

City of Belleville 2015 Development Charges Background Study

For Public Circulation and Comment

November 20, 2015



Plaza Three
101-2000 Argentia Rd.
Mississauga, Ontario
Canada L5N 1V9

Phone: (905) 272-3600

Fax: (905) 272-3602

e-mail: info@watson-econ.ca

www.watson-econ.ca

 Planning for growth

Contents

	Page
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-1
1.3 Proposed Changes to the Development Charges Act: Bill 73, Smart Growth for Our Communities Act, 2015.....	1-3
2. Current City of Belleville D.C. Policy.....	2-1
2.1 By-law Enactment.....	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-2
2.4 Redevelopment Credit	2-2
2.5 Exemptions	2-3
3. Anticipated Development in the City of Belleville.....	3-1
3.1 Requirements of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-1
4. The Approach to the Calculation of the Charge.....	4-1
4.1 Services Potentially Involved	4-1
4.2 Local Service Policy.....	4-1
4.3 Capital Forecast.....	4-8
4.4 Treatment of Credits	4-9
4.5 Eligible Debt and Committed Excess Capacity	4-9
4.6 Existing Reserve Funds	4-10
4.7 Deductions.....	4-10
4.7.1 Reduction Required by Level of Service Ceiling	4-11
4.7.2 Reduction for Uncommitted Excess Capacity	4-11
4.7.3 Reduction for Benefit to Existing Development.....	4-11
4.7.4 Reduction for Anticipated Grants, Subsidies and Other Contributions.....	4-12
4.7.5 The 10% Reduction.....	4-12
5. Development Charge Eligible Cost Analysis by Service.....	5-1
5.1 Service Levels and 10-Year Capital Costs for City-wide D.C. Calculation	5-1
5.1.1 Parks and Recreation Services	5-1
5.1.2 Library Services	5-2
5.1.3 Administrative (Growth-Related Studies)	5-2
5.2 Service Levels and 20-year Capital Costs for City-wide D.C. Calculation	5-7
5.2.1 Roads and Road Related.....	5-7
5.2.2 Fire Protection Services	5-8
5.2.3 Police Protection Services	5-8
5.3 20-year Capital Costs for Urban Service Area D.C. Calculation	5-13

5.3.1	Wastewater Services	5-13
5.3.2	Water Services.....	5-13
6.	Development Charge Calculation	6-1
7.	Development Charge Policy Recommendations and Development Charge By-law Rules.....	7-1
7.1	Development Charge By-law Structure.....	7-1
7.2	Development Charge By-law Rules	7-2
7.2.1	Payment in any Particular Case	7-2
7.2.2	Determination of the Amount of the Charge	7-2
7.2.3	Application to Redevelopment of Land (Demolition and Conversion).....	7-3
7.2.4	Exemptions (full or partial)	7-3
7.2.5	Phase in Provision(s)	7-4
7.2.6	Timing of Collection.....	7-4
7.2.7	Indexing	7-4
7.3	Other Development Charge By-law Provisions.....	7-5
7.3.1	Categories of Services for Reserve Fund and Credit Purposes.....	7-5
7.3.2	By-law In-force Date.....	7-5
7.3.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing	7-5
7.4	Other Recommendations	7-5
8.	By-law Implementation	8-1
8.1	Public Consultation	8-1
8.1.1	Public Meeting of Council.....	8-1
8.1.2	Other Consultation Activity	8-1
8.2	Anticipated Impact of the Charge on Development.....	8-2
8.3	Implementation Requirements	8-2
8.3.1	Notice of Passage	8-3
8.3.2	By-law Pamphlet	8-3
8.3.3	Appeals	8-4
8.3.4	Complaints	8-4
8.3.5	Credits.....	8-4
8.3.6	Front-Ending Agreements	8-4
8.3.7	Severance and Subdivision Agreement Conditions	8-5
Appendix A – Background Information on Residential and Non-residential Growth Forecast		A-1
Appendix B – Level of Service		B-1
Appendix C – Long-term Capital and Operating Cost Examination.....		C-1
Appendix D – Proposed Development Charge By-law		D-1

List of Acronyms and Abbreviations

D.C.	Development Charge
D.C.A.	Development Charges Act
E.S.A.	Environmentally Safe Area
G.F.A.	Gross floor area
mm	Millimeters
N.F.P.O.W.	No fixed place of work
O.M.B.	Ontario Municipal Board
O.Reg.	Ontario Regulation
para.	Paragraph
P.P.U.	Persons per unit
R.S.O.	Revised Statute of Ontario
sq.ft.	Square foot
s.s.	Subsection

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 and policies for the City of Belleville.

The City retained Watson & Associates Economists Ltd. (Watson) to undertake the development charges (D.C.) study process in 2015. The Consultant Team worked with senior staff of the City in preparing this development charge analysis and the policy recommendations.

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

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

In addition, the report is designed to set out sufficient background on the legislation, the City's current D.C. policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 8) 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 development charge is provided herein.

1.2 Summary of the Process

The public meeting required under Section 12 of the Development Charges Act, 1997, has been scheduled for December 7, 2015. Its purpose is to present the study to the public and to solicit public input on the proposed D.C. by-law. The meeting is also being

held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the City's development charges by-law. Figure 1-1 outlines the proposed schedule to be followed with respect to the development charge by-law adoption process.

In accordance with the legislation, the D.C. background study and proposed D.C. by-law were available for public review on November 20, 2015.

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

- consideration of responses received prior to, at or immediately following the public meeting; and
- finalization of the study and Council consideration of the by-law on December 14, 2015.

**Figure 1-1
Schedule of Key Development Charge Process Dates**

Process Steps	Dates
1. Data collection, staff interviews, preparation of D.C. calculations	September, 2015
2. Preparation of draft D.C. background study and review of draft findings with staff	October, 2015
3. Statutory notice of Public Meeting advertisement placed in newspaper(s)	November 16, 2015
4. D.C. background study and proposed D.C. by-law available to public	November 20, 2015
5. Public Meeting of Council	December 7, 2015
6. Council considers adoption of D.C. background study and passage of by-law	December 14, 2015
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. City makes available D.C. pamphlet	by 60 days after in force date

1.3 Proposed Changes to the Development Charges Act: Bill 73, Smart Growth for Our Communities Act, 2015

On March 5, 2015, the Ministry of Municipal Affairs and Housing announced that, “The government intends to introduce legislative amendments to the Development Charges Act and related provisions of the Planning Act that would, if passed, help municipalities recover more costs, enhance transparency and accountability, and support higher density development.” Subsequently, the Province gave first reading to Bill 73, “An Act to amend the Development Charges Act, 1997 and the Planning Act” which provides more details into the intended changes to be made to the present development charges regime.

At this time the Bill has received first reading, hence the items below are only proposed changes to the Development Charges Act. The Bill will be subject to a public process and there will be an opportunity for written and verbal submissions to be made prior to third and final reading. As well, the government announced the launch of a Development Charges Working Group of key stakeholders including municipalities and developers that would provide advice on complex issues needing further consideration. The Working Group’s purpose is to “recommend to government a formula that would better reflect the needs of growing communities, increase eligible capital costs for municipal services beyond transit and advise on which services should be eligible for the collection of development charges.”

The following summarizes the portion of the Bill which relates to development charges:

- **New definitions:**
 - “Prescribed” – a reference to what may be contained in the Regulation;
 - “Regulations” – used to specifically refer to regulations made under the D.C.A.
- **Ineligible Services** – move the definition of Ineligible Services from the D.C.A. to the Regulations – allows for easier adjustments to add or reduce ineligible services.
- **Service Standard Calculations:**
 - Prescribe services which will not be subject to the 10-year historic average service restriction;
 - Restrictions so that a planned 10-year level of service to be achieved over the 10-year forecast is not exceeded;
 - Methodology for determining the planned level of service will be set out in the regulations.

- **Transit Service** – 10% mandatory deduction from the growth-related costs will be removed.
- **Area-specific Charges:**
 - New requirements which will prescribe areas and services which must be undertaken on an area-specific basis;
 - New powers to allow the Province to prescribe municipalities, services and criteria so that the prescribed municipality must pass more than one by-law for prescribed services and criteria.
- **Development Charge Background Study:**
 - Municipalities must examine the use of area-rating;
 - Must include an asset management plan related to new infrastructure – the requirements of the asset management plan, the information to be provided and the manner in which it is prepared will be prescribed by regulation.
 - Must demonstrate that all new infrastructure in the asset management plan is financially sustainable over their full lifecycle.
- **Voluntary Payments:**
 - New provisions to prohibit municipalities from imposing voluntary payments or requiring construction of a service not authorized under the D.C.A. (note that exceptions may be made for a prescribed class of development, a prescribed class of services related to development or a prescribed Act or a prescribed provision of an Act);
 - Transitional provisions will make exceptions for existing voluntary payment agreements;
 - Ministry of Municipal Affairs and Housing may investigate a municipality for compliance. Cost of all or a portion of the investigation may be imposed on the municipality.
- **Payment Timing for Multiple Building Permits** – when multiple building permits are issued in respect of a single building, the D.C. is payable when the first building permit is issued.
- **Annual Report of the Treasurer** – existing reporting requirements will be continued and new requirements added to:
 - Identify all assets whose capital costs were funded by D.C.s and, for each asset, identify costs which were funded by other sources;
 - Include a statement as to the municipality's compliance in not imposing, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by this Act;

- Require that the report be made available to the public;
- Submit the report to the Ministry of Municipal Affairs and Housing only when requested by the Minister.
- **Housekeeping Change to the Act** – to update the reference to the Condominium Act.
- **Regulations** – changes to provide the Lieutenant Governor in Council the authority to make regulations in respect of:
 - Ineligible services;
 - Municipalities, services, areas and criteria for the purposes of requiring area-rating;
 - Services that could use a planned level of service and the method for determining such planned level of service;
 - Information required in asset management plans and the manner of preparation for such plans; and
 - Classes of development, classes of services to developments, Act and provisions of Acts for the purposes of restrictions on additional levies.

At present, the proposed timing for implementation has not been finalized; however, preliminary expectations are that the Working Group will complete their process by late 2015/early 2016.

2. Current City of Belleville D.C. Policy

2.1 By-law Enactment

On September 8, 2014, the City of Belleville passed By-law 2014-140 with a one-year term (compared with the statutory 5-year term) in order to provide sufficient time for City staff to undertake discussions with the Development Industry and Council regarding the implementation of the 2014 Development Charges Background Study proposed schedule of charges and by-law policies. Amending By-law 2015-76, was passed on April 27, 2015 under the Development Charges Act, 1997 to establish a development charge credit for the conversion of an existing industrial use or building to a non-industrial use. A second amending By-law 2015-157 was passed on September 8, 2015 to provide an extension of the D.C. By-Law expiry date from September 8, 2015 to September 8, 2016. The by-law imposed development charges by service (i.e. charge for municipal water and wastewater services only imposed in municipally serviced areas).

The City had also passed an area-specific D.C. By-law (2011-196) applicable to the South Loyalist Secondary Plan area commencing on November 28, 2011. Review of the capital needs included within the South Loyalist Secondary Plan area-specific D.C. suggests duplication with the City-wide D.C., unlike the Stanley Park area specific D.C. which seeks to recover more localized capital needs. As such, these works have been incorporated into the City-wide calculation to provide equitable treatment across all development areas within the City.

2.2 Services Covered

The following services are included under By-laws 2014-140:

- Roads and Related;
- Parks and Recreation;
- Library;
- Administration;
- Protection;
- Water; and
- Wastewater.

The by-law provides for mandatory annual indexing of the charges on January 1st. Table 2-1 provides the charges currently in effect, as well as a breakdown of the charges by service component.

**Table 2-1
City of Belleville Current City-wide Development Charges**

Service	Residential per Household	Non-residential per sq. ft.
City-Wide Services:		
Roads and Related	\$ 2,671	\$ 1.67
Protection Services	\$ 262	\$ 0.16
Parks and Recreation	\$ 1,799	\$ 0.09
Library Services	\$ 8	\$ -
Administration - Studies	\$ 49	\$ 0.03
Total City-Wide Services	\$ 4,789	\$ 1.95
Urban Services:		
Wastewater	\$ 2,051	\$ 0.95
Water	\$ 2,774	\$ 1.29
Total Urban Services	\$ 4,825	\$ 2.24
Grand Total - Urban Area	\$ 9,614	\$ 4.19

**Table 2-2
Current South Loyalist Area-specific Development Charges**

Service	Residential per Household	Non-residential per sq. ft.
South Loyalist Area-specific Services:		
Roads and Related	\$ 2,423	\$ 2.21
Water Distribution	\$ 868	\$ 0.80
Wastewater	\$ 2,071	\$ 1.88
Total South Loyalist Area-specific Charge	\$ 5,362	\$ 4.88

2.3 Timing of D.C. Calculation and Payment

Development charges are due and payable at the time of building permit issuance for the development. The by-law also allows the City to enter into prepayment agreements with owners.

2.4 Redevelopment Credit

The by-law provides D.C. credits for residential and non-residential redevelopments; however, additional floor area or dwellings created in excess of those demolished are subject to development charges.

2.5 Exemptions

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

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Land used for Municipal or Board of Education purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

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

- Industrial development;
- private schools as defined in the Education Act;
- a place of worship classified as exempt from taxation under Section 3 of the Assessment Act;
- hospitals under the Public Hospitals Act;
- non-residential farm buildings;
- development creating or adding an accessory use or structure not exceeding ten square meters of non-residential floor area;
- non-residential development located within the Belleville Downtown Improvement Area (BDIA); and
- a 50% reduction of development charges is provided for residential development located within the City's Central Business District (CBD).

3. Anticipated Development in the City of Belleville

3.1 Requirements of the Act

Chapter 4 provides the methodology for calculating a development charge as per the Development Charges Act, 1997. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the development charge that may be imposed, it is a requirement of Section 5 (1) of the Development Charges Act that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City of Belleville will be required to provide services, over a 10-year and long term (2016-2036) time horizon.

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

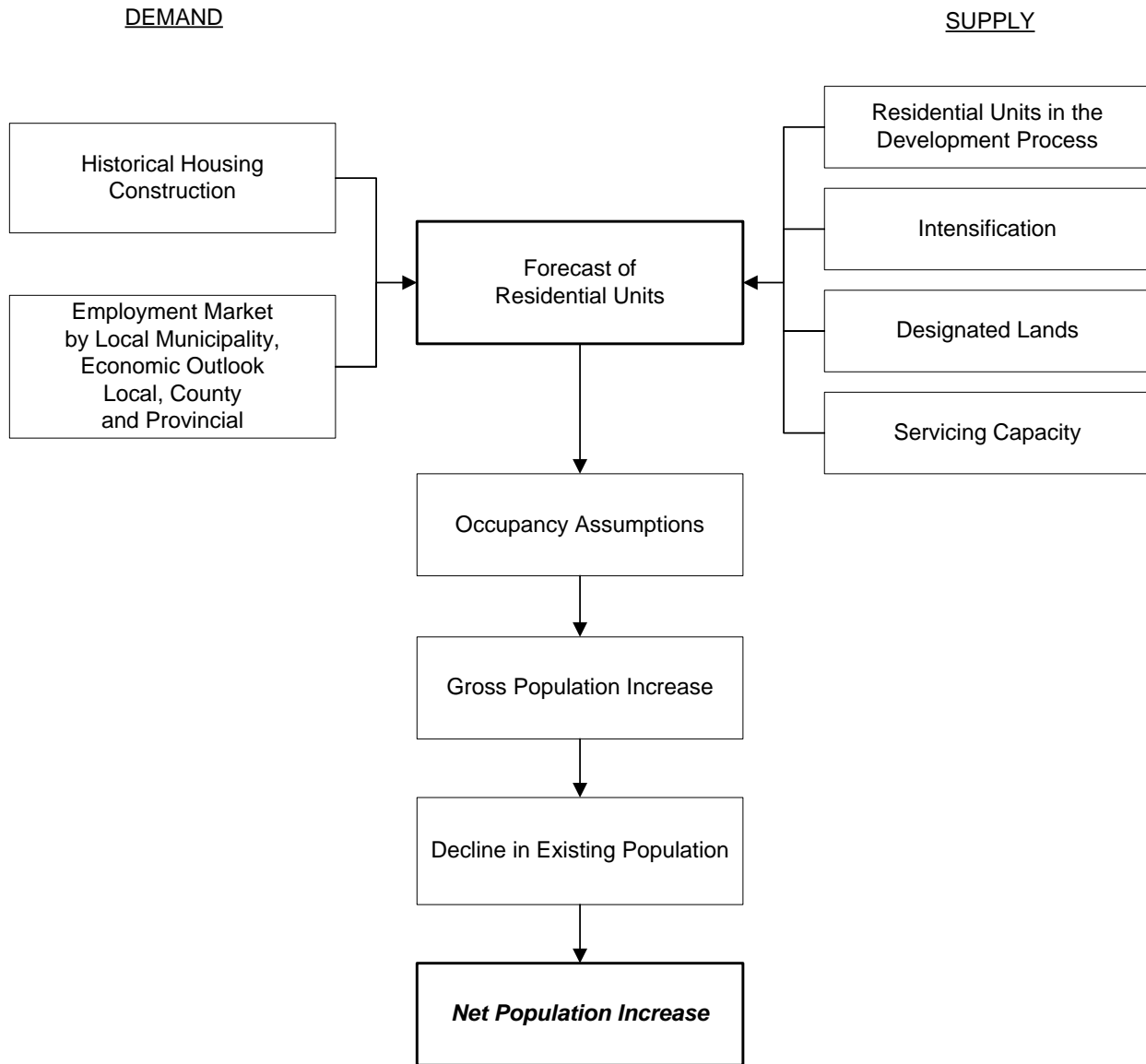
The D.C. growth forecast has been derived from the City of Belleville Comprehensive Review, 2013. In compiling the updated growth forecast, the following information sources were also consulted to help assess residential and non-residential development potential for the City over the forecast period; including:

- A review of historical development activity as well as the supply of units identified in the development approvals process; and
- Discussions with City staff regarding the anticipated residential and non-residential development trends for the City of Belleville.

