



2023 Development Charges Background Study

County of Prince Edward

For Public Circulation and Comment

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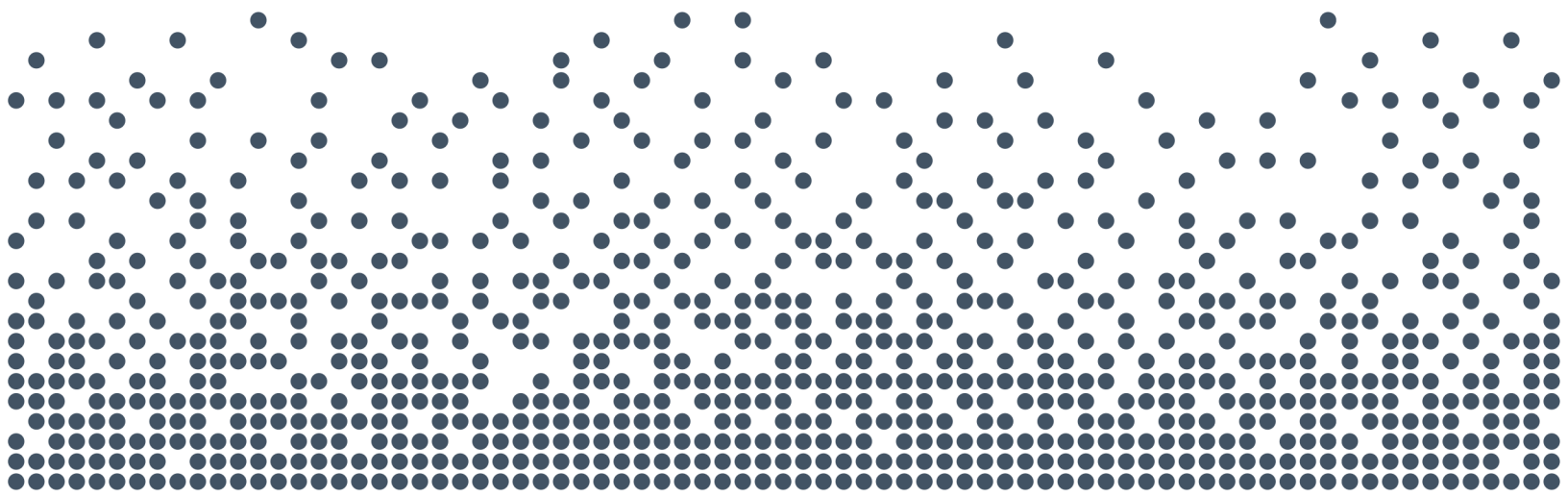
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List of Acronyms and Abbreviations

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
LPAT.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
OLT.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
s.s.	Subsection
sq.ft.	square foot
km	kilometer



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 Prince Edward 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(s) to be made available as part of the approval process (Appendix E).

In addition, the report is designed to set out sufficient background on the legislation 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

A public meeting required under Section 12 of the D.C.A. will be scheduled at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the County's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law for the County.

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

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

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

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

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

Process Steps	Dates
1. Project initiation meeting with County Staff	September 2022
2. Data collection and staff interviews	September 2022 – December 2022
3. Presentation of draft findings and D.C. policy discussion with County Staff	December 13, 2022
4. D.C. Background Study and draft D.C. by-law(s) available to public	December 29, 2022



Process Steps	Dates
5. Public Meeting of Council	January 12, 2023
6. D.C. By-law(s) passage	February 28, 2023
7. Newspaper notice given of by-law(s) passage	By 20 days after passage
8. Last day for by-law(s) appeal	40 days after passage
9. Township makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the *Development Charges Act, 1997*

Over the past four years, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- *More Homes, More Choice Act, 2019* (Bill 108);
- *Plan to Build Ontario Together Act, 2019* (Bill 138);
- *COVID-19 Economic Recovery Act, 2020* (Bill 197);
- *Better for People, Smarter for Business Act, 2020* (Bill 213);
- *More Homes for Everyone Act, 2022* (Bill 109); and
- *More Homes Built Fast Act, 2022* (Bill 23).

The following provides an overview of the changes to the D.C.A. that each of these pieces of legislation provided.

1.3.1 *More Homes, More Choice Act, 2019 (Bill 108)*

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received



Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. did not come into effect until they were proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note that further changes related to non-profit housing have been made through Bill 23). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

Further changes to the D.C.A. were proposed related to the list of eligible services which could be recovered through D.C.s, which recommended the removal of some services previously eligible, and introduced a new charge under the Planning Act (i.e. the Community Benefits Charge).

1.3.2 *Plan to Build Ontario Together Act, 2019 (Bill 138)*

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.3 *COVID-19 Economic Recovery Act, 2020 (Bill 197)*

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including



the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:

1.3.3.1 List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.



1.3.3.2 Classes of D.C. Services

Prior to the Royal Assent of Bill 108/197 legislation (i.e. D.C.A., 1997), the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the following subsections:

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

As well, the removal of the 10% deduction for soft services that was proposed under Bill 108 was maintained.

1.3.3.3 Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption was expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions were provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. This section has been further refined under Bill 23.

1.3.4 Better for People, Smarter for Business Act, 2020 (Bill 213)

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the County's D.C. by-law(s).



1.3.5 More Homes for Everyone Act, 2022 (Bill 109)

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O.Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O.Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

1.3.6 More Homes Built Fast Act, 2022 (Bill 23)

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the changes to the D.C.A.:

1.3.6.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:



- A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
- A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
- One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.3.6.2 Removal of Housing as an Eligible D.C. Service

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.3.6.3 New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments will be exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.



1.3.6.4 New Statutory Exemption for Non-Profit Housing

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of D.C.s.

1.3.6.5 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.3.6.6 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Royal Assent of Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average historical level of service is now extended to the historical 15-year period.

1.3.6.7 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed for this purpose.

1.3.6.8 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.



1.3.6.9 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's maximum life from what was previously five years.

1.3.6.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

The Act allows interest to be charged on D.C.s calculated at the time of Site Plan or Zoning By-law Amendment applications (S.26.2 of the Act) and for mandatory installment payments (S. 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.6.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services, wastewater services, and services related to a highway. Other services may be prescribed by the regulation.



Chapter 2

Current Prince Edward County D.C. Policy



2. Current Prince Edward County D.C. Policy

2.1 By-law Enactment

The County adopted By-law number 4172-2018 on March 1, 2018, which provides for Municipal-wide a D.C.s to be imposed in the County. By-law 4172-2018 will expire on March 5, 2023. The County also imposes area-specific D.C.s for water and wastewater services in the Wellington Urban Serviced Area through by-law 90-2021. The Wellington area-specific by-law is not being reviewed through this process. The following sections review the current D.C. policy within by-law 4172-2018.

2.2 Services Covered

The following County-wide services are included under By-law 4172-2018:

- Transportation;
- Fire Protection;
- Marinas and Boat Launches;
- Parks and Recreation;
- Library;
- Administration Studies;
- Homes for the Aged;
- Waste Diversion; and
- Municipal Parking.

2.3 Timing of D.C. Calculation and Payment

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



2.4 Indexing

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

Table 2-1
County of Prince Edward
Current Development Charges

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (≤2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (≤2 Bedrooms)	Wind & Solar Energy Facilities (per 500kw of Generating Capacity)	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:								
Services Related to a Highway	4,298	3,021	2,879	1,987	2,405	1,901	4,298	2.72
Fire Protection Services	1,150	808	770	531	643	508	1,150	0.71
Long-term Care Services	469	329	315	217	262	207	-	-
Marinas and Boat Launches	146	112	106	73	58	70	-	0.09
Parks and Recreation Services	1,732	1,207	1,151	796	624	760	-	0.38
Library Services	286	201	192	133	160	126.23	-	0.07
Administration	422	296	283	196	235	187	422	0.27
Total Municipal Wide Services/Class of Services	8,503	5,973	5,697	3,933	4,387	3,759	5,870	4.24

2.5 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.

2.6 Area to Which the By-law Applies and Exemptions

By-law 4172-2018 provides for the following statutory exemptions:

- The municipality or local board thereof;
- A board of education;
- The County of Prince Edward, or a local board thereof;
- 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); and
- 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;



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

- Places of worship;
- Non-residential farm buildings;
- Industrial development (excluding industrial wind turbines and solar farms);
- 30% reduction for affordable housing; and
- The County will refund such amount of the development charges paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance.



Chapter 3

Anticipated Development in Prince Edward County



3. Anticipated Development in Prince Edward County

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the County will be required to provide services, over a 10-year (early-2023 to early-2033) and longer-term (early-2023 to early-2043) time horizon.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 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.”

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

The D.C. growth forecast has been derived from the Prince Edward County 2022 Growth Study by Watson and is based on the Medium Growth Scenario. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the County over the forecast period, including:

- Development Charges Background Study – Prince Edward County, December 1, 2017, Watson & Associates Economists Ltd.;
- The County of Prince Edward Official Plan – July 8, 2021;
- 2011, 2016 and 2021 population and household Census data;
- 2006, 2011 and 2016 employment Census data;
- Historical residential building permit data over the 2012 to 2021 period;
- Residential and non-residential supply opportunities as identified by the County staff; and



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

3.3 Summary of Growth Forecast

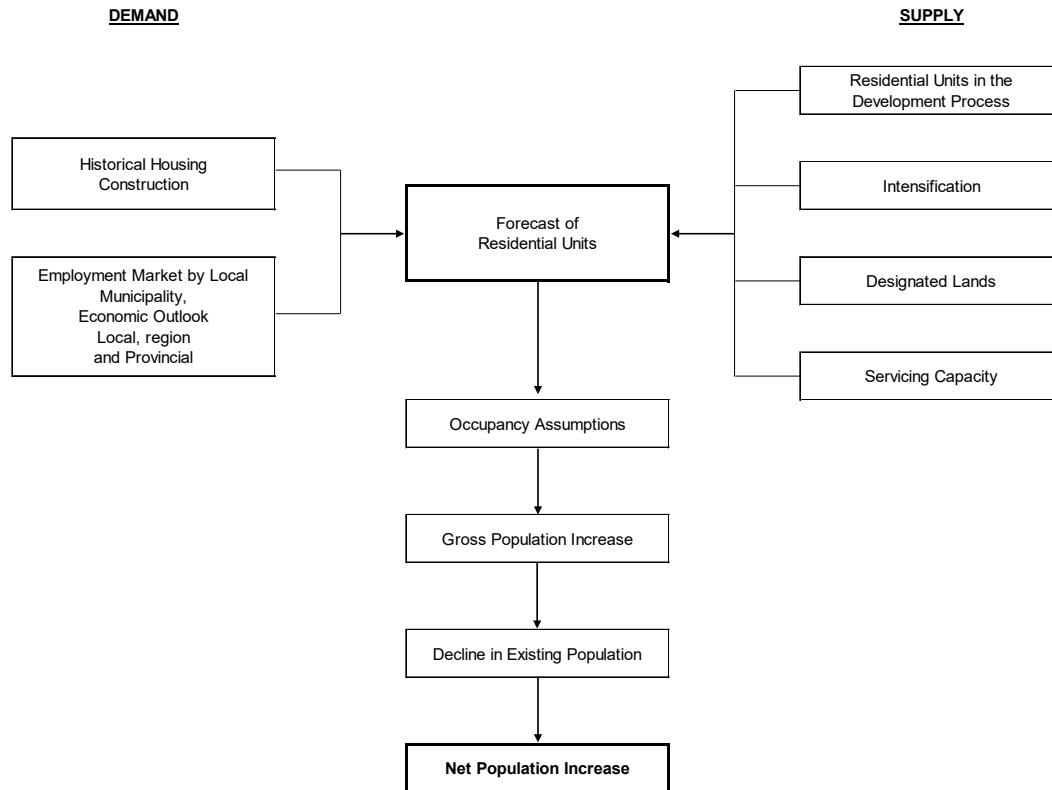
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the County and describes the basis for the forecast. The results of the 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 permanent population in the County is anticipated to reach approximately 29,635 by early-2033, and 32,670 by early-2043, resulting in an increase of approximately 3,445 for the 10-year forecast period, and 6,475 persons for the 20-year forecast period respectively.^[1] The County's seasonal population is forecast to increase to 9,310 persons in 2033, and 10,345 persons in 2043. The County's total population (permanent and seasonal population) is forecast to reach 38,945 by 2033, and 43,015 by 2043.

^[1] The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 2.1%.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
the County
Residential Growth Forecast Summary**

	Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units							Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
			Permanent Population ^[1]	Institutional Population	Permanent Population Excluding Institutional ^[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Seasonal Households	Total Households w/ Seasonal		
Historical	Mid 2006	26,022	25,496	741	24,755	6,215	31,711	9,150	310	745	105	10,310	1,736	12,046	2.473	2.632
	Mid 2011	25,779	25,258	653	24,605	6,615	31,873	9,338	343	714	154	10,549	1,848	12,397	2.394	2.571
	Mid 2016	25,245	24,735	635	24,100	7,770	32,505	9,460	345	755	175	10,735	2,171	12,906	2.304	2.519
	Mid 2021	26,234	25,704	512	25,192	7,965	33,669	9,990	390	790	160	11,330	2,225	13,555	2.269	2.484
Forecast	Early 2023	26,734	26,194	525	25,669	8,091	34,285	10,160	452	880	160	11,651	2,260	13,911	2.248	2.465
	Early 2033	30,248	29,637	595	29,042	9,308	38,945	11,126	687	1,501	160	13,474	2,600	16,074	2.200	2.423
	Early 2043	33,343	32,669	648	32,021	10,346	43,015	11,786	941	2,055	160	14,942	2,890	17,832	2.186	2.412
Incremental	Mid 2006 - Mid 2011	-243	-238	-88	-150	400	162	188	33	-31	49	239	112	351		
	Mid 2011 - Mid 2016	-534	-523	-18	-505	1,155	632	122	2	41	21	186	323	509		
	Mid 2016 - Mid 2021	989	969	-123	1,092	195	1,164	530	45	35	-15	595	54	649		
	Mid 2021 - Early 2023	500	490	13	477	126	616	170	62	90	0	321	35	356		
	Early 2023 - Early 2033	3,514	3,443	70	3,373	1,217	4,660	966	235	622	0	1,823	340	2,163		
	Early 2023 - Early 2043	6,609	6,475	123	6,352	2,255	8,730	1,626	489	1,176	0	3,291	630	3,921		

^[1] Population excludes net Census Undercount of approximately 2.1%.

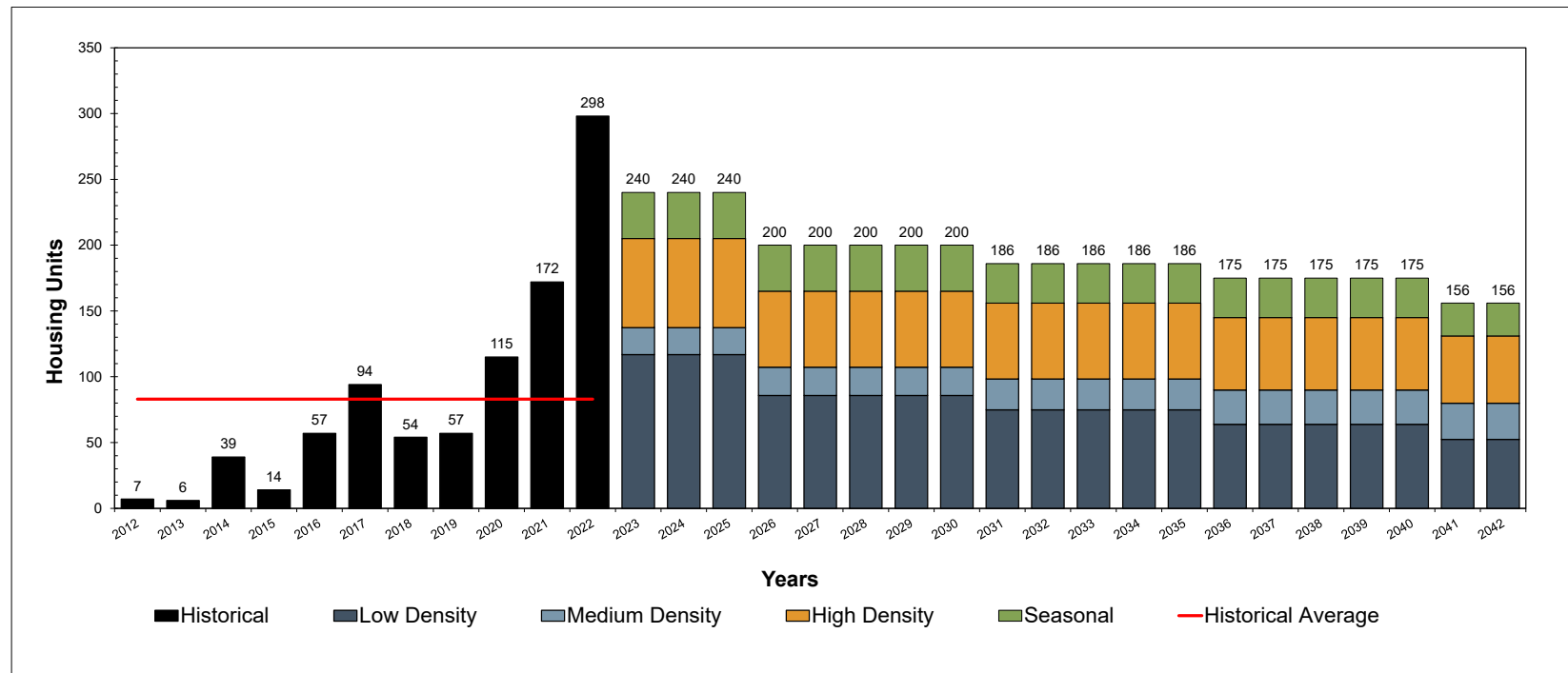
^[2] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd., 2022.



Figure 3-2
Prince Edward County
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Note: The number of Prince Edward County 2022 building permits is an estimate based on partial year data available. As of August 2022, the Municipality of Prince Edward County has issued 202 new units.

Source: Historical housing activity derived from Prince Edward County building permit data, 2012-2022.



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

1. Housing Unit Mix (Appendix A – Schedules 1 and 7)

- The housing unit mix for the County was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6), and discussions with the County staff regarding anticipated development trends for the County.
- Based on the above indicators, the 2023 to 2043 household growth forecast for the County is comprised of a unit mix of 42% low density units (single detached and semi-detached), 12% medium density (multiples except apartments), 30% high density (bachelor, 1-bedroom and 2-bedroom apartments), and 16% seasonal units.

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the County.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2023 and 2043 by development location is summarized below.



Development Location	Timing	Amount of Housing Growth	Percentage of Housing Growth
Picton	2023 - 2033	870	40%
	2023 - 2043	1,705	43%
Wellington	2023 - 2033	710	33%
	2023 - 2043	1,233	31%
Urban Subtotal (Fully Serviced)	2023 - 2033	1,580	73%
	2023 - 2043	2,937	75%
Bloomfield	2023 - 2033	30	1%
	2023 - 2043	51	1%
Rossmore	2023 - 2033	12	1%
	2023 - 2043	24	1%
Concsecon	2023 - 2033	11	1%
	2023 - 2043	25	1%
Ameliasburgh	2023 - 2033	15	1%
	2023 - 2043	17	0%
Urban Subtotal (Water Only)	2023 - 2033	68	3%
	2023 - 2043	118	3%
Rural	2023 - 2033	514	24%
	2023 - 2043	866	22%
Prince Edward County	2023 - 2033	2,163	100%
	2023 - 2043	3,921	100%

Note: Figures may not sum precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2022.

3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by 2043 in the County over the forecast period is presented in Table 3-1. Over the 2023 to 2043 forecast period, the County is anticipated to average 196 new permanent and seasonal housing units per year.



- Institutional population^[1] is anticipated to increase by approximately 125 people between 2023 to 2043.
- 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 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the County. Due to data limitations, medium and high density P.P.U. data was derived from the City of Belleville. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.420
 - Medium density: 1.942
 - High density^[2]: 1.828
 - Seasonal: 3.580

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

- Existing households for early-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the forecast period, 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 2023 to 2043 forecast period is approximately 682 (see Schedule 5).

6. Employment (Appendix A, Schedules 10a, 10b, 10c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the County divided by the

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

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



number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.

- 2016 employment data^[1] (place of work) for the County is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 495 primary (8%);
 - 1,435 work at home employment (22%);
 - 1,040 industrial (16%);
 - 2,140 commercial/population related (33%); and
 - 1,325 institutional (21%).
- The 2016 employment by usual place of work, including work at home, is approximately 6,435. An additional 1,365 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 County is anticipated to reach approximately 10,670 by early-2033, and 12,380 by early-2043. This represents an employment increase of approximately 1,820 for the 10-year forecast period, and 3,535 for the 20-year forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the County (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 7,000 by early-2033, and 7,980 by early-2043. This represents an employment increase of approximately

^[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.



