service Standard	\$106

D.C. Amount (before deductions)	10 Year
Forecast Population	8,048
\$ per Capita	\$106
Eligible Amount	\$850,110



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Ambulance	11	14	15	15	13	13	13	13	14	14	\$160,000
Emergency Response Vehicles	2	5	5	5	4	4	4	4	4	4	\$95,000
Car (Community Support Vehicle)	1	1	1	1	1	1	1	1	1	1	\$34,500
Defibrillator	14	15	17	17	17	20	20	20	20	20	\$28,000
Equipped Paramedics	48	48	48	52	52	52	52	52	52	52	\$1,900
Total	76	83	86	90	87	90	90	90	91	91	

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011

10 Year Average	2010-2019
Quantity Standard	0.0011
Quality Standard	\$35,236
Service Standard	\$39

D.C. Amount (before deductions)	10 Year
Forecast Population	8,048
\$ per Capita	\$39
Eligible Amount	\$311,940



Service: Homes for Aged Facilities
Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Golden Plough Lodge	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	\$362	\$403
Total	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700		

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	1.3716	1.3638	1.3555	1.3521	1.3287	1.3154	1.3039	1.2935	1.2845	1.2680

10 Year Average	2010-2019
Quantity Standard	1.3237
Quality Standard	\$403
Service Standard	\$533

D.C. Amount (before deductions)	10 Year
Forecast Population	8,048
\$ per Capita	\$533
Eligible Amount	\$4,293,206



Service: Community Housing
Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Elgin Street East	20,430	20,430	20,430	20,430	20,430	20,430	20,430	20,430	20,430	20,430	\$234	\$262
Francis Court	19,102	19,102	19,102	19,102	19,102	19,102	19,102	19,102	19,102	19,102	\$169	\$190
Holland Court- 24 Queen	14,062	14,062	14,062	14,062	14,062	14,062	14,062	14,062	14,062	14,062	\$170	\$191
Maple Court- 8 King Street	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	\$163	\$183
Midland Court- 12A Meade Street	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	\$168	\$189
Midland Court II-12 Meade Street	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	\$236	\$264
Percy Manor	23,887	23,887	23,887	23,887	23,887	23,887	23,887	23,887	23,887	23,887	\$181	\$233
Scriven Boulevard	12,169	12,169	12,169	12,169	12,169	12,169	12,169	12,169	12,169	12,169	\$208	\$233
Sunset Court- 112 Front Street	15,828	15,828	15,828	15,828	15,828	15,828	15,828	15,828	15,828	15,828	\$200	\$224
Sunrise Court- 111 Front Street	22,596	22,596	22,596	22,596	22,596	22,596	22,596	22,596	22,596	22,596	\$188	\$211
Wellington Court- 41 Welington Street	11,769	11,769	11,769	11,769	11,769	11,769	11,769	11,769	11,769	11,769	\$220	\$246
Wellington Court- 45 Wellington Street	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	\$197	\$221
Wellington Manor- 43 Wellington Street	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	\$212	\$237
Windemere	49,942	49,942	49,942	49,942	49,942	49,942	49,942	49,942	49,942	49,942	\$177	\$199
Total	247,040	247,040	247,040	247,040	247,040	247,040	247,040	247,040	247,040	247,040		

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	3.1172	3.0996	3.0807	3.0728	3.0198	2.9894	2.9633	2.9397	2.9193	2.8817

10 Year Average	2010-2019
Quantity Standard	3.0084
Quality Standard	\$205
Service Standard	\$616

D.C. Amount (before deductions)	10 Year
Forecast Population	8,048
\$ per Capita	\$616
Eligible Amount	\$4,954,349



Service: Waste Diversion - Facilities - Recycling/Reuse
 Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Eligible Share	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Material Recovery Facility, incl. Plant Components (County Share)	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	100%	\$518	\$575
Total	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800			
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			
Total Eligible Portion of Facilities	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800			

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.4644	0.4617	0.4589	0.4577	0.4498	0.4453	0.4414	0.4379	0.4349	0.4293