3.3 Summary of Growth Forecast

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

**Figure 3-1
Household Formation-Based Population Forecast Model**



As identified in Table 3-1 and Schedule 1, the City's population is anticipated to reach approximately 53,800 and 56,600 over the 10 year and long term forecast period. This represents an increase of 3,410 and 6,210 persons and over the 10-year and long term forecast periods, respectively.

1. Unit Mix (Appendix A – Schedules 1 through 6)

- The unit mix for the City was derived from historical development activity (as per Schedule 6), residential land supply (as per Schedule 5), and discussions with planning staff regarding anticipated development trends for the City.
- Based on the above, the long term (2016-2036) household growth forecast is comprised of a housing unit mix of approximately 65% low density (single detached and semi-detached), 20% medium density (multiples except apartments) and 15% high density (bachelor, 1 bedroom and 2 bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type and location of development for the City of Belleville over the 10-year planning horizon.
- In accordance with forecast demand and available land supply, housing growth has been allocated to the following areas over the 2016 to 2036 forecast period:
 - Urban – 94%
 - Rural - 6%.

Table 3-1
City of Belleville
Residential Growth Forecast Summary

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units					Total Households	Person Per Unit (PPU)
			Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other			
<i>Mid 2001</i>	45,986	47,700	11,860	1,715	5,650	90	19,315	2.38	
<i>Mid 2006</i>	48,821	50,700	12,490	1,945	5,935	110	20,480	2.38	
<i>Mid 2011</i>	49,454	51,300	13,050	2,075	5,830	115	21,070	2.35	
<i>Early 2016</i>	50,391	52,300	13,527	2,237	5,859	115	21,738	2.32	
<i>Early 2026</i>	53,800	55,800	14,739	2,605	6,148	115	23,607	2.28	
<i>Mid 2036</i>	56,600	58,700	15,710	2,920	6,456	115	25,200	2.25	
Mid 2001 - Mid 2006	2,835	3,000	630	230	285	20	1,165		
Mid 2006 - Mid 2011	633	600	560	130	-105	5	590		
Mid 2011 - Early 2016	937	1,000	477	162	29	0	668		
Early 2016 - Early 2026	3,409	3,500	1,212	368	290	0	1,870		
Early 2016 - Mid 2036	6,209	6,400	2,183	683	598	0	3,463		

Source: Watson & Associates Economists Ltd., 2015. Derived from the City of Belleville Comprehensive Review, 2013.

1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.
2. Includes townhomes and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Roads and fire services utilize a longer planning forecast period.

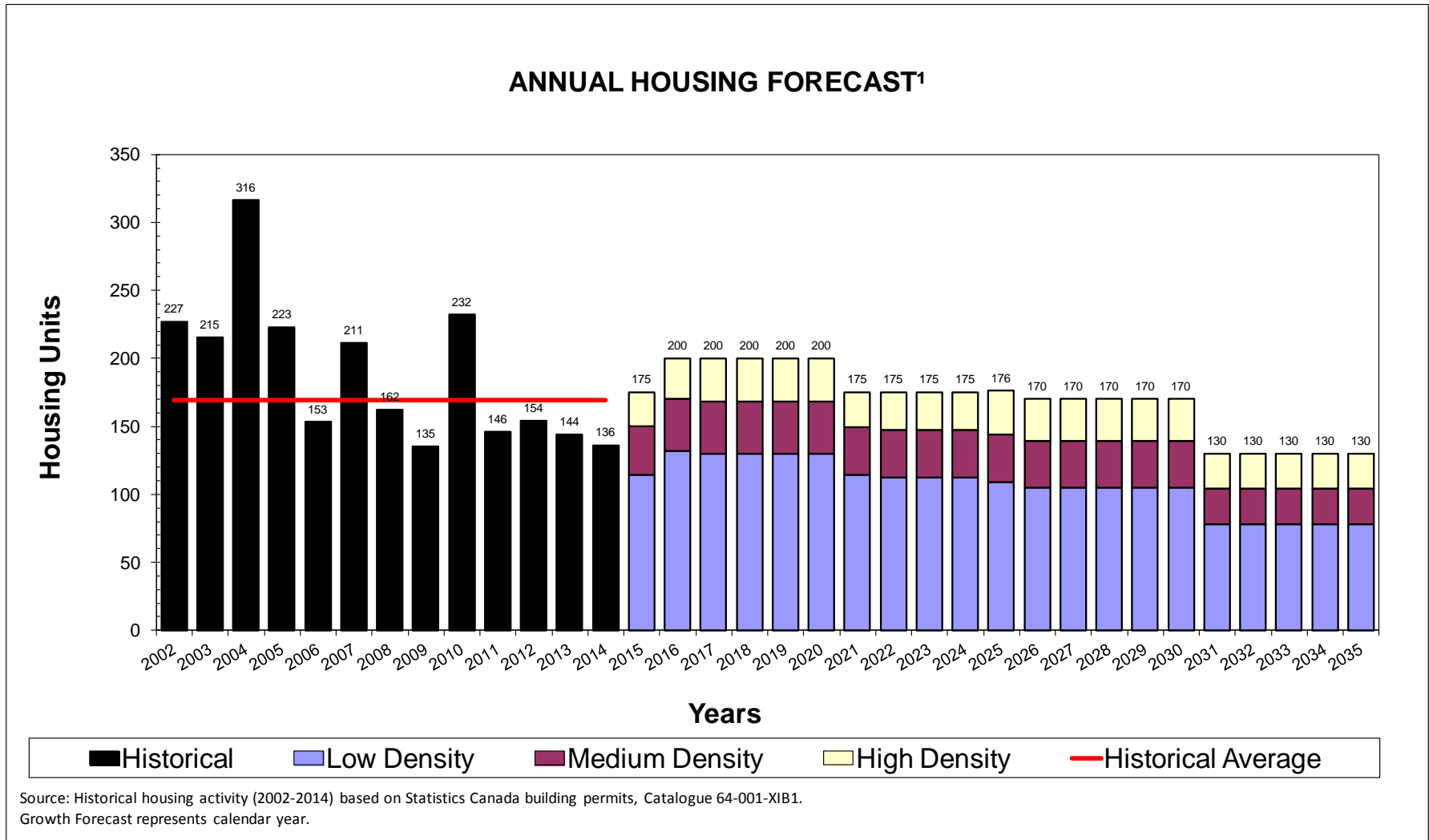
4. Population in New Units (Appendix A - Schedules 3 and 4)

- The number of housing units to be constructed in the City of Belleville during the long term forecast period is presented on Figure 3-2. Over the long term forecast period, the City is anticipated to average 178 new housing units per year.
- 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 by dwelling type for new units.
- Schedule 7 summarizes the average number of persons per unit (P.P.U.) for the new housing units by age and type of dwelling, based on 2011 custom Census data for the City. Due to data limitations, medium and high density P.P.U.s were derived from Hastings County as outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted to account for the downward P.P.U. trend which has been recently experienced in both new and older units, largely due to the aging of the population. Adjusted 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.77
 - Medium density: 2.12
 - High density: 1.57

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

- Existing households as of 2016 are based on the 2011 Census households, plus estimated residential units constructed between 2011 and 2015, 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 and 4, by aging the existing population over the forecast period. The forecast population decline in existing households over the long term forecast period is estimated at approximately 2,230.

Figure 3-2



6. Employment (Appendix A, Schedules 9a through 11)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a City divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- The City's 2011¹ employment base by place of work is outlined in Schedule 9a. The 2011 employment base is comprised of the following sectors:
 - 115 primary (approx. <1%);
 - 1,195 work at home employment (approx. 4%);
 - 9,280 industrial (approx. 28%);
 - 14,790 commercial/population-related (approx. 45%); and
 - 7,325 institutional (approx. 22%).
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment, which is the basis for the D.C.A. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. Accordingly, work at home employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the City of Belleville (excluding work at home employment) is anticipated to reach approximately 34,515 by 2026 and 36,295 over the long term forecast period. This represents an employment increase of 2,270 and 4,050 additional jobs over the 10-year and long term forecast periods.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:²
 - 1,700 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.

¹ 2011 Employment is based on Statistics Canada 2011 Place of Work employment dataset.

² Based on Watson & Associates Economists Ltd. employment surveys across Eastern Ontario.

- The Municipal-wide incremental non-residential G.F.A. increase is anticipated to be approximately 1,934,300 sq.ft. and 3,360,200 sq.ft. over the 10-year and long term forecast periods, respectively.
- In terms of percentage growth, the 10-year incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – approx. 48%;
 - commercial/population-related – approx. 32%; and
 - institutional – approx. 20%.

4. The Approach to the Calculation of the Charge

This chapter addresses the requirements of s.s.5(1) of the D.C.A., 1997 with respect to the establishment of the need for service which underpins the development charge calculation. These requirements are illustrated schematically in Figure 4-1.

4.1 Services Potentially Involved

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

A number of these services are defined in s.s.2(4) of the D.C.A., 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. In addition, two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of [less than] seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the City’s development charge are indicated with a “Yes.”

4.2 Local Service Policy

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

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.

Figure 4-1
The Process of Calculating a Development Charge under the Act

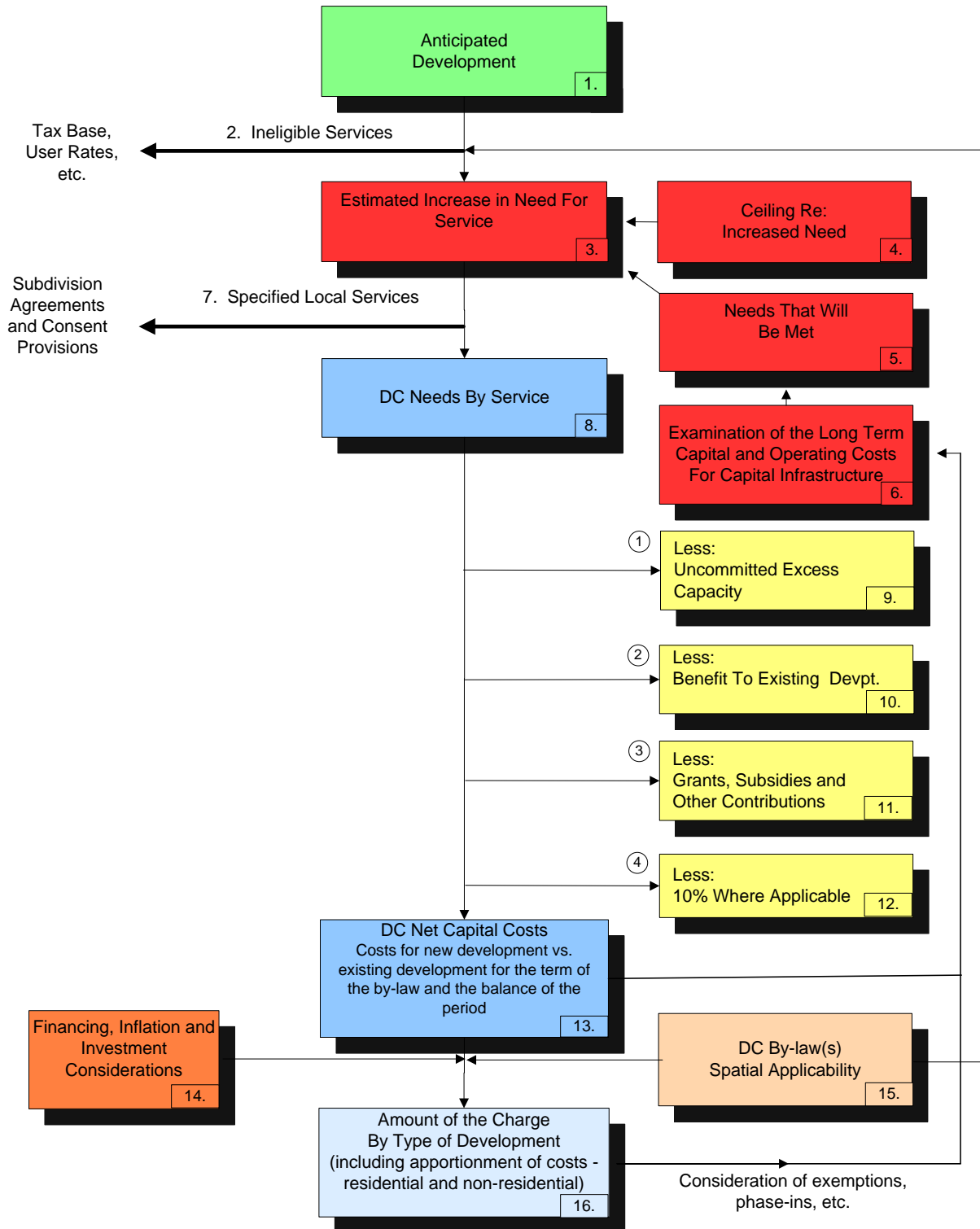


Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Local Service	1.3 Local roads	100
	Yes	1.4 Intersections and Traffic signals	100
	Yes	1.5 Sidewalks and streetlights	100
2. Other Transportation Services	Yes	2.1 Transit vehicles	90
	Yes	2.2 Other transit infrastructure	90
	Yes	2.3 Municipal parking spaces - indoor	90
	Yes	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport facilities	90
3. Storm Water Drainage and Control Services	Local Service	3.1 Main channels and drainage trunks	100
	Local Service	3.2 Channel connections	100
	Local Service	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90

¹with 7+ year life time

²same percentage as service component to which it pertains
computer equipment excluded throughout

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	Yes	7.2 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock ¹	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Waste Water Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	Local Service	10.3 Local systems	100
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	Local Service	11.3 Local systems	100
12. Waste Management Services	Ineligible	12.1 Collection, transfer vehicles and equipment	0
	Ineligible	12.3 Landfills and other disposal facilities	0
	Ineligible	12.3 Other waste diversion facilities	0
13. Police Services	Yes	13.1 Police detachments	100
	Yes	13.2 Police rolling stock ¹	100
	Yes	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
15. Day Care	n/a	15.1 Day care space	90
16. Health	n/a	16.1 Health department space	90

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
17. Social Services	n/a	17.1 Social service space	90
18. Ambulance	n/a n/a	18.1 Ambulance station space 18.2 Vehicles ¹	90 90
19. Hospital Provision	Ineligible	19.1 Hospital capital contributions	0
20. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	20.1 Office space (all services) 20.2 Office furniture 20.3 Computer equipment	0 0 0
21. Other Services	Yes Yes	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 21.2 Interest on money borrowed to pay for growth-related capital	0-100 0-100

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

¹with 7+ year life time

²same percentage as service component to which it pertains
computer equipment excluded throughout

Local Service guidelines are summarized as follows:

1. Collector and Internal Roads

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

2. Traffic Signals

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

3. Intersection Improvements

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

4. Streetlights

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

5. Sidewalks

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

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

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

7. Noise Abatement Measures

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

8. Traffic Control Systems

- 8.1 Include in DC calculation.

9. Land Acquisition for Road Allowances

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

10. Land Acquisition for Easements

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

11. Storm Water Management

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

12. Water

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

13. Wastewater

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

4.3 Capital Forecast

Paragraph 7 of s.s.5(1) of the D.C.A. requires that, “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the development charge background study.

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

4.4 Treatment of Credits

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

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

4.5 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A., 1997 states that for the purposes of developing a development charge 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 development charges or other similar charges. For example, this may have been done as part of previous development charge processes.

Outstanding debt payments related to the growth-related costs of the Water Treatment Plant upgrades, Fire Hall, and the Multiplex Recreation Facility have been included in the 2015 DC calculations.

4.6 Existing Reserve Funds

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

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

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

The City’s uncommitted Development Charge Reserve Funds balances, by service, as estimated for December 31, 2015, are presented in Table 4-2 below. The balances presented in Table 4-2 reflect top-ups for exemptions and phase-in provisions totalling approximately \$4.9 million and \$1.6 million, respectively. These balances have been applied against future spending requirements for all services.

Table 4-2
City of Belleville
D.C. Reserve Funds Balances (as estimated for December 31, 2015)

Service	Totals
Roads and Related	\$ 7,787,822
Fire	\$ 359,744
Police	\$ 929,601
Parks and Recreation	\$ 2,781,211
Library Services	\$ 399,735
Administration - Studies	\$ 151,183
Wastewater	\$ 2,058,818
Water	\$ 2,976,283
Total	\$ 17,444,396

4.7 Deductions

The D.C.A., 1997 potentially requires that five deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- a 10% reduction for certain services.