1,210 for the 10-year forecast period, and 2,190 for the 20-year forecast period.

[1]

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:
 - 3,000 sq.ft. per employee for primary;
 - 1,100 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 685 sq.ft. per employee for institutional employment.
- the County-wide incremental G.F.A. is anticipated to increase by 1.02 million sq.ft. over the 10-year forecast period, and 1.87 million sq.ft. over the 20-year forecast period.
- In terms of percentage growth, the 2023 to 2043 incremental G.F.A. forecast by sector is broken down as follows:
 - primary – 26%;
 - industrial – 28%;
 - commercial/population-related – 24%; and
 - institutional – 22%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the County by area.
- The amount and percentage of forecast total non-residential growth between 2023 and 2043 by development location is summarized below.

[1] 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. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 10b is anticipated to reach approximately 6,970 by early-2033 and 7,920 by early-2043



Development Location	Timing	Total Non-Residential G.F.A. S.F.	Percentage of Non- Residential G.F.A. (sq.ft.)
Picton	2023 - 2033	406,100	40%
	2023 - 2043	725,700	39%
Wellington	2023 - 2033	203,200	20%
	2023 - 2043	368,900	20%
Urban Subtotal (Fully Serviced)	2023 - 2033	612,200	60%
	2023 - 2043	1,094,700	58%
Bloomfield	2023 - 2033	5,400	1%
	2023 - 2043	10,900	1%
Rossmore	2023 - 2033	700	0%
	2023 - 2043	1,400	0%
Concsecon	2023 - 2033	1,200	0%
	2023 - 2043	2,400	0%
Ameliasburgh	2023 - 2033	3,600	0%
	2023 - 2043	6,100	0%
Urban Subtotal (Water Only)	2023 - 2033	11,000	1%
	2023 - 2043	20,700	1%
Rural	2023 - 2033	397,400	39%
	2023 - 2043	757,000	40%
Prince Edward County	2023 - 2033	1,017,700	100%
	2023 - 2043	1,872,500	100%

Note: Figures may not sum precisely due to rounding.
Watson & Associates Economists Ltd., 2022.



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 subsection 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.

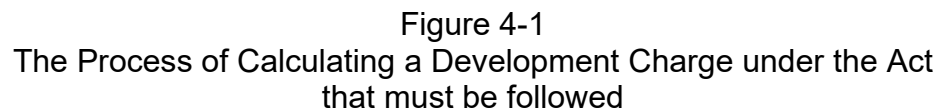
4.2 Services Potentially Involved

Table 4-2 lists the full range of municipal services that are provided by the County.

A number of these services are not listed as eligible services for inclusion in a D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-2. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” Furthermore, studies are also no longer an eligible capital cost. 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. are indicated with a “Yes.”

4.3 Increase in the 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, subsection 5 (1) 3, which requires that 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.



The flowchart illustrates the D.C. Capital Budgeting Process, starting with 'Anticipated Development' (1) and 'Municipal Services' (2). 'Anticipated Development' leads to 'Estimated Increase in Need for Service' (3) via 'Eligible Services'. 'Municipal Services' leads to 'Estimated Increase in Need for Service' (3) via 'Ineligible Services' and 'Tax Base, User Rates, etc.'. 'Estimated Increase in Need for Service' (3) leads to 'D.C. Needs By Service' (9) via '8. Specified Local Services'. 'D.C. Needs By Service' (9) leads to 'D.C. Net Capital Costs' (13) via 'Less: Uncommitted Excess Capacity' (10), 'Less: Benefit To Existing Development' (11), and 'Less: Grants, Subsidies and Other Contributions' (12). 'D.C. Net Capital Costs' (13) leads to 'Amount of the Charge By Type of Development' (16) via 'Financing, Inflation and Investment Considerations' (14). 'Amount of the Charge By Type of Development' (16) leads to 'D.C. By-law(s) Spatial Applicability' (15) via 'Consideration of exemptions, phase-ins, etc.'. 'D.C. By-law(s) Spatial Applicability' (15) leads to 'Amount of the Charge By Type of Development' (16) via 'D.C. Needs By Service' (9). 'D.C. Needs By Service' (9) also leads to 'Needs That Will Be Met' (5) via 'Examination of the Long-term Capital and Operating Costs for Capital Infrastructure' (6) and 'Asset Management Plan for All Capital Projects to be Funded by D.C.s' (7). 'Needs That Will Be Met' (5) leads to 'Estimated Increase in Need for Service' (3) via 'Ceiling Re: Increased Need' (4). 'Ceiling Re: Increased Need' (4) leads to 'Estimated Increase in Need for Service' (3) via 'Non-Transit Services Historical Service Standard' (4a) and 'Transit Services Forward-looking Service Standard' (4b). 'Needs That Will Be Met' (5) also leads to 'D.C. Net Capital Costs' (13) via 'Non-Transit Services "Financially Sustainable"' (7a) and 'Transit Services "Detailed Requirements"' (7b).



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

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.

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	No No No No	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	No No No No	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local municipal roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock ¹
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ¹
6. Transit Services	No No	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	Yes Yes	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	n/a n/a n/a	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	Yes Yes	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	Yes No	12.1 Long-Term Care space 12.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital

¹ with a 7+ year useful life



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. The County's Local Service Policy is included in Appendix E.

4.5 Capital Forecast

Paragraph 7 of subsection 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 potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

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” (subsection 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 section 3). The capital program contained herein reflects the County's approved and proposed capital budgets and master servicing/needs studies.



4.6 Treatment of Credits

Section 8, paragraph 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.” Subsection 17, paragraph 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's D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. 2021 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2016 to 2021 period. Furthermore, the reserve funds have also been adjusted to account for estimated 2022 D.C. revenues. These balances have been applied against future spending requirements for all services.

Table 4-2
County of Prince Edward
Estimated D.C. Reserve Funds Balances

Description	Services Related to a Highway	Fire Protection Services	Parks & Recreation Services (Including Marinas)	Library Services	Administration Services	Homes for the Aged Services
December 31, 2021 Balance	1,713,713	252,691	1,958,330	89,771	473,659	492,071
2022 Revenue	753,683	201,421	334,645	48,038	71,620	56,399
Adjustments (including assumed 2022 Funding)	(343,689)	(1,146,120)	(204,585)	150,034	-	-
Interest	59,464	15,771	21,717	3,104	5,862	-
December 31, 2022 Estimated Balance	2,183,171	(676,237)	2,110,108	290,946	551,141	548,470

4.9 Deductions

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

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

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the County over the 15-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 factors 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 subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the County’s “excess capacity,” other than excess capacity which is “committed.”

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

4.9.3 Reduction for Benefit to Existing Development

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

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



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

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a 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 Wednesdays in one arena and Thursdays 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 (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-Wide vs. Area Rating

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

4.11 Allocation of Development

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



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. D.C.-Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4 was followed in determining D.C.-eligible costs.

The nature of the capital projects and timing identified in this chapter reflects Council's current intention. Over time, however, County projects and Council priorities change; and accordingly, Council's intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for select services over the 10-year planning period (2023 - 2032). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Parks and Recreation Services*

The County currently operates their Parks and Recreation Services utilizing 152 park amenities, 16 vehicles, and 187,316 sq.ft. of facility space. Over the past 15-year years, the investments in these assets equate to an average per capita level of service of \$2,335. Based on this level of investment and the anticipated growth in the 10-year forecast period (i.e. net population growth of 4,660 persons), the maximum D.C.-eligible amount that could be included in the calculation of the charges is \$10.9 million.

The 10-year capital needs required to meet the needs of the anticipated development total \$23.7 million, consisting of \$2.3 million for parkland development, \$21.0. million related to recreation facility needs, \$116,000 for fleet expansion and \$250,000 for the County's share of the Tip of the Bay Boardwalk Easement project. \$291,500 has been deducted from the gross capital cost to recognize that the Wellington Arena Expansion



project is providing an increased level of service for existing patrons. Furthermore, \$18.1 million is deducted from the calculations to account for benefits that existing development will receive from the various capital projects. It is anticipated that the pickleball courts will be partially funded through fundraising efforts and as such \$18,100 is deducted from the D.C.-eligible amount to account for the growth-related share of the contributions. Once the existing reserve fund balance (\$2.1 million) is accounted for, a total of \$3.2 million is included in the calculation of the charge.

These costs are then allocated 95% to residential development and 5% to non-residential development as the residential population tends to be the predominant users of Parks and Recreations Services.

5.2.2 Library Services

The County currently provides library services through the use of six facilities with a total of 20,379 sq.ft. of G.F.A. Library Services also provide a total of 35,388 books, 55 periodicals, 5,154 CDs/DVDs/VHSs and 672 downloadable equivalent databases and e-books. These assets provide an average per capita level of service of \$550 over the 15-year historical period. When applied against the 10-year forecast population of 4,660, the maximum D.C.-eligible cost that could be included in the charge is \$2.6 million.

Future capital needs identified by the County to service the growth include additional collection materials and the Picton Library Branch expansion. The gross capital costs for these capital needs is \$3.2 million. Deductions are then made for the benefits these items will have for existing development (i.e. \$535,400) and anticipated fundraising and donations related to the branch expansion (i.e. \$1.6 million growth-related share). After accounting for the reserve fund balance of \$290,900, a total of \$843,900 is included in the calculation of the charge.

These costs are then allocated 95% to residential development and 5% to non-residential development as the residential population tends to be the predominant users of Library Services.

5.2.3 Ambulance Services

Ambulance Services within the County are provided by Hastings-Quinte Emergency Medical Services (EMS). Ambulance Services currently operate out of the Picton Fire



Hall/EMS Station and are allocated 4,279 sq.ft. of the total facility. To provide these services, 2 fully equipped ambulances, 12 equipped paramedics and 2 public access defibrillators are utilized. This equates to \$126 per capita level of investment on average over the past 15-years. When applied against the anticipated growth over the 10-year forecast period, the maximum capital costs that could be included in the calculation of the charge is \$587,500.

To service the anticipated growth, 2 additional ambulances, 8 equipped paramedics and 2,550 additional sq.ft. of facility space is required. The additional facility space is proposed to be included within the new shared Wellington Fire and EMS Station. Gross capital costs for these projects total \$1.9 million. Of these costs, \$1.3 million is related to growth outside of the 10-year forecast period and is deducted from the calculation of the charge. This results in a total of \$587,500 of growth-related capital needs being included in the calculation of the charge.

These costs are then allocated 80% to residential development and 20% to non-residential development based on the relationship of forecast population and employment growth (i.e. 4,660 population and 1,178 employment).

5.2.4 Waste Diversion Services

Waste Diversion Services are provided in cooperation with Quinte Waste Solutions and utilizes three transfer stations (246 sq.ft. of G.F.A.), five vehicles and 12 roll off bins. Assets that are utilized for both waste diversion and solid waste (e.g. collection trucks) have been allocated to waste diversion based on the average tonnage of diverted vs. landfill materials collected. This level of capital investment, when applied to the County's current population, results in an average per capita level of investment of \$43 over the past 15-years. Applying this level of service to the anticipated 10-year population growth, the maximum total capital costs that could be included in the calculation of the charge is \$198,600.

Capital needs related to waste diversion services include a new household hazardous and electronic waste facility as well as the incremental costs associated with the organics curbside collection contract costs with new development. Total gross capital costs for these needs are \$166,300. A deduction related to the new facility of \$94,100 is made to account for the funding that will be provided through the other municipalities that are part of the Quinte Waste Solutions service agreements. Furthermore, \$49,200



is deducted to account for the benefits that existing development will receive from this facility. This results in a total of \$23,000 being included in the calculation of the charge.

These costs are then allocated 95% to residential development and 5% to non-residential development as the residential development are the predominant users of Waste Diversion Services in the County.



Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non- Residential Share 5%
	2023-2032										
	Parkland Development		-	-		-	-		-	-	-
1	Provision for New Parkland Development	2023-2032	1,226,000	-		1,226,000	-		1,226,000	1,164,700	61,300
2	Millenium Trail Urbanization	2021	869,300	-		869,300	652,000		217,300	206,435	10,865
3	Pickleball Courts	2023-2032	225,000	-		225,000	197,900	18,088	9,012	8,562	451
			-	-		-	-		-	-	-
	Recreation Facilities		-	-		-	-		-	-	-
4	Wellington Arena Replacement/Expansion (NPV of Debt Payments)	2023-2032	1,492,930	-	291,456	1,201,474	677,400		524,074	497,870	26,204
5	Pool/Fitness Centre	2023-2032	19,513,300	-		19,513,300	16,586,300		2,927,000	2,780,650	146,350
			-	-		-	-		-	-	-
	Recreation Vehicles		-	-		-	-		-	-	-
6	Fairgrounds Service Vehicle	2023-2032	70,000	-		70,000	-		70,000	66,500	3,500
7	SUV	2023-2032	46,000	-		46,000	-		46,000	43,700	2,300
			-	-		-	-		-	-	-
	Marinas		-	-		-	-		-	-	-
8	Tip of the Bay Boardwalk Easement (municipal cost share)	2023-2032	250,000	-		250,000	-		250,000	237,500	12,500
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(2,110,108)	(2,004,602)	(105,505)
			-	-		-	-		-	-	-
	Total		23,692,530	-	291,456	23,401,074	18,113,600	18,088	3,159,279	3,001,315	157,964



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	2023-2032										
	Library Facilities		-	-		-	-		-	-	-
1	Picton Library Branch Expansion	2023	2,800,000	-		2,800,000	535,400	1,570,396	694,204	659,494	34,710
			-	-		-	-		-	-	-
	Library Materials		-	-		-	-		-	-	-
2	Provision for Additional Collection Items	2023-2032	440,650	-		440,650	-		440,650	418,617	22,032
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(290,946)	(276,399)	(14,547)
			-	-		-	-		-	-	-
	Total		3,240,650	-	-	3,240,650	535,400	1,570,396	843,907	801,712	42,195



Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2032									80%	20%
1	Ambulance (x2)	2023	640,000	445,287		194,713	-		194,713	155,770	38,943
2	Equiped Paramedics (8)	2023	16,000	11,132		4,868	-		4,868	3,894	974
3	Wellington Fire and EMS Station (2,550 sq.ft., EMS \$	2027	1,275,000	887,094		387,906	-		387,906	310,325	77,581
	Total		1,931,000	1,343,513	-	587,487	-	-	587,487	469,990	117,497



Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	2023-2032										
1	Household Hazardous and Electronic Waste Facility	2024	150,100	-	94,100	56,000	49,200		6,800	6,460	340
2	Curbside Collection Contract Expansion (Organics)	2023-2032	16,193	-		16,193	-		16,193	15,383	810
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		166,293	-	94,100	72,193	49,200	-	22,993	21,843	1,150



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

This section evaluates the development-related capital requirements for select services and classes of service over the 20-year planning period (2023 - 2042). Each service is evaluated on two format sheets: the average historical 15-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.

5.3.1 *Services Related to a Highway*

The County currently provides services related to a highway utilizing an inventory of 1,046 km of roads, 38 bridges and culverts, 1,517 streetlights, 3 traffic signals, 37 intersection beacons, 3 pedestrian crossings, 82 vehicles, and 80,037 sq. ft. of facility space. This results in a total level of investment of \$23,635 per capita on average over the past 15-years. When applied against the 20-year anticipated growth (i.e., 8,730 persons), this results in a maximum D.C.-eligible amount of \$206.3 million.

To service this additional growth, an anticipated \$86.7 million in capital projects relating to roads, facilities, and vehicles must be undertaken. Of this total gross capital cost estimate, \$4.0 million is related to development outside of the 20-year planning horizon. Furthermore, \$33.9 million of these costs are related to benefits that the existing development will receive from the capital program. After deducting the existing reserve fund balance of \$2.2 million from the net D.C.-eligible capital costs, \$46.5 million is included in the calculation of the charge.

These costs are then attributed 80% to residential development and 20% to non-residential development based on the share of population to employment growth anticipated over the 20-year period (i.e. 8,730 population and 2,129 employment).

5.3.2 *Fire Protection Services*

Fire Protection Services in the County are provided through ten fire halls totalling 46,838 sq.ft. of facility space. These services are further provided through the utilization of 37 vehicles and 335 equipment items. Based on the average per capita investment of \$1,413 over the 2008 to 2022 period, and the forecast population growth of 8,730



persons over the 20-year forecast period, the resulting maximum D.C.-eligible amount that could be included in the calculation is \$12.3 million.

Capital needs to service this future growth include 20,050 sq.ft. of facility space (Milford, Sophiasburgh, and Wellington locations) and a 100' aerial apparatus. The total capital program is estimated at 13.9 million. From these costs, \$4.7 million is deducted to account for the benefit that existing development will receive from these projects. After accounting for the \$676,200 reserve fund deficit, a total of \$9.9 million is included in the calculation of the charge.

These costs are then attributed 80% to residential development and 20% to non-residential development based on the share of population to employment growth anticipated over the 20-year period.

5.3.3 Long-Term Care Services

Long-Term Care Services are provided through the utilization of 84 beds at the H.J. McFarland Memorial Home. These services account for a \$1,336 per capita level of investment of the 15-year historical period. Applying this historical level of service to the estimated 20-year growth in the County, a total maximum D.C.-eligible amount of \$11.7 million could be included in the calculation of the charge.

Identified capital needs for long-term care services include an additional 44 beds at the H.J. McFarland Memorial Home. The total estimated capital costs for the expansion are \$20.7 million. The County's is anticipating receiving \$1.4 million in up-front funding from the Province. The net \$19.3 million in costs are anticipated to be debt financed and the net present value of the future debt payments total \$21.6 million. From the total capital costs, \$13.4 million has been deducted as a benefit to existing development and an additional \$5.8 million is deducted to account for the growth-related share of the net present value of annual funding that the County will receive from the Province towards the debt financing costs. Once reserve fund balances of \$548,500 are deducted, a total of \$1.7 million is included in the calculation of the charge.

These costs are then allocated 100% to residential development.