10 Year Average	2010-2019
Quantity Standard	0.4481
Quality Standard	\$575
Service Standard	\$258

D.C. Amount (before deductions)	10 Year
Forecast Population	8,048
\$ per Capita	\$258
Eligible Amount	\$2,073,809



Service: Waste Diversion - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Eligible Share	2020 Value (\$/Vehicle)
Community Recycling Facilities												
Roll-Off Truck	2	2	2	2	2	2	2	2	2	2	100%	\$204,000
Backhoe	3	3	3	3	3	3	3	3	3	3	12%	\$204,000
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	12%	\$45,900
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	25%	\$45,900
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	50%	\$45,900
Material Recovery Facility Equipment												
Loader	1	1	1	1	1	1	1	1	1	1	100%	\$230,000
Forklift	2	2	2	2	2	2	2	2	2	2	100%	\$41,000
Skidsteer	2	2	2	2	2	2	2	2	2	2	100%	\$51,000
BoomLift	1	1	1	1	1	1	1	1	1	1	100%	\$36,000
Total	14	14	14	14	14	14	14	14	14	14		
Percentage attributable to Eligible Portion	66%	66%	66%	66%	66%	66%	66%	66%	66%	66%		
Total Eligible Portion of Equipment	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2		

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

10 Year Average	2010-2019
Quantity Standard	0.0001
Quality Standard	\$78,000
Service Standard	\$8

D.C. Amount (before deductions)	10 Year
Forecast Population	8,048
\$ per Capita	\$8
Eligible Amount	\$62,774



Service: Waste Diversion - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Eligible Share	2020 Value (\$/Vehicle)
Waste Diversion Collections Contract												
Split Stream Side Loader - Waste & SSO	5	5	5	5	5	5	5	5	5	5	40%	\$382,000
Split Stream Rear Loader - Waste & SSO	3	3	3	3	3	3	3	3	3	3	40%	\$263,000
Split Stream Side Loader - Recycling	5	5	5	5	5	5	5	5	5	5	100%	\$382,000
Split Stream Rear Loader - Recycling	3	3	3	3	3	3	3	3	3	3	100%	\$263,000
Single Stream Rear Loader	4	4	4	4	4	4	4	4	4	4	100%	\$263,000
Spares	4	4	4	4	4	4	4	4	4	4	76%	\$322,500
3/4 Ton Pickup	1	1	1	1	1	1	1	1	1	1	76%	\$45,000
1 Ton Truck	1	1	1	1	1	1	1	1	1	1	76%	\$85,000
Total	26	26	26	26	26	26	26	26	26	26		
Percentage attributable to Eligible Portion	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%		
Total Eligible Portion of Facilities	20	20	20	20	20	20	20	20	20	20		

Population	77,705	78,161	78,654	78,854	80,250	81,061	81,775	82,427	83,008	84,105
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

10 Year Average	2010-2019
Quantity Standard	0.0002
Quality Standard	\$232,550
Service Standard	\$47

D.C. Amount (before deductions)	10 Year
Forecast Population	8,018
\$ per Capita	\$47
Eligible Amount	\$372,917



Service: Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Bridges	47	47	47	47	47	47	47	47	47	47	\$3,230,400
Culverts	68	68	68	68	68	68	68	68	68	68	\$538,400
Structures (Retaining Walls)	19	19	19	19	19	19	19	19	19	19	\$131,400
Total	134	134	134	134	134	134	134	134	134	134	

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.0017	0.0017	0.0017	0.0017	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016

10 Year Average	2010-2019
Quantity Standard	0.0016
Quality Standard	\$1,453,188
Service Standard	\$2,325

D.C. Amount (before deductions)	11 Year
Forecast Population	9,656
\$ per Capita	\$2,325
Eligible Amount	\$22,451,166



Service: Roads
Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Road Base and Surface	502.54	502.54	502.54	502.54	502.54	502.54	502.54	502.54	502.54	502.54	\$633,400
Storm Sewers	20.23	20.23	20.23	20.23	20.23	20.23	20.23	20.33	20.33	20.33	\$527,900
Total	522.77	522.77	522.77	522.77	522.77	522.77	522.77	522.87	522.87	522.87	