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

4.7.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.2 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the City over the 10-year period immediately preceding the preparation of the background study..." O.Reg. 82.98 (s.4) goes further to indicate that, "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

4.7.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the City's "excess capacity," other than excess capacity which is "committed" (discussed above in 4.6).

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

4.7.3 Reduction for Benefit to Existing Development

This step involves a further reduction to the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in section 4.4 is related, but is not the identical requirement. Wastewater (sanitary),

stormwater and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as roads 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 Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.7.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development O.Reg. 82.98, s.6. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

4.7.5 The 10% Reduction

Paragraph 8 of s.s.(1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater

services, stormwater drainage and control services, services related to a highway, police and fire protection services. The primary services that the 10% reduction does apply to include services such as parks and recreation, libraries, childcare/social services, ambulance, homes for the aged, health and transit.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure cost sheets in Chapter 5.

5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating development charge eligible costs for the development charges to be applied on a Municipal-wide uniform basis. The required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A., 1997, and described in Chapter 4, was followed in determining D.C. eligible costs.

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

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

This section evaluates the development-related capital requirements for select services over the 10-year planning period (2016-2026). Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.1.1 Parks and Recreation Services

The City currently maintains approximately 564 acres of developed parkland including trails. Furthermore, the City provides a variety of amenities in its parks, including 45,215 square feet of parks facilities, and operates 403,914 square feet of indoor recreation facility space. The City utilizes an inventory of 94 pieces of equipment and vehicles in maintaining its recreation facilities and parks. The City's level of service over the historic 10-year period averaged \$2,829 per capita. In total, the maximum DC-eligible amount for parks and recreation services over the 10-year forecast period is \$9.64 million based on the established level of service standards.

The 10-year capital needs for parks and recreation services to accommodate growth have a total gross capital cost of approximately \$21.94 million. These capital needs include the development of Memorial Gardens park, a parks and recreation master plan, two new zero-turn mowers, as well as off-road cycling/multi-purpose trails identified in the City's Transportation Master Plan. The City will also continue to recover debt related to the Multiplex recreation facility. Approximately \$2.78 million has been

deducted for existing reserve fund balances, collected towards the increase in need from pre-2014 development. A deduction of \$4.56 million has been observed to reflect the post planning period benefit of the proposed off-road cycling/multi-purpose trails and the oversizing of the Multiplex Recreation facility. Approximately \$8.52 million has been deducted to reflect the benefits that the existing population derives from the multiplex facility, Memorial Gardens Park, parks and recreation master plan, and proposed off-road cycling/multi-purpose trails. The statutory 10% deduction applicable for parks and recreation services totals approximately \$0.61 million, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$5.47 million.

As the predominant users of parks and recreation services tend to be residents of the City, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

5.1.2 Library Services

The City provides library services through the Belleville Public Library. The library facility space totals 41,950 square feet and contains approximately 103,566 circulation items available to the City's residents. The historic level of service for library averages \$244 per capita over the past 10-year period. Based on this service standard, the City would be eligible to collect approximately \$832,580 from development charges for library facility space and collection materials over the ten year forecast period.

Over the next ten years the City is planning to continue purchasing additional collection items to accommodate population growth, at a total gross cost estimate of approximately \$98,000. Existing reserve fund balances for library services amount to \$399,732 and as such, no further funds need to be collected over the forecast period.

5.1.3 Administrative (Growth-Related Studies)

The D.C.A permits the inclusion of studies undertaken to facilitate the completion of the City's capital works program. The City has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth, i.e. an Official Plan Update, Transit Master Plan, Secondary Plan for Bayshore, a Stormwater Master Plan, and a new Zoning By-law.

The cost of these projects totals \$898,000 over the 10-year forecast period. A deduction \$151,183 has been applied for existing reserve fund balances, and \$380,000 has been deducted against all studies except development charge studies, in recognition of the benefits to the existing population. Deducting the 10% statutory deduction, the net growth-related capital costs included in the calculation of the charge

total approximately \$330,000. These costs have been allocated 60% residential and 40% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.

Infrastructure Costs Covered in the D.C. Calculation – Parks & Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Reserve Fund Adjustment	Level of Service Cap Adjustment	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2016-2026											95%	5%	
1	Facilities Multiplex Recreation Facility		15,350,125	2,492,116	2,057,898		10,800,111	5,308,144		5,491,967	549,197	4,942,770	4,695,632	247,139
2	Parkland Development Memorial Gardens		200,000	-	32,010		167,990	100,000		67,990	6,799	61,191	58,132	3,060
3	Trails Off-Road Cycling/Multi-Purpose Trails		6,100,000	2,070,654	644,889		3,384,457	3,050,000		334,457	33,446	301,012	285,961	15,051
4	Studies Parks and Recreation Master Plan	2016	250,000	-	40,012		209,988	62,500		147,488	14,749	132,739	126,102	6,637
5	Equipment Two New Zero Turn Mowers	2016	40,000	-	6,402		33,598	-		33,598	3,360	30,238	28,726	1,512
	Total		21,940,125	4,562,770	2,781,211	579,476	14,596,145	8,520,644	-	6,075,501	607,550	5,467,951	5,194,553	273,398

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	Reserve Fund Adjustment	Level of Service Cap Adjustment	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2016-2026											95%	5%
1	Additional Library Materials	2016-2026	97,975	97,975		-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
	Total		97,975	97,975		-	-	-	-	-	-	-	-

5.2 Service Levels and 20-year Capital Costs for City-wide D.C. Calculation

5.2.1 Roads and Road Related

The City has a current inventory of 497 kilometres of arterial and collector roads. This historical level of infrastructure investment equates to a \$2,682 per capita level of service. When applied to the forecast population growth to 2036 (i.e. 6,209 population), a maximum D.C.-eligible cost of \$16.65 million could be expected to meet the future increase in needs for service. In addition to roads, the City's public works department utilizes 109,356 square feet of facility space, and operates a fleet of 124 vehicles and equipment. In this regard, a historical average level of service of \$494.50 per capita has been provided, resulting in a D.C.-eligible cap of approximately \$3.07 million.

Review of the City's roads needs for the forecast period identified \$140.74 million in gross capital costs. These capital needs include various road projects identified in the City's previous Development Charges Background Studies that have not yet been completed, as well as a number of new projects identified through the City's Transportation Master Plan. In addition to roads, a portion of the on-road cycling infrastructure identified in the City's Transportation Master Plan has been included in the capital program for roads and related services. The capital program also includes a provision for major crossings, a Transportation Master plan Update, and a Facility Needs Study related to the City's Operations Centre. Furthermore, a provision for additional vehicles and equipment has been included, to address the increased servicing demands of the projected additions to the City's roads infrastructure.

Approximately \$7.79 million has been deducted for existing reserve fund balances, accounting for funds already secured towards these future needs. A further \$30.41 million has been deducted from the roads program to reflect the longer planning horizon of the City's Transportation Master Plan relative to the D.C. Study. Recognizing the benefit to existing development through the resurfacing and replacement of existing infrastructure at the time of addressing growth needs, \$57.05 million has been deducted, along with \$25.78 million for needs in excess of the City's historical service standards. As a result, approximately \$19.72 million in capital needs have been included in the D.C. calculation.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 20-year forecast period (i.e. 61% residential/39% non-residential).

5.2.2 Fire Protection Services

The City currently has four fire stations which provide a combined total of 35,727 square feet of floor space. The fire department also has a current inventory of 31 vehicles, and provides 113 sets of equipment for firefighter outfitting. In total, the inventory of fire protection assets provides a historic average level of service of \$345.53 per capita. The historical level of investment in fire services provides for a DC-eligible amount over the forecast period of approximately \$2.15 million.

Based on the City's capital plan and discussions with staff, the City will require funds for a new satellite station (Station #5 – Plainfield). Furthermore, the City will recover outstanding debt related to the new fire station on Bettis Road which was recently completed. The gross capital cost estimates for the increase in service total \$5.91 million. In total, the growth-related capital costs for fire services over the forecast period are \$2.15 million, after deducting the existing reserve fund balance of \$359,744, service level cap restrictions of \$606,790, and benefit-to-existing portion (i.e. portion of the project which replaces current facility space) of the new fire station of \$2.80 million.

The allocation of net growth-related costs for fire protection services between residential and non-residential development is 62% residential and 38% non-residential, based on area coverage of residential and non-residential development, over the 20-year forecast period.

5.2.3 Police Protection Services

The Belleville Police Service operates out of a 33,500 square foot headquarters, provides outfitting and equipment for 88 officers, and utilizes a fleet of 40 vehicles. In total, the inventory of police assets provides a historic average level of service of \$252.93 per capita. The historic level of investment in police services provides for a DC-eligible amount over the forecast period of approximately \$1.57 million.

Based on the department's capital plan and discussions with staff, the City will require funds for a new police headquarters. Total gross costs of \$21.0 million have been identified, out of which \$14.07 million has been deducted to reflect the benefit to existing arising from the replacement of the existing police station. Further deductions of \$4.43 million and \$0.93 million have been observed in recognition of the service level cap and existing reserve fund balance, respectively. As such, the net growth-related capital cost included in the charge totals approximately \$1.57 million.

The allocation of net growth-related costs for police services between residential and non-residential development is 61% residential and 39% non-residential, on the basis of incremental population to employment growth over the 20-year forecast period.

Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Reserve Fund Adjustment	Level of Service Cap Adjustment	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 61%	Non-Residential Share 39%
	2016-2036											
1	Avondale Road, Harder Drive to Dundas West		3,000,000	-	165,995	549,506	2,284,499	2,250,000		34,499	20,876	13,623
2	Tracey-Sidney Intersection		2,850,000	-	157,695	522,031	2,170,274	2,137,500		32,774	19,832	12,942
3	Mineral Road Millenium to Maitland Drive		2,833,003	-	156,755	518,917	2,157,331	2,124,752		32,579	19,713	12,865
4	Maitland Drive, Hwy 62 to Farnham Road		2,951,997	-	163,339	540,713	2,247,944	2,213,998		33,947	20,541	13,405
5	Farnham Road, Maitland to Scott Drive		3,000,000	-	165,995	549,506	2,284,499	2,250,000		34,499	20,876	13,623
6	Farnham Road, Scott Drive to Hwy 62		3,000,000	-	165,995	549,506	2,284,499	2,250,000		34,499	20,876	13,623
7	Avonlough Road collector - Dundas St. W. 1,277m north (oversizing only)		561,880	-	31,090	102,919	427,871	-		427,871	258,908	168,964
8	Avonlough Road collector - Moira St. W. 1,027m south		2,551,106	510,221	141,157	467,283	1,432,445	-		1,432,445	866,782	565,663
9	Bell/Sidney Intersection	2014-2026	1,600,000	-	88,531	293,070	1,218,399	1,200,000		18,399	11,134	7,266
10	Adam Street and University Avenue Widening & Upgrade	2014-2021	8,000,000	2,740,740	442,653	1,465,349	3,351,257	1,200,000		2,151,257	1,301,740	849,517
11	North Front Street (Bell Boulevard to College Street)	2014-2021	6,000,000	1,209,150	331,990	1,099,012	3,359,848	3,000,000		359,848	217,746	142,101
12	Sidney Street (Second Northbound Lane)	2014-2021	4,500,000	1,541,666	248,993	824,259	1,885,082	675,000		1,210,082	732,229	477,853
13	Sidney Street Widening (2 to 4 Lanes over Highway 401)	2014-2026	10,000,000	3,425,925	553,317	1,831,687	4,189,071	1,500,000		2,689,071	1,627,175	1,061,896
14	Belleville East Arterial Road (Hwy 401 to Airport Parkway)	2014-2026	27,000,000	5,441,175	1,493,955	4,945,554	15,119,315	13,500,000		1,619,315	979,858	639,457
15	Bell Boulevard Widening (Sidney Street to Wallbridge Loyalist)	2014-2026	11,000,000	3,768,518	608,648	2,014,856	4,607,978	1,650,000		2,957,978	1,789,893	1,168,086
16	Wallbridge Loyalist Widening (Loyalist College to Hwy 401)	2026-2031	12,000,000	4,111,110	663,980	2,198,024	5,026,885	1,800,000		3,226,885	1,952,610	1,274,275
17	On-Road Cycling Infrastructure		20,500,000	4,100,000	1,134,299	3,754,958	11,510,743	10,250,000		1,260,743	762,884	497,859
18	Major Crossings		17,800,000	3,560,000	984,904	3,260,403	9,994,694	8,900,000		1,094,694	662,406	432,287
19	Transportation Master Plan	2019	200,000	-	11,066	36,634	152,300	50,000		102,300	61,902	40,398
20	Facility Needs Study (Operations Centre)		200,000	-	11,066	36,634	152,300	100,000		52,300	31,647	20,653
21	Additional Vehicles Equipment		1,200,000	-	66,398	219,802	913,800	-		913,800	552,946	360,853
	Total		140,747,986	30,408,507	7,787,822	25,780,623	76,771,034	57,051,250	-	19,719,784	11,932,574	7,787,210

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

Prj .No	Increased Service Needs Attributable to Anticipated Development 2016-2036	Timing (year)	Gross Capital Cost Estimate	Reserve Fund Adjustment	Level of Service Cap Adjustment	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 62%	Non-Residential Share 38%
1	Fire Hall #1 - Bettis Rd		5,411,121	301,943	509,296	4,599,882	2,799,191		1,800,691	1,108,178	692,512
2	Satellite Fire Station #5 (Plainfield)		500,000	57,801	97,494	344,705	-		344,705	212,138	132,567
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
					-	-	-		-	-	-
	Total		5,911,121	359,744	606,790	4,944,587	2,799,191	-	2,145,396	1,320,316	825,080

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

Prj .No	Increased Service Needs Attributable to Anticipated Development 2016-2036	Timing (year)	Gross Capital Cost Estimate	Reserve Fund Adjustment	Level of Service Cap Adjustment	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 61%	Non-Residential Share 39%
1	New Police Station		21,000,000	929,601	4,430,578	15,639,821	14,070,000		1,569,821	949,910	619,912
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
						-	-		-	-	-
	Total		21,000,000	929,601	4,430,578	15,639,821	14,070,000	-	1,569,821	949,910	619,912

5.3 20-year Capital Costs for Urban Service Area D.C. Calculation

This D.C. Background Study provides for the uniform application of wastewater and water charges within the municipally serviced urban area. The anticipated development-related capital requirements for these services have been considered over a 20-year forecast period.

5.3.1 Wastewater Services

The capital program for wastewater services is largely based on needs identified in the City's 2009 DC Study, but also includes additional growth-related projects identified through discussions with City staff. A provision for studies that will need to be undertaken by the City to accommodate future growth has also been included in the capital program

In total, the gross capital cost estimates amount to \$21.56 million. A benefit-to-existing deduction of \$13.48 million has been recognized, along with a deduction of \$2.06 million for existing reserve fund balances.

The net capital costs identified for inclusion in the calculation total \$6.02 million. These costs have been allocated 65% residential and 35% non-residential, based on projected flow demands.

5.3.2 Water Services

The water program includes growth-related projects identified in the City's 2009 Development Charges Background Study that have not yet been completed, and needs identified in the Cannifton Planning Area Water Pressure Study and Storage Master Plan. Outstanding debt obligations related to the Water Treatment Plant Upgrade and Capacity Expansion have also been included in the calculation of the charge.

In total, the gross capital cost estimates amount to \$38.09 million. A reserve fund adjustment of \$2.98 million has been observed, for funds available to address part of the growth-related needs. Furthermore, a deduction of \$20.50 million has been made to reflect that the existing population will derive benefits from the projects included in the capital program, and a post-period benefit deduction of \$5.54 million has been made against the New Elevated Storage Tank.

The net capital costs identified for inclusion in the calculation total approximately \$9.06 million. Similar to wastewater, these costs have been allocated 65% to residential and 35% to non-residential development based on projected flow demands.

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

Prj.No	Increased Service Needs Attributable to Anticipated Development 2016-2036 (Urban)	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Reserve Fund Adjustment	Net Capital Cost	Less:		Total		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 65%	Non-Residential Share 35%
1	Water Treatment Plant Upgrade and Capacity Expansion		2,990,163	-	233,676	2,756,487	2,601,441		155,046	100,780	54,266
2	Install 2 New Higher Head Capacity Booster Pumps		500,000	-	39,074	460,926	166,667		294,259	191,269	102,991
3	Install 3 New Higher Capacity Booster Pumps		930,000	-	72,678	857,322	310,000		547,322	355,759	191,563
4	New Elevated Storage Tank in Addition to Booster Pumping Capacity Upgrades		7,000,000	5,543,698	547,037	909,266	280,591		628,675	408,639	220,036
5	Mineral Road, Millenium to Maitland		979,500	-	76,546	902,954	244,875		658,079	427,751	230,328
6	Maitland, Hwy 62 to Farnham Road		650,000	-	50,796	599,204	162,500		436,704	283,857	152,846
7	Farnham Road, Maitland to Scott Drive		1,055,000	-	82,446	972,554	263,750		708,804	460,722	248,081
8	Farnham Road, Scott Drive to Hwy 62		1,402,500	-	109,603	1,292,897	1,262,250		30,647	19,921	10,727
9	Marshall Road services, 1800 m		3,000,000	-	234,444	2,765,556	600,000		2,165,556	1,407,611	757,944
10	North East Feedermain		15,000,000	-	1,172,222	13,827,778	11,250,000		2,577,778	1,675,556	902,222
11	Provision for Future Watermain Works		3,278,000	-	256,169	3,021,831	2,458,500		563,331	366,165	197,166
12	Sidney Street (North of Maitland) - looping		1,000,000	-	78,148	921,852	750,000		171,852	111,704	60,148
13	Studies		300,000	-	23,444	276,556	150,000		126,556	82,261	44,294
	Total		38,085,163	5,543,698	2,976,283	29,565,182	20,500,574	-	9,064,608	5,891,995	3,172,613

6. Development Charge Calculation

Table 6-1 calculates the proposed development charges to be imposed for wastewater and water services in the municipally serviced urban area over the 20-year forecast period. Table 6-2 calculates the proposed development charge for roads and related services and protection services to be imposed on anticipated development in the City over the 20-year forecast period. Table 6-3 calculates the proposed development charges to be imposed on anticipated development in the City over the 10-year planning horizon for all remaining services.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, duplex and apartments 2+ bedrooms, bachelor and 1 bedroom apartments and special care, and other multiples). The non-residential development charge has been calculated on a per square foot of gross floor area basis for commercial, industrial and institutional development.