Table 5-5
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2023-2042	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable	Total	Residential Share 80%	Non- Residential Share 20%
	Roads		-	-	-	-		-	-	-
	<u>Bloomfield</u>		-	-	-	-		-	-	-
1	Traffic Signals (Wellington St. and Hwy 62)	2023-2042	500,000	-	500,000	250,000		250,000	200,000	50,000
			-	-	-	-		-	-	-
	<u>Carrying Place</u>		-	-	-	-		-	-	-
2	Intersection Improvements and Signalization (Cty Rd. 3 and Loyalist Prkwy)	2023-2042	500,000	-	500,000	250,000		250,000	200,000	50,000
3	Intersection Improvements (Cty Rd. 3 and Taft Rd.)	2023-2042	500,000	-	500,000	250,000		250,000	200,000	50,000
			-	-	-	-		-	-	-
	<u>Picton</u>		-	-	-	-		-	-	-
4	Intersection Improvements and Signalization (Bridge St. and Union St.)	2023-2042	500,000	-	500,000	75,000		425,000	340,000	85,000
5	Intersection Improvements and Signalization (Main St. and Johnson St.)	2023-2042	500,000	-	500,000	75,000		425,000	340,000	85,000
6	Intersection Improvements and Signalization (Talbot St. and Frank St.)	2023-2042	500,000	-	500,000	75,000		425,000	340,000	85,000
7	Picton Alternative Route	2023-2042	11,007,500	2,751,900	8,255,600	5,503,800		2,751,800	2,201,440	550,360
8	Downes Road Extension (to Picton Alternative Route) and Road Widening	2023-2042	901,600	-	901,600	45,100		856,500	685,200	171,300
9	Intersection Improvements (Cty Rd 22 and Cty Rd 10)	2023-2042	2,000,000	-	2,000,000	300,000		1,700,000	1,360,000	340,000
10	Intersection Improvements (Church St and Union)	2023-2042	500,000	-	500,000	75,000		425,000	340,000	85,000
11	Intersection Improvements (Cty Rd 10 and Cty Rd 1)	2023-2042	2,000,000	-	2,000,000	300,000		1,700,000	1,360,000	340,000
12	Picton Main Street Reconstruction Phase #2	2023	5,904,323	-	5,904,323	3,542,600		2,361,723	1,889,378	472,345
13	Picton Main Street Reconstruction Phase #3	2024	8,287,500	-	8,287,500	2,044,300		6,243,200	4,994,560	1,248,640
14	William Street Reconstruction	2024	173,364	-	173,364	50,000		123,364	98,691	24,673
			-	-	-	-		-	-	-
	<u>Consecon</u>		-	-	-	-		-	-	-
15	Intersection Improvements (Salem Rd. and Loyalist Prkwy.)	2023-2042	500,000	-	500,000	250,000		250,000	200,000	50,000
16	Intersection Improvements and Re-alignment (Cty Rd. 29 and Loyalist Prkwy.)	2023-2042	500,000	-	500,000	250,000		250,000	200,000	50,000
17	Traffic Signals (West End - Cty Rd. 1 and Loyalist Prkwy.)	2023-2042	500,000	-	500,000	250,000		250,000	200,000	50,000



Table 5-5 Cont'd
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable	Total	Residential Share 80%	Non-Residential Share 20%
	2023-2042									
	<u>Wellington</u>		-	-	-	-		-	-	-
18	Intersection Improvements Belleville and Wellington Main Street	2023-2042	1,100,000	-	1,100,000	165,000		935,000	748,000	187,000
19	Intersection Improvements (Wellington Main St. and Prince Edward Dr.)	2023-2042	500,000	-	500,000	75,000		425,000	340,000	85,000
20	Intersection Improvements (Wellington Main and Consecon St.)	2023-2042	1,100,000	-	1,100,000	165,000		935,000	748,000	187,000
21	Consecon St. Upgrade and Sidewalk - Trail to Hersfield Property	2023-2042	225,500	-	225,500	105,900		119,600	95,680	23,920
22	New Road, Belleville St to Prince Edward drive (with signals)	2025	9,925,000	1,240,600	8,684,400	4,962,500		3,721,900	2,977,520	744,380
23	New Road, East of Belleville St to Berkhout subdivisoon (with signals)	2025	2,165,400	-	2,165,400	324,800		1,840,600	1,472,480	368,120
24	Pedestrian Crossing	2023-2042	175,000	-	175,000	26,300		148,700	118,960	29,740
25	West Street Reconstruction	2025-2030	1,755,000	-	1,755,000	432,000		1,323,000	1,058,400	264,600
26	Lake Breeze Road Extension	2025-2030	1,260,000	-	1,260,000	189,000		1,071,000	856,800	214,200
27	Wellington Main Street Urbanization (Carla Ctr to Prince Edward)	2025-2035	3,105,000	-	3,105,000	765,900		2,339,100	1,871,280	467,820
28	Consecon Street Urbanization	2025-2035	8,775,000	-	8,775,000	2,164,500		6,610,500	5,288,400	1,322,100
29	Belleville Street Urbanization	2025-2035	10,125,000	-	10,125,000	2,497,500		7,627,500	6,102,000	1,525,500
30	Owen Street Reconstruction (Church to Maitland)	2025	813,750	-	813,750	200,300		613,450	490,760	122,690
			-	-	-	-		-	-	-
	<u>Rossmore /Fenwood</u>		-	-	-	-		-	-	-
31	Intersection Improvements - left turn lane (Hwy 62 and Cty. Rd. 28)	2023-2042	500,000	-	500,000	75,000		425,000	340,000	85,000
			-	-	-	-		-	-	-
	<u>Rural Area</u>		-	-	-	-		-	-	-
32	Traffic Signals (Cty Rd. 2. and Hwy 62)	2025-2035	500,000	-	500,000	250,000		250,000	200,000	50,000
33	Traffic Signals (Cty Rd. 1 and Hwy 62)	2025-2035	500,000	-	500,000	250,000		250,000	200,000	50,000
34	Intersection Illumination CR1 and 62	2025	20,000	-	20,000	10,000		10,000	8,000	2,000
			-	-	-	-		-	-	-
	Public Works Facilities		-	-	-	-		-	-	-
35	North County Depot including land (12,800 sq.ft.)	2023-2042	2,981,800	-	2,981,800	2,927,300		54,500	43,600	10,900
36	Sand and Salt Dome	2023-2042	2,412,000	-	2,412,000	1,966,700		445,300	356,240	89,060
37	South County Depot including land (12,300 sq.ft.)	2023-2042	2,981,800	-	2,981,800	2,823,900		157,900	126,320	31,580
			-	-	-	-		-	-	-
	Public Works Vehicles		-	-	-	-		-	-	-
38	Provision for additional vehicles (3) (1 tandem plow)	2023-2042	485,800	-	485,800	-		485,800	388,640	97,160
			-	-	-	-		-	-	-
	Reserve Fund Adjustment							(2,183,171)	(1,746,537)	(436,634)
	Total		86,680,336	3,992,500	82,687,836	33,962,400	-	46,542,265	37,233,812	9,308,453



Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2042								80%	20%
	Fire Stations		-	-	-	-		-	-	-
1	Milford Station (6,200 sq. ft.)	2032	3,255,000	-	3,255,000	1,109,900		2,145,100	1,716,080	429,020
2	Sophiasburgh Station (6,200 sq. ft.)	2037	3,255,000	-	3,255,000	1,796,600		1,458,400	1,166,720	291,680
3	Wellington Fire and EMS Station (7,650 sq.ft., Fire Services Share)	2023-2042	4,725,000	-	4,725,000	1,745,500		2,979,500	2,383,600	595,900
			-	-	-	-		-	-	-
	Fire Vehicles		-	-	-	-		-	-	-
4	100' Aerial Truck	2027	2,625,000	-	2,625,000	-		2,625,000	2,100,000	525,000
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		676,237	540,990	135,247
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Total		13,860,000	-	13,860,000	4,652,000	-	9,884,237	7,907,390	1,976,847



Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Long-Term Care Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2023-2042								100%	0%
1	NPV of Debt Payments for H. J. McFarland Memorial Home Facility Redevelopment (44 Additional beds) ¹	2025	21,554,729	-	21,554,729	13,442,300	5,848,620	2,263,809	2,263,809	-
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(548,470)	(548,470)	-
			-	-	-	-		-	-	-
	Total		21,554,729	-	21,554,729	13,442,300	5,848,620	1,715,339	1,715,339	-



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to imposed for services based upon the 20-year forecast period (i.e., Services Related to a Highway, Fire Protection Services and Long-Term Care Services). Table 6-2 calculates the proposed uniform D.C.s to imposed for services based upon the 10-year forecast period (i.e., Parks and Recreation Services, Library Services, Ambulance Services and Waste Diversion Services).

The calculation for residential development is generated on a per capita basis and is based upon six forms of housing types (Single and Semi-Detached Dwelling (>2 Bedrooms), Single and Semi-Detached Dwelling (≤2 Bedrooms), Apartments - 2 Bedrooms +, Apartments - Bachelor and 1 Bedroom, Other Multiples (>2 Bedrooms), and Other Multiples (≤2 Bedrooms)). The non-residential D.C.s have been calculated on a per square foot of G.F.A. basis for agricultural buildings and all other non-residential development (i.e. commercial, industrial, and institutional development). In addition, the charge for Wind & Solar Energy Facilities (per 500kw of Generating Capacity) has been calculated on a residential equivalent basis for Services Related to a Highway and Fire Protection Services charges for a Single and Semi-Detached Dwelling (>2 Bedrooms) unit.

Table 6-3 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by development type.



Table 6-1
Municipal Wide Services D.C. Calculation
2023-2042

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Services Related to a Highway	\$ 37,233,812	\$ 9,308,453	\$ 10,404	\$ 4.97
2. Fire Protection Services	7,907,390	1,976,847	2,210	1.06
3. Long-term Care Services	1,715,339	-	479	-
TOTAL	\$ 46,856,541	\$ 11,285,301	\$ 13,093	\$ 6.03
D.C.-Eligible Capital Cost	\$46,856,541	\$11,285,301		
20-Year Gross Population/GFA Growth (sq.ft.)	9,412	1,872,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,978.38	\$6.03		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling (>2 Bedrooms)	2.630	\$13,093		
Single and Semi-Detached Dwelling (=<2 Bedrooms)	1.900	\$9,459		
Apartments - 2 Bedrooms +	2.300	\$11,450		
Apartments - Bachelor and 1 Bedroom	1.260	\$6,273		
Other Multiples (>2 Bedrooms)	2.370	\$11,799		
Other Multiples (=<2 Bedrooms)	1.520	\$7,567		

Table 6-2
Municipal Wide Services D.C. Calculation
2023-2032

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. Parks and Recreation Services	\$ 3,001,315	\$ 157,964	\$ 1,512	\$ 0.15
5. Library Services	801,712	42,195	404	0.04
6. Ambulance Services	469,990	117,497	237	0.11
7. Waste Diversion Services	21,843	1,150	11	0.00
TOTAL	\$4,294,859	\$318,806	\$2,164	\$0.31
D.C.-Eligible Capital Cost	\$4,294,859	\$318,806		
10-Year Gross Population/GFA Growth (sq.ft.)	5,219	1,017,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$822.93	\$0.31		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling (>2 Bedrooms)	2.630	\$2,164		
Single and Semi-Detached Dwelling (=<2 Bedrooms)	1.900	\$1,564		
Apartments - 2 Bedrooms +	2.300	\$1,893		
Apartments - Bachelor and 1 Bedroom	1.260	\$1,037		
Other Multiples (>2 Bedrooms)	2.370	\$1,950		
Other Multiples (=<2 Bedrooms)	1.520	\$1,251		



Table 6-3
County of Prince Edward
Proposed Schedule of D.C.s

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (≤2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (≤2 Bedrooms)	Wind & Solar Energy Facilities	Agricultural Buildings	Industrial, Commercial & Institutional
Municipal Wide Services:									
Services Related to a Highway	10,404	7,516	9,099	4,984	9,376	6,013	10,404	1.46	4.97
Fire Protection Services	2,210	1,596	1,932	1,059	1,991	1,277	2,210	0.31	1.06
Long-term Care Services	479	346	419	230	432	277		-	-
Parks and Recreation Services	1,512	1,092	1,322	724	1,363	874		0.04	0.15
Library Services	404	292	353	194	364	233		0.01	0.04
Ambulance Services	237	171	207	113	213	137		0.03	0.11
Waste Diversion Services	11	8	10	5	10	6		0.00	0.00
Total Municipal Wide Services	15,257	11,021	13,342	7,309	13,749	8,817	12,614	1.86	6.34



Table 6-4 and 6-5 compares the calculated charge to the charge currently imposed in the County for residential single detached dwelling units (>2 bedrooms) and per sq.ft. of non-residential G.F.A., respectively. The comparisons include the fully calculated charge as identified herein as well as the charge that would be imposed during the first year of the by-law (i.e. 80% of the calculated charge).

Table 6-4
Residential D.C. Comparison (per single detached dwelling units (>2 bedrooms))

Service/Class of Service	Current	Calculated	% Increase	Year 1 (20% Discount)	% Increase
Municipal Wide Services/Classes:					
Services Related to a Highway	4,298	10,404	142%	8,323	94%
Fire Protection Services	1,150	2,210	92%	1,768	54%
Long-term Care Services	469	479	2%	383	-18%
Parks and Recreation Services	1,878	1,512	-19%	1,210	-36%
Library Services	286	404	41%	323	13%
Ambulance Services	-	237	n/a	189	n/a
Waste Diversion Services	-	11	n/a	9	n/a
Administration Services	422		-100%		-100%
Total Municipal Wide Services/Classes	8,503	15,257	79%	12,206	44%

Table 6-5
Non-Residential D.C. Comparison (per sq.ft. of G.F.A.)

Service/Class of Service	Current	Calculated	% Increase	Year 1 (20% Discount)	% Increase
Municipal Wide Services/Classes:					
Services Related to a Highway	2.72	4.97	83%	3.98	46%
Fire Protection Services	0.71	1.06	48%	0.85	18%
Long-term Care Services	-	-	n/a	-	n/a
Parks and Recreation Services	0.47	0.15	-68%	0.12	-74%
Library Services	0.07	0.04	-41%	0.03	-53%
Ambulance Services	-	0.11	n/a	0.09	n/a
Waste Diversion Services	-	0.00	n/a	0.00	n/a
Administration Services	0.27		-100%		-100%
Total Municipal Wide Services/Classes	4.24	6.34	49%	5.07	20%

The residential charge that would be imposed during the first year of the by-law for single and semi-detached dwellings (<2 bedrooms) would be 44% higher than the



current charge. For non-residential development, the charge imposed during year of the by-law would be a 20% increase over the charge currently imposed in the County.



Chapter 7

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



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

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

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

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

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

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

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided give consideration for the recent changes to the D.C.A. resulting from Bills 108, 213, 197, 109, and 23. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- The County uses a uniform municipal-wide D.C. calculation for all services considered herein;
- The County uses individual D.C. by-laws for each eligible service to be recovered through D.C.s for ease of future updates that may be required prior to the anticipated 10-year expiry date.

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 subsection 50 (7) of the Planning Act applies;
- (d) the approval of a plan of subdivision under section 51 of the Planning Act;
- (e) a consent under section 53 of the Planning Act;
- (f) the approval of a description under section 9 of the Condominium Act, 1998;
- or
- (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:



- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25-year period. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For Library Services, Waste Diversion Services, and Parks and Recreation Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - For Fire Protection Services, Services Related to a Highway, and Ambulance Services, an 80% residential/20% non-residential attribution has been made based on a population vs. employment growth ratio over the municipal-wide forecast periods; and
 - For Long-term Care Services, 100% of the costs have been allocated to residential development.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where, as a result of the redevelopment of land, a building or structure existing on the same land within three years prior to the date of payment of D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 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;
- 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/conversion 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 36 months (3 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, and no credits shall be granted if the prior use would be exempt from the payment of D.C.s under the current by-law.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development within or ancillary to existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on limits set out in s.s.2(3.2) of the Act);
- Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in s.s.2(3.3) of the Act);
- Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units and attainable units, (in effect on a day to be named by proclamation of the Lieutenant Governor);
- Full exemption for affordable inclusionary zoning units;
- Full exemption for non-profit housing developments; and
- Partial exemption through a discount for rental housing units based on bedroom size (i.e. three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).



b) Non-statutory exemptions included for consideration in the draft by-laws include:

- The County will refund D.C.s paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance; and
- D.C.s for Park Model Trailers will be imposed at the residential apartment – bachelor and one-bedroom dwelling unit rate for Services Related to a Highway and Fire Protection Services only.

7.3.5 Transition

As required by s.s. 5(8) of the D.C.A., the maximum charge shall be reduced over the first five years of the by-law as follows:

- Year 1 - 80% of the maximum charge;
- Year 2 - 85% of the maximum charge;
- Year 3 - 90% of the maximum charge;
- Year 4 - 95% of the maximum charge; and
- Year 5 to expiry - 100% of the maximum charge.

7.3.6 Timing of Collection

The D.C.s for all services and classes 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.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable 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. The maximum interest rate the County can impose is the average prime rate plus 1% as defined in s.s. 26.3(1) of the Act.



7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1 or each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 D.C Spatial Applicability

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. The D.C.A. now requires 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. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

The rationale for maintaining a County-wide D.C. approach is based, in part, on the following:

- The 15-year service level from all applicable services across the County can be included to establish an upper ceiling on the amount of funds which can be collected. If a D.C. by-law applied to only a part of the municipality, the level of service cannot exceed that which would be determined if the by-law applied to the whole municipality. As such, when applied to forecast growth within the specific area, it would establish an area specific level of service ceiling which could reduce the total revenue recoverable for the municipality, potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
-

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



- County-wide D.C.s ensures a consistent approach to financing the entire cost associated with growth-related capital projects. For example, user rates and property taxes are required to finance the share of growth-related capital projects not recoverable by D.C.s and all associated operating costs. Therefore, the use of area specific D.C.s results in a share of growth-related capital costs being recovered from a specific area, with the remaining capital costs of the projects (i.e. non-D.C. recoverable share) and the associated operating costs with those new assets being recovered from uniform user rates and property taxes, applied to the entire County.
- Attempting to impose an area-specific D.C. potentially causes equity issues in transitioning from a municipal-wide approach to an area-specific approach. A n area of a municipality that is less developed and becomes subject to an area specific D.C., could face a significant increase in D.C. rates, as the municipality will not benefit from drawing on the pool of D.C. funding and may have contributed D.C.s to fund capital required to support development in other communities of the municipality. Whereas another part of the municipality that has experienced significant growth which required substantial capital investments, benefitted from the capital investments being financed by municipal-wide D.C.s. The implementation of area specific D.C.s could result in varying D.C.s across the municipality, which may impact the ability to attract investment into parts of the community.
- Services are generally available across the municipality, used often by all residents and are not restricted to one specific geographic area. The use of a municipal-wide D.C. approach reflects these system-wide benefits of service and more closely aligns with the funding principles of service provision (e.g. uniform municipal-wide property tax rates, etc.).

Based on the foregoing and discussions with staff, the municipal practice of providing and funding services on a municipal-wide basis it is proposed to be maintained.



7.4 Other D.C. By-law Provisions

It is recommended that:

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:

- Services Related to a Highway;
- Fire Protection Services;
- Ambulance Services;
- Parks and Recreation Services;
- Library Services;
- Long-Term Care Services; and
- Waste Diversion Services.

7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

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-laws come into force (as per s.11 of O. Reg. 82/98).



7.5 Other Recommendations

It is recommended that Council:

“Adopt the D.C. approach to calculate the charges on a uniform County-wide basis for all services within this background study.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated December 29, 2022, subject to further annual review during the capital budget process.”

“Approve the D.C.s Background Study dated December 29, 2022.”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

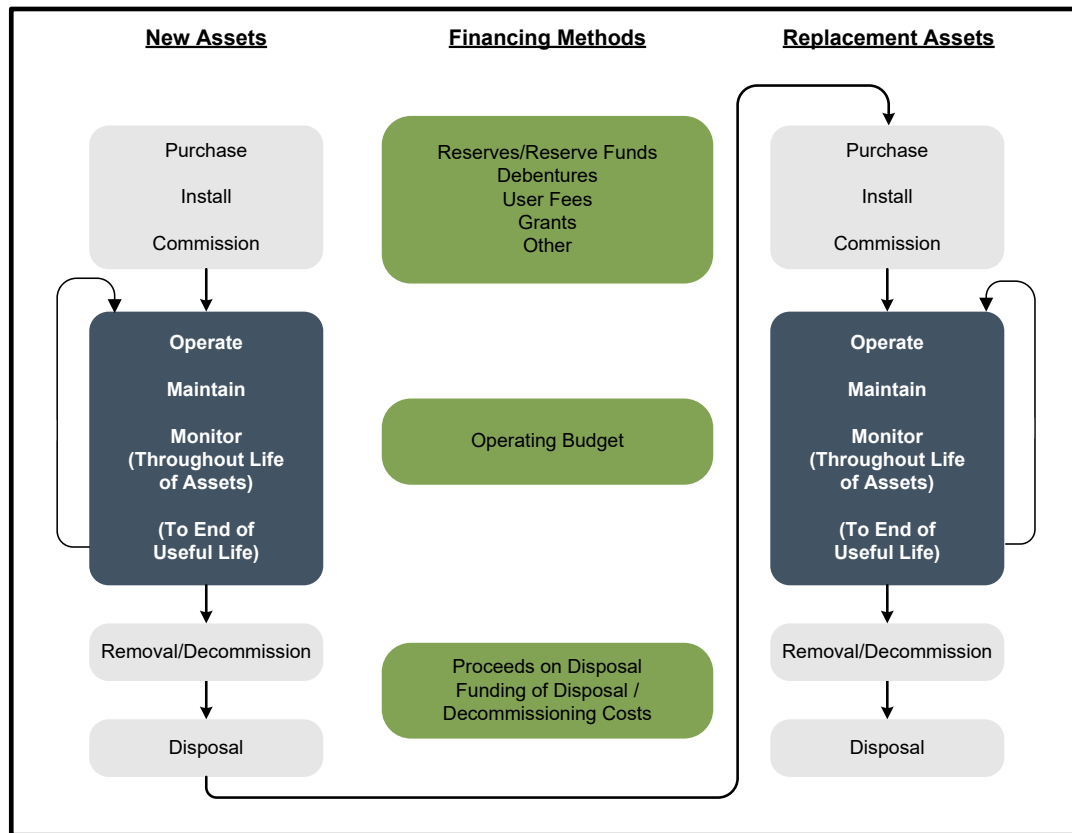
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The County's most recent A.M.P. does 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 County's A.M.P.



8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2023\$) 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 2023 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 \$15.5 million. Of this total, \$5.4 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
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 \$20.4 million. This amount, totalled with the existing operating revenues of \$78.0 million, provides annual revenues of \$98.4 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
Asset Management – Future Expenditures and Associated Revenues (2023\$)

Description	2042 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	5,435,277
Annual Debt Payment on Post Period Capital ²	392,633
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	3,853,960
Sub-Total - Annual Lifecycle	3,853,960
Incremental Operating Costs (for D.C. Services)	5,828,602
Total Expenditures	15,510,472
Revenue (Annualized)	
Total Existing Revenue ⁴	78,009,555
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	20,389,335
Total Revenues	98,398,890

¹ Interim Debt Financing for Post Period Benefit

² As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 9.1.2), as well as the optional, informal consultation process (section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.2 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, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (O.L.T.) (formerly the Local Planning Appeal Tribunal (L.P.A.T.)).