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.0066	0.0066	0.0065	0.0065	0.0064	0.0063	0.0063	0.0062	0.0062	0.0061

10 Year Average	2010-2019
Quantity Standard	0.0064
Quality Standard	\$626,000
Service Standard	\$4,006

D.C. Amount (before deductions)	11 Year
Forecast Population	9,656
\$ per Capita	\$4,006
Eligible Amount	\$38,685,798



Service: Traffic Signals & Streetlights
Unit Measure: No. of Traffic Signals

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Traffic Signals Infrastructure	251	251	251	263	263	263	263	263	263	263	\$16,400
Total	251	251	251	263	263	263	263	263	263	263	

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.0032	0.0031	0.0031	0.0033	0.0032	0.0032	0.0032	0.0031	0.0031	0.0031

10 Year Average	2010-2019
Quantity Standard	0.0032
Quality Standard	\$16,188
Service Standard	\$52

D.C. Amount (before deductions)	11 Year
Forecast Population	9,656
\$ per Capita	\$52
Eligible Amount	\$500,181



Service: Depots and Domes
Unit Measure: ft² of building area/# of facilities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bid'g Value (\$/sq.ft. OR \$.facility)	Value/sq.ft. OR facility with land, site works, etc.
Roads Garage, Cobourg	11,496	11,496	11,496	11,496	11,496	11,496	11,496	11,496	11,496	11,496	127	\$144
Veronica Street Sand Dome (# of buildings)	1	1	1	1	1	1	1	1	1	1	273,000	\$300,986
Veronica Street Salt Shed (# of buildings)	1	1	1	1	1	1	1	1	1	1	307,000	\$338,471
Sand Storage (# of buildings)	1	1	1	1	1	1	1	1	1	1	230,000	\$253,579
Veronica Street Quonset Hut (# of buildings)	1	1	1	1	1	1	1	1	1	1	307,000	\$338,471
Roads Equipment Storage Shed (# of buildings)	1	1	1	1	1	1	1	1	1	1	420,000	\$463,054
Roads Equipment Storage Shed, 60 Elgin West (# of buildings)	1	1	1	1	1	1	1	1	1	1	391,000	\$431,081
Equipment Storage, Morganston (# of buildings)	1	1	1	1	1	1	1	1	1	1	485,000	\$534,716
Roads Garage, Morganston	7,310	7,310	7,310	7,310	7,310	7,310	7,310	7,310	7,310	7,310	127	\$144
Lean-to West Bay, Morganston (# of buildings)	1	1	1	1	1	1	1	1	1	1	307,000	\$338,471
Morganston Sand Dome (# of buildings)	1	1	1	1	1	1	1	1	1	1	307,000	\$399
Morganston Salt Shed (# of buildings)	1	1	1	1	1	1	1	1	1	1	262,000	\$288,859
Equipment Depot, Roseneath (# of buildings)	1	1	1	1	1	1	1	1	1	1	436,000	\$480,694
Salt Storage, Roseneath (# of buildings)	1	1	1	1	1	1	1	1	1	1	262,000	\$288,859
Plainville Sand Dome (# of buildings)	1	1	1	1	1	1	1	1	1	1	262,000	\$288,859
Storage - Sand	2	2	2	2	2	2	2	2	2	2	262,000	\$288,859
Total	18,821	18,821	18,821	18,821	18,821	18,821	18,821	18,821	18,821	18,821		

Population	79,251	79,702	80,189	80,396	81,807	82,638	83,366	84,036	84,624	85,727
Per Capita Standard	0.23750	0.23610	0.23470	0.23410	0.23010	0.22780	0.22580	0.22400	0.22240	0.21950

10 Year Average	2010-2019
Quantity Standard	0.2292
Quality Standard	\$405
Service Standard	\$93

D.C. Amount (before deductions)	11 Year
Forecast Population	9,656
\$ per Capita	\$93
Eligible Amount	\$897,429



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 County's 2018 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 projects 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	420,876	36,922	457,797
Administration Studies	-	-	-
Homes for Aged	25,543	27,969	53,512
Provincial Offences Act	-	-	-
Paramedic Services	44,569	125,587	170,156
Community Housing	33,179	11,619	44,798
Waste Diversion Services - Facilities	2,214	2,442	4,656
Waste Diversion Services - Curbside Collection	-	-	-
TOTAL	526,381	204,539	730,919