The D.C.-eligible costs for each service component are provided in Chapter 5 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A) to calculate the charge.

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

Table 6-4 summarizes calculated maximum development charges that could be imposed by Council by residential dwelling type and non-residential gross floor area. Table 6-5 compares the City’s existing charges to the charges proposed herein, for single detached residential development and non-residential development.

**Table 6-1
Development Charge Calculation
Urban Services
2016-2036 (Urban)**

SERVICE	2016 \$ DC Eligible Cost		2016 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
1. Wastewater	\$ 3,911,331	\$ 2,106,101	\$ 1,383	\$ 0.63
2. Water	\$ 5,891,995	\$ 3,172,613	\$ 2,083	\$ 0.94
TOTAL DC ELIGIBLE CAPITAL COST	\$ 9,803,326	\$ 5,278,714	\$ 3,466	\$ 1.57
22 Year (Urban) Gross Population / GFA Growth (ft ² .)	7,834	3,360,200		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$ 1,251.38	\$ 1.57		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.77	\$ 3,466		
Apartments - 2 Bedrooms +	1.94	\$ 2,428		
Apartments - Bachelor and 1 Bedroom	1.07	\$ 1,339		
Other Multiples	2.12	\$ 2,653		

**Table 6-2
Development Charge Calculation
City-wide Services
2016-2036**

SERVICE	2016 \$ DC Eligible Cost		2016 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
3. Roads and Related	\$ 11,932,574	\$ 7,787,210	\$ 3,916	\$ 2.32
4. Protection Services				
Fire	\$ 1,320,316	\$ 825,080	\$ 433	\$ 0.25
Police	\$ 949,910	\$ 619,912	\$ 312	\$ 0.18
TOTAL DC ELIGIBLE CAPITAL COST	\$ 14,202,799	\$ 9,232,202	\$ 4,661	\$ 2.75
20 Year Gross Population / GFA Growth (ft ² .)	8,441	3,360,200		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$ 1,682.60	\$ 2.75		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.77	\$ 4,661		
Apartments - 2 Bedrooms +	1.94	\$ 3,264		
Apartments - Bachelor and 1 Bedroom	1.07	\$ 1,800		
Other Multiples	2.12	\$ 3,567		

**Table 6-3
Development Charge Calculation
City-wide Services
2016-2026**

SERVICE	2016 \$ DC Eligible Cost		2016 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
5. Parks and Recreation	\$ 5,194,553	\$ 273,398	\$ 3,130	\$ 0.14
6. Library Services	\$ -	\$ -	\$ -	\$ -
7. Administration - Studies	\$ 198,139	\$ 131,996	\$ 119	\$ 0.07
Reserve Fund Adjustments	\$ (286,672)	\$ (15,088)		
TOTAL DC ELIGIBLE CAPITAL COST	\$ 5,106,020	\$ 390,306	\$ 3,249	\$ 0.21
10 Year Gross Population / GFA Growth (ft ² .)	4,596	1,934,300		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$ 1,110.97	\$ 0.20		
<u>By Residential Unit Type</u>	<u>D.P.U</u>			
Single and Semi-Detached Dwelling	2.77	\$ 3,077		
Apartments - 2 Bedrooms +	1.94	\$ 2,155		
Apartments - Bachelor and 1 Bedroom	1.07	\$ 1,189		
Other Multiples	2.12	\$ 2,355		

**Table 6-4
Schedule of Development Charges**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single & Semi Detached	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	Multiples	(per ft ² of Gross Floor Area)
City-Wide Services:					
Roads and Related	\$ 3,916	\$ 2,743	\$ 1,513	\$ 2,997	\$ 2.32
Protection Services	\$ 745	\$ 522	\$ 288	\$ 570	\$ 0.43
Parks and Recreation	\$ 3,130	\$ 2,192	\$ 1,209	\$ 2,396	\$ 0.14
Library Services	\$ -	\$ -	\$ -	\$ -	\$ -
Administration - Studies	\$ 119	\$ 83	\$ 46	\$ 91	\$ 0.07
Total City-Wide Services	\$ 7,910	\$ 5,540	\$ 3,056	\$ 6,054	\$ 2.96
Urban Services					
Wastewater	\$ 1,383	\$ 969	\$ 534	\$ 1,058	\$ 0.63
Water	\$ 2,083	\$ 1,459	\$ 805	\$ 1,594	\$ 0.94
Total Urban Services	\$ 3,466	\$ 2,428	\$ 1,339	\$ 2,652	\$ 1.57
GRAND TOTAL RURAL AREA	\$ 7,910	\$ 5,540	\$ 3,056	\$ 6,054	\$ 2.96
GRAND TOTAL URBAN AREA	\$ 11,376	\$ 7,968	\$ 4,395	\$ 8,706	\$ 4.53

Table 6-5
Comparison of Current and Calculated Development Charges for Specific Types
of Development

Service	Residential (\$/SDU)		Non-Residential (\$/sq.ft.)	
	Current	Calculated	Current	Calculated
City-Wide Services:				
Roads and Related	\$ 2,671	\$ 3,916	\$ 1.67	\$ 2.32
Protection Services	\$ 262	\$ 745	\$ 0.16	\$ 0.43
Parks and Recreation	\$ 1,799	\$ 3,130	\$ 0.09	\$ 0.14
Library Services	\$ 8	\$ -	\$ -	\$ -
Administration - Studies	\$ 49	\$ 119	\$ 0.03	\$ 0.07
Total City-Wide Services	\$ 4,789	\$ 7,910	\$ 1.95	\$ 2.96
Urban Services:				
Wastewater	\$ 2,051	\$ 1,383	\$ 0.95	\$ 0.63
Water	\$ 2,774	\$ 2,083	\$ 1.29	\$ 0.94
Total Urban Services	\$ 4,825	\$ 3,466	\$ 2.24	\$ 1.57
Grand Total - Urban Area	\$ 9,614	\$ 11,376	\$ 4.19	\$ 4.53

Note: Industrial development is currently fully exempt from development charges.

7. Development Charge Policy Recommendations and Development Charge By-law Rules

This chapter outlines the development charge policy recommendations and by-law rules. The rules provided are based on the City's existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

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

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

Paragraph 10 of subsection 5(1) goes on to state that the rules may provide for exemptions, phasing in and/or indexing of development charges.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all development charges that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay development charges that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development;
- if the rules provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up via other development; and
- with respect to “the rules,” subsection 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

7.1 Development Charge By-law Structure

It is recommended that:

- the City impose a uniform municipal-wide development charge calculation for all municipal services except for water and wastewater services;

- development charges for water, and wastewater services be imposed in the municipal urban serviced area only; and
- in addition to the proposed City-wide D.C. by-law, the City continues to use area-specific charges for the Stanley Park area.

7.2 Development Charge By-law Rules

The following sets out the recommended rules governing the calculation, payment and collection of development charges in accordance with subsection 6 of the Development Charges Act, 1997.

It is recommended that the following provides the basis for the development charges:

7.2.1 Payment in any Particular Case

In accordance with the Development Charges Act, 1997, s.2(2), a development charge be calculated, payable and collected where the development requires one or more of the following:

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

7.2.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type

constructed during the previous decade. Costs allocated to non-residential uses will be assigned to industrial and commercial/institutional uses based on the gross floor area constructed.

- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

7.2.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

7.2.4 Exemptions (full or partial)

a) Statutory exemptions

- Industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3));
- Buildings or structures owned by and used for the purposes of any City, local board or Board of Education (s.3); and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- industrial development;
- private schools as defined in the *Education Act*;
- a place of worship classified as exempt from taxation under Section 3 of the Assessment Act;
- hospitals under the *Public Hospitals Act*;
- non-residential farm buildings;
- development creating or adding an accessory use or structure not exceeding ten square meters of non-residential floor area;
- non-residential (other than industrial) development located within the Belleville Downtown Improvement Area (BDIA) and;
- a 50% reduction in development charges for residential development located within the City's Central Business District (CBD).

7.2.5 Phase in Provision(s)

No provisions for phasing in the development charge are provided in the proposed development charge by-law.

7.2.6 Timing of Collection

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

7.2.7 Indexing

Indexing of the development charges shall be implemented on a mandatory basis commencing on January 1, 2017 and annually thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Index (CANSIM Table 327-0043)¹ for the most recent year-over-year period.

¹ O.Reg 82/98 referenced "The Statics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. As of the end of December 2013 this catalogue has been discontinued and replaced by this web based table.

7.3 Other Development Charge By-law Provisions

7.3.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the City's development charge collections be contributed into six (6) separate reserve funds, including: Transportation (Roads and Related); Fire Protection, Police; Parks and Recreation; Library; and Administration.

7.3.2 By-law In-force Date

The proposed by-law under D.C.A., 1997 will come into force on the date of by-law passage.

7.3.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98).

7.4 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated November 20, 2015, subject to further annual review during the capital budget process;”

“Approve the Development Charges Background Study dated November 20, 2015;”

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

“Approve the Development Charge By-law as set out in Appendix D.”

8. By-law Implementation

8.1 Public Consultation

This chapter addresses the mandatory, formal public consultation process (subsection 8.1.2), as well as the optional, informal consultation process (subsection 8.1.3). The latter is designed to seek the co-operation and involvement of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the development charge on development, from a generic viewpoint.

8.1.1 Public Meeting of Council

Section 12 of the D.C.A., 1997 indicates that before passing a development charge 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, the Council must determine whether a further meeting (under this section) is necessary. For example, if the by-law which is proposed for adoption has been changed in any respect, the 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 O.M.B.

8.1.2 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal development charge policy:

1. The residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the development charge revenues. Others, such as realtors, are directly impacted by development charge 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 (e.g. in encouraging a higher non-automobile modal split).
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in municipal development charge policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basement, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

The establishment of sound development charge policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential development charges 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 development charges can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, development charges 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.

8.3 Implementation Requirements

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

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

The following provides an overview of the requirements in each case.

8.3.1 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the municipal 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 not later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

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

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

8.3.2 By-law Pamphlet

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

- a description of the general purpose of the development charges;
- 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 development charges relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the O.M.B., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

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

8.3.3 Appeals

Sections 13 to 19 of the D.C.A., 1997 set out requirements relative to making and processing a D.C. by-law appeal and an O.M.B. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.M.B. by filing a notice of appeal with the municipal 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.

8.3.4 Complaints

A person required to pay a development charge, or his agent, may complain to Municipal Council imposing the charge that:

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

Sections 20 to 25 of the D.C.A., 1997 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 Municipal Council to the O.M.B.

8.3.5 Credits

Sections 38 to 41 of the D.C.A., 1997 set out a number of credit requirements, which apply where a City agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

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

8.3.6 Front-Ending Agreements

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

Part III of the D.C.A., 1997 (Sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the City assesses whether this mechanism is appropriate for its use, as part of funding projects prior to municipal funds being available.

8.3.7 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A., 1997 prevents a City from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the Planning Act, except for:

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

It is also noted that s.s.59(4) of the D.C.A., 1997 requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the development charges related to the development, at the time the land is transferred.

In this regard, if the City in question is a commenting agency, in order to comply with subsection 59(4) of the Development Charges Act, 1997 it would need to provide to the approval authority, information regarding the applicable municipal development charges related to the site.

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

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.

Appendix A – Background Information on Residential and Non-residential Growth Forecast

Appendix A – Background Information on Residential and Non-residential Growth Forecast

The following appendix contains the tables outlining the detailed growth forecast calculations as follows:

- Page A-3 Residential Growth Forecast Summary and Annual Housing Forecast
- Page A-4 Estimate of the Anticipated Amount, Type and Location of Residential Development for which Development Charges can be Imposed
- Page A-5 Current Year Growth Forecast
- Page A-6 Ten Year Growth Forecast
- Page A-7 Twenty Year Growth Forecast
- Page A-8 Historical Residential Building Permits
- Page A-9 Persons Per Unit by Age and Type of Dwelling (Belleville)
- Page A-10 Persons Per Unit by Age and Type of Dwelling (Hastings County)
- Page A-11 Graphical Presentations of Persons Per Unit by Age and Type of Dwelling (Belleville)
- Page A-12 Employment Forecast, 2016 to 2036
- Page A-13 Employment Gross Floor Area (G.F.A.) Forecast, 2016 to 2036
- Page A-14 Estimate of the Anticipated amount, Type and Location of Non-residential Development for which Development Charges can be Imposed
- Page A-15 Non-residential Construction Value, Years 2002-2014
- Page A-16 Employment to Population Ratio by Major Employment Sector, 2001 to 2011

**SCHEDULE 1
CITY OF BELLEVILLE
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units					Total Households	Person Per Unit (PPU)
			Singles & Semi Detached	Multiple Dwellings ²	Apartments ³	Other			
<i>Mid 2001</i>	45,986	47,700	11,860	1,715	5,650	90	19,315	2.38	
<i>Mid 2006</i>	48,821	50,700	12,490	1,945	5,935	110	20,480	2.38	
<i>Mid 2011</i>	49,454	51,300	13,050	2,075	5,830	115	21,070	2.35	
<i>Early 2016</i>	50,391	52,300	13,527	2,237	5,859	115	21,738	2.32	
<i>Early 2026</i>	53,800	55,800	14,739	2,605	6,148	115	23,607	2.28	
<i>Mid 2036</i>	56,600	58,700	15,710	2,920	6,456	115	25,200	2.25	
Mid 2001 - Mid 2006	2,835	3,000	630	230	285	20	1,165		
Mid 2006 - Mid 2011	633	600	560	130	-105	5	590		
Mid 2011 - Early 2016	937	1,000	477	162	29	0	668		
Early 2016 - Early 2026	3,409	3,500	1,212	368	290	0	1,870		
Early 2016 - Mid 2036	6,209	6,400	2,183	683	598	0	3,463		

Source: Watson & Associates Economists Ltd., 2015. Derived from the City of Belleville Comprehensive Review, 2013.

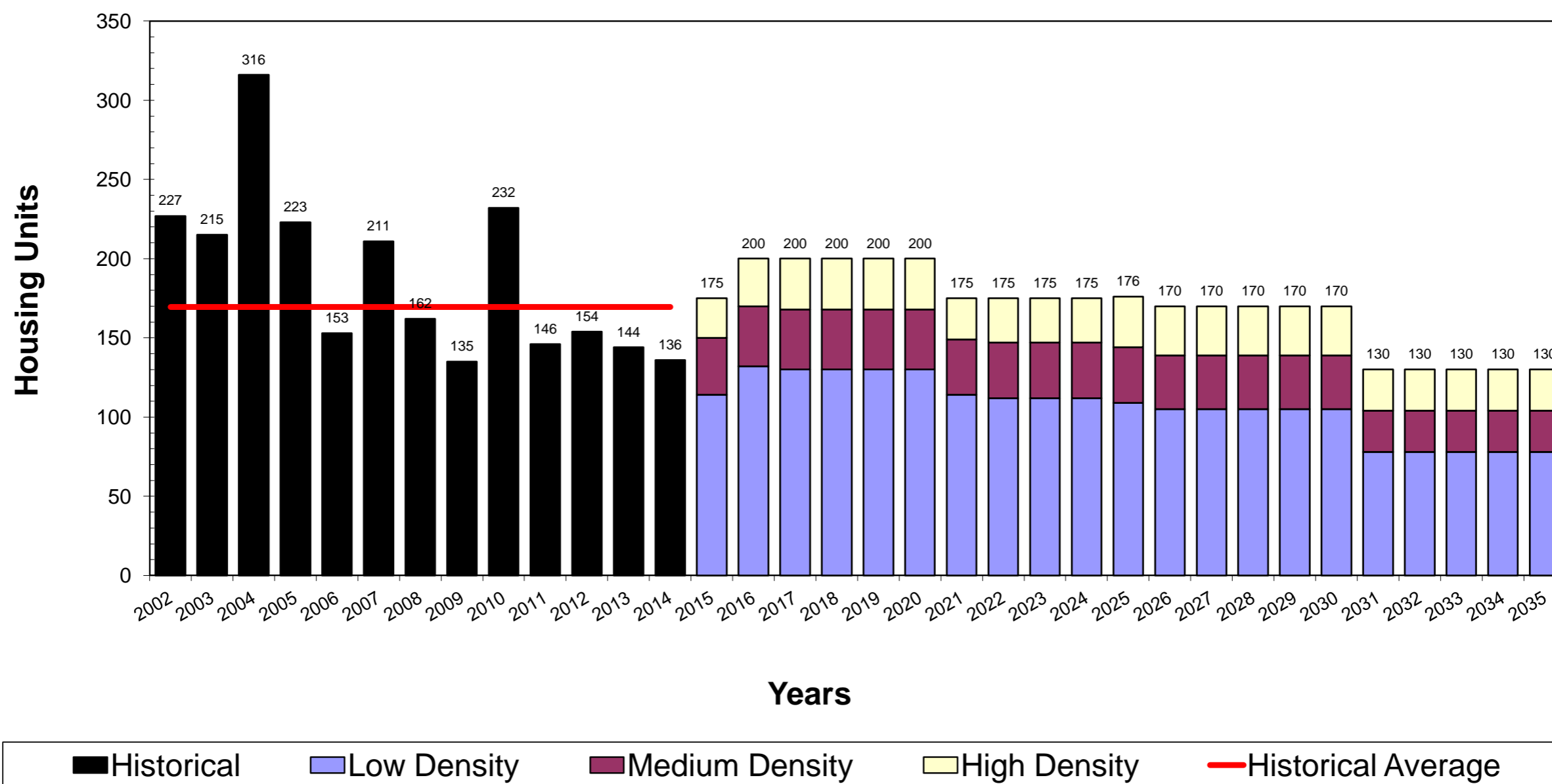
1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.