9.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal 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 municipal 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/primary 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, institutional buildings, and buildings on agricultural lands. 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 Municipal 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 housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other municipal 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 County 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 that follow present an overview of the requirements in each case.

9.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the County 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;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

9.3.3 By-law Pamphlet

In addition to the “notice” information, the County 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 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 O.L.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The County 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 O.L.T. hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.L.T. by filing a notice of appeal with the County 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 County is conducting 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 County 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 County Council to the O.L.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 municipality 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 municipality agrees to expand the credit to other services for which a D.C. is payable.

9.3.7 Front-Ending Agreements

The County and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the County 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 Development Charges Act, 1989. Accordingly, the County assesses whether this mechanism is appropriate for its use, as part of funding projects prior to County 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 section 51 or section 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."

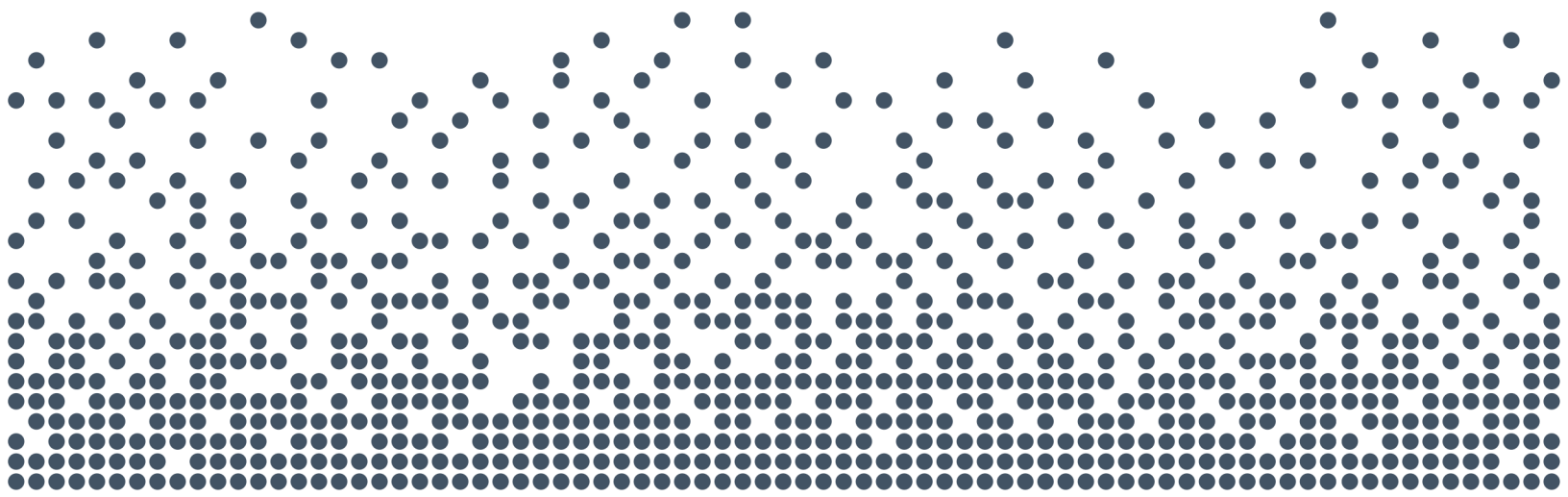


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

If the County 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 that 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 Residential Growth Forecast Summary

Year		Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units							Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
			Permanent Population ^[1]	Institutional Population	Permanent Population Excluding Institutional ^[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Seasonal Households	Total Households w/ Seasonal		
Historical	Mid 2006	26,022	25,496	741	24,755	6,215	31,711	9,150	310	745	105	10,310	1,736	12,046	2.473	2.632
	Mid 2011	25,779	25,258	653	24,605	6,615	31,873	9,338	343	714	154	10,549	1,848	12,397	2.394	2.571
	Mid 2016	25,245	24,735	635	24,100	7,770	32,505	9,460	345	755	175	10,735	2,171	12,906	2.304	2.519
	Mid 2021	26,234	25,704	512	25,192	7,965	33,669	9,990	390	790	160	11,330	2,225	13,555	2.269	2.484
Forecast	Early 2023	26,734	26,194	525	25,669	8,091	34,285	10,160	452	880	160	11,651	2,260	13,911	2.248	2.465
	Early 2033	30,248	29,637	595	29,042	9,308	38,945	11,126	687	1,501	160	13,474	2,600	16,074	2.200	2.423
	Early 2043	33,343	32,669	648	32,021	10,346	43,015	11,786	941	2,055	160	14,942	2,890	17,832	2.186	2.412
Incremental	Mid 2006 - Mid 2011	-243	-238	-88	-150	400	162	188	33	-31	49	239	112	351		
	Mid 2011 - Mid 2016	-534	-523	-18	-505	1,155	632	122	2	41	21	186	323	509		
	Mid 2016 - Mid 2021	989	969	-123	1,092	195	1,164	530	45	35	-15	595	54	649		
	Mid 2021 - Early 2023	500	490	13	477	126	616	170	62	90	0	321	35	356		
	Early 2023 - Early 2033	3,514	3,443	70	3,373	1,217	4,660	966	235	622	0	1,823	340	2,163		
	Early 2023 - Early 2043	6,609	6,475	123	6,352	2,255	8,730	1,626	489	1,176	0	3,291	630	3,921		

^[1] Census undercount estimated at approximately 2.1%.

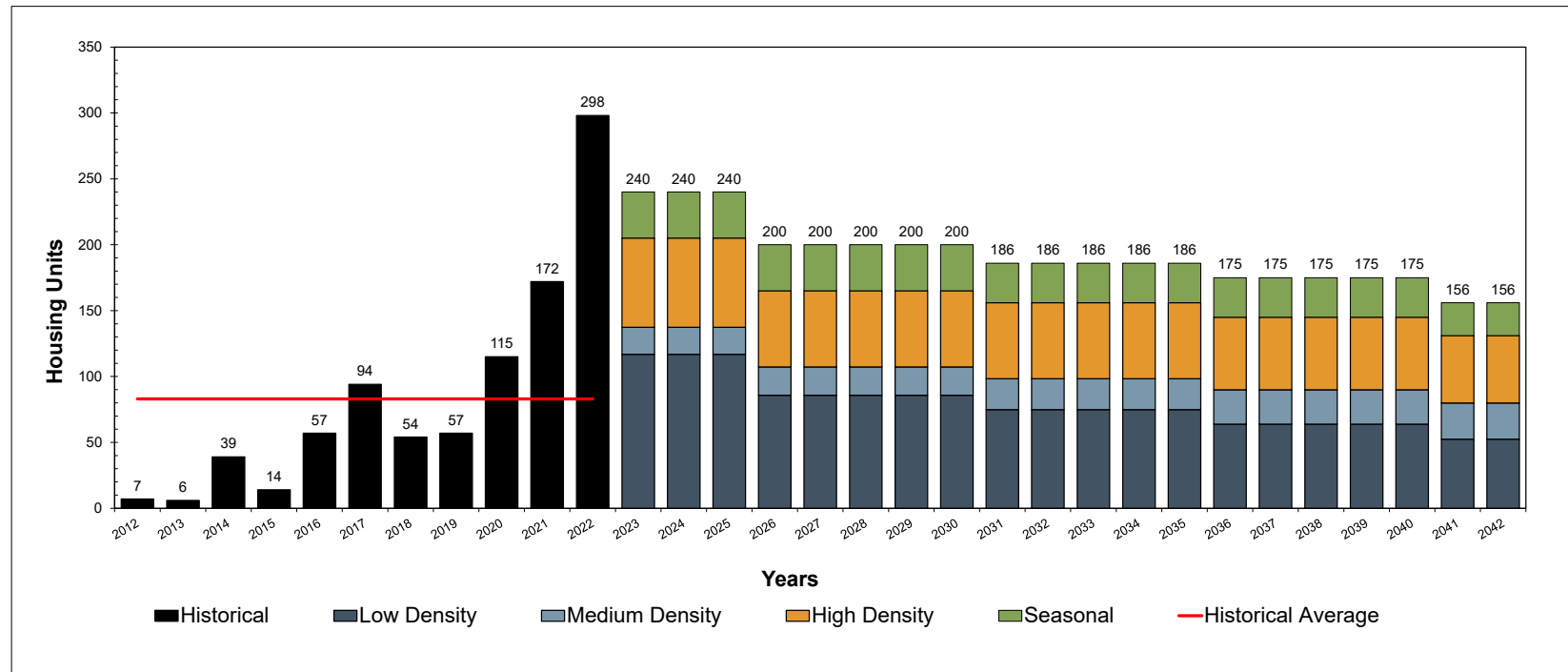
^[2] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Figure A-1
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Note: The number of Prince Edward County 2022 building permits is an estimate based on partial year data available. As of August 2022, the Municipality of Prince Edward County has issued 202 new units.

Source: Historical housing activity derived from Prince Edward County building permit data, 2012-2022.



Schedule 2
Estimate of the Anticipated Amount, Type and Location Of
Development for Which Development Charges Can Be Imposed

Development Location	Timing	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Seasonal Units	Total Units Including Gross Seasonal
Picton	2023 - 2033	367	129	370	3	870
	2023 - 2043	643	310	742	9	1,705
Wellington	2023 - 2033	338	106	251	15	710
	2023 - 2043	582	178	434	39	1,233
Urban Subtotal (Fully Served)	2023 - 2033	705	235	622	18	1,580
	2023 - 2043	1,225	489	1,176	48	2,937
Bloomfield	2023 - 2033	29	-	-	1	30
	2023 - 2043	49	-	-	2	51
Rossmore	2023 - 2033	12	-	-	-	12
	2023 - 2043	24	-	-	0	24
Concsecon	2023 - 2033	11	-	-	0	11
	2023 - 2043	24	-	-	1	25
Ameliasburgh	2023 - 2033	14	-	-	0	15
	2023 - 2043	16	-	-	0	17
Urban Subtotal (Water Only)	2023 - 2033	67	-	-	2	68
	2023 - 2043	113	-	-	4	118
Rural	2023 - 2033	194	-	-	320	514
	2023 - 2043	288	-	-	577	866
Prince Edward County	2023 - 2033	966	235	622	340	2,163
	2023 - 2043	1,626	489	1,176	630	3,921

Gross Permanent Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Seasonal and Institutional	Institutional Population	Seasonal Population	Net Population Increase, Including Seasonal and Institutional Population
1,817	(99)	1,718	37	11	1,766
3,515	(121)	3,394	65	34	3,493
1,483	(41)	1,442	30	54	1,526
2,548	(50)	2,497	53	139	2,688
3,300	(140)	3,160	67	65	3,292
6,063	(172)	5,891	118	172	6,181
70	(13)	56	1	3	61
119	(16)	103	2	7	113
30	(23)	7	1	-	7
57	(28)	29	1	2	32
26	(16)	10	0	2	12
58	(20)	38	1	5	44
35	(2)	33	1	2	36
39	(3)	37	1	2	40
161	(55)	106	3	7	116
274	(67)	207	5	16	228
471	(363)	107	-	1,145	1,253
698	(443)	255	-	2,067	2,322
3,932	(559)	3,373	70	1,217	4,660
7,034	(682)	6,352	123	2,255	8,731

^[1] Includes townhouses and apartments in duplexes.

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

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

Source: Watson & Associates Economists Ltd., 2022.



Schedule 3 Current Year Growth Forecast Mid-2021 to Early-2023

		Population
Mid 2021 Population		33,669
Occupants of Permanent New Housing Units, Mid 2021 to Early 2023	Units (2)	321
	multiplied by P.P.U. (3)	2.16
	gross population increase	694
Occupants of New Seasonal Units Mid 2021 to Early 2023	Net Seasonal Units (2)	35
	multiplied by P.P.U. (3)	3.580
	gross population increase	125
Occupants of New Equivalent Institutional Units Mid 2021 to Early 2023	Units	12
	multiplied by P.P.U. (3)	1.1
	gross population increase	13
Total Units (Permanent and Seasonal)	Total Units	356
	Total gross population increase	832
Decline in Housing Unit Occupancy, Mid 2021 to Early 2023	Units (4)	10,735
	multiplied by P.P.U. decline rate (5)	-0.0201
	total decline in population	-216
Population Estimate to Early 2023		34,285
Net Population Increase, Mid 2016 to Early 2023		616

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, - 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>	2.420	53%	1.28
<i>Multiples (6)</i>	1.942	19%	0.38
<i>Apartments (7)</i>	1.828	28%	0.51
Total		100%	2.16

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 households taken from StatsCan Census.
- (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.



Schedule 4 10-Year Growth Forecast Early-2023 to Early-2033

		Population
Early 2023 Population		34,285
Occupants of Permanent New Housing Units, Early 2023 to Early 2033	Units (2)	1,823
	multiplied by P.P.U. (3)	2.16
	gross population increase	3,932
Occupants of New Seasonal Units Early 2023 to Early 2033	Net Seasonal Units (2)	340
	multiplied by P.P.U. (3)	3,580
	gross population increase	1,217
Occupants of New Equivalent Institutional Units Early 2023 to Early 2033	Units	64
	multiplied by P.P.U. (3)	1.1
	gross population increase	70
Total Units (Permanent and Seasonal)	Total Units	2,163
	Total gross population increase	5,219
Decline in Housing Unit Occupancy, Early 2023 to Early 2033	Units (4)	11,651
	multiplied by P.P.U. decline rate (5)	-0.0479
	total decline in population	-559
Population Estimate to Early 2033		38,945
Net Population Increase, Early 2023 to Early 2033		4,660

(1) Early 2023 Population based on:

2021 Population (33,669) + 2021 to Early 2023 estimated housing units to beginning of forecast period (321 x 2.16 = 694) + (10,735 x -0.0201 = -216) + Seasonal population (35 x 3.58 = 125) = 34,285

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

(3) Average number of persons per unit (ppu) 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>	2.420	53%	1.28
<i>Multiples (6)</i>	1.942	13%	0.25
<i>Apartments (7)</i>	1.828	34%	0.62
<i>one bedroom or less</i>	1.261		
<i>two bedrooms or more</i>	2.302		
Total		100%	2.16

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Early 2023 households based upon 10,735 (2021 Census) + 321 (Mid 2021 to Early 2023 unit estimate) = 11,651

(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.



Schedule 5 20-Year Growth Forecast Early-2023 to Early-2043

Early 2023 Population		34,285
Occupants of Permanent New Housing Units, Early 2023 to Early 2043	Units (2)	3,291
	multiplied by P.P.U. (3)	2.14
	gross population increase	7,034
Occupants of New Seasonal Units Early 2023 to Early 2043	Net Seasonal Units (2)	630
	multiplied by P.P.U. (3)	3,580
	gross population increase	2,255
Occupants of New Equivalent Institutional Units Early 2023 to Early 2043	Units	112
	multiplied by P.P.U. (3)	1.1
	gross population increase	123
Total Units (Permanent and Seasonal)	Total Units	3,921
	Total gross population increase	9,412
Decline in Housing Unit Occupancy, Early 2023 to Early 2043	Units (4)	11,651
	multiplied by P.P.U. decline rate (5)	-0.0585
	total decline in population	-682
Population Estimate to Early 2043		43,015
Net Population Increase, Early 2023 to Early 2043		8,730

- (1) Early 2023 Population based on:
2021 Population (33,669) + 2021 to Early 2023 estimated housing units to beginning of forecast period (321 x 2.16 = 694) + (10,735 x -0.0201 = -216) + Seasonal population (35 x 3.58 = 125) = 34,285
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:
- | Structural Type | Persons Per Unit* (P.P.U.) | % Distribution of Estimated Units* | Weighted Persons Per Unit Average |
|------------------------------------|----------------------------|------------------------------------|-----------------------------------|
| <i>Singles & Semi Detached</i> | 2.420 | 49% | 1.20 |
| <i>Multiples (6)</i> | 1.942 | 15% | 0.29 |
| <i>Apartments (7)</i> | 1.828 | 36% | 0.65 |
| <i>one bedroom or less</i> | 1.261 | | |
| <i>two bedrooms or more</i> | 2.302 | | |
| Total | | 100% | 2.14 |
- * Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.
- * Forecast unit mix based upon historical trends and housing units in the development process.
- (4) Early 2023 households based upon 10,735 (2021 Census) + 321 (Mid 2021 to Early 2023 unit estimate) = 11,651
- (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.



Schedule 6
Summary of Units in the Development Process

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	87	67	281	435
<i>% Breakdown</i>	<i>20%</i>	<i>15%</i>	<i>65%</i>	<i>100%</i>
Draft Plans Approved	1,815	296	252	2,363
<i>% Breakdown</i>	<i>77%</i>	<i>13%</i>	<i>11%</i>	<i>100%</i>
Application Under Review	507	488	1,401	2,396
<i>% Breakdown</i>	<i>21%</i>	<i>20%</i>	<i>58%</i>	<i>100%</i>
Total	2,409	851	1,934	5,194
<i>% Breakdown</i>	<i>46%</i>	<i>16%</i>	<i>37%</i>	<i>100%</i>

^[1] Includes townhouses and apartments in duplexes.

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

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

Source: Prince Edward County Building Department.



Schedule 7
Historical Residential Building Permits
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2012	5	2	0	7
2013	6	0	0	6
2014	36	2	1	39
2015	14	0	0	14
2016	51	3	3	57
Sub-total	112	7	4	123
Average (2012 - 2016)	22	1	1	25
% Breakdown	91.1%	5.7%	3.3%	100.0%
2017	74	5	15	94
2018	47	0	7	54
2019	35	5	17	57
2020	65	18	32	115
2021	95	31	46	172
Sub-total	316	59	117	492
Average (2017 - 2021)	63	12	23	98
% Breakdown	64.2%	12.0%	23.8%	100.0%
2012 - 2021				
Total	428	66	121	615
Average	43	7	12	62
% Breakdown	69.6%	10.7%	19.7%	100.0%

^[1] Includes Townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Prince Edward County building permit data, 2012-2021.