Appendix D

Proposed Development Charges By-law



THE CORPORATION OF THE COUNTY OF NORTHUMBERLAND

BY-LAW NUMBER XX – 18

A BY-LAW FOR THE IMPOSITION OF A COUNTY-WIDE DEVELOPMENT CHARGE ON THE COUNTY OF NORTHUMBERLAND

WHEREAS the County of Northumberland will experience growth through development and re-development of lands within the County;

AND WHEREAS development and re-development requires the provision of physical and social services by the County Northumberland;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands does not place an excessive financial burden on the County of Northumberland or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of services;

AND WHEREAS the Development Charges Act, 1997 (the “Act”) provides that the Council of a County may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a development charges background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the County of Northumberland has given notice of and held a public meeting on the 24th day of March 2020 in accordance with the Act and the regulations thereto;

NOW THEREFORE BE IT ENACTED as a By-law of the Council of the Corporation of the County of Northumberland, as follows:

1. INTERPRETATION



1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, as amended, or any successor thereof;

“accessory use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

“bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

“benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

“board of education” has the same meaning as set out in the Education Act,

R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“bona fide farm uses” 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 Ontario Property Assessment Corporation;

“Building Code Act” means the Building Code Act, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of and as authorized by the County 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, construct or improve facilities including,
 - i. furniture and equipment other than computer equipment, and
 - ii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - iii. rolling stock with an estimated useful life of seven years or more, and
- e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study or required for the provision of services designated in this by-law within or outside the County, including interest on borrowing for those expenditures under clauses (1) to (5) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the County of Northumberland;

“County” means the Corporation of the County of Northumberland and the area within the geographic limits of the County of Northumberland;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this by-law;



“dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and may be provided with culinary and sanitary facilities for their exclusive use;

“existing” means the number, use and size that existed as of the date this by-law was passed;

“farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“gross floor area” means:

- a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or 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:
 - i. 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;
 - ii. loading facilities above or below grade; and
 - iii. 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;



“industrial” 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;

“interest” means the County’ short-term borrowing rate with their financial institutions, calculated as the prime rate less 0.85%;

“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 s.s.7(2) herein, 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.;

“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 County of Northumberland or any part or parts thereof;



“local services” means those services, facilities or things which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“multiple dwellings” means all dwellings other than single-detached, semi- detached apartment unit dwellings;

“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;.

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the County, as amended and approved;

“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’

“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;

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;



“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;

“residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“residential use” means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

“service” means a service designed in Schedule “A” to this by-law, and “services” shall have a corresponding meaning;

“servicing agreement” means an agreement between a landowner and the County relative to the provision of municipal services to specified land within the County;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“special care dwelling unit” means a building not otherwise defined herein containing more than four dwelling units: where the occupants have the right to use in common, halls, stairs, yards, common room and accessory buildings; which dwelling units may or may not have exclusive sanitary and/or culinary facilities; that is designed to accommodate individuals with specific needs, where meals are provided within the development on a regular basis and includes a bedroom, student residence, retirement home and lodge, nursing home, granny flat, accessory dwelling and group home;



“stacked townhouse dwelling” means two townhouse dwellings, one on top of each other; and

“townhouse dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside;

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- a) Paramedic Services
- b) Homes for the Ages Services
- c) Community Housing Services
- d) Waste Diversion Services – Facilities
- e) Waste Diversion Services – Curbside Collection
- f) Administration Studies
- g) Roads and Related Services

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this by-law where:

- (1) the lands are located in the area described in section 3.2 and
- (2) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies



- 3.2 Subject to section 3.3, this by-law applies to all lands in the County of Northumberland, whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.
- 3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (1) the County of Northumberland or a local board thereof;
 - (2) a board of education; or
 - (3) the Corporation of a local Municipality within the County of Northumberland or a local board thereof;

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
 - ii. the approval of a minor variance under section 45 of the Planning Act;
 - iii. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - iv. the approval of a plan of subdivision under section 51 of the Planning Act;
 - v. a consent under section 53 of the Planning Act;
 - vi. the approval of a description under section 50 of the Condominium Act, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the Building Code Act in relation to a building or structure.