2. Includes townhomes and apartments in duplexes.

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

FIGURE A-1

ANNUAL HOUSING FORECAST¹



Source: Historical housing activity (2002-2014) based on Statistics Canada building permits, Catalogue 64-001-XIB

1. Growth Forecast represents calendar year.

SCHEDULE 2
CITY OF BELLEVILLE
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	TOTAL RESIDENTIAL UNITS	GROSS POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE
Urban	2016 - 2026	1,091	368	290	1,748	4,260	(1,010)	3,250
	2016 - 2036	1,964	683	598	3,245	7,834	(1,897)	5,937
Rural	2016 - 2026	121	-	-	121	337	(178)	159
	2016 - 2036	219	-	-	219	606	(335)	271
City of Belleville	2016 - 2026	1,212	368	290	1,870	4,596	(1,188)	3,409
	2016 - 2036	2,183	683	598	3,464	8,441	(2,232)	6,209

Source: Watson & Associates Economists Ltd., 2015

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with City staff regarding future development prospects.

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 3
CITY OF BELLEVILLE
CURRENT YEAR GROWTH FORECAST
EARLY 2011 TO EARLY 2016**

		POPULATION
Mid 2011 Population		49,454
Occupants of New Housing Units, Mid 2011 to Early 2016	<i>Units (2)</i>	668
	<i>multiplied by persons per unit (3)</i>	2.47
	<i>gross population increase</i>	1,647
Decline in Housing Unit Occupancy, Mid 2011 to Early 2016	<i>Units (4)</i>	21,070
	<i>multiplied by ppu decline rate (5)</i>	-0.0337
	<i>total decline in population</i>	-710
Population Estimate to Early 2016		50,391
<i>Net Population Increase, Mid 2011 to Early 2016</i>		937

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.66	71%	1.90
<i>Multiples (6)</i>	2.00	24%	0.49
<i>Apartments (7)</i>	1.97	4%	0.08
Total		100%	2.47

¹ Based on 2011 Census custom database

² Based on Building permit/completion activity

- (4) 2011 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
CITY OF BELLEVILLE
TEN YEAR GROWTH FORECAST
EARLY 2016 TO EARLY 2026**

			POPULATION
Early 2016 Population			50,391
Occupants of New Housing Units, Early 2016 to Early 2026	<i>Units (2)</i>	1,870	
	<i>multiplied by persons per unit (3)</i>	2.46	
	<i>gross population increase</i>	4,596	4,596
Decline in Housing Unit Occupancy, Early 2016 to Early 2026	<i>Units (4)</i>	21,738	
	<i>multiplied by ppu decline rate (5)</i>	-0.0546	
	<i>total decline in population</i>	-1,188	-1,188
Population Estimate to Early 2026			53,800
<i>Net Population Increase, Early 2016 to Early 2026</i>			3,409

(1) Early 2016 Population based on:

2011 Population (49,454) + Mid 2011 to Early 2016 estimated housing units to beginning of forecast period (668 x 2.47 = 1,647)
+ (21,070 x -0.0337 = -710) = 50,391

(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	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.77	65%	1.80
<i>Multiples (6)</i>	2.12	20%	0.42
<i>Apartments (7)</i>	1.57	15%	0.24
<i>one bedroom or less</i>	1.07		
<i>two bedrooms or more</i>	1.94		
Total		100%	2.46

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Early 2016 households based upon 21,070 (2011 Census) + 668 (Mid 2011 to Early 2016 unit estimate) = 21,738

(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
CITY OF BELLEVILLE
LONG-TERM GROWTH FORECAST
MID 2016 TO MID 2036**

			POPULATION
Early 2016 Population			50,391
Occupants of New Housing Units, Mid 2016 to Mid 2036	<i>Units (2)</i>	3,463	
	<i>multiplied by persons per unit (3)</i>	2.44	
<i>gross population increase</i>			8,441
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2036	<i>Units (4)</i>	21,738	
	<i>multiplied by ppu decline rate (5)</i>	-0.1027	
	<i>total decline in population</i>		-2,232
Population Estimate to Mid 2036			56,600
<i>Net Population Increase, Mid 2016 to Mid 2036</i>			6,209

(1) Early 2016 Population based on:

2011 Population (49,454) + Mid 2011 to Early 2016 estimated housing units to beginning of forecast period (668 x 2.47 = 1,647)
+ (21,070 x -0.0337 = -710) = 50,391

(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	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.77	63%	1.75
<i>Multiples (6)</i>	2.12	20%	0.42
<i>Apartments (7)</i>	1.57	17%	0.27
<i>one bedroom or less</i>	1.07		
<i>two bedrooms or more</i>	1.94		
Total		100%	2.44

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Early 2016 households based upon 21,070 (2011 Census) + 668 (Mid 2011 to Early 2016 unit estimate) = 21,738

(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

**CITY OF BELLEVILLE
HISTORICAL RESIDENTIAL BUILDING PERMITS
YEARS 2005 - 2015 (est.)**

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2005	185	28	10	223
2006	125	28	0	153
2007	149	52	10	211
2008	112	29	21	162
2009	99	28	8	135
Sub-total	670	165	49	884
Average (2005 - 2009)	134	33	10	177
% Breakdown	75.8%	18.7%	5.5%	100.0%
2010	158	51	23	232
2011	85	57	4	146
2012	108	44	2	154
2013	101	34	9	144
2014	126	9	1	136
2015 (est.) ³	114	36	25	175
Sub-total	692	231	64	987
Average (2010 - 2015 (est.)³)	115	39	11	165
% Breakdown	70.1%	23.4%	6.5%	100.0%
2005 - 2015 (est.) ³				
Total	1,362	396	113	1,871
Average	125	39	10	173
% Breakdown	72.8%	21.2%	6.0%	100.0%

Sources:

Building Permits - Statistics Canada Publication, 64-001XIB

1. Includes townhomes and apartments in duplexes.

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

3. 2015 Permits based on City of Belleville Building permit data from January to September actuals and estimated October to December

SCHEDULE 7a

**CITY OF BELLEVILLE
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2011 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED					Total	Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	-	1.818	2.906	3.471	2.688	2.66	
6-10	-	-	1.941	2.937	3.667	2.867	2.83	
11-15	-	-	1.308	3.145	4.571	3.048	3.02	
16-20	-	-	-	2.872	2.429	2.600	2.58	2.77
20-25	-	-	-	3.170	2.871	3.034	3.02	
25-35	-	-	-	2.670	3.000	2.726	2.72	
35+	1.000	1.867	1.953	2.628	3.144	2.494	2.49	
Total	1.000	1.867	1.940	2.718	3.234	2.593		

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

2. Includes townhomes and apartments in duplexes.

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

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

SCHEDULE 7b

HASTINGS COUNTY
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2011 CENSUS)

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.299	2.842	3.276	2.717	2.64	
6-10	-	-	1.964	3.047	4.119	2.985	2.94	
11-15	-	-	1.821	2.802	3.824	2.740	2.72	
16-20	-	-	2.161	2.844	4.082	2.850	2.84	2.79
20-25	-	-	2.267	2.892	3.136	2.850	2.84	
25-35	-	-	2.000	2.653	3.348	2.623	2.62	
35+	1.120	1.777	1.904	2.581	3.289	2.449	2.45	
Total	1.000	1.722	1.949	2.673	3.481	2.568		

Age of Dwelling	MULTIPLES ²						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.462	2.941	-	2.000	2.00	
6-10	-	-	1.522	2.091	-	1.892	1.89	
11-15	1.000	-	1.692	-	-	2.027	2.03	
16-20	-	-	1.897	4.588	-	2.585	2.58	2.12
20-25	-	-	-	2.586	-	2.286	2.28	
25-35	-	-	2.278	3.560	-	2.694	2.69	
35+	1.000	1.857	2.226	2.829	-	2.340	2.34	
Total	1.000	2.058	2.014	3.027	-	2.317		

Age of Dwelling	APARTMENTS ³						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.182	2.625	-	-	1.966	1.97	
6-10	-	-	1.308	-	-	1.182	1.18	
11-15	-	1.077	1.850	-	-	1.576	1.58	
16-20	-	1.061	1.875	-	-	1.543	1.54	1.57
20-25	-	1.184	1.753	-	-	1.640	1.64	
25-35	1.000	1.131	1.570	-	-	1.395	1.40	
35+	1.044	1.237	1.894	2.347	-	1.644	1.64	
Total	1.013	1.209	1.845	2.404	-	1.608		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.214	2.170	2.775	3.328	2.623
6-10	-	1.294	1.705	2.961	4.131	2.811
11-15	-	1.259	1.766	2.759	3.843	2.610
16-20	-	1.167	1.985	2.876	3.902	2.648
20-25	-	1.208	1.947	2.862	3.136	2.585
25-35	-	1.204	1.776	2.606	3.348	2.251
35+	1.378	1.358	1.906	2.570	3.252	2.290
Total	1.300	1.320	1.902	2.652	3.457	2.383

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

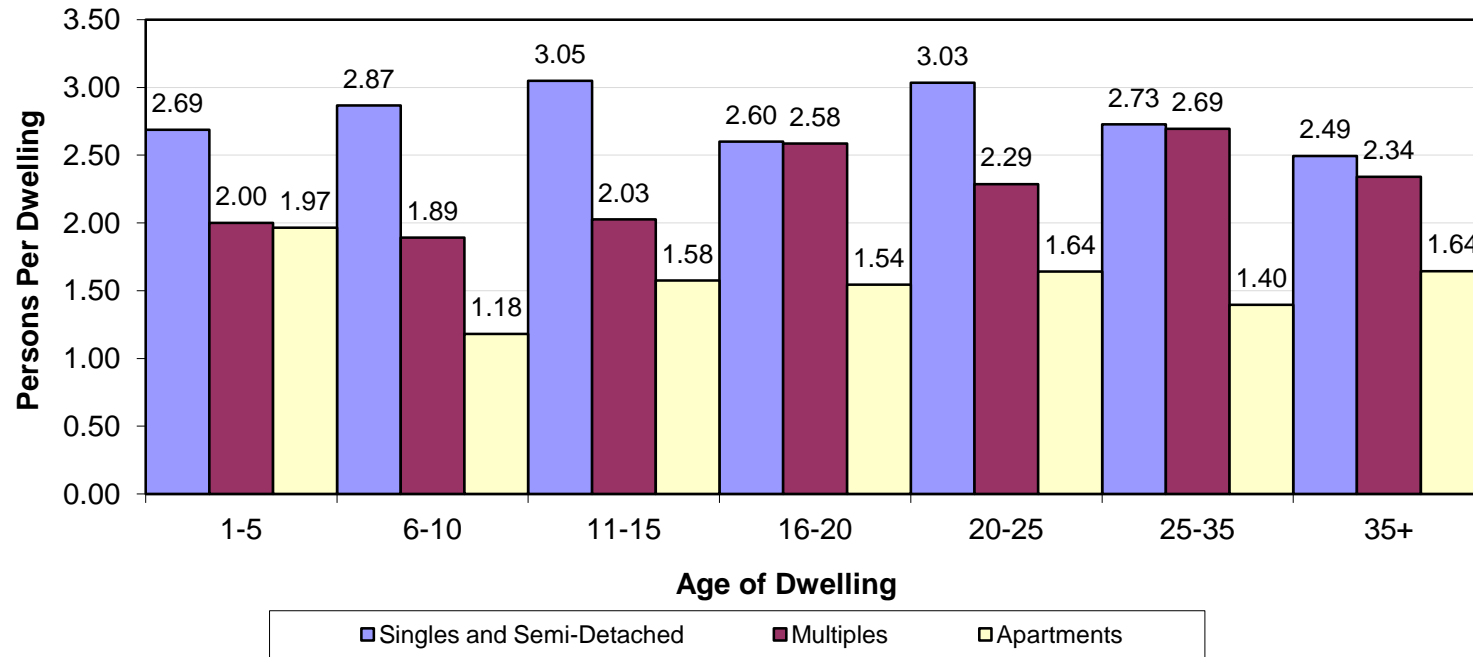
2. Includes townhomes and apartments in duplexes.

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

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

**SCHEDULE 8
CITY OF BELLEVILLE
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING
(2011 CENSUS)**



Multiple and Apartment PPU's are based on Hastings County.

**SCHEDULE 9a
CITY OF BELLEVILLE
EMPLOYMENT FORECAST, 2015 TO 2036**

Period	Population	Activity Rate						Employment						Employment Total (Excluding Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	
2001	45,986	0.002	0.025	0.196	0.299	0.145	0.667	85	1,145	9,023	13,773	6,650	30,675	29,530
2006	48,821	0.001	0.027	0.186	0.295	0.145	0.653	50	1,295	9,085	14,380	7,065	31,875	30,580
2011	49,454	0.002	0.024	0.188	0.299	0.148	0.661	115	1,195	9,280	14,790	7,325	32,705	31,510
Early 2016	50,391	0.002	0.026	0.190	0.295	0.152	0.666	115	1,310	9,558	14,888	7,682	33,553	32,243
Early 2026	53,800	0.002	0.033	0.188	0.296	0.155	0.675	115	1,797	10,114	15,946	8,339	36,311	34,514
Mid 2036	56,600	0.002	0.038	0.186	0.301	0.153	0.680	115	2,170	10,510	17,030	8,640	38,465	36,295
Incremental Change														
2001 - 2006	2,835	-0.001	0.002	-0.010	-0.005	0.000	-0.014	-35	150	63	608	415	1,200	1,050
2006 - 2011	633	0.0013	-0.0024	0.0016	0.0045	0.0034	0.0084	65	-100	195	410	260	830	930
2011 - Early 2016	937	0.0000	0.0018	0.0020	-0.0036	0.0043	0.0045	0	115	278	98	357	848	733
Early 2016 - Early 2026	3,409	-0.0001	0.0074	-0.0017	0.0010	0.0025	0.0091	0	487	556	1,058	657	2,758	2,271
Early 2016 - Mid 2036	6,209	-0.0002	0.0123	-0.0040	0.0054	0.0002	0.0138	0	860	952	2,142	958	4,912	4,052
Annual Average														
2001 - 2006	567	-0.00016	0.00033	-0.00202	-0.00099	0.00002	-0.00283	-7	30	13	122	83	240	210
2006 - 2011	127	0.0003	-0.0005	0.0003	0.0009	0.0007	0.0017	13	-20	39	82	52	166	186
2011 - Early 2016	312	-0.00002	0.00061	0.00067	-0.00121	0.00145	0.00151	0	38	93	33	119	283	244
Early 2016 - Early 2026	341	-0.00001	0.00074	-0.00017	0.00010	0.00025	0.00091	0	49	56	106	66	276	227
Early 2016 - Mid 2036	282	-0.00001	0.00056	-0.00018	0.00025	0.00001	0.00063	0	41	45	102	46	234	184

Source: Watson & Associates Economists Ltd., 2015. Derived from the City of Belleville Comprehensive Review, 2013.

SCHEDULE 9b
CITY OF BELLEVILLE
EMPLOYMENT GROSS FLOOR AREA (GFA) FORECAST, 2016 TO 2036

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
2001	45,986	85	9,023	13,773	6,650	29,530				
2006	48,821	50	9,085	14,380	7,065	30,580				
2011	49,454	115	9,280	14,790	7,325	31,510				
Early 2016	50,391	115	9,558	14,888	7,682	32,243				
Early 2026	53,800	115	10,114	15,946	8,339	34,514				
Mid 2036	56,600	115	10,510	17,030	8,640	36,295				
Incremental Change										
2001 - 2006	2,835	-35	63	608	415	1,050				
2006 - 2011	633	65	195	410	260	930				
2011 - Early 2016	937	0	278	98	357	733	472,000	49,100	250,200	771,300
Early 2016 - Early 2026	3,409	0	556	1,058	657	2,271	945,800	528,900	459,600	1,934,300
Early 2016 - Mid 2036	6,209	0	952	2,142	958	4,052	1,619,000	1,070,900	670,300	3,360,200
Annual Average										
2001 - 2006	567	-7	13	122	83	210				
2006 - 2011	127	13	39	82	52	186				
2011 - Early 2016	312	0	93	33	119	244	157,333	16,367	83,400	257,100
Early 2016 - Early 2026	341	0	56	106	66	227	94,580	52,890	45,960	193,430
Early 2016 - Mid 2036	282	0	48	107	48	203	80,950	53,545	33,515	168,010

Source: Watson & Associates Economists Ltd., 2015. Derived from the City of Belleville Comprehensive Review, 2013.