Schedule 8a
Prince Edward County
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ⁽¹⁾
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.870	2.542	-	2.338		
6-10	-	-	2.364	2.458	-	2.521		
11-15	-	-	1.739	2.500	3.267	2.437		
16-20	-	-	2.048	2.518	2.684	2.429		
20-25	-	-	1.522	2.672	-	2.438	2.432	2.420
25-30	-	-	1.676	2.346	3.615	2.269		
30+	-	1.650	1.855	2.319	3.414	2.271		
Total	0.917	1.863	1.841	2.373	3.327	2.309		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.750	1.791	2.488	-	2.190
6-10	-	-	2.063	2.400	-	2.393
11-15	-	-	1.567	2.485	3.267	2.286
16-20	-	-	1.889	2.439	2.684	2.340
20-25	-	-	1.485	2.567	-	2.259
25-30	-	-	1.714	2.321	3.615	2.213
30+	-	1.284	1.793	2.343	3.376	2.200
Total	-	1.347	1.769	2.375	3.306	2.221

⁽¹⁾ Adjusted based on 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 8b
City of Belleville
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.737	2.588	-	2.352		
6-10	-	-	1.917	2.286	-	2.057		
11-15	-	-	1.500	-	-	1.609		
16-20	-	-	1.789	2.467	-	1.829		
20-25	-	-	1.615	-	-	1.783	1.926	1.942
25-30	-	-	1.750	2.688	-	2.000		
30+	-	1.333	2.059	2.804	-	2.334		
Total	0.154	1.327	1.886	2.655	-	2.195		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.063	2.158	-	-	1.854		
6-10	-	-	-	-	-	-		
11-15	-	-	-	-	-	1.842		
16-20	-	1.357	2.231	-	-	1.828		
20-25	-	1.333	1.895	-	-	1.730	1.813	1.828
25-30	-	1.478	1.727	-	-	1.714		
30+	1.389	1.198	1.831	2.776	-	1.593		
Total	1.240	1.219	1.855	2.869	-	1.621		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.435	1.980	2.679	4.280	2.530
6-10	-	-	1.880	2.733	3.800	2.704
11-15	-	1.250	1.892	2.780	4.240	2.685
16-20	-	1.316	1.860	2.577	3.514	2.460
20-25	-	1.333	1.875	2.700	3.882	2.471
25-30	-	1.448	1.829	2.766	3.636	2.325
30+	1.400	1.232	1.878	2.545	3.813	2.199
Total	1.588	1.254	1.884	2.587	3.850	2.285

^[1] Includes Townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

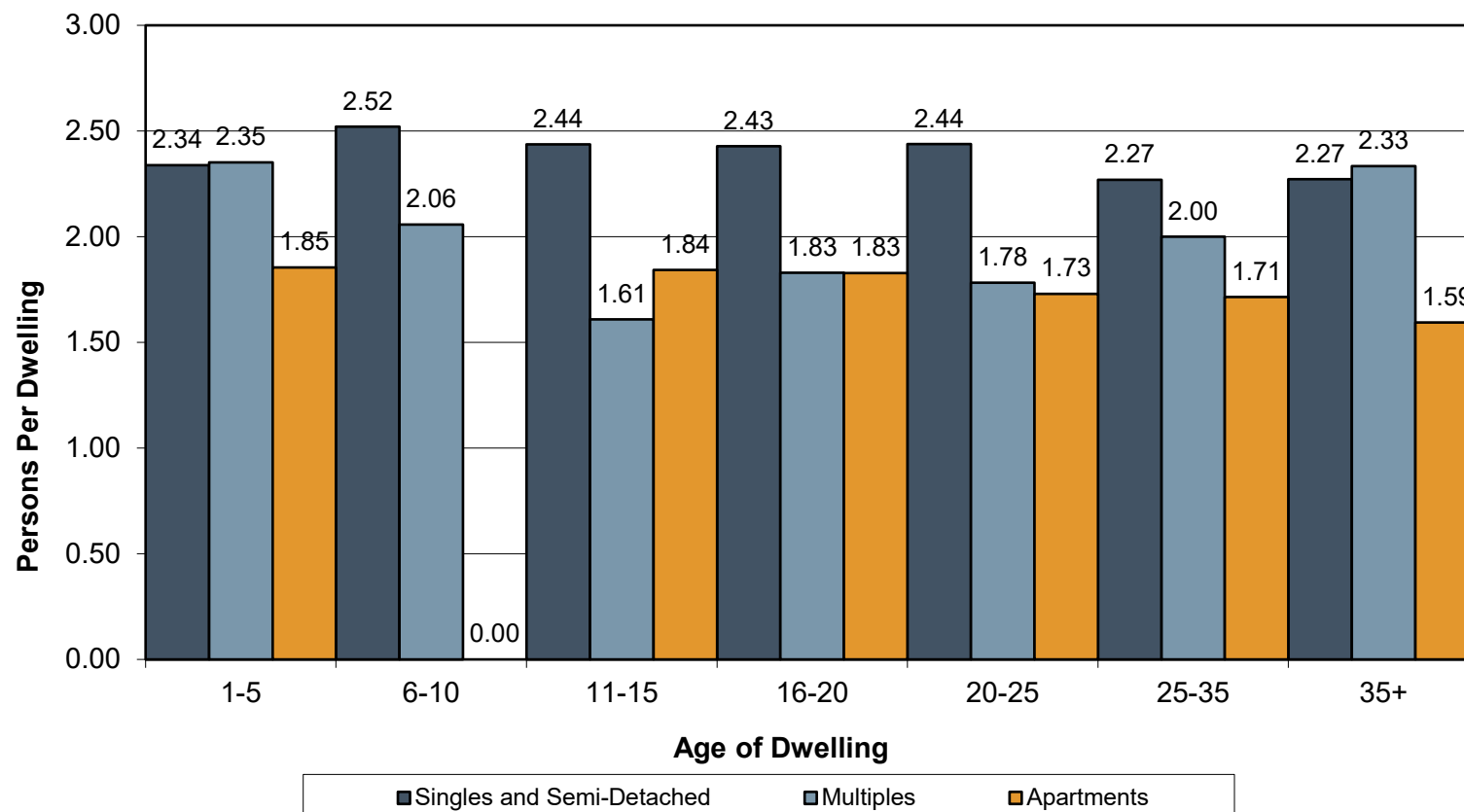
^[3] Adjusted based on historical trends.

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
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Multiple and Apartment P.P.U.s are based on City of Belleville.



Schedule 10a Employment Forecast, 2023 to 2043

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	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	25,496	0.024	0.059	0.050	0.094	0.065	0.292	0.048	0.340	620	1,505	1,263	2,388	1,645	7,420	1,230	8,650	5,915
Mid 2011	25,258	0.016	0.045	0.035	0.084	0.069	0.249	0.059	0.308	420	1,170	903	2,183	1,800	6,475	1,540	8,015	5,305
Mid 2016	24,735	0.019	0.056	0.040	0.083	0.051	0.250	0.053	0.303	495	1,435	1,040	2,140	1,325	6,435	1,365	7,800	5,000
Mid 2021	25,704	0.020	0.061	0.046	0.094	0.060	0.281	0.055	0.336	505	1,574	1,193	2,422	1,530	7,224	1,418	8,642	5,650
Early 2023	26,194	0.0197	0.0612	0.0468	0.0951	0.0595	0.2823	0.0555	0.3377	515	1,603	1,226	2,490	1,559	7,394	1,453	8,847	5,791
Early 2033	29,637	0.0202	0.0654	0.0511	0.1024	0.0625	0.3017	0.0583	0.3600	600	1,938	1,514	3,035	1,853	8,940	1,729	10,669	7,002
Early 2043	32,669	0.0208	0.0736	0.0521	0.1035	0.0677	0.3177	0.0613	0.3790	680	2,403	1,703	3,380	2,213	10,380	2,002	12,382	7,977
Incremental Change																		
Mid 2006 - Mid 2011	-238	-0.008	-0.014	-0.015	-0.010	0.004	-0.043	0.011	-0.032	-200	-335	-360	-205	155	-945	310	-635	-610
Mid 2011 - Mid 2016	-523	0.003	0.011	0.006	-0.001	-0.018	0.001	-0.006	-0.005	75	265	138	-43	-475	-40	-175	-215	-305
Mid 2016 - Mid 2021	969	0.000	0.006	0.006	0.011	0.008	0.031	0.002	0.034	10	139	153	282	205	789	53	842	650
Mid 2021 - Early 2023	490	0.0000	0.0000	0.0004	0.0008	0.0000	0.0012	0.0003	0.0015	10	29	33	67	30	170	35	205	141
Early 2023 - Early 2033	3,443	0.0006	0.0042	0.0043	0.0074	0.0030	0.0194	0.0029	0.0222	85	335	288	546	294	1,546	276	1,822	1,211
Early 2023 - Early 2043	6,475	0.0011	0.0123	0.0053	0.0084	0.0082	0.0354	0.0058	0.0413	165	800	477	891	654	2,986	549	3,535	2,186
Annual Average																		
Mid 2006 - Mid 2011	-48	-0.002	-0.003	-0.003	-0.002	0.001	-0.009	0.002	-0.006	-40	-67	-72	-41	31	-189	62	-127	-122
Mid 2011 - Mid 2016	-105	0.001	0.002	0.001	0.000	-0.004	0.000	-0.001	-0.001	15	53	28	-9	-95	-8	-35	-43	-61
Mid 2016 - Mid 2021	194	0.000	0.001	0.001	0.002	0.002	0.006	0.000	0.007	2	28	31	56	41	158	11	168	130
Mid 2021 - Early 2023	327	0.0000	0.0000	0.0003	0.0005	0.0000	0.0008	0.0002	0.0010	7	19	22	45	20	113	23	137	94
Early 2023 - Early 2033	344	0.0001	0.0004	0.0004	0.0007	0.0003	0.0019	0.0003	0.0022	8	33	29	55	29	155	28	182	121
Early 2023 - Early 2043	324	0.0001	0.0006	0.0003	0.0004	0.0004	0.0018	0.0003	0.0021	8	40	24	45	33	149	27	177	109

^[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.

Source: Watson & Associates Economists Ltd.



Schedule 10b Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to 2043

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2006	25,496	620	1,263	2,388	1,645	5,915					
Mid 2011	25,258	420	903	2,183	1,800	5,305					
Mid 2016	24,735	495	1,040	2,140	1,325	5,000					
Mid 2021	25,704	505	1,193	2,422	1,530	5,650					
Early 2023	26,194	515	1,226	2,490	1,559	5,791					
Early 2033	29,637	600	1,514	3,035	1,820	6,969					
Early 2043	32,669	680	1,703	3,380	2,156	7,920					
Incremental Change											
Mid 2006 - Mid 2011	-238	-200	-360	-205	155	-610					
Mid 2011 - Mid 2016	-523	75	138	-43	-475	-305					
Mid 2016 - Mid 2021	969	10	153	282	205	650					
Mid 2021 - Early 2023	490	10	33	67	30	141					
Early 2023 - Early 2033	3,443	85	288	546	261	1,178	253,800	316,300	272,800	174,800	1,017,700
Early 2023 - Early 2043	6,475	165	477	891	597	2,129	493,600	524,600	445,300	409,000	1,872,500
Annual Average											
Mid 2006 - Mid 2011	-48	-40	-72	-41	31	-122					
Mid 2011 - Mid 2016	-105	15	28	-9	-95	-61					
Mid 2016 - Mid 2021	194	2	31	56	41	130					
Mid 2021 - Early 2023	327	7	22	45	20	94					
Early 2023 - Early 2033	344	8	29	55	26	118	25,380	31,630	27,280	17,480	101,770
Early 2023 - Early 2043	324	8	24	45	30	106	24,680	26,230	22,265	20,450	93,625

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,100
Commercial/Population-Related	500
Institutional	685

^[2] Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

* Reflects Mid 2023 to Mid 2043 forecast period.



^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

Note: Numbers may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.

Schedule 10c
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1][2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^{[1][3]}	Total Non-Residential G.F.A. S.F.	Employment Increase ^[4]
Picton	2023 - 2033	-	169,100	156,500	80,500	406,100	587
	2023 - 2043	-	280,400	255,700	189,600	725,700	1,043
Wellington	2023 - 2033	-	80,400	75,400	47,400	203,200	295
	2023 - 2043	-	133,300	123,100	112,500	368,900	532
Urban Subtotal (Fully Serviced)	2023 - 2033	-	249,400	232,100	130,700	612,200	882
	2023 - 2043	-	413,700	378,800	302,200	1,094,700	1,575
Bloomfield	2023 - 2033	-	-	3,500	1,900	5,400	10
	2023 - 2043	-	-	5,800	5,100	10,900	19
Rossmore	2023 - 2033	-	-	400	300	700	1
	2023 - 2043	-	-	700	700	1,400	2
Concsecon	2023 - 2033	-	-	700	500	1,200	2
	2023 - 2043	-	-	1,200	1,200	2,400	4
Ameliasburgh	2023 - 2033	-	-	2,100	1,500	3,600	6
	2023 - 2043	-	-	3,400	2,700	6,100	11
Urban Subtotal (Water Only)	2023 - 2033	-	-	6,800	4,200	11,000	20
	2023 - 2043	-	-	11,000	9,700	20,700	36
Rural	2023 - 2033	253,800	66,900	34,000	42,700	397,400	277
	2023 - 2043	493,600	110,900	55,500	97,000	757,000	518
Prince Edward County	2023 - 2033	253,800	316,300	272,800	174,800	1,017,700	1,178
	2023 - 2043	493,600	524,600	445,300	409,000	1,872,500	2,129



^[1] Square Foot Per Employee Assumptions

Primary School	3,000
Industrial	1,100
Commercial/Population-Related	500
Institutional	685

^[2] Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

^[4] Employment Increase does not include No Fixed Place of Work.

* Reflects Early 2023 to Mid 2043 forecast period

Note: Numbers may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 11

Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year				Change		Comments
		2001	2006	2011	2016	06-11	11-16	
Employment by industry								Categories which relate to local land-based resources
	Primary Industry Employment							
11	<i>Agriculture, forestry, fishing and hunting</i>	1,045	1,045	725	835	-320	110	
21	<i>Mining and oil and gas extraction</i>	0	0	0	10	0	10	
Sub-total		1,045	1,045	725	845	-320	120	
Industrial and Other Employment								Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	55	55	70	40	15	-30	
23	<i>Construction</i>	255	255	265	465	10	200	
31-33	<i>Manufacturing</i>	690	690	365	350	-325	-15	
41	<i>Wholesale trade</i>	235	235	110	115	-125	5	
48-49	<i>Transportation and warehousing</i>	180	180	180	185	0	5	
56	<i>Administrative and support</i>	215	108	53	140	-55	88	
Sub-total		1,630	1,523	1,043	1,295	-480	253	
Population Related Employment								Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	810	810	750	795	-60	45	
51	<i>Information and cultural industries</i>	105	105	125	80	20	-45	
52	<i>Finance and insurance</i>	170	170	110	90	-60	-20	
53	<i>Real estate and rental and leasing</i>	215	215	170	125	-45	-45	
54	<i>Professional, scientific and technical services</i>	350	350	385	395	35	10	
55	<i>Management of companies and enterprises</i>	0	0	0	10	0	10	
56	<i>Administrative and support</i>	215	108	53	140	-55	88	
71	<i>Arts, entertainment and recreation</i>	240	240	195	185	-45	-10	
72	<i>Accommodation and food services</i>	735	735	660	775	-75	115	
81	<i>Other services (except public administration)</i>	310	310	290	250	-20	-40	
Sub-total		3,150	3,043	2,738	2,845	-305	108	
Institutional								
61	<i>Educational services</i>	410	410	365	315	-45	-50	
62	<i>Health care and social assistance</i>	1,130	1,130	1,080	800	-50	-280	
91	<i>Public administration</i>	270	270	525	335	255	-190	
Sub-total		1,810	1,810	1,970	1,450	160	-520	
Total Employment		7,635	7,420	6,475	6,435	-945	-40	
Population		24,901	25,496	25,258	24,735	-238	-523	
Employment to Population Ratio								
Industrial and Other Employment		0.07	0.06	0.04	0.05	-0.02	0.01	
Population Related Employment		0.13	0.12	0.11	0.12	-0.01	0.01	
Institutional Employment		0.07	0.07	0.08	0.06	0.01	-0.02	
Primary Industry Employment		0.04	0.04	0.03	0.03	-0.01	0.01	
Total		0.31	0.29	0.26	0.26	-0.03	0.00	

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

Source: Statistics Canada Employment by Place of Work



Appendix B

Historical Level of Service Calculations



Table B-1
Service Standard Calculation Sheet
Fire Protection Services - Facilities
sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bid'g Value (\$/sq.ft.)	Value/sq.f t. with land, site works, etc.
Milford Fire Hall (3080 County Rd 10)	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	\$532	\$618
Mallory Fire Hall (shared) (126 County Rd 32)	4,781	4,781	4,781	4,781	4,781	4,781	6,618	6,618	10,981	10,981	10,981	10,981	10,981	10,981	10,981	\$532	\$618
Wellington Fire Hall (44 Belleville Street)	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	\$532	\$618
Carrying Place Fire Hall (3819 County Rd 3)	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	\$532	\$618
Ameliasburgh Fire Hall (shared) (13 Coleman Stree	736	736	736	736	736	736	736	736	736	736	736	736	736	736	736	\$532	\$618
Rossmore Fire Hall (219 County Rd 3)	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	\$532	\$618
North Marysburg (rental) (4415 County Rd) leased	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	\$532	\$618
Sophiasburgh Fire Hall (2771 County Rd 5)	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	\$532	\$618
New Picton Fire/EMS Station (8 MacDonald Drive)	-	-	-	-	-	-	-	-	13,046	13,046	13,046	13,046	13,046	13,046	13,046	\$532	\$618
Consecon Fire Station (14 County Rd 29)	-	-	-	-	-	-	-	5,920	5,920	5,920	5,920	5,920	5,920	5,920	5,920	\$532	\$618
Picton Fire Hall (shared) (2 Ross Street)	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	-	-	-	-	-	-	\$532	\$618
Heights Fire Hall (shared) (343 Loch Sloy Ind. Park)	4,421	4,421	4,421	4,421	4,421	4,421	4,421	4,421	-	-	-	-	-	-	-	\$532	\$618
Hillier Fire Hall (shared) (65 Station Rd)	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	-	-	-	-	-	-	-	\$532	\$618
Consecon Fire Hall (81 Consecon Main St)	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	-	-	-	-	-	-	-	\$532	\$618
Total	30,681	30,681	30,681	30,681	30,681	30,681	32,518	35,528	46,838	46,838	46,838	46,838	46,838	46,838	46,838		
Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985		
Per Capita Standard	0.9616	0.9572	0.9559	0.9626	0.9588	0.9550	1.0082	1.0973	1.4410	1.4332	1.4216	1.4129	1.4048	1.3911	1.3782		
15 Year Average	2008-2022																
Quantity Standard	1.1826																
Quality Standard	\$618																
Service Standard	\$731																
D.C. Amount (before deductions)	20 Year																
Forecast Population	8,730																
\$ per Capita	\$731																
Eligible Amount	\$6,380,495																



Table B-2
Service Standard Calculation Sheet
Fire Protection Services – Vehicles & Equipment
No. of Vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Staff Vehicle	5	5	5	5	5	4	4	4	4	4	4	4	4	4	4	\$78,750
Aerial	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,942,500
Rescue Van	9	9	9	9	9	8	8	8	8	8	7	7	7	7	7	\$420,000
Pumper/Tanker	10	10	10	10	10	10	10	10	10	10	9	9	9	9	9	\$682,500
Grass Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	\$399,000
Tanker	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$682,500
Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$682,500
Marine Support	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,750
Rescue Boat	-	-	-	-	-	-	-	-	1	1	2	2	2	2	2	\$36,750
Cargo Trailer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$15,750
Total	37	37	37	37	37	35	35	35	36	37	36	36	36	37	37	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.0012	0.0012	0.0012	0.0012	0.0012	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011

15 Year Average	2008-2022
Quantity Standard	0.0011
Quality Standard	\$548,009
Service Standard	\$603

D.C. Amount (before deductions)	20 Year
Forecast Population	8,730
\$ per Capita	\$603
Eligible Amount	\$5,262,531



Table B-3
Service Standard Calculation Sheet
Fire Protection Services – Small Equipment and Gear
No. of Equipment Items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Equipped Firefighters (FT & PT)	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153	\$5,250
SCBA	75	75	75	75	75	75	75	75	75	75	75	62	62	62	62	\$14,700
Portable Pump	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$12,600
Auto Extrication Rescue Tools	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$28,350
Heavy Hydraulic Extrication Equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$94,500
Hydraulic/Electric Extrication Equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$31,500
Lighting Unit	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$47,250
SCBA Spare Air Bottles	150	150	150	150	150	150	150	150	150	150	150	124	124	124	124	\$1,890
Total	393	393	393	393	393	393	393	393	394	394	394	355	355	355	355	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.0123	0.0123	0.0122	0.0123	0.0123	0.0122	0.0122	0.0121	0.0121	0.0121	0.0120	0.0107	0.0106	0.0105	0.0104

15 Year Average	2008-2022
Quantity Standard	0.0118
Quality Standard	\$6,686
Service Standard	\$79

D.C. Amount (before deductions)	20 Year
Forecast Population	8,730
\$ per Capita	\$79
Eligible Amount	\$688,710



Table B-4
Service Standard Calculation Sheet
Service Related to a Highway – Roads
km of Roadway

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
Concrete	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	\$1,996,400
Gravel	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164	\$283,100
HCB	255	270	286	290	291	292	294	300	303	308	319	340	342	342	342	\$1,138,900
LCB	489	493	495	495	495	495	495	495	495	495	499	502	523	523	523	\$494,000
Total	926	945	963	967	968	969	971	977	980	984	1,000	1,024	1,046	1,046	1,046	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.0290	0.0295	0.0300	0.0303	0.0303	0.0302	0.0301	0.0302	0.0302	0.0301	0.0303	0.0309	0.0314	0.0311	0.0308

15 Year Average	2008-2022
Quantity Standard	0.0303
Quality Standard	\$684,981
Service Standard	\$20,755

D.C. Amount (before deductions)	20 Year
Forecast Population	8,730
\$ per Capita	\$20,755
Eligible Amount	#####



Table B-5
Service Standard Calculation Sheet
Service Related to a Highway – Bridges and Culverts
No. of Structures

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Bridge	19	19	19	19	19	19	20	20	21	21	21	21	21	21	21	\$1,986,700
Culvert	13	13	14	14	14	14	15	15	15	17	17	17	17	17	17	\$922,100
Total	32	32	33	33	33	33	35	35	36	38	38	38	38	38	38	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011	0.0011	0.0011	0.0012	0.0012	0.0011	0.0011	0.0011	0.0011

15 Year Average	2008-2022
Quantity Standard	0.0011
Quality Standard	\$1,503,391
Service Standard	\$1,654

D.C. Amount (before deductions)	20 Year
Forecast Population	8,730
\$ per Capita	\$1,654
Eligible Amount	#####