- b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

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

- a) an enlargement to an existing dwelling unit;
- b) one or two additional dwelling units in an existing, or ancillary to, a single detached dwelling; or
- c) one additional dwelling unit in any other existing residential building;

3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

3.7 Notwithstanding section 3.5(c), development charges shall be imposed if the additional unit has a gross floor area greater than

- a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development:



3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

(1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;

(2) divide the amount determined under subsection (1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.10 Other Exemptions:

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

- a) Bona fide farm uses;
- b) Places of Worship;
- c) Hospitals as governed by the *Public Hospitals Act*;
- d) Municipal housing project facilities under County By-law 2019-20.
- e) 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	The proposed new detached dwelling must only contain two dwelling units.



		being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	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.
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>

Amount of Charges

Residential

3.11 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.



Non-Residential

- 3.12 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

- 3.13 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 3.11 by the number, according to type, of 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 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

- 3.14 Development Charges are due and payable in full to the County on the date the first building permit is issued for any land, buildings, or structures affected by the



applicable development charge and a building permit with respect to a building or structure shall be withheld where the applicable development charge has not been paid pursuant to Section 28 of the Act

- 3.15 Notwithstanding subsection 3.14, the timing of calculation and payment of the development charge with respect to an approval of a Plan of Subdivision under Section 51 of the Planning Act, R.S.O., 1990 as amended, shall be addressed in the subdivision agreement, subject to any applicable exemptions contained in this By-law, and calculated in accordance with subsections 3.11 and 3.12 of this bylaw.
- 3.16 Notwithstanding Subsections 3.14 and 3.15, 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.
- 3.17 Notwithstanding Subsection 3.14 and 3.15, 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;
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law 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 Subsections 3.14, 3.15, 3.16 and 3.17 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 3.14, 3.15, 3.16 and 3.17 shall be calculated on the rates, including interest, set out in Schedule “A” on the date of the later planning application, including interest.
- 3.16 Despite subsections 3.14, 3.15, 3.16, 3.17, and 3.18, 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.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on the anniversary date of the by-law, in accordance with the prescribed index in the Act.

6. SCHEDULES

- 6.1 The following schedules shall form part of this by-law:

Schedule A - Residential and Non-Residential Development Charges

7. CONFLICTS

- 7.1 Where the County and an owner or former owner have entered into an agreement with respect to land within the area to which this by-law applies, and a conflict exists between the provisions of this by-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(1), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this by-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY



- 8.1 If, for any reason, any provision of this by-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this by-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

- 9.1 This by-law shall come into effect at 12:01 AM on July 15, 2020.

10. DATE BY-LAW EXPIRES

- 10.1 This by-law will expire at 12:01 AM on 12:01 AM on July 15, 2025 unless it is repealed by Council

Passed this 15th day of April 2020

Warden of the County

County Clerk



SCHEDULE A

SCHEDULE OF DEVELOPMENT CHARGES FOR THE COUNTY OF NORTHUMBERLAND

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	
Municipal Wide Services:						
Roads and Related	2,100	1,394	1,061	1,640	892	1.16
Administration Studies	42	28	21	33	18	0.02
Homes for Aged	273	181	138	213	116	0.16
Provincial Offences Act	-	-	-	-	-	-
Paramedic Services	86	57	43	67	37	0.05
Community Housing	396	263	200	309	168	-
Waste Diversion Services - Facilities	34	23	17	27	14	0.02
Total Municipal Wide Services	2,931	1,946	1,480	2,289	1,245	1.41
Area-Specific Services						
Excluding Port Hope Rural Ward II						
Waste Diversion Services - Curbside Collection	63	42	32	49	27	0.04
Total Area-Specific Services	63	42	32	49	27	0.04
Grand Total - Port Hope Rural Ward II	2,931	1,946	1,480	2,289	1,245	1.41
Grand Total - Outside of Port Hope Rural Ward II	2,994	1,988	1,512	2,338	1,272	1.45