1. Square Foot Per Employee Assumptions

Industrial	1,700
Commercial/ Population Related	500
Institutional	700

SCHEDULE 9c
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
NON-RESIDENTIAL DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED

DEVELOPMENT LOCATION	TIMING	INDUSTRIAL GFA S.F.	COMMERCIAL GFA S.F.	INSTITUTIONAL GFA S.F.	TOTAL NON-RES GFA S.F.	EMPLOYMENT INCREASE ¹
Urban	2016 - 2026	945,800	528,900	459,600	1,934,300	2,271
	2016 - 2036	1,619,000	1,070,900	670,300	3,360,200	4,052
Rural	2016 - 2026	-	-	-	-	-
	2016 - 2036	-	-	-	-	-
City of Belleville	2016 - 2026	945,800	528,900	459,600	1,934,300	2,271
	2016 - 2036	1,619,000	1,070,900	670,300	3,360,200	4,052

Source: Watson & Associates Economists Ltd., 2015

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

2. Square feet per employee assumptions:

Industrial	1,700
Commercial	500
Instititutional	700

**SCHEDULE 10
CITY OF BELLEVILLE
NON-RESIDENTIAL CONSTRUCTION VALUE
YEARS 2002 - 2014
(000's 2014 \$)**

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2002	529	2,860	4,863	8,253	4,713	10,427	0	15,139	45,773	1,547	7,484	54,804	51,015	14,834	12,347	78,196
2003	4,753	475	0	5,227	10,589	4,558	586	15,733	89	1,269	1,592	2,950	15,430	6,302	2,178	23,910
2004	64	401	0	464	8,895	4,811	1,361	15,068	343	3,809	4,184	8,337	9,302	9,021	5,545	23,869
2005	167	577	770	1,514	6,166	6,796	4,156	17,117	14,256	7,460	978	22,694	20,589	14,833	5,903	41,325
2006	31,577	565	0	32,142	11,620	8,821	3,600	24,041	10,160	4,004	0	14,164	53,357	13,391	3,600	70,347
2007	3,937	703	0	4,640	1,774	9,679	13,349	24,802	62,860	3,112	11,181	77,153	68,571	13,495	24,530	106,595
2008	794	1,145	0	1,940	12,471	5,053	3,652	21,176	817	1,022	0	1,839	14,082	7,221	3,652	24,955
2009	1,002	1,657	4,100	6,759	4,834	15,705	0	20,539	16,316	2,296	7,050	25,662	22,152	19,658	11,150	52,960
2010	2,022	495	0	2,517	8,748	10,144	30,946	49,838	82	4,568	322	4,972	10,852	15,208	31,268	57,328
2011	2,398	4,963	0	7,361	2,283	11,329	511	14,122	62,385	3,663	3,044	69,092	67,065	19,955	3,555	90,575
2012	2,016	495	6,741	9,252	4,826	6,581	1,734	13,141	1,173	1,913	0	3,086	8,015	8,989	8,475	25,479
2013	154	1,382	3,500	5,036	7,910	5,414	300	13,624	11,011	2,953	700	14,664	19,075	9,749	4,500	33,324
2014	4,927	1,073	500	6,500	2,355	5,963	1,790	10,108	8,908	3,588	1,110	13,606	16,190	10,624	3,400	30,214
Subtotal	54,340	16,791	20,474	91,606	87,184	105,281	61,984	254,449	234,172	41,206	37,645	313,023	375,696	163,279	120,103	659,078
Percent of Total	59%	18%	22%	100%	34%	41%	24%	100%	75%	13%	12%	100%	57%	25%	18%	100%
Average	4,180	1,292	1,575	7,047	6,706	8,099	4,768	19,573	18,013	3,170	2,896	24,079	28,900	12,560	9,239	50,698
2002 - 2014 Period Total				91,606				254,449				313,023				659,078
2002-2014 Average				7,047				19,573				24,079				50,698
% Breakdown				13.9%				38.6%				47.5%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2014 (January, 2015) dollars using Reed Construction Cost Index

SCHEDULE 11
CITY OF BELLEVILLE
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996 TO 2011

		Year				Change			Comments
		1996	2001	2006	2011	96-01	01-06	06-11	
Employment by industry									
1.0	Primary Industry Employment								Categories which relate to local land-based resources.
1.1	All primary	360	155	150	170	-205	-5	20	
Sub-total		360	155	150	170	-205	-5	20	
2.0	Industrial and Other Employment								Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	5,080	4,985	5,110	3,925	-95	125	-1,185	
2.2	Wholesale trade	1,275	1,575	1,060	1,175	300	-515	115	
2.3	Construction	825	765	845	970	-60	80	125	
2.4	Transportation, storage, communication and other utility	1,770	1,983	2,345	2,278	213	363	-68	
Sub-total		8,950	9,308	9,360	8,348	358	53	-1,013	
3.0	Population Related Employment								Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	5,675	6,210	6,270	5,825	535	60	-445	
3.2	Finance, insurance, real estate operator and insurance agent	1,385	1,425	1,470	1,200	40	45	-270	
3.3	Business service	1,070	2,788	3,375	2,823	1,718	588	-553	
3.4	Accommodation, food and beverage and other service	3,755	3,865	3,945	3,660	110	80	-285	
Sub-total		11,885	14,288	15,060	13,508	2,403	773	-1,553	
4.0	Institutional								
4.1	Government Service	1,560	1,340	1,170	1,745	-220	-170	575	
4.2	Education service, Health, Social Services	5,480	5,585	6,135	6,925	105	550	790	
Sub-total		7,040	6,925	7,305	8,670	-115	380	1,365	
Total Employment		28,235	30,675	31,875	30,695	2,440	1,200	-1,180	
Population		37,083	45,986	48,821	49,454	8,903	2,835		
Employment to Population Ratio									
Industrial and Other Employment		0.24	0.20	0.19	0.17	-0.04	-0.01		
Population Related Employment		0.32	0.31	0.31	0.27	-0.01	0.00		
Institutional Employment		0.19	0.15	0.15	0.18	-0.04	0.00		
Primary Industry Employment		0.01	0.00	0.00	0.00	-0.01	0.00		
Total		0.76	0.67	0.65	0.62	-0.09	-0.01		

Source: Statistics Canada Employment by Place of Work

Note: 1996-2011 employment figures are classified by Standard Industrial Classification (SIC) Code

Appendix B – Level of Service

Appendix B – Level of Service

The following appendix contains the tables outlining the detailed service standard calculations as follows:

- Page B-3 Level of Service Summary
- Page B-4 Fire Facilities
- Page B-5 Fire Vehicles
- Page B-6 Fire Small Equipment and Gear
- Page B-7 Police Facilities
- Page B-8 Police Vehicles
- Page B-9 Police Small Equipment and Gear
- Page B-10 Roads
- Page B-11 Depots and Domes
- Page B-12 Roads and Related Vehicles
- Page B-13 Parkland Development
- Page B-14 Parkland Facilities
- Page B-15 Parkland Vehicles and Equipment
- Page B-16 Indoor Recreation Facilities
- Page B-17 Library Facilities
- Page B-18 Library Collection Materials

APPENDIX B - LEVEL OF SERVICE CEILING
CITY OF BELLEVILLE
SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997

Service Category	Sub-Component	10 Year Average Service Standard				Maximum Ceiling LOS	Total Ceiling LOS	Utilized	Remaining	
		Cost (per capita)	Quantity (per capita)		Quality					
Roads and Related	Roads	\$ 2,681.50	0.0100	lane km of roadways	\$ 268,150	per lane km	\$ 16,649,434	\$ 19,719,784	\$ -	
	Depots and Domes	\$ 297.10	2.2116	ft² of building area	\$ 134	per ft²	\$ 1,844,694			
	Roads and Related Vehicles	\$ 197.40	0.0023	No. of vehicles and equipment	\$ 85,826	per vehicle	\$ 1,225,657			
Fire	Fire Facilities	\$ 146.95	0.5659	ft² of building area	\$ 260	per ft²	\$ 912,413	\$ 2,145,396	\$ -	
	Fire Vehicles	\$ 186.47	0.0005	No. of vehicles	\$ 372,940	per vehicle	\$ 1,157,792			
	Fire Small Equipment and Gear	\$ 12.11	0.0023	No. of equipment and gear	\$ 5,265	per Firefighter	\$ 75,191			
Police	Police Facilities	\$ 199.87	0.6775	ft² of building area	\$ 295	per ft²	\$ 1,240,993	\$ 1,570,442	\$ 1,569,821	\$ 621
	Police Vehicles	\$ 24.88	0.0008	No. of vehicles and equipment	\$ 31,100	per vehicle	\$ 154,480			
	Police Small Equipment and Gear	\$ 28.18	0.0018	No. of equipment and gear	\$ 15,656	per Officer	\$ 174,970			
Parks and Recreation	Parkland Development	\$ 1,058.18	0.0112	No. of developed parkland acres	\$ 94,480	per acre	\$ 3,607,336	\$ 9,644,572	\$ 6,075,501	\$ 3,569,071
	Parks Vehicles and Equipment	\$ 52.79	0.0015	No. of vehicles and equipment	\$ 35,193	per vehicle	\$ 179,961			
	Indoor Recreation Facilities	\$ 1,611.02	6.6863	ft² of building area	\$ 241	per ft²	\$ 5,491,967			
	Parks Facilities	\$ 107.16	0.8600	ft² of building area	\$ 125	per ft²	\$ 365,308			
Library	Library Facilities	\$ 215.49	0.8484	ft² of building area	\$ 254	per ft²	\$ 734,605	\$ 832,580	\$ -	\$ 832,580
	Library Collection Materials	\$ 28.74	1.1333	No. of library collection items	\$ 25	per collection item	\$ 97,975			

**City of Belleville
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: ft² of building area

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Bld'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.
Fire Hall #2 - Moira Street	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	\$ 227	\$ 254
Old Fire Hall #2 - Dundas St	9,208	9,208	9,208	9,208	9,208	9,208	9,208	9,208	9,208	-	\$ 227	\$ 254
Fire Hall #3 - Point Anne Rd	4,195	4,195	4,195	4,195	4,195	4,195	4,195	4,195	4,195	4,195	\$ 202	\$ 226
Fire Hall #4 - Harmony Rd (Corbyville)	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$ 202	\$ 226
Fire Hall #1 - Bettis Rd	-	-	-	-	-	-	-	-	-	17,800	\$ 421	\$ 468
Total	27,135	27,135	27,135	27,135	27,135	27,135	27,135	27,135	27,135	35,727		

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.5558	0.5550	0.5527	0.5517	0.5515	0.5487	0.5466	0.5441	0.5420	0.7107

10 Year Average	2006-2015
Quantity Standard	0.5659
Quality Standard	\$ 259.67
Service Standard	\$ 146.95

DC Amount (before deductions)	20 Year
Forecast Population	6,209
\$ per Capita	\$ 146.95
Eligible Amount	\$ 912,413

**City of Belleville
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/Vehicle)
840 gpm Pumpers	3	3	3	3	3	3	3	3	3	3	\$ 819,400
1250 gpm Pumpers	2	2	2	2	2	4	4	4	4	4	\$ 727,100
1550 gpm Ladder Truck	2	2	2	2	2	2	2	2	2	2	\$ 1,322,000
1550 gal. Tanker	2	2	2	2	3	3	3	3	3	3	\$ 429,700
Rescue Van	3	3	3	3	3	3	4	4	4	4	\$ 109,300
3/4 ton Pickup Truck	1	1	2	2	2	5	5	5	5	5	\$ 52,900
Water Rescue Boats	3	3	3	3	3	4	4	4	4	4	\$ 6,600
Fire Prevention Vehicles	3	3	3	3	3	3	3	3	3	3	\$ 52,900
Chief/Deputy vehicles	2	2	2	2	2	2	2	3	3	3	\$ 43,700
Total	21	21	22	22	23	29	30	31	31	31	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0005	0.0006	0.0006	0.0006	0.0006	0.0006

10 Year Average	2006-2015
Quantity Standard	0.0005
Quality Standard	\$ 372,940
Service Standard	\$ 186.47

DC Amount (before deductions)	20 Year
Forecast Population	6,209
\$ per Capita	\$ 186.47
Eligible Amount	\$ 1,157,792

**City of Belleville
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/item)
# of Fire Fighters - Full Time	63	63	63	63	63	63	63	63	63	63	\$ 5,300
# of Fire Fighters - Volunteers	50	50	50	50	50	50	50	50	50	50	\$ 5,300
Total	113	113	113	113	113	113	113	113	113	113	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0022

10 Year Average	2006-2015
Quantity Standard	0.0023
Quality Standard	\$ 5,265
Service Standard	\$ 12.11

DC Amount (before deductions)	20 Year
Forecast Population	6,209
\$ per Capita	\$ 12.11
Eligible Amount	\$ 75,191

City of Belleville
Service Standard Calculation Sheet

Service: Police Facilities
Unit Measure: ft² of building area

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Bld'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.
Police Station	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	\$ 264	\$ 295
Total	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500		

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.6862	0.6852	0.6823	0.6811	0.6809	0.6774	0.6748	0.6717	0.6691	0.6664

10 Year Average		2006-2015
Quantity Standard		0.6775
Quality Standard		\$ 295.01
Service Standard		\$ 199.87

DC Amount (before deductions)		20 Year
Forecast Population		6,209
\$ per Capita		\$ 199.87
Eligible Amount		\$ 1,240,993

**City of Belleville
Service Standard Calculation Sheet**

Service: Police Vehicles
Unit Measure: No. of vehicles and equipment

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/Vehicle)
Prisoner transport	1	1	1	1	1	1	1	1	1	1	\$ 60,100
Police Fleet	39	39	39	39	39	39	39	39	39	39	\$ 30,000
Total	40	40	40	40	40	40	40	40	40	40	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008

10 Year Average	2006-2015
Quantity Standard	0.0008
Quality Standard	\$ 31,100
Service Standard	\$ 24.88

DC Amount (before deductions)	20 Year
Forecast Population	6,209
\$ per Capita	\$ 24.88
Eligible Amount	\$ 154,480

City of Belleville
Service Standard Calculation Sheet

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

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/item)
# Police Officers	87	87	87	88	88	88	88	88	88	88	\$ 4,800
Communication Equipment	1	1	1	1	1	1	1	1	1	1	\$ 972,400
Total	88	88	88	89	89	89	89	89	89	89	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018

10 Year Average	2006-2015
Quantity Standard	0.0018
Quality Standard	\$ 15,656
Service Standard	\$ 28.18

DC Amount (before deductions)	20 Year
Forecast Population	6,209
\$ per Capita	\$ 28.18
Eligible Amount	\$ 174,970

City of Belleville
Service Standard Calculation Sheet

Service: Roads
 Unit Measure: lane km of roadways

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/lane km)
Collector	480.41	480.41	480.41	483.42	483.42	483.42	483.42	483.42	483.42	483.42	\$ 252,500
Arterial	13.65	13.65	13.65	13.65	13.65	13.65	13.65	13.65	13.65	13.65	\$ 787,800
Total	494	494	494	497	497	497	497	497	497	497	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.0101	0.0101	0.0101	0.0101	0.0101	0.0101	0.0100	0.0100	0.0099	0.0099

10 Year Average	2006-2015
Quantity Standard	0.0100
Quality Standard	\$ 268,150
Service Standard	\$ 2,682

DC Amount (before deductions)	20 Year
Forecast Population	6,209
\$ per Capita	\$ 2,682
Eligible Amount	\$ 16,649,434

**City of Belleville
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Bld'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.
Office/Garage - Belleville	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	12,055	\$ 227	\$ 254
Public Works Yard (Scale House)	230	230	230	230	230	230	230	230	230	230	\$ 190	\$ 213
Public Works Yard (Truck Garage)	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	12,260	\$ 177	\$ 198
Public Works Yard (Quansai Hut)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$ 126	\$ 143
Public Works Yard (Sand Dome)	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	7,585	\$ 76	\$ 87
Public Works Yard - Ritz Rd (Main Service Garage)	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	\$ 227	\$ 254
Public Works Yard - Ritz Rd (Salt and Equipment Shed)	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	7,410	\$ 101	\$ 115
Public Works Yard - Ritz Rd (Sand Dome No. 1)	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	\$ 76	\$ 87
Public Works Yard - Ritz Rd (Sand Dome No. 2)	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	\$ 76	\$ 87
Equipment Shelter - Belleville	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	13,420	\$ 62	\$ 72
Salt/Sand Dome - Belleville	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	12,722	\$ 62	\$ 72
Office Equipment Garage - Thurlow	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	5,903	\$ 153	\$ 172
Sand & Equipment Storage Facility - Thurlow	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	10,326	\$ 104	\$ 118
Total	109,356	109,356	109,356	109,356	109,356	109,356	109,356	109,356	109,356	109,356		