Table B-6
Service Standard Calculation Sheet
Service Related to a Highway – Traffic Signals & Streetlights
No. of Traffic Signals

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Streetlights	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,513	1,517	1,517	1,517	1,517	1,517	1,517	\$4,500
Traffic Signals	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$350,000
Intersection Beacons	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	\$1,005
Pedestrian Crossings	3	3	3	3	3	3	3	3	3	3	3	3	3	5	6	\$174,700
Total	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,560	1,560	1,560	1,560	1,562	1,563	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.0488	0.0485	0.0485	0.0488	0.0486	0.0484	0.0482	0.0481	0.0479	0.0477	0.0473	0.0471	0.0468	0.0464	0.0460

15 Year Average	2008-2022
Quantity Standard	0.0478
Quality Standard	\$5,446
Service Standard	\$260

D.C. Amount (before deductions)	20 Year
Forecast Population	8,730
\$ per Capita	\$260
Eligible Amount	\$2,272,681



Table B-7
Service Standard Calculation Sheet
Service Related to a Highway – Public Works Facilities
sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Equipment Depot (115 Cty Rd., #10, Picton)	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	\$143	\$161
Storage Sheds (2) Crowe Pitt (75 Cty. Rd. #1, Picton)	775	775	775	775	775	775	775	775	775	775	775	775	775	775	775	\$201	\$225
Sand/Salt Dome #1 (75 Cty. Rd. #1, Picton)	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	-	-	-	-	\$201	\$225
Sand/Salt Dome #2 (75 Cty. Rd. #1, Picton)	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	\$201	\$225
Sand/Salt Dome (18 Cty Rd., #19, Ameliasburgh)	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	\$201	\$225
Sand/Salt Dome (35 Cty Rd. #14, Demorestville)	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	\$201	\$225
Equipment Depot Fire Hall (13 Coleman St., Ameliasburgh)	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	\$271	\$302
Storage & Sign Shop (13 Coleman St., Ameliasburgh)	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	\$201	\$225
Equipment Depot - Athol (30-B Cherney Cres., Cherry Valley)	3,800	3,800	-	-	-	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	\$201	\$225
Storage/Washrooms (289 Main St., Rear, Bloomfield)	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	\$201	\$225
Loader Storage Shed (18 Cty Rd., #19, Ameliasburgh)	392	392	392	392	392	392	392	392	392	392	392	392	392	392	392	\$201	\$225
Storage (Quonset) (35 Cty Rd. #14, Demorestville)	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$201	\$225
Equipment Depot (35 Cty Rd. #14, Demorestville)	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	\$201	\$225
Equipment Depot (3080 Cty Rd., #10 Milford)	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	\$201	\$225
Fuel Centre (13 Coleman St., Ameliasburgh)	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	\$201	\$225
Fuel Centre (35 Cty Rd. #14, Demorestville)	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	\$201	\$225
Firehall (126 Cty Rd., #32 Bloomfield)	6,200	6,200	6,200	6,200	6,200	6,200	-	-	-	-	-	-	-	-	-	\$266	\$297
Fuel Centre (75 Cty. Rd. #1, Picton)	-	-	-	420	420	420	420	420	420	420	420	420	420	420	420	\$266	\$297
Fuel Centre - Underground (115 Cty Rd., #10, Picton)	290	290	290	-	-	-	-	-	-	-	-	-	-	-	-	\$201	\$225
Equipment Depot (246 Main St., Wellington)	1,300	1,300	1,300	1,300	1,300	-	-	-	-	-	-	-	-	-	-	\$201	\$225
Fuel Centre (65 Station Rd., Hillier)	217	217	217	217	-	-	-	-	-	-	-	-	-	-	-	\$284	\$317
Fuel Centre - Above Ground (115 Cty Rd. #10, Picton)	77	77	77	-	-	-	-	-	-	-	-	-	-	-	-	\$201	\$225
Flammable Storage Shed (30-B Cherney Cres., Cherry Valley)	108	108	-	-	-	-	-	-	-	-	-	-	-	-	-	\$201	\$225
Salt/Sand Shed (65 Station Rd., Hillier)	1,518	1,518	-	-	-	-	-	-	-	-	-	-	-	-	-	\$201	\$225
Equipment Depot / Fire Hall (65 Station Rd. Hillier)	4,800	4,800	-	-	-	-	-	-	-	-	-	-	-	-	-	\$266	\$297
Picton Coverall Storage Facility	-	-	-	-	-	-	-	-	-	-	-	12,000	12,000	12,000	12,000	\$64	\$74
Total	92,728	92,728	82,502	82,554	82,337	84,837	78,637	78,637	78,637	78,637	78,637	80,037	80,037	80,037	80,037		

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	2.9062	2.8930	2.5705	2.5901	2.5731	2.6408	2.4382	2.4286	2.4192	2.4063	2.3867	2.4143	2.4006	2.3772	2.3551

15 Year Average	2008-2022
Quantity Standard	2.5200
Quality Standard	\$220
Service Standard	\$555

D.C. Amount (before deductions)	20 Year
Forecast Population	8,730
\$ per Capita	\$555
Eligible Amount	\$4,848,467



Table B-8
Service Standard Calculation Sheet
Service Related to a Highway – Vehicles & Equipment
No. of Vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Vehicles	92	94	96	95	76	76	76	79	79	82	82	82	82	82	82	\$160,000
Total	92	94	96	95	76	76	76	79	79	82	82	82	82	82	82	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.0029	0.0029	0.0030	0.0030	0.0024	0.0024	0.0024	0.0024	0.0024	0.0025	0.0025	0.0025	0.0025	0.0024	0.0024

15 Year Average	2008-2022
Quantity Standard	0.0026
Quality Standard	\$158,088
Service Standard	\$411

D.C. Amount (before deductions)	20 Year
Forecast Population	8,730
\$ per Capita	\$411
Eligible Amount	\$3,588,292



Table B-9
Service Standard Calculation Sheet
Parks and Recreation Services – Parkland Amenities
No. of Amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Millenium Trail - Gravel Base Trail (49 km)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,366,000
Ball Diamonds	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$278,600
Bandshell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,100
Cattle Barn	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,400
Change Rooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,900
Basketball Court	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$65,400
Canteen/Storage	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$85,000
Canteen	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,600
Cenotaph	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,600
Display Building-Quonset	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$191,800
Gazebo	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$121,100
Gazebo/Stage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,400
Cenotaph Fountain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,900
Horseshoe Pits	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$9,800
Parks Shop	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,400
Picnic Shelter	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$33,400
Play Equipment - Small	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$23,900
Play Equipment - Medium	12	12	12	12	12	12	12	12	12	11	11	11	12	12	12	\$79,600
Play Equipment - Large	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	\$318,400
Swings	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	\$6,400
Shed/Fair Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$126,500
Skatepark - Small	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,300
Skatepark - Large	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,193,600
Soccer Fields	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$85,000
Stage	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$28,000
Storage Building	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$17,800
Storage Building/Stage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,200
Tennis Courts	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$65,700
Washrooms	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$48,600
Washrooms/Storage/Service Building	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	\$120,400
Major Washroom / Service Facilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$355,000
Millennium Trail Bridges	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$352,200
Delhi Park Trail Bridges	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$150,700
Retaining Walls	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$31,900
Seawall	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$159,200
Westfall Memorial Gate	1	1	2	2	2	1	1	1	1	1	1	1	1	1	1	\$23,900
Youth Park Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$397,800
Splash Pad	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$362,300
Electronic Road Side Sign	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	\$81,200
Picton Fairgrounds Memorial Gate	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000



Table B-9 Cont'd
Service Standard Calculation Sheet
Parks and Recreation Services – Parkland Amenities
No. of Amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Marinas																
Pictou Marina (incl. Docks & Washroom/Off	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$698,100
Wellington Marina (incl. Docks)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$318,400
Wellington Beach Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Roblin Lake Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Rossmore Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Mabel Kleinstuber Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Weller's Bay Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Prinyer's Cove Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Waupoos Launch (incl. Docks)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$397,800
Waupoos Isle (incl. Docks)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$238,800
Northport Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Athol Ward Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Big Island Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Pictou Harbour - Yacht Club Docks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$875,400
Novotary Court Boat Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
South Bay Boat Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
PE Condo Corp #4 Boardwalk	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,500
Total	151	151	151	151	151	150	150	150	150	150	150	150	152	152	152	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.0047	0.0047	0.0047	0.0047	0.0047	0.0047	0.0047	0.0046	0.0046	0.0046	0.0046	0.0045	0.0046	0.0045	0.0045

15 Year Average	2008-2022
Quantity Standard	0.0046
Quality Standard	\$138,293
Service Standard	\$636

D.C. Amount (before deductions)	10 Year
Forecast Population	4,660
\$ per Capita	\$636
Eligible Amount	\$2,964,459



Table B-10
Service Standard Calculation Sheet
Parks and Recreation Services – Recreation Facilities
Sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
PEC Community Centre and Arena	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	\$280	\$312
Wellington Arena	29,940	29,940	29,940	-	-	-	-	-	-	-	-	-	-	-	-	\$224	\$251
Properties Shop (shared)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	5,921	5,921	5,921	5,921	5,921	5,921	\$155	\$175
Pictou Community Hall	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$434	\$482
Bloomfield Community Hall & Office	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	\$269	\$300
Wellington Community Hall	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	\$470	\$522
Amellsburgh Community Hall	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	\$614	\$681
Athol Community Hall	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	\$394	\$438
Hillier Community Hall	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	\$235	\$263
North Marysburgh Community Hall	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	\$294	\$328
South Marysburgh Community Hall	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	\$306	\$341
Sophiasburgh Community Hall	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$309	\$344
Crystal Palace	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	\$276	\$308
Benson Hall	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	\$570	\$632
Curling Rink	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	\$570	\$632
Grandstand Building	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$80	\$92
Fruit Growers/Bluebird Building	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$80	\$92
Pictou Town Hall	1,618	1,618	1,618	1,618	1,618	1,618	1,618	1,618	1,618	1,618	1,618	1,618	1,618	1,618	1,618	\$357	\$397
Old Pictou Fire Hall (2 Ross Street)	-	-	-	-	-	-	-	-	-	1,678	1,678	1,678	1,678	1,678	1,678	\$357	\$397
Wellington District Community Centre and Arena	-	-	-	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	\$224	\$251
Total	125,157	125,157	125,157	181,217	181,217	181,217	181,217	181,217	187,316	187,316	187,316	187,316	187,316	187,316	187,316		
Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985		
Per Capita Standard	3.9226	3.9047	3.8996	5.6856	5.6632	5.6408	5.6188	5.5967	5.7627	5.7318	5.6852	5.6504	5.6182	5.5635	5.5117		
15 Year Average	2008-2022																
Quantity Standard	5.2970																
Quality Standard	\$317																
Service Standard	\$1,677																
D.C. Amount (before deductions)	10 Year																
Forecast Population	4,660																
\$ per Capita	\$1,677																
Eligible Amount	\$7,814,820																



Table B11
Service Standard Calculation Sheet
Parks and Recreation Services – Vehicles & Equipment
No. of Vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Ice Resurfacer - PEC Arena	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$152,100
Ice Resurfacer - Wellington Arena	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$152,100
Floor Machines (manual)	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3	\$5,400
Floor Machines (ride-on)	-	-	1	1	1	1	1	1	1	1	1	1	1	-	-	\$21,400
Ice Edger	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$4,400
Snow Blower	-	-	-	-	2	2	2	2	2	2	2	2	2	2	2	\$4,400
UTV/ATV	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$23,200
UTV with Dump Box and Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,500
Utility Van/Small Pickup	3	3	3	3	3	3	3	3	3	3	2	2	1	1	1	\$38,500
1/2 Ton Pickup	1	1	1	1	1	1	1	1	1	1	1	1	2	4	4	\$60,000
3/4 Ton Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$60,000
1 Ton Pickup	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$86,900
Total	12	12	14	14	16	16	16	17	17	17	15	15	15	17	16	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0004	0.0005	0.0005

15 Year Average	2008-2022
Quantity Standard	0.0005
Quality Standard	\$42,900
Service Standard	\$21

D.C. Amount (before deductions)	10 Year
Forecast Population	4,660
\$ per Capita	\$21
Eligible Amount	\$99,957



Table B-12
Service Standard Calculation Sheet
Library Services – Facilities
Sq. ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Ameliasburgh Branch	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	\$601	\$729
Milford Branch	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$601	\$729
Bloomfield Branch	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	\$601	\$729
Consecon Branch	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	\$601	\$729
Wellington Branch	8,440	8,440	8,440	8,440	8,440	8,440	8,440	8,440	8,440	8,440	8,440	8,440	8,440	8,440	8,440	\$601	\$729
Picton Branch	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	\$601	\$729
Total	20379	20379	20379	20379	20379	20,379	20,379	20,379	20,379	20,379	20,379	20,379	20,379	20,379	20,379		
Population	31907	32053	32095	31873	31999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985		
Per Capita Standard	0.6387	0.6358	0.635	0.6394	0.6369	0.6343	0.6319	0.6294	0.6269	0.6236	0.6185	0.6147	0.6112	0.6053	0.5996		
15 Year Average	2008-2022																
Quantity Standard	0.6254																
Quality Standard	\$729																
Service Standard	\$456																
D.C. Amount (before deductions)	10 Year																
Forecast Population	4,660																
\$ per Capita	\$456																
Eligible Amount	\$2,124,634																



Table B-13
Service Standard Calculation Sheet
Library Services – Collection Materials
No. of library collection items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Books	84625	76151	65214	61401	61401	54,372	41,519	38,177	44,120	48,532	41,674	41,943	32,460	34,081	35,388	\$51
Periodicals	159	129	131	110	110	121	137	30	46	50	88	77	40	42	55	\$36
CD / DVD / VHS	4653	4653	4653	4653	4653	5,212	5,458	6,618	7,536	9,127	5,768	6,431	5,049	5,118	5,154	\$80
Downloadable Materials (equivalent number of databases and ebooks)	-	-	-	-	80	130	152	189	302	255	273	310	714	672	672	\$110
Total	89,437	80,933	69,998	66,164	66,244	59,835	47,266	45,014	52,004	57,964	47,803	48,761	38,263	39,913	41,269	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	2.8031	2.5250	2.1810	2.0759	2.0702	1.8625	1.4655	1.3902	1.5999	1.7737	1.4509	1.4709	1.1476	1.1855	1.2143

15 Year Average	2008-2022
Quantity Standard	1.7477
Quality Standard	\$54
Service Standard	\$95

D.C. Amount (before deductions)	10 Year
Forecast Population	4,660
\$ per Capita	\$95
Eligible Amount	\$440,650



Table B-14
Service Standard Calculation Sheet
Ambulance Services – Facilities
Sq. ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
New Picton Fire/EMS Station (8 MacDonas)	-	-	-	-	-	-	-	-	4,279	4,279	4,279	4,279	4,279	4,279	4,279	\$588	\$652
Hasting quinte ems	6,114	6,114	6,114	6,114	6,114	6,114	6,114	6,114	-	-	-	-	-	-	-	\$588	\$652
Total	6,114	6,114	6,114	6,114	6,114	6,114	6,114	6,114	4,279	4,279	4,279	4,279	4,279	4,279	4,279		

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.1916	0.1907	0.1905	0.1918	0.1911	0.1903	0.1896	0.1888	0.1317	0.1309	0.1299	0.1291	0.1284	0.1271	0.1259

15 Year Average	2008-2022
Quantity Standard	0.1618
Quality Standard	\$652
Service Standard	\$106

D.C. Amount (before deductions)	10 Year
Forecast Population	4,660
\$ per Capita	\$106
Eligible Amount	\$491,677



Table B-15
Service Standard Calculation Sheet
Ambulance Services – Vehicles & Equipment
No. of Vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Ambulance (Equiped)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$320,000
																\$0
Total	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

15 Year Average	2008-2022
Quantity Standard	0.0001
Quality Standard	\$196,400
Service Standard	\$20

D.C. Amount (before deductions)	10 Year
Forecast Population	4,660
\$ per Capita	\$20
Eligible Amount	\$91,522



Table B-16
Service Standard Calculation Sheet
Ambulance Services – Equipment & Gear
No. of Equipment Items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Equiped Paramedics	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$2,000
Public Access Defibrillators	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$3,000
																\$0
Total	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

15 Year Average	2008-2022
Quantity Standard	0.0004
Quality Standard	\$2,300
Service Standard	\$1

D.C. Amount (before deductions)	10 Year
Forecast Population	4,660
\$ per Capita	\$1
Eligible Amount	\$4,287



Table B-17
Service Standard Calculation Sheet
Long-Term Care Services – Facilities
No. of Beds

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
H. J. McFarland Memorial Home	84	84	84	84	84	84	84	84	84	84	84	84	84	84	84	\$469,947	\$518,120
Total	84	84	84	84	84	84	84	84	84	84	84	84	84	84	84		

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985		
Per Capita Standard	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0025	0.0025	0.0025	0.0025	0.0025		

15 Year Average	2008-2022
Quantity Standard	0.0026
Quality Standard	\$513,715
Service Standard	\$1,336

D.C. Amount (before deductions)	20 Year
Forecast Population	8,730
\$ per Capita	\$1,336
Eligible Amount	\$11,660,312



Table B-18
Service Standard Calculation Sheet
Waste Diversion Services – Facilities
Sq. ft of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Transfer Station Shelters (x3)	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246	\$201	\$225
Total	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246		
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Total Eligible Portion of Facilities	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246		
Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985		
Per Capita Standard	0.0077	0.0077	0.0077	0.0077	0.0077	0.0077	0.0076	0.0076	0.0076	0.0075	0.0075	0.0074	0.0074	0.0073	0.0072		
15 Year Average	2008-2022																
Quantity Standard	0.0076																
Quality Standard	\$224																
Service Standard	\$2																
D.C. Amount (before deductions)	10 Year																
Forecast Population	4,660																
\$ per Capita	\$2																
Eligible Amount	\$7,922																



Table B-19
Service Standard Calculation Sheet
Waste Diversion Services – Vehicles & Equipment
No. of Vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Waste Diversion %	2023 Value (\$/Vehicle)
Rear Pakcer 70-30 Split Truck	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	19%	\$310,500
Roll Off Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	100%	\$291,600
Front End Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19%	\$354,200
40 Yard Bins	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	100%	\$10,300
2 Yard Bins	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	100%	\$500
4 Yard Bins	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	100%	\$1,000
8 Yard Bins	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	100%	\$2,100
																	\$0
Total	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17		
Percentage attributable to Eligible Portion	81%	81%	81%	81%	81%	81%	81%	81%	81%	81%	81%	81%	81%	81%	81%		
Total Eligible Portion of Facilities	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14		

Population	31,907	32,053	32,095	31,873	31,999	32,126	32,252	32,379	32,505	32,680	32,948	33,151	33,341	33,669	33,985
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

15 Year Average	2008-2022
Quantity Standard	0.0004
Quality Standard	\$102,300
Service Standard	\$41

D.C. Amount (before deductions)	10 Year
Forecast Population	4,660
\$ per Capita	\$41
Eligible Amount	\$190,687



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 2021 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/CLASS	2021 OPERATING EXPENDITURE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway	16,310,848	2,924,473	1,042,190	3,966,662
2. Fire Protection Services	3,000,078	435,183	547,075	982,258
3. Long-term Care Services	8,599,248	211,158	1,602,883	1,814,041
4. Parks and Recreation Services	4,338,497	180,620	301,880	482,500
5. Library Services	1,602,680	72,852	252,814	325,666
6. Ambulance Services	3,382,949	29,431	1,887,919	1,917,350
7. Waste Diversion Services	2,298,700	243	193,843	194,086
Total	39,533,000	3,853,960	5,828,602	9,682,562



Appendix D

Local Service Policy



Appendix D: Local Service Policy

This Appendix sets out the County's General Policy Guidelines on Development D.C.s and local service funding for Services Related to a Highway, Stormwater Management, and Parkland Development. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the D.C.A. on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

Services Related to a Highway, Stormwater Management

1. Arterial and Collector Roads

- 1.1. Collector roads internal to development (right-of-way width less than 26.2 metres), including stream crossings – direct developer responsibility under s.59 of the D.C.A. (as a local service)
- 1.2. Collector roads internal to development (minimum right-of-way width of 26.2 metres) – included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances)
- 1.3. Roads (collector and arterial) external to development - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances)
- 1.4. Stream crossing/bridge improvements internal to development related to collector roads (right-of-way width less than 26.2 metres) – direct developer responsibility under s.59 of the D.C.A. (as a local service)
- 1.5. Stream crossing/bridge improvements external to development, excluding underground utilities but including all other works within lands to be dedicated to the County or rail corridors – include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).



2. Traffic Signals

- 2.1. Traffic control systems internal to development - direct developer responsibility under s.59 of the D.C.A (as a local service)
- 2.2. Traffic control systems external to development – include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

3. Intersection Improvements

- 3.1. New roads (collector and arterial) and road (collector and arterial) improvements – include as part of road costing noted in item 1, to limits of ROW
- 3.2. Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - direct developer responsibility under s.59 of D.C.A (as a local service)
- 3.3. Intersections with provincial highways – include in D.C. calculation to the extent that they are County responsibility
- 3.4. Intersection improvements on other roads due to development growth increasing traffic – include in D.C. calculation.

4. Streetlights

- 4.1. Streetlights on external roads – include in area municipal D.C. (linked to arterial and collector road funding source in item 1)
- 4.2. Streetlights within specific developments – direct developer responsibility under s.59 of D.C.A (as a local service).

5. Sidewalks

- 5.1. Sidewalks on MTO roads – include in area municipal D.C. or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of D.C.A)
- 5.2. Sidewalks on area municipal roads - linked to arterial and collector road funding source in item 1
- 5.3. Other sidewalks external to development (which are a local service within the area to which the plan relates, immediately abutting the development) – direct developer responsibility as a local service provision (under s.59 of D.C.A).

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



- 6.1. Bike routes and bike lanes, within road allowance, external to development – include in D.C. road costs, consistent with the service standard provisions of the D.C.A, s.5(1)
- 6.2. Bike paths/multi-use trails/naturalized walkways external to development – include in area municipal D.C.s consistent with the service standard provisions of the D.C.A, s.5(1)
- 6.3. Bike lanes, within road allowance, internal to development – direct developer responsibility under s.59 of the D.C.A(as a local service)
- 6.4. Bike paths/multi-use trails/naturalized walkways including stream crossings internal to development – direct developer responsibility under s.59 of the D.C.A(as a local service)
- 6.5. Trail Bridges/Underpasses and associated works external to development – include in area municipal D.C.s consistent with the service standard provisions of the D.C.A, s.5(1).

7. Noise Abatement Measures

- 7.1. Internal and external to development where it is related to, or a requirement of a specific development – Direct developer responsibility through local service provisions (s.59 of D.C.A).

8. Land Acquisition for Road Allowances

- 8.1. Land Acquisition for collector and arterial roads – dedication under the Planning Act subdivision provisions (s.51) through development lands
- 8.2. In areas with limited or no development, include in D.C. (to the extent eligible)
- 8.3. Land Acquisition for grade separations, water crossings and bridge and road improvements (beyond normal dedication requirements, where design necessitates a wider acquisition) – include in the D.C. to the extent eligible.

9. Land Acquisition for Easements

- 9.1. Easement costs internal to development - direct developer responsibility under s.59 of the D.C.A (as a local service)
- 9.2. Easement costs external to development shall be included in the D.C.

10. Storm Water Management

- 10.1. Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A)



- 10.2. Oversizing of storm water management works for development internal or external to developments will be included within the D.C.
- 10.3. Centralized facilities for multiple developments, including the cost of land will be included within the D.C.
- 10.4. Regional Stormwater infrastructure may be included in the D.C. on an area specific basis.

11. Storm Sewers

- 11.1. Storm sewers external to subdivisions included in the D.C.
- 11.2. Incremental costs of storm sewers within the subdivision, included in D.C. above 450mm nominal diameter.

Parkland Development

- 1. The following requirements are part of the conditions of s.51 and 53 *Planning Act* agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the D.C. calculation.
 - 1.1. Preparation of the park plan and landscape plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development.
 - 1.2. Provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and wastewater services to the lot line.
 - 1.3. Construct and implement landscaping, parking, lighting, park furniture, pathways (including multi-use paths and trails), gateway & signage features, pillars, and other design features as specified in the Parks Plan and Landscape Plan.
 - 1.4. Other parkland development costs are included the D.C. calculation, including the necessary fields, diamonds, playground equipment, and park buildings



Appendix E

Draft D.C. By-law(s)



E.1 Draft D.C. By-Law for Services Related to a Highway

**The Corporation of the COUNTY OF PRINCE EDWARD
By-Law Number 2023-XXXX
A BY-LAW FOR THE IMPOSITION OF A DEVELOPMENT CHARGE FOR SERVICES
RELATED TO A HIGHWAY**

WHEREAS the County of Prince Edward will experience growth through development and re-development;

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

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality 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 charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the County of Prince Edward has given notice of and held a public meeting on the 12th day of January, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS 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;



"agricultural use" means a bona fide farming operation, including sod farm, the breeding and boarding of horses, and greenhouses;

"apartment unit" means a building containing 4 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Assisted Care Dwelling Units, Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

"assisted care dwelling unit" means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities that are designed to accommodate persons with specific needs and where meals are provided within a common eating area;

"bedroom" means a room which can be used as a sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

"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;

"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 municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, 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 within the meaning of the *Public Libraries Act*;



- (iii) rolling stock with an estimated useful life of seven years or more; and
- (iv) including interest on borrowing for those expenditures under clauses (a) to (d) 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 Prince Edward;

“County” means the area within the geographic limits of the County of Prince Edward;

“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 one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities;

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

“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, and where the building has only one wall or does not have any walls, the gross floor area shall be the total of the areas directly beneath any roof-like structure of the building, 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. Industrial wind turbines and industrial solar farms are included as industrial developments;

“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(2) of the *Retirement Homes Act*, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institutions:
 - (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 1.19.3.2; 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 municipality or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the County of Prince Edward 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 and apartment unit dwellings;

“municipality” means the Corporation of the County of Prince Edward;

“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*, 2010 applies, that is in good standing under that Act and whose primary objective 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 objective 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’

“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 permanent or non-permanent 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, 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;

“rowhouse 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 municipality relative to the provision of municipal services to specified land within the municipality;

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

“stacked townhouse” means a building, other than a duplex, row dwelling, or back-to-back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months; and

“Zoning By-Law” means the Zoning By-Law of the County of Prince Edward or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES

- 2.1 The category of service for which development charges are imposed under this By-law is Services Related to a Highway.

3. APPLICATION OF BY-LAW RULES

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



- (a) 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 Prince Edward 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/or used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) Landed vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university; or

3.4 Approvals for Development

- (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 services 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

Exemptions for Residential Units

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) a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.;
- (c) a third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;



- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development:



- 3.7 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 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law

Other Exemptions

- 3.11 Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to:
- (a) The County will refund D.C.s paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance;
 - (b) The creation of residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act; and
 - (c) Non-profit housing development.



Other Reductions

3.12 Notwithstanding any other provision of this by-law, development charges for rental housing development shall be reduced in accordance with the following:

- (a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent;
- (b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent; and
- (c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

3.13 Notwithstanding any other provision of this by-law, development charges shall be reduced in accordance with the following:

- (a) development charges imposed during the first year the by-law is in force shall be reduced to 80 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (b) development charges imposed during the second year the by-law is in force shall be reduced to 85 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (c) development charges imposed during the third year the by-law is in force shall be reduced to 90 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (d) development charges imposed during the fourth year the by-law is in force shall be reduced to 95 per cent of the development charge that would otherwise be imposed by the by-law.

Amount of Charges

Residential



- 3.14 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

- 3.15 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.
- 3.16 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall be imposed on industrial wind turbines, and calculated at the single-detached and semi-detached dwelling (greater than 2 bedroom) rate.
- 3.17 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall be imposed on industrial solar farms and calculated at the single-detached and semi-detached dwelling (greater than 2 bedroom) rate, for each 500 kW of industrial solar farm development.

Park Model Trailers

- 3.18 Despite any other provision of this By-law:
- (a) Development charges for park model trailers are required to be paid in full at the time of building permit issuance
 - (b) Development charges will be imposed for park model trailers at the residential apartment - bachelor and one-bedroom dwelling unit rate established in Schedule A to this by-law
 - (c) If a park model trailer is demolished or removed within five (5) years of the issuance of the building permit relating thereto, the owner may make application to the County for a refund.



- (d) On receipt of evidence to the satisfaction of the County, which establishes that a park model trailer has been removed or demolished in accordance with section 3.18(c), the development charges paid in regard to that park model trailer may be refunded in full, but without interest if:
 - (i) that applicant establishes to the satisfaction of the County that they are the current owner or lessee of the parcel of land on which the park model trailer was located; and
 - (ii) a development charge was paid with respect to the park model trailer in accordance with section 3.18(a)

Reduction of Development Charges for Redevelopment

3.19 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 36 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:

- (a) 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 3.14 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) 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 3.15, 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.



- 3.20 Notwithstanding Section 3.19, development charges shall not be reduced in accordance with Section 3.19 where the redevelopment involves the demolition or conversion of a development that would be exempt from development charges under this by-law.

Time of Payment of Development Charges

- 3.21 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.22 Despite Section 3.21, 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.
- 3.23 Notwithstanding Sections 3.21 and 3.22, 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.
- 3.24 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 Section 3.14 and 3.15 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 Sections 3.14 and 3.15 shall be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application.
- 3.25 Interest for the purposes of Sections 3.23 and 3.24 shall be determined as the base rate plus 1%
- (a) The base rate shall be equal to the average prime rate on:
- (i) October 15 of the previous year, if the adjustment date is January 1,
- (ii) January 15 of the same year, if the adjustment date is April 1,



(iii) April 15 of the same year, if the adjustment date is July 1, and

(iv) July 15 of the same year, if the adjustment date is October 1.

- (b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.14 and 3.15, 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 January 1st, 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(a), 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 March 1, 2023.



10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on February 28, 2032 unless it is repealed by Council at an earlier date.

PASSED THIS 28th day of February, 2023

Mayor

County Clerk



SCHEDULE “A” TO BY-LAW NO. 2023-XXXX
SCHEDULE OF DEVELOPMENT CHARGES FOR SERVICES RELATED TO A HIGHWAY

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (≤2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (≤2 Bedrooms)	Wind & Solar Energy Facilities	Agricultural Buildings	Industrial, Commercial & Institutional
Services Related to a Highway	10,404	7,516	9,099	4,984	9,375	6,013	10,404	1.46	4.97



E.2 Draft D.C. By-Law for Fire Protection Services

The Corporation of the COUNTY OF PRINCE EDWARD
By-Law Number 2023-XXXX
A BY-LAW FOR THE IMPOSITION OF A DEVELOPMENT CHARGE FOR FIRE
PROTECTION SERVICES

WHEREAS the County of Prince Edward will experience growth through development and re-development;

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

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality 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 charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the County of Prince Edward has given notice of and held a public meeting on the 12th day of January, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS 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;



"agricultural use" means a bona fide farming operation, including sod farm, the breeding and boarding of horses, and greenhouses;

"apartment unit" means a building containing 4 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Assisted Care Dwelling Units, Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

"assisted care dwelling unit" means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities that are designed to accommodate persons with specific needs and where meals are provided within a common eating area;

"bedroom" means a room which can be used as a sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

"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;

"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 municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, 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 within the meaning of the *Public Libraries Act*;



- (iii) rolling stock with an estimated useful life of seven years or more; and
- (iv) including interest on borrowing for those expenditures under clauses (a) to (d) 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 Prince Edward;

“County” means the area within the geographic limits of the County of Prince Edward;

“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 one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities;

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

“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, and where the building has only one wall or does not have any walls, the gross floor area shall be the total of the areas directly beneath any roof-like structure of the building, 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. Industrial wind turbines and industrial solar farms are included as industrial developments;

“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(2) of the *Retirement Homes Act*, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institutions:
 - (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 1.19.3.2; 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 municipality or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the County of Prince Edward 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 and apartment unit dwellings;

“municipality” means the Corporation of the County of Prince Edward;

“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*, 2010 applies, that is in good standing under that Act and whose primary objective 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 objective 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’

“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 permanent or non-permanent 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, 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;

“rowhouse 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 municipality relative to the provision of municipal services to specified land within the municipality;

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

“stacked townhouse” means a building, other than a duplex, row dwelling, or back-to-back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months; and

“Zoning By-Law” means the Zoning By-Law of the County of Prince Edward or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES

- 2.1 The category of service for which development charges are imposed under this By-law is Fire Protection Services.

3. APPLICATION OF BY-LAW RULES

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



- (a) 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 Prince Edward 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/or used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) Landed vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university; or

3.4 Approvals for Development

- (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 services 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

Exemptions for Residential Units

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) a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.;
- (c) a third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;



- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development:



- 3.7 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 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law

Other Exemptions

- 3.11 Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to:
- (a) The County will refund D.C.s paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance;
 - (b) The creation of residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act; and
 - (c) Non-profit housing development.



Other Reductions

3.12 Notwithstanding any other provision of this by-law, development charges for rental housing development shall be reduced in accordance with the following:

- (a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent;
- (b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent; and
- (c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

3.13 Notwithstanding any other provision of this by-law, development charges shall be reduced in accordance with the following:

- (a) development charges imposed during the first year the by-law is in force shall be reduced to 80 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (b) development charges imposed during the second year the by-law is in force shall be reduced to 85 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (c) development charges imposed during the third year the by-law is in force shall be reduced to 90 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (d) development charges imposed during the fourth year the by-law is in force shall be reduced to 95 per cent of the development charge that would otherwise be imposed by the by-law.

Amount of Charges

Residential



- 3.14 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

- 3.15 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.
- 3.16 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall be imposed on industrial wind turbines, and calculated at the single-detached and semi-detached dwelling (greater than 2 bedroom) rate.
- 3.17 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall be imposed on industrial solar farms and calculated at the single-detached and semi-detached dwelling (greater than 2 bedroom) rate, for each 500 kW of industrial solar farm development.

Park Model Trailers

- 3.18 Despite any other provision of this By-law:
- (a) Development charges for park model trailers are required to be paid in full at the time of building permit issuance
 - (b) Development charges will be imposed for park model trailers at the residential apartment - bachelor and one-bedroom dwelling unit rate established in Schedule A to this by-law
 - (c) If a park model trailer is demolished or removed within five (5) years of the issuance of the building permit relating thereto, the owner may make application to the County for a refund.



- (d) On receipt of evidence to the satisfaction of the County, which establishes that a park model trailer has been removed or demolished in accordance with section 3.18(c), the development charges paid in regard to that park model trailer may be refunded in full, but without interest if:
 - (i) that applicant establishes to the satisfaction of the County that they are the current owner or lessee of the parcel of land on which the park model trailer was located; and
 - (ii) a development charge was paid with respect to the park model trailer in accordance with section 3.18(a)

Reduction of Development Charges for Redevelopment

3.19 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 36 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:

- (a) 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 3.14 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) 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 3.15, 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.



- 3.20 Notwithstanding Section 3.19, development charges shall not be reduced in accordance with Section 3.19 where the redevelopment involves the demolition or conversion of a development that would be exempt from development charges under this by-law.

Time of Payment of Development Charges

- 3.21 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.22 Despite Section 3.21, 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.
- 3.23 Notwithstanding Sections 3.21 and 3.22, 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.
- 3.24 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 Section 3.14 and 3.15 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 Sections 3.14 and 3.15 shall be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application.
- 3.25 Interest for the purposes of Sections 3.23 and 3.24 shall be determined as the base rate plus 1%
- (a) The base rate shall be equal to the average prime rate on:
- (i) October 15 of the previous year, if the adjustment date is January 1,
- (ii) January 15 of the same year, if the adjustment date is April 1,



(iii) April 15 of the same year, if the adjustment date is July 1, and

(iv) July 15 of the same year, if the adjustment date is October 1.

- (b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.14 and 3.15, 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 January 1st, 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(a), 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 March 1, 2023.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on February 28, 2032 unless it is repealed by Council at an earlier date.

PASSED THIS 28th day of February, 2023

Mayor

County Clerk



SCHEDULE “A” TO BY-LAW NO. 2023-XXXX
SCHEDULE OF DEVELOPMENT CHARGES FOR FIRE PROTECTION SERVICES

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (=<2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (=<2 Bedrooms)	Wind & Solar Energy Facilities	Agricultural Buildings	Industrial, Commercial & Institutional
Fire Protection Services	2,210	1,596	1,932	1,059	1,991	1,277	2,210	0.31	1.06



E.3 Draft D.C. By-Law for Ambulance Services

**The Corporation of the COUNTY OF PRINCE EDWARD
By-Law Number 2023-XXXX
A BY-LAW FOR THE IMPOSITION OF A DEVELOPMENT CHARGE FOR
AMULBANCE SERVICES**

WHEREAS the County of Prince Edward will experience growth through development and re-development;

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

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality 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 charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the County of Prince Edward has given notice of and held a public meeting on the 12th day of January, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS 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;



"agricultural use" means a bona fide farming operation, including sod farm, the breeding and boarding of horses, and greenhouses;

"apartment unit" means a building containing 4 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Assisted Care Dwelling Units, Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

"assisted care dwelling unit" means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities that are designed to accommodate persons with specific needs and where meals are provided within a common eating area;

"bedroom" means a room which can be used as a sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

"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;

"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 municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, 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 within the meaning of the *Public Libraries Act*;



- (iii) rolling stock with an estimated useful life of seven years or more; and
- (iv) including interest on borrowing for those expenditures under clauses (a) to (d) 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 Prince Edward;

“County” means the area within the geographic limits of the County of Prince Edward;

“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 one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities;

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

“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, and where the building has only one wall or does not have any walls, the gross floor area shall be the total of the areas directly beneath any roof-like structure of the building, 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. Industrial wind turbines and industrial solar farms are included as industrial developments;

“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(2) of the *Retirement Homes Act*, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institutions:
 - (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 1.19.3.2; 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 municipality or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the County of Prince Edward 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 and apartment unit dwellings;

“municipality” means the Corporation of the County of Prince Edward;

“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*, 2010 applies, that is in good standing under that Act and whose primary objective 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 objective 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’

“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 permanent or non-permanent 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, 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;

“rowhouse 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 municipality relative to the provision of municipal services to specified land within the municipality;

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

“stacked townhouse” means a building, other than a duplex, row dwelling, or back-to-back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months; and

“Zoning By-Law” means the Zoning By-Law of the County of Prince Edward or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES

- 2.1 The category of service for which development charges are imposed under this By-law is Ambulance Services.

3. APPLICATION OF BY-LAW RULES

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



- (a) 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 Prince Edward 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/or used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) Landed vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university; or

3.4 Approvals for Development

- (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 services 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

Exemptions for Residential Units

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) a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.;
- (c) a third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;



- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development:



- 3.7 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 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law

Other Exemptions

- 3.11 Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to:
- (a) The County will refund D.C.s paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance;
 - (b) The creation of residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act; and
 - (c) Non-profit housing development.



Other Reductions

3.12 Notwithstanding any other provision of this by-law, development charges for rental housing development shall be reduced in accordance with the following:

- (a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent;
- (b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent; and
- (c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

3.13 Notwithstanding any other provision of this by-law, development charges shall be reduced in accordance with the following:

- (a) development charges imposed during the first year the by-law is in force shall be reduced to 80 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (b) development charges imposed during the second year the by-law is in force shall be reduced to 85 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (c) development charges imposed during the third year the by-law is in force shall be reduced to 90 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (d) development charges imposed during the fourth year the by-law is in force shall be reduced to 95 per cent of the development charge that would otherwise be imposed by the by-law.

Amount of Charges

Residential



- 3.14 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

- 3.15 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.
- 3.16 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial wind turbines.
- 3.17 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial solar farms.

Park Model Trailers

- 3.18 Despite any other provision of this By-law, development charges are not payable for park model trailers.

Reduction of Development Charges for Redevelopment

- 3.19 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 36 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:
- (a) 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 3.14 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) 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 3.15, 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.

- 3.20 Notwithstanding Section 3.19, development charges shall not be reduced in accordance with Section 3.19 where the redevelopment involves the demolition or conversion of a development that would be exempt from development charges under this by-law.

Time of Payment of Development Charges

- 3.21 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.22 Despite Section 3.21, 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.
- 3.23 Notwithstanding Sections 3.21 and 3.22, 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.
- 3.24 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 Section 3.14 and 3.15 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 Sections 3.14 and 3.15 shall be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application.

3.25 Interest for the purposes of Sections 3.23 and 3.24 shall be determined as the base rate plus 1%

(a) The base rate shall be equal to the average prime rate on:

(i) October 15 of the previous year, if the adjustment date is January 1,

(ii) January 15 of the same year, if the adjustment date is April 1,

(iii) April 15 of the same year, if the adjustment date is July 1, and

(iv) July 15 of the same year, if the adjustment date is October 1.

(b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.14 and 3.15, 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 January 1st, 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(a), 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 March 1, 2023.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on February 28, 2032 unless it is repealed by Council at an earlier date.