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	2.2399	2.2366	2.2273	2.2235	2.2226	2.2113	2.2027	2.1928	2.1841	2.1754

10 Year Average	2006-2015
Quantity Standard	2.2116
Quality Standard	\$ 134.34
Service Standard	\$ 297.10

DC Amount (before deductions)	20 Year
Forecast Population	6,209
\$ per Capita	\$ 297.10
Eligible Amount	\$ 1,844,694

**City of Belleville
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/Vehicle)
Sweepers	2	2	2	3	3	3	3	3	3	3	\$ 304,717
7 ton trucks	5	5	5	5	5	5	5	5	5	5	\$ 266,135
Backhoe	2	2	2	3	3	3	4	5	5	5	\$ 202,000
Graders	2	2	2	2	2	2	2	2	2	2	\$ 277,548
5 ton trucks	10	10	10	10	10	10	10	11	11	11	\$ 205,434
1 ton trucks	1	1	1	2	3	3	3	3	3	3	\$ 63,630
3/4 ton trucks	12	12	12	10	8	8	8	8	8	8	\$ 43,430
Vans	3	3	3	3	3	3	3	3	3	3	\$ 38,380
Packer	1	1	1	2	2	2	2	2	2	2	\$ 197,455
Tractors - lawn	2	2	2	2	2	2	2	2	2	2	\$ 24,442
Tractor	1	1	1	1	1	1	1	1	1	1	\$ 157,560
Tractor	3	3	3	2	1	-	-	-	-	-	\$ 97,768
Asphalt rollers	2	2	2	2	2	2	2	2	2	2	\$ 45,450
Sidewalk Snow Cleaning Equipment	5	5	5	5	5	5	5	5	5	5	\$ 199,980
Trackless Sidewalk Machine	-	-	-	-	-	-	-	-	-	1	\$ 100,000
Other Specialized Equipment	12	12	12	27	27	27	27	27	27	27	\$ 21,210
Jet Rodder	1	1	1	1	1	1	1	1	1	1	\$ 348,450
Streamer	2	2	2	-	-	-	-	-	-	-	\$ 26,462
Bulldozer	1	1	1	1	1	1	1	1	1	1	\$ 202,000
Compressor	1	1	1	1	1	1	1	1	1	1	\$ 33,330
Concrete saw	1	1	1	1	1	1	1	1	1	1	\$ 28,280
1/2 ton trucks						1	4	4	4	4	\$ 22,220
Chipper	1	1	1	1	1	1	1	1	1	1	\$ 43,430
Compactor	-	-	-	-	1	1	1	1	1	1	\$ 40,400
Forklift	-	-	-	-	-	-	1	1	1	1	\$ 10,100
Generator	1	1	1	1	1	1	1	1	1	1	\$ 10,100
Litter Vacuum	-	-	-	-	-	-	1	1	1	1	\$ 41,410
Garage Hoists	2	2	2	2	2	2	2	2	2	2	\$ 101,000
Paint Machines	1	1	1	1	1	1	2	2	2	2	\$ 10,100
Pressure Washer	4	4	4	4	4	4	4	4	4	4	\$ 20,200
Snowblower	5	5	5	5	5	5	6	7	7	7	\$ 20,200
Trailers	12	12	12	12	12	12	14	15	15	15	\$ 5,050
Utility Vehicle - Bobcat	1	1	1	1	1	1	1	1	1	1	\$ 101,000
											\$ -
Total	96	96	96	110	109	110	120	123	123	124	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.0020	0.0020	0.0020	0.0022	0.0022	0.0022	0.0024	0.0025	0.0025	0.0025

10 Year Average	2006-2015
Quantity Standard	0.0023
Quality Standard	\$ 85,826
Service Standard	\$ 197.40

DC Amount (before deductions)	20 Year
Forecast Population	6,209
\$ per Capita	\$ 197.40
Eligible Amount	\$ 1,225,657

**City of Belleville
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: No. of developed parkland acres

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/Acre)
Regional Parks	343.7	343.7	343.7	344.0	344.0	344.0	344.0	344.0	344.0	344.0	\$ 97,000
Community Parks	84.4	84.4	84.4	84.0	84.0	84.0	84.0	84.0	84.0	84.0	\$ 121,900
Neighbourhood Parks	68.6	68.6	68.6	69.0	69.0	69.0	69.0	69.0	69.0	80.4	\$ 46,800
Specialized Area	38.9	38.9	38.9	39.0	39.0	39.0	39.0	39.0	39.0	39.0	\$ 114,600
Parks Trail System	13.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	\$ 58,300
Total	548.6	552.6	552.6	553.0	553.0	553.0	553.0	553.0	553.0	564.4	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.0112	0.0113	0.0113	0.0112	0.0112	0.0112	0.0111	0.0111	0.0110	0.0112

10 Year Average	2006-2015
Quantity Standard	0.0112
Quality Standard	\$ 94,480
Service Standard	\$ 1,058

DC Amount (before deductions)	10 Year
Forecast Population	3,409
\$ per Capita	\$ 1,058
Eligible Amount	\$ 3,607,336

**City of Belleville
Service Standard Calculation Sheet**

Service: Parkland Facilities
Unit Measure: ft² of building area

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Bld'g Value (\$/ft ²)
Sidney Smith Signs Building	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	\$ 151.50
Park Services Building (Main Building)	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	\$ 227.25
Park Services Building (Wood Framed bldg No. 1)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$ 75.75
Park Services Building (Wood Framed bldg No. 2)	390	390	390	390	390	390	390	390	390	390	\$ 75.75
Park Services Building (Wood Framed bldg No. 3)	200	200	200	200	200	200	200	200	200	200	\$ 75.75
Park Services Building (Green House No. 1)	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$ 75.75
Park Services Building (Green House No. 2)	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	\$ 75.75
Park Services Building (Green House No. 3)	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	\$ 75.75
Thurlow Community centre W/R storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$ 75.75
Parkdale Pool	1,060	1,060	1,060	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$ 75.75
Meyers Pier	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	\$ 202.00
West Zwicks Island Pavillion	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$ 101.00
West Zwicks Island Canteen	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	\$ 101.00
Rotary Park Canteen	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	\$ 101.00
Alemite Park Canteen/Storage	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	\$ 75.75
Victoria Harbour Canteen	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$ 101.00
Riverside Park Playship/Canteen	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	\$ 101.00
South George St Canteen	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	\$ 101.00
MA Sills Field House	-	-	-	-	-	-	1,500	1,500	1,500	1,500	\$ 101.00
Zwicks Pavillion	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	\$ 101.00
Tom Gavey Pavillion - Zwicks	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$ 75.75
Elgin Street Garage	675	675	675	675	675	675	675	675	675	675	\$ 50.50
Total	39,475	39,475	39,475	41,215	41,215	43,715	45,215	45,215	45,215	45,215	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.8086	0.8074	0.8040	0.8380	0.8377	0.8840	0.9107	0.9067	0.9031	0.8995

10 Year Average	
Quantity Standard	0.8600
Quality Standard	\$ 124.60
Service Standard	\$ 107.16

DC Amount (before deductions)	
Forecast Population	3,409
\$ per Capita	\$ 107.16
Eligible Amount	\$ 365,308

**City of Belleville
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/Vehicle)
Pickup Trucks	7	7	7	7	7	7	7	8	8	9	\$ 56,560
Refuse Vehicle	2	2	2	2	2	2	2	2	2	2	\$ 141,400
Dump Truck	5	5	5	6	6	6	6	6	6	6	\$ 87,870
Toro Mowers	3	3	3	3	3	3	4	4	4	4	\$ 70,700
Tractors	4	4	4	4	4	4	4	6	6	6	\$ 67,670
Chipper	1	1	1	1	1	1	1	1	1	1	\$ 53,833
Loader	2	2	2	1	1	1	1	1	1	1	\$ 121,200
Mower	2	2	2	3	3	5	7	7	7	7	\$ 20,200
Ploughs	4	4	4	5	5	5	5	7	7	7	\$ 7,575
Other equipment	26	26	26	26	27	30	32	38	38	39	\$ 12,120
Bleacher	-	-	-	-	-	1	1	1	1	1	\$ 64,640
Track Sweeper	-	-	-	-	-	1	1	1	1	1	\$ 46,460
Trailers	7	7	7	7	7	7	7	7	7	8	\$ 12,120
Sander	-	-	-	-	-	-	-	-	-	1	\$ 6,000
Snow blower attachment	-	-	-	-	-	-	-	-	-	1	\$ 8,000
Total	63	63	63	65	66	73	78	89	89	94	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.0013	0.0013	0.0013	0.0013	0.0013	0.0015	0.0016	0.0018	0.0018	0.0019

10 Year Average	2006-2015
Quantity Standard	0.0015
Quality Standard	\$ 35,193
Service Standard	\$ 52.79

DC Amount (before deductions)	10 Year
Forecast Population	3,409
\$ per Capita	\$ 52.79
Eligible Amount	\$ 179,961

**City of Belleville
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Bld'g Value (\$/ft²)	Value/ft² with land, site works, etc.
Quinte Sports Centre (Yardmen Arena)	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	78,000	\$ 227	\$ 254
Quinte Sports Centre (Parks & Recreation Building)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$ 227	\$ 254
Quinte Sports Centre (Wally Dever Arena)	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	\$ 227	\$ 254
Memorial Arena	31,100	31,100	31,100	31,100	31,100	31,100	-	-	-	-	\$ 227	\$ 254
Dick Ellis Rink	29,070	29,070	29,070	29,070	29,070	29,070	-	-	-	-	\$ 227	\$ 254
Foster Ward Community Centre	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	\$ 202	\$ 226
Elderly Persons Centre	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	10,304	\$ 202	\$ 226
D.L. Storey Centre	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	\$ 202	\$ 226
Hillcrest Community Centre	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	\$ 202	\$ 226
Quinte Tennis Club	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$ 89	\$ 102
Parkdale Community Centre	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	\$ 202	\$ 226
Gilead Community Hall	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	\$ 202	\$ 226
Queen Mary School Community Centre	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	\$ 202	\$ 226
Thurlow Community Centre	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	\$ 202	\$ 226
Bethany Community Centre	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$ 202	\$ 226.00
Kinsmen including pool	-	-	-	-	-	-	7,502	7,502	7,502	7,502	\$ 227	\$ 254.00
Quinte Exhibition & Grandstand	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	\$ 97	\$ 111.00
Rowing Club	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	\$ 202	\$ 226.00
Belleville Lawn Bowling Club	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$ 202	\$ 226.00
Quinte Sports Centre (Multiplex)	-	-	-	-	-	-	174,000	174,000	174,000	174,000	\$ 227	\$ 254.00
Total	282,582	282,582	282,582	282,582	282,582	282,582	403,914	403,914	403,914	403,914		

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	5.7881	5.7795	5.7554	5.7456	5.7433	5.7140	8.1357	8.0993	8.0672	8.0351

10 Year Average	2006-2015
Quantity Standard	6.6863
Quality Standard	\$ 240.94
Service Standard	\$ 1,611

DC Amount (before deductions)	10 Year
Forecast Population	3,409
\$ per Capita	\$ 1,611
Eligible Amount	\$ 5,491,967

City of Belleville
Service Standard Calculation Sheet

Service: Library Facilities
 Unit Measure: ft² of building area

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Bld'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.
Belleville Public Library	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	\$ 227.3	\$ 254.0
Total	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950	41,950		

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.8593	0.8580	0.8544	0.8530	0.8526	0.8483	0.8450	0.8412	0.8378	0.8345

10 Year Average	2006-2015
Quantity Standard	0.8484
Quality Standard	\$ 254.00
Service Standard	\$ 215.49

DC Amount (before deductions)	10 Year
Forecast Population	3,409
\$ per Capita	\$ 215.49
Eligible Amount	\$ 734,605

**City of Belleville
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015 Value (\$/item)
Book Collection	13,483	13,483	13,500	13,500	13,500	13,500	100,240	94,073	94,073	94,073	\$ 25.25
Periodicals	245	245	4,193	4,193	4,193	4,193	1,542	1,314	1,314	1,314	\$ 15.15
Audiovisual	5,691	5,691	6,858	6,858	6,858	6,858	7,690	7,117	7,117	7,117	\$ 30.30
CD's	149	149	1,224	1,224	1,224	1,224	1,339	1,062	1,062	1,062	\$ 20.20
Total	19,569	19,569	25,775	25,775	25,775	25,775	110,811	103,566	103,566	103,566	

Population	48,821	48,894	49,099	49,182	49,202	49,454	49,647	49,870	50,069	50,269
Per Capita Standard	0.4008	0.4002	0.5250	0.5241	0.5239	0.5212	2.2320	2.0767	2.0685	2.0602

10 Year Average	2006-2015
Quantity Standard	1.1333
Quality Standard	\$ 25.36
Service Standard	\$ 28.74

DC Amount (before deductions)	10 Year
Forecast Population	3,409
\$ per Capita	\$ 28.74
Eligible Amount	\$ 97,975

Appendix C – Long-term Capital and Operating Cost Examination

Appendix C – Long-term Capital and Operating Cost Examination

As a requirement of the Development Charges Act, 1997 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 development charge. 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. square foot of building space, per vehicle, etc.). This was undertaken through a review of the City's 2012 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. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor x capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

Asset	Lifecycle Cost: Average Useful Life (Years)	Lifecycle Cost: Factor
Facilities, Buildings	40	0.01656
Roads and Related	20	0.04116
Rolling Stock and Equipment	10	0.09133
Fire Vehicles	15	0.05783
Infrastructure	80	0.00516
Parks Related	30	0.02465

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	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater	6,017,432	31,100	440,415	471,515
2. Water	9,064,608	46,800	447,599	494,399
3. Roads and Related	19,719,784	811,600	1,339,180	2,150,780
4. Protection Services				
Fire	2,145,396	35,500	163,556	199,056
Police	1,569,821	26,000	208,394	234,394
5. Parks and Recreation	5,467,951	134,800	548,542	683,342
6. Library Services	-	-	3,321	3,321
7. Administration - Studies	330,135	-	-	-

Appendix D – Proposed Development Charge By-law

THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW 2015-_____

A by-law to establish uniform development charges for the Corporation of the City of Belleville

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* c. 27 (hereinafter called “the Act”) provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the City of Belleville (“City of Belleville”) has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS in accordance with the Act, a report entitled “City of Belleville 2015 Development Charges Background Study” dated November 20, 2015 prepared by Watson & Associates Economists Ltd. (the “Background Study”), has been completed;

AND WHEREAS the Council of the City of Belleville has considered the Background Study, has considered all written submissions, and has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on December 7, 2015;

AND WHEREAS the Council of the City of Belleville has determined that a further public meeting is not necessary pursuant to subsection 12(3) of the Act.

NOW THEREFORE THE COUNCIL OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,
 - (1) “Accessory building or structure” shall mean a detached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and is located on the same lot

therewith;

- (2) "Accessory use" shall mean a use customarily incidental and subordinate to, and exclusively devoted to the principal or main use of the lot, building or structure and located on the same lot as such principal or main use.
- (3) "Act" means the *Development Charges Act*, S.O. 1997, c. 27.
- (4) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997*.
- (5) "Apartment dwelling" means any dwelling unit within a building containing three or more dwelling units where the units are connected by an interior corridor.
- (6) "Agricultural use" means the use of land and/or buildings for the cultivation or foraging of crops, livestock or poultry production, raising or training of horses, and orchards, market gardening, maple sugar bushes, tobacco crops or other forms of specialized crop production.
- (7) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen.
- (8) "Belleville Downtown Improvement Area" (BDIA) means the geographic location designated on Schedule "E" of this by-law.
- (9) "Board of Education" means a board defined in s.s. 1(1) of the *Education Act*.
- (10) "Bona fide farm operation" means the proposed development is for agricultural use where the yearly income from the agricultural use is substantial and the owner holds a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs. For purposes of determining bona fide farm uses reference may be made to the owner's membership in a legitimate farm organization.

- (11) "Building Code Act" means the *Building Code Act*, 1992, S.O. 1992, c.23.
- (12) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
- (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.-44; and
 - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
 - (f) to complete the development charge background study under Section 10 of the Act;
 - (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the municipality.

- (13) "Central Business District" (CBD) means the geographical location designated on Schedule "D" of this by-law.
- (14) "Council" means the Council of The Corporation of the City of Belleville.
- (15) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 7 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land.
- (16) "Development charge" means a charge imposed pursuant to this By-law.

- (17) "Duplex dwelling" means a residential building that is divided horizontally into two dwelling units.
- (18) "Dwelling unit" means a suite operated as a housekeeping unit, used or intended to be used as a domicile by 1 or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, and includes:
- (a) a park model home;
 - (b) a bedroom in a students' or seniors' residence;
 - (c) a building, or portion of a building, used for residential purposes as set out in Subsection 34.
- (19) "Farm building" means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use.
- (20) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls.
- (21) "Gross floor area" means the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or in the case of a mixed use building or structure, between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
- (a) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (b) loading facilities above or below grade; and
 - (c) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
- (22) "Industrial use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a

warehouse club or an agricultural use.