PASSED THIS 28th day of February, 2023



Mayor

County Clerk



SCHEDULE "A" TO BY-LAW NO. 2023-XXXX

SCHEDULE OF DEVELOPMENT CHARGES FOR SERVICES AMBULANCE SERVICES

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (≤2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (≤2 Bedrooms)	Wind & Solar Energy Facilities	Agricultural Buildings	Industrial, Commercial & Institutional
Ambulance Services	237	171	207	113	213	137	-	0.03	0.11



E.4 Draft D.C. By-Law for Parks and Recreation Services

**The Corporation of the COUNTY OF PRINCE EDWARD
By-Law Number 2022-XXXX
A BY-LAW FOR THE IMPOSITION OF A DEVELOPMENT CHARGE FOR PARKS
AND RECREATION SERVICES**

WHEREAS the County of Prince Edward will experience growth through development and re-development;

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

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality 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 charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the County of Prince Edward has given notice of and held a public meeting on the 12th day of January, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS 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;



"agricultural use" means a bona fide farming operation, including sod farm, the breeding and boarding of horses, and greenhouses;

"apartment unit" means a building containing 4 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Assisted Care Dwelling Units, Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

"assisted care dwelling unit" means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities that are designed to accommodate persons with specific needs and where meals are provided within a common eating area;

"bedroom" means a room which can be used as a sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

"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;

"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 municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, 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 within the meaning of the *Public Libraries Act*;



- (iii) rolling stock with an estimated useful life of seven years or more; and
- (iv) including interest on borrowing for those expenditures under clauses (a) to (d) 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 Prince Edward;

“County” means the area within the geographic limits of the County of Prince Edward;

“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 one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities;

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

“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, and where the building has only one wall or does not have any walls, the gross floor area shall be the total of the areas directly beneath any roof-like structure of the building, 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. Industrial wind turbines and industrial solar farms are included as industrial developments;

“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(2) of the *Retirement Homes Act*, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institutions:
 - (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 1.19.3.2; 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 municipality or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the County of Prince Edward 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 and apartment unit dwellings;

“municipality” means the Corporation of the County of Prince Edward;

“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*, 2010 applies, that is in good standing under that Act and whose primary objective 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 objective 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’

“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 permanent or non-permanent 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, 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;

“rowhouse 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 municipality relative to the provision of municipal services to specified land within the municipality;

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

“stacked townhouse” means a building, other than a duplex, row dwelling, or back-to-back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months; and

“Zoning By-Law” means the Zoning By-Law of the County of Prince Edward or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES

- 2.1 The category of service for which development charges are imposed under this By-law is Parks and Recreation Services.

3. APPLICATION OF BY-LAW RULES

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



- (a) 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 Prince Edward 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/or used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) Landed vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university; or

3.4 Approvals for Development

- (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 services 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

Exemptions for Residential Units

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) a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.;
- (c) a third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;



- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development:



- 3.7 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 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law

Other Exemptions

- 3.11 Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to:
- (a) The County will refund D.C.s paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance;
 - (b) The creation of residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act; and
 - (c) Non-profit housing development.



Other Reductions

3.12 Notwithstanding any other provision of this by-law, development charges for rental housing development shall be reduced in accordance with the following:

- (a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent;
- (b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent; and
- (c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

3.13 Notwithstanding any other provision of this by-law, development charges shall be reduced in accordance with the following:

- (a) development charges imposed during the first year the by-law is in force shall be reduced to 80 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (b) development charges imposed during the second year the by-law is in force shall be reduced to 85 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (c) development charges imposed during the third year the by-law is in force shall be reduced to 90 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (d) development charges imposed during the fourth year the by-law is in force shall be reduced to 95 per cent of the development charge that would otherwise be imposed by the by-law.

Amount of Charges

Residential



- 3.14 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

- 3.15 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.
- 3.16 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial wind turbines.
- 3.17 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial solar farms.

Park Model Trailers

- 3.18 Despite any other provision of this By-law, development charges are not payable for park model trailers.

Reduction of Development Charges for Redevelopment

- 3.19 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 36 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:
- (a) 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 3.14 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) 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 3.15, 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.

- 3.20 Notwithstanding Section 3.19, development charges shall not be reduced in accordance with Section 3.19 where the redevelopment involves the demolition or conversion of a development that would be exempt from development charges under this by-law.

Time of Payment of Development Charges

- 3.21 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.22 Despite Section 3.21, 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.
- 3.23 Notwithstanding Sections 3.21 and 3.22, 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.
- 3.24 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 Section 3.14 and 3.15 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 Sections 3.14 and 3.15 shall be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application.

3.25 Interest for the purposes of Sections 3.23 and 3.24 shall be determined as the base rate plus 1%

(a) The base rate shall be equal to the average prime rate on:

(i) October 15 of the previous year, if the adjustment date is January 1,

(ii) January 15 of the same year, if the adjustment date is April 1,

(iii) April 15 of the same year, if the adjustment date is July 1, and

(iv) July 15 of the same year, if the adjustment date is October 1.

(b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.14 and 3.15, 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 January 1st, 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(a), 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 March 1, 2023.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on February 28, 2032 unless it is repealed by Council at an earlier date.

PASSED THIS 28th day of February, 2023



Mayor

County Clerk



SCHEDULE "A" TO BY-LAW NO. 2023-XXXX

SCHEDULE OF DEVELOPMENT CHARGES FOR PARKS AND RECREATION SERVICES

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (≤2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (≤2 Bedrooms)	Wind & Solar Energy Facilities	Agricultural Buildings	Industrial, Commercial & Institutional
Parks and Recreation Services	1,512	1,092	1,322	724	1,363	874	-	0.04	0.15



E.5 Draft D.C. By-Law for Library Services

The Corporation of the COUNTY OF PRINCE EDWARD
By-Law Number 2022-XXXX
A BY-LAW FOR THE IMPOSITION OF A DEVELOPMENT CHARGE FOR LIBRARY SERVICES

WHEREAS the County of Prince Edward will experience growth through development and re-development;

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

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality 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 charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the County of Prince Edward has given notice of and held a public meeting on the 12th day of January, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS 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;



"agricultural use" means a bona fide farming operation, including sod farm, the breeding and boarding of horses, and greenhouses;

"apartment unit" means a building containing 4 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Assisted Care Dwelling Units, Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

"assisted care dwelling unit" means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities that are designed to accommodate persons with specific needs and where meals are provided within a common eating area;

"bedroom" means a room which can be used as a sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

"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;

"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 municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, 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 within the meaning of the *Public Libraries Act*;



- (iii) rolling stock with an estimated useful life of seven years or more; and
- (iv) including interest on borrowing for those expenditures under clauses (a) to (d) 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 Prince Edward;

“County” means the area within the geographic limits of the County of Prince Edward;

“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 one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities;

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

“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, and where the building has only one wall or does not have any walls, the gross floor area shall be the total of the areas directly beneath any roof-like structure of the building, 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. Industrial wind turbines and industrial solar farms are included as industrial developments;

“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(2) of the *Retirement Homes Act*, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institutions:
 - (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 1.19.3.2; 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 municipality or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the County of Prince Edward 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 and apartment unit dwellings;

“municipality” means the Corporation of the County of Prince Edward;

“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*, 2010 applies, that is in good standing under that Act and whose primary objective 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 objective 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’

“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 permanent or non-permanent 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, 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;

“rowhouse 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 municipality relative to the provision of municipal services to specified land within the municipality;

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

“stacked townhouse” means a building, other than a duplex, row dwelling, or back-to-back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months; and

“Zoning By-Law” means the Zoning By-Law of the County of Prince Edward or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES

- 2.1 The category of service for which development charges are imposed under this By-law is Library Services.

3. APPLICATION OF BY-LAW RULES

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



- (a) 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 Prince Edward 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/or used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) Landed vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university; or

3.4 Approvals for Development

- (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 services 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

Exemptions for Residential Units

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) a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.;
- (c) a third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;



- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development:



- 3.7 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 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law

Other Exemptions

- 3.11 Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to:
- (a) The County will refund D.C.s paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance;
 - (b) The creation of residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act; and
 - (c) Non-profit housing development.



Other Reductions

3.12 Notwithstanding any other provision of this by-law, development charges for rental housing development shall be reduced in accordance with the following:

- (a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent;
- (b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent; and
- (c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

3.13 Notwithstanding any other provision of this by-law, development charges shall be reduced in accordance with the following:

- (a) development charges imposed during the first year the by-law is in force shall be reduced to 80 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (b) development charges imposed during the second year the by-law is in force shall be reduced to 85 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (c) development charges imposed during the third year the by-law is in force shall be reduced to 90 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (d) development charges imposed during the fourth year the by-law is in force shall be reduced to 95 per cent of the development charge that would otherwise be imposed by the by-law.

Amount of Charges

Residential



- 3.14 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

- 3.15 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.
- 3.16 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial wind turbines.
- 3.17 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial solar farms.

Park Model Trailers

- 3.18 Despite any other provision of this By-law, development charges are not payable for park model trailers.

Reduction of Development Charges for Redevelopment

- 3.19 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 36 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:
- (a) 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 3.14 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) 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 3.15, 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.

- 3.20 Notwithstanding Section 3.19, development charges shall not be reduced in accordance with Section 3.19 where the redevelopment involves the demolition or conversion of a development that would be exempt from development charges under this by-law.

Time of Payment of Development Charges

- 3.21 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.22 Despite Section 3.21, 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.
- 3.23 Notwithstanding Sections 3.21 and 3.22, 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.
- 3.24 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 Section 3.14 and 3.15 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 Sections 3.14 and 3.15 shall be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application.

3.25 Interest for the purposes of Sections 3.23 and 3.24 shall be determined as the base rate plus 1%

(a) The base rate shall be equal to the average prime rate on:

(i) October 15 of the previous year, if the adjustment date is January 1,

(ii) January 15 of the same year, if the adjustment date is April 1,

(iii) April 15 of the same year, if the adjustment date is July 1, and

(iv) July 15 of the same year, if the adjustment date is October 1.

(b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.14 and 3.15, 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 January 1st, 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(a), 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 March 1, 2023.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on February 28, 2032 unless it is repealed by Council at an earlier date.

PASSED THIS 28th day of February, 2023



Mayor

County Clerk



SCHEDULE “A” TO BY-LAW NO. 2023-XXXX

SCHEDULE OF DEVELOPMENT CHARGES FOR LIBRARY SERVICES

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (≤2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (≤2 Bedrooms)	Wind & Solar Energy Facilities	Agricultural Buildings	Industrial, Commercial & Institutional
Library Services	404	292	353	194	364	233	-	0.01	0.04



E.6 Draft D.C. By-Law for Long-Term Care Services

**The Corporation of the COUNTY OF PRINCE EDWARD
By-Law Number 2022-XXXX
A BY-LAW FOR THE IMPOSITION OF A DEVELOPMENT CHARGE FOR LONG-
TERM CARE SERVICES**

WHEREAS the County of Prince Edward will experience growth through development and re-development;

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

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality 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 charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the County of Prince Edward has given notice of and held a public meeting on the 12th day of January, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS 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;



"agricultural use" means a bona fide farming operation, including sod farm, the breeding and boarding of horses, and greenhouses;

"apartment unit" means a building containing 4 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Assisted Care Dwelling Units, Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

"assisted care dwelling unit" means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities that are designed to accommodate persons with specific needs and where meals are provided within a common eating area;

"bedroom" means a room which can be used as a sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

"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;

"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 municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, 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 within the meaning of the *Public Libraries Act*;



- (iii) rolling stock with an estimated useful life of seven years or more; and
- (iv) including interest on borrowing for those expenditures under clauses (a) to (d) 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 Prince Edward;

“County” means the area within the geographic limits of the County of Prince Edward;

“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 one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities;

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

“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, and where the building has only one wall or does not have any walls, the gross floor area shall be the total of the areas directly beneath any roof-like structure of the building, 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. Industrial wind turbines and industrial solar farms are included as industrial developments;

“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(2) of the *Retirement Homes Act*, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institutions:
 - (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 1.19.3.2; 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 municipality or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the County of Prince Edward 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 and apartment unit dwellings;

“municipality” means the Corporation of the County of Prince Edward;

“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*, 2010 applies, that is in good standing under that Act and whose primary objective 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 objective 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’

“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 permanent or non-permanent 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, 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;

“rowhouse 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 municipality relative to the provision of municipal services to specified land within the municipality;

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

“stacked townhouse” means a building, other than a duplex, row dwelling, or back-to-back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months; and

“Zoning By-Law” means the Zoning By-Law of the County of Prince Edward or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES

- 2.1 The category of service for which development charges are imposed under this By-law is Long-Term Care Services.

3. APPLICATION OF BY-LAW RULES

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



- (a) 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 Prince Edward 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/or used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) Landed vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university; or

3.4 Approvals for Development

- (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 services 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

Exemptions for Residential Units

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) a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.;
- (c) a third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;



- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development:



- 3.7 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 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law

Other Exemptions

- 3.11 Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to:
- (a) The County will refund D.C.s paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance;
 - (b) The creation of residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act; and
 - (c) Non-profit housing development.



Other Reductions

3.12 Notwithstanding any other provision of this by-law, development charges for rental housing development shall be reduced in accordance with the following:

- (a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent;
- (b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent; and
- (c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

3.13 Notwithstanding any other provision of this by-law, development charges shall be reduced in accordance with the following:

- (a) development charges imposed during the first year the by-law is in force shall be reduced to 80 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (b) development charges imposed during the second year the by-law is in force shall be reduced to 85 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (c) development charges imposed during the third year the by-law is in force shall be reduced to 90 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (d) development charges imposed during the fourth year the by-law is in force shall be reduced to 95 per cent of the development charge that would otherwise be imposed by the by-law.

Amount of Charges

Residential



- 3.14 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

- 3.15 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.
- 3.16 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial wind turbines.
- 3.17 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial solar farms.

Park Model Trailers

- 3.18 Despite any other provision of this By-law, development charges are not payable for park model trailers.

Reduction of Development Charges for Redevelopment

- 3.19 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 36 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:
- (a) 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 3.14 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) 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 3.15, 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.

- 3.20 Notwithstanding Section 3.19, development charges shall not be reduced in accordance with Section 3.19 where the redevelopment involves the demolition or conversion of a development that would be exempt from development charges under this by-law.

Time of Payment of Development Charges

- 3.21 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.22 Despite Section 3.21, 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.
- 3.23 Notwithstanding Sections 3.21 and 3.22, 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.
- 3.24 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 Section 3.14 and 3.15 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 Sections 3.14 and 3.15 shall be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application.

3.25 Interest for the purposes of Sections 3.23 and 3.24 shall be determined as the base rate plus 1%

(a) The base rate shall be equal to the average prime rate on:

(i) October 15 of the previous year, if the adjustment date is January 1,

(ii) January 15 of the same year, if the adjustment date is April 1,

(iii) April 15 of the same year, if the adjustment date is July 1, and

(iv) July 15 of the same year, if the adjustment date is October 1.

(b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.14 and 3.15, 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 January 1st, 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(a), 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 March 1, 2023.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on February 28, 2032 unless it is repealed by Council at an earlier date.

PASSED THIS 28th day of February, 2023



Mayor

County Clerk



SCHEDULE "A" TO BY-LAW NO. 2023-XXXX

SCHEDULE OF DEVELOPMENT CHARGES FOR LONG-TERM CARE SERVICES

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (≤2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (≤2 Bedrooms)	Wind & Solar Energy Facilities	Agricultural Buildings	Industrial, Commercial & Institutional
Long-term Care Services	479	346	419	230	432	277	-	-	-



E.7 Draft D.C. By-Law for Waste Diversion Services

**The Corporation of the COUNTY OF PRINCE EDWARD
By-Law Number 2022-XXXX
A BY-LAW FOR THE IMPOSITION OF A DEVELOPMENT CHARGE FOR WASTE
DIVERSION SERVICES**

WHEREAS the County of Prince Edward will experience growth through development and re-development;

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

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality 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 charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the County of Prince Edward has given notice of and held a public meeting on the 12th day of January, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS 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;



"agricultural use" means a bona fide farming operation, including sod farm, the breeding and boarding of horses, and greenhouses;

"apartment unit" means a building containing 4 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Assisted Care Dwelling Units, Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

"assisted care dwelling unit" means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities that are designed to accommodate persons with specific needs and where meals are provided within a common eating area;

"bedroom" means a room which can be used as a sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

"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;

"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 municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, 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 within the meaning of the *Public Libraries Act*;



- (iii) rolling stock with an estimated useful life of seven years or more; and
- (iv) including interest on borrowing for those expenditures under clauses (a) to (d) 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 Prince Edward;

“County” means the area within the geographic limits of the County of Prince Edward;

“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 one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities;

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

“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, and where the building has only one wall or does not have any walls, the gross floor area shall be the total of the areas directly beneath any roof-like structure of the building, 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. Industrial wind turbines and industrial solar farms are included as industrial developments;

“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(2) of the *Retirement Homes Act*, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institutions:
 - (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 1.19.3.2; 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 municipality or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the County of Prince Edward 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 and apartment unit dwellings;

“municipality” means the Corporation of the County of Prince Edward;

“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*, 2010 applies, that is in good standing under that Act and whose primary objective 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 objective 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’

“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 permanent or non-permanent 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, 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;

“rowhouse 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 municipality relative to the provision of municipal services to specified land within the municipality;

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

“stacked townhouse” means a building, other than a duplex, row dwelling, or back-to-back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months; and

“Zoning By-Law” means the Zoning By-Law of the County of Prince Edward or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES

- 2.1 The category of service for which development charges are imposed under this By-law is Waste Diversion Services.

3. APPLICATION OF BY-LAW RULES

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



- (a) 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 Prince Edward 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/or used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) Landed vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university; or

3.4 Approvals for Development

- (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 services 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

Exemptions for Residential Units

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) a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.;
- (c) a third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;



- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development:



- 3.7 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 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law

Other Exemptions

- 3.11 Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to:
- (a) The County will refund D.C.s paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of building permit issuance;
 - (b) The creation of residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act; and
 - (c) Non-profit housing development.



Other Reductions

3.12 Notwithstanding any other provision of this by-law, development charges for rental housing development shall be reduced in accordance with the following:

- (a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent;
- (b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent; and
- (c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

3.13 Notwithstanding any other provision of this by-law, development charges shall be reduced in accordance with the following:

- (a) development charges imposed during the first year the by-law is in force shall be reduced to 80 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (b) development charges imposed during the second year the by-law is in force shall be reduced to 85 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (c) development charges imposed during the third year the by-law is in force shall be reduced to 90 per cent of the maximum development charge that could otherwise be imposed by the by-law.
- (d) development charges imposed during the fourth year the by-law is in force shall be reduced to 95 per cent of the development charge that would otherwise be imposed by the by-law.

Amount of Charges

Residential



- 3.14 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

- 3.15 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.
- 3.16 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial wind turbines.
- 3.17 Notwithstanding s.3.14 and s.3.15, the development charges described in Schedule A to this by-law shall not be imposed on industrial solar farms.

Park Model Trailers

- 3.18 Despite any other provision of this By-law, development charges are not payable for park model trailers.

Reduction of Development Charges for Redevelopment

- 3.19 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 36 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:
- (a) 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 3.14 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) 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 3.15, 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.

- 3.20 Notwithstanding Section 3.19, development charges shall not be reduced in accordance with Section 3.19 where the redevelopment involves the demolition or conversion of a development that would be exempt from development charges under this by-law.

Time of Payment of Development Charges

- 3.21 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.22 Despite Section 3.21, 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.
- 3.23 Notwithstanding Sections 3.21 and 3.22, 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.
- 3.24 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 Section 3.14 and 3.15 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 Sections 3.14 and 3.15 shall be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application.

3.25 Interest for the purposes of Sections 3.23 and 3.24 shall be determined as the base rate plus 1%

(a) The base rate shall be equal to the average prime rate on:

(i) October 15 of the previous year, if the adjustment date is January 1,

(ii) January 15 of the same year, if the adjustment date is April 1,

(iii) April 15 of the same year, if the adjustment date is July 1, and

(iv) July 15 of the same year, if the adjustment date is October 1.

(b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.14 and 3.15, 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 January 1st, 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(a), 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 March 1, 2023.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on February 28, 2032 unless it is repealed by Council at an earlier date.

PASSED THIS 28th day of February, 2023



Mayor

County Clerk



SCHEDULE "A" TO BY-LAW NO. 2023-XXXX

SCHEDULE OF DEVELOPMENT CHARGES FOR WASTE DIVERSION SERVICES

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (≤2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (≤2 Bedrooms)	Wind & Solar Energy Facilities	Agricultural Buildings	Industrial, Commercial & Institutional
Waste Diversion Services	11	8	10	5	10	6	-	0.00	0.00