- (23) "Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Municipality of Belleville or any part or parts thereof.
- (24) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*.
- (25) "Mixed use" means a building, structure or development with portions which are to be used for residential development and other portions which are to be used for non-residential development;
- (26) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, duplex dwellings, apartment dwellings and special care dwelling units;
- (27) "Municipality" means The Corporation of the City of Belleville;
- (28) "Non-residential use" means a building or structure used for other than a residential use;
- (29) "Official Plan" means the Official Plan of the City of Belleville and any amendments thereto.
- (30) "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- (31) "Place of worship" means that part of a building or structure that is exempt from

taxation as a place of worship under the Assessment Act, R. S.O. 1990, Chap. A.31, as amended, or any successor thereof.

- (32) “Planning Act” means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended.
- (33) “Regulation” means any regulation made pursuant to the Act.
- (34) “Residential use” means lands, buildings or structures or portions thereof used, or designed or intended to be used as a home or residence of one or more individuals who reside or dwell there permanently or for a considerable period of time, and includes a single detached dwelling, a semi-detached dwelling, a multiple dwelling, a duplex dwelling, an apartment dwelling, special care dwelling units, and the residential portion of a mixed-use building or structure, but does not include a place of worship, student residence, military barracks, hotel, motel, or bed and breakfast where individuals typically stay for less than one week;
- (35) “Semi-detached dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (36) “Services” means services set out in Schedule “A” to this By-law;
- (37) “Single detached dwelling” means a completely detached building containing only one dwelling unit;
- (38) “Special Care Dwelling Unit” means a unit within a building containing more than six dwelling units or dwelling rooms that are designed to accommodate individuals with specific support needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, housekeeping, nursing, respite care and attendant services are provided at various levels, and:
- (a) the units have a common entrance from street level;
 - (b) the occupants have the right to use common halls, stairs, yards, rooms, and accessory buildings; and
 - (c) the units or rooms may or may not have exclusive sanitary or culinary facilities or both.

- (39) "Urban Service Area" means that area within the Municipality shown as urban area on Schedule "C" of this by-law.

CALCULATION OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this By-law, development charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the services set out in Schedule "A".
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) in the case of residential development or redevelopment, or the residential portion of a mixed-use development or redevelopment, the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "B";
 - (b) notwithstanding subsection (a), the development charge for residential development located within the boundary of the CBD as set out in Schedule "D" will be equal to 50% of the of the total amount otherwise calculated in subsection (a);
 - (c) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed-use development or redevelopment, the product of the gross floor area of such development multiplied by the corresponding total amount for such gross floor area, as set out in Schedule "B".
- (3) The development charges for water and wastewater services are applicable only within the Urban Service Area designated in Schedule "C" to this by-law.
- (4) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A".

PHASE-IN OF DEVELOPMENT CHARGES

3. The development charges imposed pursuant to this by-law are not being phased-in and are payable in full, subject to the exemptions herein, from the effective date of this by-law.

APPLICABLE LANDS

4. (1) Subject to subsection (2) and Sections 5 and 6, charges payable under Schedule “B” of this by-law apply to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.-31.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
- (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) private schools as defined in the *Education Act*;
 - (d) a place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
 - (e) hospitals under the *Public Hospitals Act*;
 - (f) a non-residential farm building;
 - (g) non-residential (other than industrial) land uses located within the BDIA as defined in Schedule “E”;
 - (h) development creating or adding an accessory use or structure not exceeding ten square metres of non-residential floor area.
- (3) The Municipality may exempt lands from this by-law where the lands are designated in the City of Belleville Official Plan as part of a Community Improvement Area and the Municipality implements a Community Improvement Plan which includes the said lands.

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

5. (1) Notwithstanding Section 4 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
- (a) the enlargement of an existing dwelling unit;

- (b) the creation of one or two additional dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
 - (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
- (2) Notwithstanding subsection 5(1)(b), development charges shall be calculated and collected in accordance with Schedule “B” where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
- (3) Notwithstanding subsection 5(1)(c), development charges shall be calculated and collected in accordance with Schedule “B” where the additional dwelling unit has a residential gross floor area greater than,
- (a) in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

RULES WITH RESPECT TO AN “INDUSTRIAL” EXPANSION EXEMPTION

6. (1) Notwithstanding Section 4, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable is the following:
- (a) if the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero; or
 - (b) if the gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

- (2) For the purpose of this section, the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
- (3) In this section, for greater certainty in applying the exemption herein:
 - (a) the gross floor area of an existing industrial building is enlarged where there is a bona fide physical and functional increase in the size of the existing industrial building.

DEVELOPMENT CHARGES IMPOSED

- 7. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (e) a consent under Section 53 of the *Planning Act*;
 - (f) the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1990, c.C.-26; or
 - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

- (2) Subsection (1) shall not apply in respect to:
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.

LOCAL SERVICE INSTALLATION

8. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

9. (1) Where two or more of the actions described in subsection 7(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 7(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units and non-residential gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

10. (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole

expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.

- (2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

RULES WITH RESPECT TO REDEVELOPMENT

11. Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (1) In the case of a residential building or structure, or in the case of a mixed use building or structure, the residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charge as set out in Schedule "B" by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (2) In the case of a non-residential building or structure or, in the case of mixed use building or structure, the nonresidential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charges as set out in Schedule "B", by the gross floor area that has been or will be demolished or converted to another principal use.
- (3) Notwithstanding (2) above, for an industrial use the reduction shall be calculated

by multiplying the “Other than Industrial” development charges as set out in Schedule “B”, by the gross floor area that has been or will be demolished or converted to another principal use.

12. A credit shall not exceed the amount of the development charge that would otherwise be payable, and no existing land use that is exempt under this By-law shall be eligible for a credit within 5 years of the date that an Occupancy Permit was issued for the gross floor area that has been or will be demolished or converted to another principal use.

TIMING OF CALCULATION AND PAYMENT

13. (1) Development charges shall be calculated, payable and collected in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) If development charges are paid and the applicable building permit is cancelled or revoked before construction begins, the development charges will be refunded to the registered owner of the land.
- (4) 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.

RESERVE FUNDS

14. (1) Monies received from payment of development charges under this by-law shall be maintained in four separate reserve funds as follows: roads and related and protection; water; wastewater and parks and recreation, libraries and administration.

- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the Municipal Treasurer to divide the reserve funds created hereunder into separate subaccounts in accordance with the service sub-categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year commencing in 2017 for the 2016 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

15. (1) Where this by-law or any development charge prescribed there under is amended or repealed by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - (a) interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
 - (b) the refund shall include the interest owed under this section;

- (c) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

BY-LAW INDEXING

16. The development charges set out in Schedule “B” to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (CANSIM Table 327-0043).

SEVERABILITY

17. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

18. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction of or interpretation of this by-law.

BY-LAW REGISTRATION

19. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

BY-LAW ADMINISTRATION

20. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

21. The following Schedules to this by-law form an integral part of this by-law:
Schedule “A” - Designated Municipal Services

- Schedule "B" - Schedule of City-Wide Development Charges
- Schedule "C" - Schedule Designating the Urban Service Area and the Thurlow Rural Service Area
- Schedule "D" - Schedule Designating the Central Business District (CBD)
- Schedule "E" - Schedule Designating the Belleville Downtown Improvement Area (BDIA)

DATE BY-LAW EFFECTIVE

22. This By-law shall come into force and effect at 12:01 AM on January 1, 2016.

DATE BY-LAW EXPIRES

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

EXISTING BY-LAW REPEALED

24. By-law No. 2014-140, as amended, and By-law No. 2011-196 are hereby repealed as of the date and time of this By-law coming into effect.

SHORT TITLE

25. This by-law may be cited as the "City of Belleville Development Charge By-law, 2015."

Read a first time this ___th day of December, 2015.
 Read a second time this ___th day of December, 2015.
 Read a third time and finally passed this ___th day of December, 2015.

MAYOR

CITY CLERK

SCHEDULE "A"
TO BY-LAW NO. 2015-_____

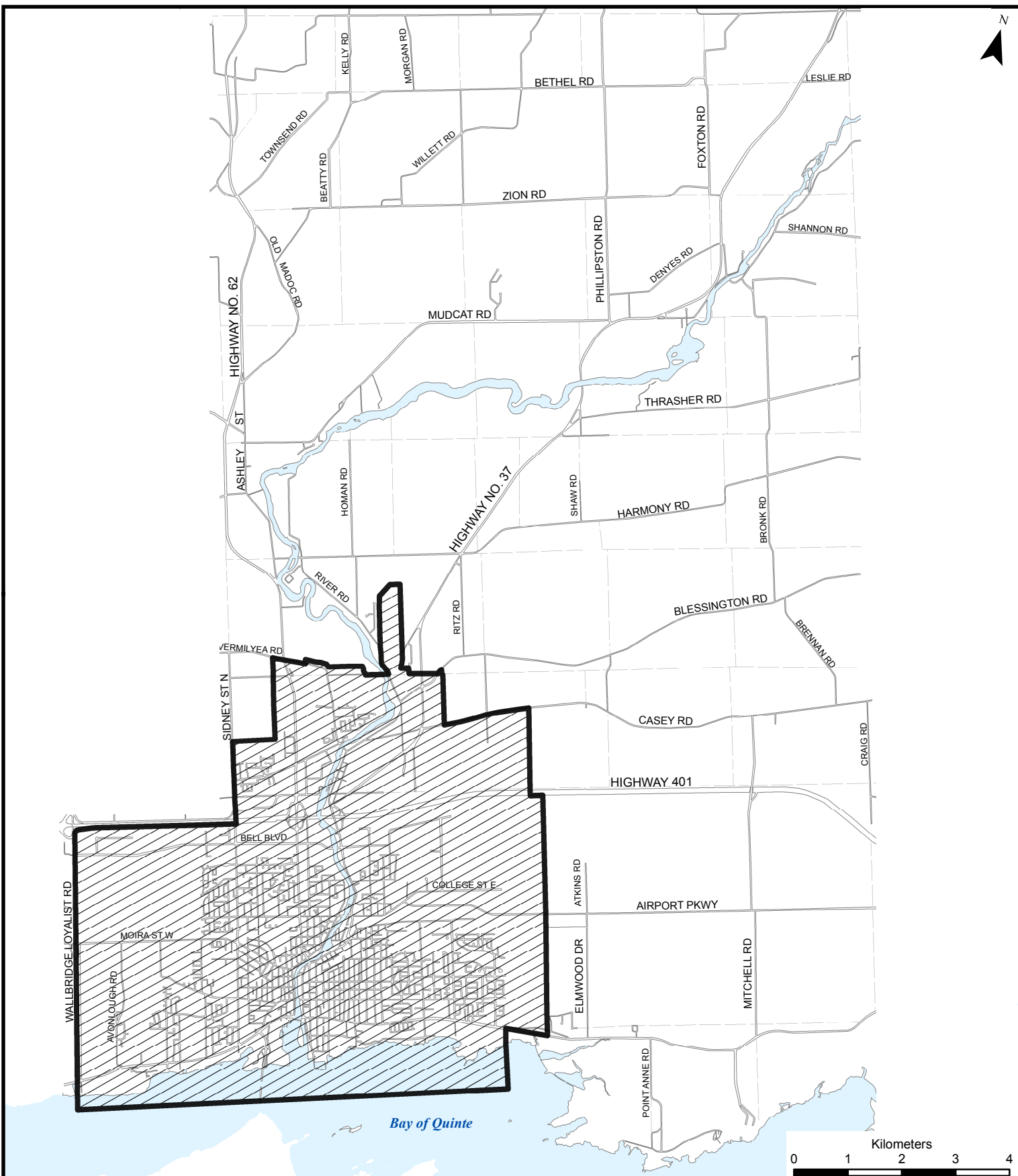
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Roads and Related Service
2. Parks and Recreation Service
3. Library Service
4. Administration Service
5. Protection Service
6. Water Service
7. Wastewater Service

SCHEDULE "B"
TO BY-LAW NO. 2015-_____

SCHEDULE OF CITY-WIDE DEVELOPMENT CHARGES

Service	RESIDENTIAL (per dwelling unit)				NON-RESIDENTIAL (per ft ² of Gross Floor Area)	
	Single & Semi Detached	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	Multiples	Other than Industrial	Industrial
City-Wide Services:						
Roads and Related	\$ 3,916	\$ 2,743	\$ 1,513	\$ 2,997	\$ 2.32	\$ -
Protection Services	\$ 745	\$ 522	\$ 288	\$ 570	\$ 0.43	\$ -
Parks and Recreation	\$ 3,130	\$ 2,192	\$ 1,209	\$ 2,396	\$ 0.14	\$ -
Library Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administration - Studies	\$ 119	\$ 83	\$ 46	\$ 91	\$ 0.07	\$ -
Total City-Wide Services	\$ 7,910	\$ 5,540	\$ 3,056	\$ 6,054	\$ 2.96	\$ -
Urban Services						
Wastewater	\$ 1,383	\$ 969	\$ 534	\$ 1,058	\$ 0.63	\$ -
Water	\$ 2,083	\$ 1,459	\$ 805	\$ 1,594	\$ 0.94	\$ -
Total Urban Services	\$ 3,466	\$ 2,428	\$ 1,339	\$ 2,652	\$ 1.57	\$ -
GRAND TOTAL RURAL AREA	\$ 7,910	\$ 5,540	\$ 3,056	\$ 6,054	\$ 2.96	\$ -
GRAND TOTAL URBAN AREA	\$ 11,376	\$ 7,968	\$ 4,395	\$ 8,706	\$ 4.53	\$ -



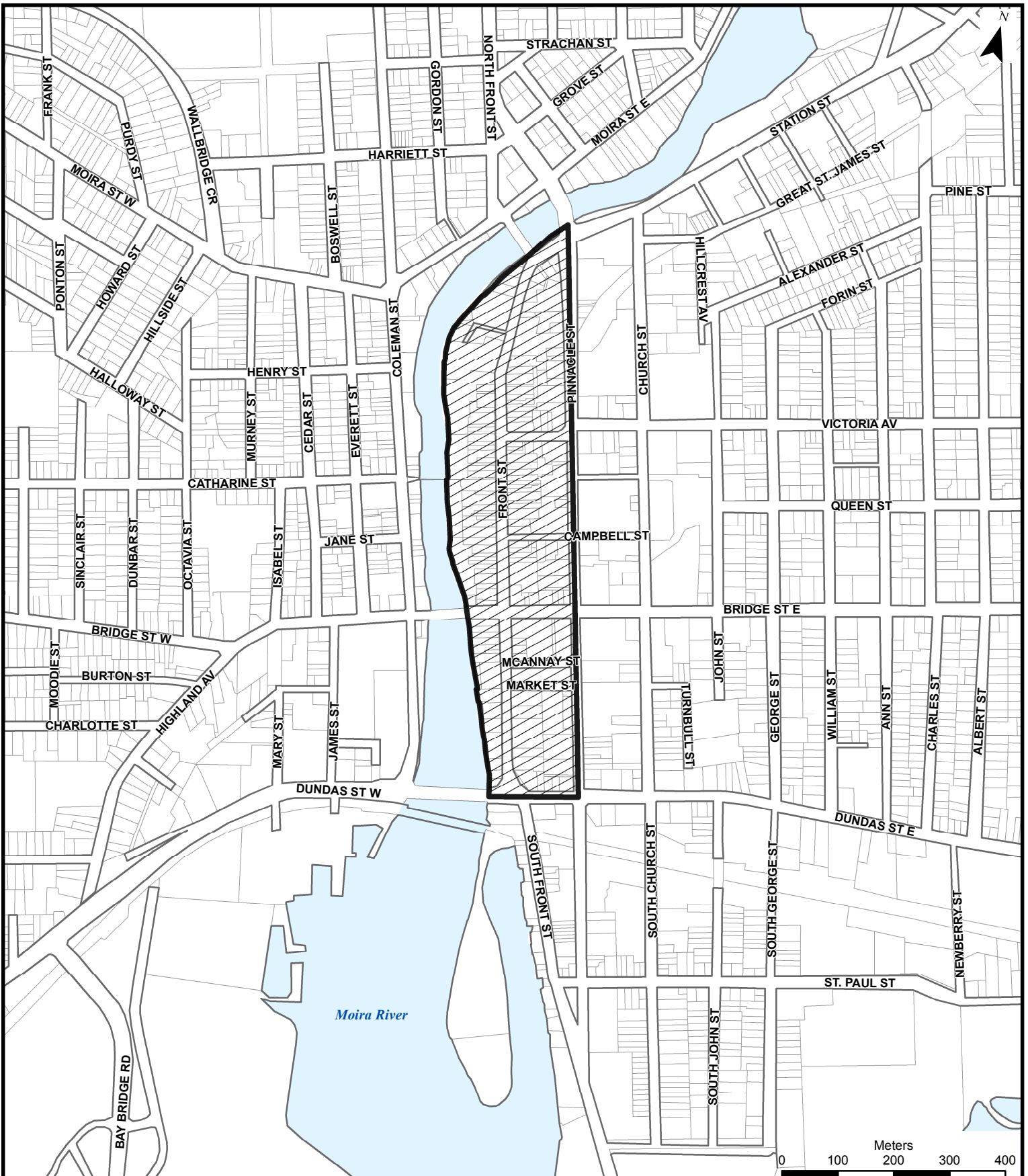
SCHEDULE "C"
TO BY-LAW NO.
DESIGNATION OF THE URBAN SERVICE
AREA AND THE RURAL SERVICE AREA

 **URBAN SERVICE AREA**



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT



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

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



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT