

D R A F T

Development Charges Calculation Report
for the
County of Peterborough

Prepared for: County of Peterborough
October 2011

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CCS Project No. 1415

1 INTRODUCTION

Clark Consulting Services was retained by the County of Peterborough to prepare a report and draft By-law to review Development Charges for the County. In the process, CCS completed a background study and calculations based upon information provided. The following is a report on the recommendations prepared for this assignment.

The County of Peterborough passed its first Development Charges By-law in 2007. By-law 2007-38 was adopted on May 27, 2007, but came into effect on September 1, 2007. The By-law sets up a series of residential and non-residential charges which increase annually to a predetermined charge each January 1st. The last charge expires on December 31, 2011.

This report reviews the provisions of the Development Charges Act in order to provide the basis for the new By-law. The existing Development Charges By-law is reviewed with comments received about the By-law and its implementation. The report reviews the policy basis for growth in the County and the use of Development Charges to pay for capital costs directly attributable to growth. A projection of growth has been prepared based upon available background and projections, including the Greater Golden Horseshoe Growth Plan and the detailed projections prepared for the County by Lapointe Consulting Inc. The capital costs attributed to growth have been calculated in accordance with provisions of the Development Charges Act, 1997, s.o. 1997, c. 27. This calculation is presented in two detailed tables reflecting the existing excess capacity and the future expenditures attributable to growth. The report includes a review of the recommended By-law and the specific positions applicable to its implementation.

It is our recommendation that Council adopt a new By-law based upon a schedule of Development Charges to include a County wide charge for both residential and non-residential uses. This report provides the basis for this new By-law.

The *Development Charges Act* allows Municipalities to pass a By-law to raise revenues from new development to offset the costs incurred by the Municipality as a result of growth.

The *Development Charges Act, 1997* states:

“Unless it expires or is repealed earlier, a Development Charges By-law expires five years after the day it comes into force. (Section 9(1)).”

The *Development Charges Act, 1997* sets out the process for the passing of a By-law. The *Act* requires the same process for an amendment to the By-law. This process is reviewed in Section 2.3 of this report.

The basic principles of Development Charges according to the *Development Charges Act*, are:

- a) growth must pay its fair share, and
- b) the costs of services should be fairly distributed between new and long-term residents.

Specifically, the legislation reduces the scope of services eligible for funding by Development Charges, “discounts” some services and addresses technical and administrative matters and reporting requirements. This report has been prepared to provide the basis for the adoption of a new By-law.

The *Act* puts the onus on the Municipality to pass a By-law which is structured and accountable. As such, careful consideration and detailed accounts of how the Development Charge is calculated must be maintained in order to be defensible if appealed to the Ontario Municipal Board (OMB).

This report addresses the mandatory provisions of the *Development Charges Act*, and as such, can be used as the basis and justification for the Development Charges By-law for the County of Peterborough.

2 DEVELOPMENT CHARGES- PRINCIPLES AND PRACTICE

2.1 Legislative Basis

Section 2, subsection (1) of the *Development Charges Act* states:

“The Council of a municipality may, by By-law, impose Development Charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area.”

Subsection (2) states:

“Development Charges may be imposed only for development that requires:

- a) *the passing of a Zoning By-law or for 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; or*
 - g) *the approval of a permit under the Building Code Act 1992 in relation to a building or structure”.*

Section 2, subsection (3) of the Act outlines the instances in which a Development Charge may not be applied. An action mentioned in clauses (2) (a) to (g) does not satisfy the requirements of subsection (2) if the only effect of the action is to:

- a) permit the enlargement of an existing dwelling unit; or
- b) permit the creation of up to two additional dwelling units as prescribed, subject to the prescribed restrictions in prescribed classes of existing residential buildings.

The *Development Charges Act* sets out the following ineligible services:

- a) cultural or entertainment facilities, including museums, theatres and art galleries but not including public libraries;
- b) tourism facilities including convention centres;
- c) land for parks;
- d) hospitals;
- e) waste management services;
- f) headquarters for the general administration of municipalities and local boards; and
- g) other services prescribed in regulation. Regulation 82/98 indicates no further ineligible services (Section 2 (4)).

Local services to be provided in a plan of subdivision are not eligible for inclusion in a Development Charge (Section 2 (5)).

The *Development Charges Act, 1997* clarifies that a By-law may impose Development Charges for services provided outside the municipality (Section 2 (6)) and a Development Charge may apply to the entire Municipality or only part of it. (Section 2 (7)) More than one Development Charge may apply to the same area. (Section 2 (8)).

The Act provides the following exceptions:

- a) lands owned and used by the Municipality;
- b) lands owned and used by a Board of Education;
- c) enlargements of existing industrial buildings by up to 50% of original building; and

- d) second residential units (subject to some limitations).

2.2 Procedure for Calculation

Section 5 of the *Development Charges Act* sets out an explicit method to be used for the calculation of a Development Charge. The method is outlined as follows:

1. Estimate the amount, type and location of development;
2. Estimate the increase in the need for service attributable to the anticipated development;
3. Council indication that increase in need will be met;
4. Limit on level of service to the average level of service over the preceding 10 year period;
5. Determine the extent to which new development will pay for existing excess capacity;
6. Determine the extent to which existing development will benefit from an increase in service;
7. Estimate of capital cost to provide the increased service reduced by capital grants, subsidies and other contributions. Capital costs to include:
 - a) cost to acquire land;
 - b) cost to improve land;
 - c) cost to acquire, lease, construct or improve facilities including:
 - rolling stock with an estimated useful life of seven years or more;
 - furniture or equipment, other than computer equipment;
 - materials acquired for circulation, reference or information purposes by a library board.
 - d) costs to undertake studies;
 - e) services related to a highway;
 - f) costs of the Development Charges Background Study;
 - g) interest on money borrowed to pay for costs of land, buildings, structures or facilities above.
8. Reduction by 10% of capital cost except for the following services:
 - a) water supply services including distribution and treatment;
 - b) waste water services including services and treatment;
 - c) stormwater drainage and control services;
 - d) services related to highway;
 - e) services related to electrical power services;

- f) Police Services;
 - g) Fire Protection Services.
9. Rules to determine if a Development Charge is payable;
10. Rules to provide for full or partial exemptions, planning and indexing.

The services to be included in the calculation of Development Charges for the County of Peterborough are:

- a) Planning Services; including Planning Document updates and Growth Management Studies
- b) Long Term Care
- c) County City Health Unit
- d) Emergency Preparedness
- e) Emergency Medical Services
- f) General Government - specifically the cost of the preparation and administration of the Development Charges By-law
- g) Public Works, Roads, Bridges, Equipment and Facilities.

An analysis was conducted to determine the level of capital spending on each of the services over the last 5 years. A review was then conducted of grants and other sources of income which would be available to the County to apply toward the various capital costs. These costs were accounted for and the capital costs were subsequently adjusted in order to reflect net capital costs. The net capital costs are the figures used to calculate Development Charges and are based on estimates. The actual costs may vary. If the net capital costs are greater or lesser than actual costs, the By-law should be amended.

Adjustments to the Development Charges and subsequent amendments to the By-law are important to the County since the *Development Charges Act* contains provisions which allow for the refund of Development Charges, with interest, to various owners if the Development Charge is too great or based on incorrect information. This may be done through complaint as outlined in Section 20 of the *Development Charges Act* or by appeal to the passing of the By-law as outlined under Sections 13 and 19 of the Act. However, if the Development Charge is less than the actual costs, the County cannot recover the additional costs (Section 18).

Calculations for the County of Peterborough are presented in the attached Tables and reviewed in Section 5 of this report.

2.3 Approval of By-law

Sections 10-19 of the *Development Charges Act* contain regulations which require a Public Meeting in which any person who attends the meeting may make representation with respect to the Development Charges. A Draft Notice of Public Meeting will be attached as *Appendix B-1*. After the

passing of the By-law, public notice of passing must be given and any person or organization may appeal the By-law to the Ontario Municipal Board (OMB) in accordance with the procedures of the Act. A draft notice will be attached as *Appendix B-2*.

The Ontario Municipal Board may hold a hearing or give an early dismissal of the appeal. As a result of the hearing, the Ontario Municipal Board may:

- a) dismiss the appeal;
- b) order the Council of the Municipality to repeal the By-law in whole or in part, or to amend the By-law in accordance with Board's order; or
- c) repeal the By-law in whole or in part, or amend the By-law in such manner as the Board may determine (Subsection 16 (3)).

However, the Ontario Municipal Board may not amend or order the amendment of a By-law so as to increase a Development Charge imposed by the County or alter the terms of the By-law to remove or reduce the scope of an exemption, change the phasing to require payment earlier or change the date the By-law will expire.

In addition to the standard appeal process (20 days after written notice under Subsection 3 is given) there is also the opportunity for a land owner to appeal the Development Charges if it applies to a property via Complaint (Section 20 of the Act). This section states that an owner may complain in writing to the Council of the Municipality with respect to the Development Charge imposed by the Municipality, that:

- a) the amount of the Development Charge imposed was incorrectly determined;
- b) the amount credited to the owner is incorrect;
- c) there was an error in the application of the *Development Charges By-law*.

The owner may submit a complaint under Subsection 20 (2) up to 90 days after the Development Charge or any part of the Development Charge is payable.

Council shall give the complainant the opportunity to make representation and the Notice of Hearing shall be mailed to the complainant not less than 14 days before the complaint is to be considered.

After hearing the evidence and submissions of the complainant, the Council may either confirm the Development Charge or amend the charge to the extent that Council believes is justified.

The Clerk of the County shall, no later than 20 days after the date of Council's decision, give written notice by mail to the complainant. The notice shall specify the last day for filing an appeal. That date shall not be sooner than 40 days after the decision is made. The complainant may appeal Council's decision or may appeal Council's inaction if Council has not dealt with the complaint within 60 days after the complaint has been filed with the Clerk. An Ontario Municipal Board (OMB)

hearing will be convened to hear the outstanding matters and the Board will make a ruling based on the evidence received.

2.4 Annual Review/Five Year Duration of By-law

Regulation O.Reg. 82/98 passed under the *Development Charges Act, 1997* allows Municipalities to adjust their Development Charges By-law in accordance with Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007.

A regular adjustment will allow the County to factor in the costs associated with inflation so that the Development Charges By-law accurately reflects the costs associated with growth. We recommend that the By-law be adjusted annually on January 1st. An annual adjustment form is attached to the draft By-law in *Appendix B*.

Section 9 (l) of the *Development Charges Act* states that a Development Charges By-law expires five years after the date it comes into force. Section 19 (l) of the Act permits the Council of the Municipality that has passed the Development Charges By-law to amend it, although the amendment does not affect the term of the By-law. The By-law may be reviewed in order to determine the accuracy of the charges with regard to the net capital costs, thus avoiding any refunds or shortfalls at a later date.

Although the Development Charges By-law is valid for five years, the County may provide in the By-law for a term of less than five years, or repeal the By-law. Should the County repeal the By-law, a new Development Charges By-law must be passed. The passing of a new By-law would require a Council review of the Development Charges Policies of the County including a Public Meeting.

Prior to the end of the five year life of the By-law, the County should conduct a review of the Development Charge Policies so that a new Development Charge By-law can be prepared and ready for implementation when the existing By-law expires. If Council agrees to pass a new By-law, the next review of this By-law should take place in 2016 to meet the five year requirement.

2.5 Development Charges Pamphlet

Regulation O.Reg. 82/98, S.14 passed under the *Development Charges Act, 1997*, requires a Municipality that has a Development Charges By-law to prepare a pamphlet setting out:

- a) a description of the general purpose for which the Development Charge is being imposed;
- b) the rules for determining if a Development Charge is payable in a particular case and for determining the amount of the charge;
- c) a list of the services to which the Development Charges relate;
- d) a description of the general statement of the treasurer of the Municipality and the place where it may be reviewed by the public.

This regulation also requires that a revised pamphlet be prepared if the Development Charges By-law is amended or a new By-law comes into force. The Clerk of a Municipality with a Development Charges By-law in force must provide one copy of the pamphlet to any person, upon request, without charge. A draft copy of a pamphlet is attached as *Appendix E*.

2.6 Reserve Funds

Funds collected under the Development Charges By-law must be accounted for in separate reserve funds. County Staff advise that there is a reserve fund remaining from funds collected under the previous Development Charges By-law. These funds are reported in accounts as Long Term Care, County City Health Unity, Emergency Medical Services, General Government, Roads and Related Works. The amounts of these funds are included in *Table 4A & 4B*.

An annual account of funds collected and expended is required. This report is usually completed as part of the Auditor's Report.

3 PETERBOROUGH COUNTY DEVELOPMENT CHARGES BY-LAW

The existing Peterborough County Development Charges By-law allows for the collection of funds which are required to pay for the increased capital costs related to the increased need for County services arising from development. These charges are collected by the Township on behalf of the County and passed on to the County.

The Peterborough County Development Charges By-law pamphlet will be prepared as part of the Public Consultation process. Upon approval, the pamphlet can be circulated to the Municipalities responsible for collecting the Charge and can be made available on-line at the County Website.

Clark Consulting Services proposes to prepare the Development Charges By-law for the County of Peterborough in such a way that the wording of the County and Township By-laws complement each other in order to assist in the interpretation of the By-laws.

4 OFFICIAL PLAN POLICIES

Land use and infrastructure planning is governed by a County Official Plan and in some municipalities a local Official Plan. The County Official Plan was amended in January 2010 to comply with the Greater Golden Horseshoe Growth Plan, 2006. The Growth Plan establishes forecasts of growth for the County. The County Official Plan contains policies directing growth in accordance with the Provincial Growth Plan to service urban areas. Using present trends and future growth factors, growth for the County was allocated between the 8 Member Municipalities. A commitment was made to review this growth allocation both for the County and as distributed within the County every 5 years.

One of the main goals of the Growth Plan is to direct growth to fully serviced urban areas. The

County policy in Section 1.2.3 also directs that the significant non-permanent population is to be taken into account.

Section 2.5 of the Official Plan provides the Planning authority for the County and its Member Municipalities to adopt Development Charges By-laws. In this regard, Section 5.3 and 5.4 acknowledge that growth must be supported by infrastructure. These sections include policies to direct the provision of Transportation and Community Services in support of the land use planning objectives.

5 PROJECTED GROWTH

5.1 Projection

A projection of household growth and non-residential (commercial/industrial) floor area has been prepared. These projections have been developed from a combination of sources, including Statistics Canada data for 2001 and 2006, and Population Projections: The County of Peterborough, 2006-2036, prepared by Lapointe Consulting Inc. for permanent population. The number of households and their characterization as permanently or seasonally occupied is based upon Assessment Records and Statistics Canada data up to 2006. Non-residential (commercial/industrial) floor area has been developed on the basis of estimates of local employment and floor area.

5.2 Population Projection (Table 4A)

In order to prepare a forecast of households, the latest information on population and household trends were assembled and analyzed. Table 4A sets out the result of this analysis.

This analysis distinguished between permanently and seasonally occupied dwellings. We note that only the 2006 Census made this distinction. The Census provides an estimate of the total number of dwelling units and the permanent population. The assessment information has been used to compare the estimate of the number of dwelling units. The total number of dwelling units are comparable. This analysis uses the assessment information for the number of dwellings and the Census information for permanent population. The number of seasonally occupied dwellings decreased between 2001 and 2006 at an annual rate of 154 units. This represents 1.2% of the seasonally occupied dwellings in the County. This decrease is assumed to represent conversion of the seasonally occupied units to permanent occupancy.

The forecast predicts an increase of 2,413 residential units between 2011 and 2021. This compares favourably with building permit information for the past 5 years. An average occupancy of 2.57 people per permanent residential unit has been calculated for 2006. This occupancy has been reduced by 0.005 persons per unit per year between 2006 and 2021 to reflect declining occupancy. Applying these assumptions results in projected permanent population of 68,860 in 2021. This population agrees with the population projections prepared for the County of Peterborough by Lapointe Consulting Inc.

5.3 Employment Projection (Table 4B)

The employment forecast builds upon the permanent population forecast in Table 4A and is presented in Table 4B. Using 2006 Census information on Place of Work Status, it is estimated that 16,188 employees are working in the County. This represents 28.6% of the permanent population and includes those working at home, those reported to live and work in the County, or indicating no fixed workplace and an estimate of those living outside the County and working in the County. This ratio predicts local employment of 16,956 people in 2011 which would grow to 18,598 people in the year 2021 at an annual rate of 164 new employees per year.

This growth is converted to non-residential floor space on the basis of a ratio of 50 sq. m./employee. The growth in non-residential floor area is predicted to be 82,100 sq. m. (883,720 sq. ft.) between 2011 and 2021.

6 CAPITAL COST OF GROWTH

6.1 Estimate of Capital Cost

The following pages outline the detailed calculations and cost estimates illustrated on the tables attached to this report. In considering the range and type of facilities to be included, the following principles and assumptions were adopted:

- a) The costs are preliminary in nature and include design fees and County Overhead. They reflect 2011 estimated costs. Actual costs are used where projects are already designed or are sufficiently advanced to have preliminary estimates.
- b) All estimates include allowance for grants from senior levels of government. Should additional grants be received, these will be deducted from the estimated cost on which the Development Charge was based, thereby reducing the Development Charge. For the purposes of calculating capital expenditures in this report, the subsidy level has been estimated. Should this level change, the County may amend the Development Charges By-law.
- c) Costs associated with development will be assessed on the basis of the number of units in the case of residential development, and floor area in the case of non-residential development, in order to provide the following:
 - Emergency Measures
 - Health Services - Emergency Medical Services
 - Health Services - Long Term Care
 - Health Services - County City Health Unit
 - Public Works - Roads
 - Public Works - Bridges and Culverts

- Public Works - Buildings and Equipment
 - Transit
 - General Government - Growth Related studies
 - General Government - Development Charges Administration.
- d) The calculation provides for two Development Charges, one for Residential Development and another for Non-residential (Commercial/ Industrial/Institutional) Development.
- e) The cost estimates are based on past experience with road and bridge construction, and other services, and have been based on preliminary assessments of work to be included.
- f) The engineering services included in the Development Charges calculation do not include the installation of services within the development/ subdivision. The Development Charge costs are related to major external improvements required for the development to proceed and other services. These services include the cost of facilities required to extend the services or growth which would result in a reduced life for existing equipment.
- g) The ultimate service population for the County of Peterborough is expected to grow by approximately 2,413 households by the year 2021. The number of households is based on the projections discussed in Section 4 of this report and illustrated in *Table 4A*.
- h) The growth in local employment between 2011 and 2021 is estimated at 1,642 employees. At a ratio of 50 square metres per employee, it is calculated that some 82,100 square metres of non-residential (Commercial/Industrial/Institutional) floor space would be constructed/ converted.
- i) The most equitable approach to sharing the cost of these services is on an area-wide basis with preliminary costs updated when more accurate costs for these services are determined.

Should “front-end” monies be required in excess of Development Charge funds, the initial shortfall of funds may be provided by a front-end agreement whereby the developer would pay higher initial charges and receive a credit against Development Charges to be collected at a later time from others using the facilities.

Part III of the *Development Charges Act* details the regulations regarding front-ending agreements. It allows the Municipality to enter into a front-ending agreement or agreements with any or all owners within a benefitting area providing for the payment by those owners of a front-end payment or for the installation of services by the owners, or any combination thereof (Section 45).

The contents of a “front-ending” agreement are stated in Section 45 (1). It should also be noted that a “front-ending” agreement may include reasonable costs to the Municipality of administering the agreement, including the cost of consultants and studies required in preparation of the agreement.

The procedure for entering into a front-end agreement including giving notice are further detailed in Sections 51 to 57. Section 56 allows the agreement to be registered against the land in the benefitting area.

6.2 Method of Calculation

For purposes of this Development Charges Study, we have used the existing inventory of all of the County facilities within the service areas provided to us, as illustrated on *Table 1A*.

This inventory includes a description of the size, where applicable, the replacement cost as determined by discussions with County Staff and Staff of the services included, calculation of a cost per unit developed from the replacement cost, and the number of units and service standard which reflects a discussion with Staff as to whether or not these units are at capacity or have excess capacity. For those facilities which are at or near capacity we have used the total household figure in 2011 of 35,204 households.

If the facility will reach capacity or be replaced within the 10 year period, the 5 year household projection is used as the service standard. If the facility will remain or be upgraded for the entire 10 year period, the 10 year household projection is used as the service standard.

The excess capacity is then estimated based on the service standard and the eligible Development Charges calculated as a proportion of the replacement cost multiplied by the excess capacity. For those facilities having excess capacity beyond the 10 year limit growth, a cap of the 10 year growth was established.

The eligible Development Charge is distributed between Residential and Non-residential (Commercial/Industrial/ Institutional) on the basis of the proportion of assessment for each. As of 2011, 95.9% of the assessment was Residential and Farm and the remaining 4.1% was Commercial/Industrial/ Institutional. We note that the previous Development Charge calculation was based upon an 80/20 distribution between Residential and Non-residential (Commercial/Industrial/Institutional).

Future County expenditures have been estimated on the basis of a review of the past five years’ capital expenditures and a discussion with County Staff and Staff of the service providers. The estimates include a prediction of the year in which the expenditure will be made and both a gross and a net cost of expenditure attributable to the County. The net cost of expenditure accounts for any grants or other funds which are received in support of this project. An estimate is then made of the percentage of cost which is due to growth.

Based on this percentage, an estimate of the eligible Development Charge is made based on the net cost and percentage of cost due to growth. The net future costs for the charge are allocated between Residential and Non-residential land uses on the basis of the assessment ratio.

6.3 Existing Facilities

The inventory of existing facilities was taken from a discussion with Staff and information they provided. It includes the following:

a) Emergency Measures

The inventory of capital equipment includes an Emergency Measures Trailer with a life expectancy of 14 years. This service area was not included in the original Development Charges Study or By-law. Emergency Measures is a capital cost which can be included according to the *Development Charges Act*. We have provided this service in the inventory of existing services as shown on Table 1A with a Service Standard of \$1.43/ household. The life expectancy of 14 years is in excess of the 10 year horizon for Development Charges calculations. For this calculation we have used an excess capacity of 2,413 households to generate an eligible Development Charge of \$3,429.18. This eligible Development Charge is distributed between Residential and Non-residential on the basis of the assessment ratio in Table 1B.

b) Health Services - Emergency Medical Services

The County of Peterborough took over the responsibility for Emergency Medical Services (EMS) from the Province in 2001. Table 1A provides the inventory of existing capital facilities and equipment. This consists of the Apsley EMS base, the Norwood EMS equipment as the facility is not owned by the County and the recently constructed Peterborough EMS base and equipment. The life expectancy of the ambulances is less than the minimum 7 year requirement and thus are not eligible for inclusion in the Development Charges calculation. Using the replacement cost provided, a service standard of \$140.35 per household has been calculated. This results in an eligible Development Charge of \$335,761.55 when the life expectancy of each item is considered.

c) Health Services - Long Term Care

The County and City of Peterborough jointly own a long term care facility known as Fairhaven, located in the City and having a capacity of 256 beds. This facility serves adults whose needs can no longer be met within the community and whose medical conditions are relatively stable and do not require intense medical care. The County owns 1/3 of the capital facilities. These facilities were redeveloped for occupancy in January, 2003. Improved standards of care and an increasing demand for services due to the aging population have resulted in increased capital needs to support upgrading to meet improved

standards and a waiting list of existing beds. A service standard of \$355.07 results in an eligible Development Charge of \$856,780.42.

d) Health Services - County City Health Unit

The Peterborough County City Health Unit offers programs and services for the prevention of disease, health promotion, and health prevention. The unit is operated by a Board of Health comprising representatives of the City, County and province and funded through a complex funding arrangement by all three levels of government, the Curve Lake First Nation, as well as user fees.

The Health Unit currently leases most of its office space. The main building is owned by the Board and is located in the City of Peterborough. This building and the equipment is valued at a total replacement cost of \$5.87 million. A service level of \$55.58 per household and using a life expectancy of 5 years due to the proposed replacement of the facility results in an eligible Development Charge of \$67,058.24.

e) Public Works - Roads

The Public Works Department oversees the design, development and construction of all County Roads and related infrastructure in the County of Peterborough. The detailed inventory provided in Table 1A divided the inventory into roads based on lane length, bridges and culverts and equipment and facilities.

The County maintains 1,460 km of road lanes. The replacement cost is estimated at \$72,501.07 per lane km. This provides a service standard of \$3,006.80 per household. The roads have an average excess capacity greater than 10 years, and thus only the ten year growth component is included. This results in an eligible Development Charge of \$7,255,420.

f) Public Works - Bridges and Culverts

The County maintains some 87 bridges and culverts with an estimated replacement cost of \$11,722,044.33. This results in a service standard of \$332.97 per household. The Eligible Development Charge is calculated based on the life expectancy of each structure with those structures having a life expectancy in excess of 10 years being capped at the ten year growth forecast. This results in an eligible Development Charge of \$742,912.58.

g) Public Works - Buildings and Equipment

In order to maintain the roads, bridges, and road related facilities, the County maintains facilities and equipment. The inventory is provided in Table 1A. The replacement value of this equipment is estimated as \$6,747,264.50. This results in a service standard of \$191.66

per household. Using the life expectancy of each piece of equipment, an eligible Development Charge of \$242,534.58 is calculated.

h) Transit

The County operates a limited transit system consisting of one bus owned by the County. The information on this bus is included in Table 1 and results in an eligible Development Charge of \$835.35.

6.4 Allocation Between Land Uses

In order to calculate a Residential and Non-residential (Commercial/Industrial/ Institutional) Development Charge, the assessment ratio of Residential, Farm and Commercial/Industrial was used to distribute the eligible Development Charge.

6.5 Future Municipal Expenditure/Capital Forecast

It is necessary when calculating a Development Charge to look at the capital expenditures the County anticipates over the next 10 years. The level of detail varies by service. *Table 2A* provides a capital forecast of all expenditures anticipated together with their anticipated expenditure year, the gross cost and the net cost and an estimate of the percentage due to growth. When combining the net cost with the percentage due to growth, it is possible to calculate an eligible Development Charge for each expenditure. *Table 2B* allocates the eligible Development Charge between Residential and Non-residential (Commercial/Industrial/ Institutional).

a) Capital Expenditures by Year

Table 3A provides a scheduling of the expenditures identified in *Table 2B*. This schedule, by year, indicates how the net expenditures are allocated. The eligible Development Charges identified for existing facilities have been included in 2011 figures.

A net present value has been calculated which indicates the amount of monies required today to fund the expenditures indicated over the next 10 years. An interest rate of 3% has been used to make this calculation.

A net present value of \$32,321,360 has been calculated. This has been allocated for the distributed Development Charge calculation as \$30,996,210 for the Residential portion of the Development Charge and \$1,325,150 for the Non-residential (Commercial/Industrial/ Institutional) portion. The ratio of the fund requirements for each budget area has been calculated for the basic charge.

These ratios are used to allocate the funds received to the various budget areas. The ratios are as follows:

Budget Area	Residential %	Non-Residential %
Emergency Measures	0.16%	0.21%
Long Term Care	4.47%	4.11%
Emergency Medical Services	4.27%	5.07%
County City Health Unit	1.57%	1.79%
General Government	0.53%	0.56%
Roads and Related Works	88.95%	88.20%
Transit	0.05%	0.06%
Total:	100.00%	100.00%

b) Reserve funds

In accordance with the *Development Charges Act*, the current Reserve Funds accumulated from collection of Development Charges under the current By-law have been reviewed. The reserve funds have been allocated between the Residential and Non-residential (Commercial/Industrial/Institutional) calculation on the basis of the 80/20 ratio used in the original calculation and will be deducted from the eligible Development Charge amount prior to calculating the Development Charge for each type of development.

c) Development Charge Calculation -Residential

Table 4A provides the calculation for Development Charges for Residential purposes. The population forecast discussed in *Section 4* is included in this table and the growth rates per year have been calculated. A total growth of 7,973 people is forecast between the year 2011 and 2021. This results in a household growth forecast of 2,413. This compares favourably with the recent experience for issuance of Building Permits for Residential purposes.

Using the eligible Development Charge, a Development Charge of \$12,335.88 per household was calculated.

Development Charge for a Single Family Dwelling

Service Area	Justified Charge	Existing Charge
Emergency Measures	\$ 20.22	-----
Long Term Care	\$ 551.93	\$ 258.00
County City Health Unit	\$ 193.54	\$ 28.00
Emergency Medical Services	\$ 526.39	\$ 42.00
General Government	\$ 65.51	\$ 16.00
Roads and Related Works	\$ 10,972.60	\$ 3,906.00
Transit	\$ 5.68	-----
Total:	\$ 12,335.88	\$ 4,250.00

d) Development Charge Calculation - Commercial/Industrial

Local employment has been estimated on the basis of the population forecast. On the ratio of 50 square metres of floor space per employee, a total of 82,100 square metres is projected over the next ten years, with a net capital cost attributable to development of \$1,325,180. There are no tax credits but the existing reserve funds have been deducted to result in a recommended Development Charge per square metre of Non-residential per unit cost of \$12.39/sq.m (\$1.15/ sq.ft.).

Development Charge for a Non-Residential (Commercial/Industrial/Institutional)

Service Area	Justified Charge \$/sq.m.	Existing Charge \$/sq.m.
Emergency Measures	\$ 0.03	-----
Long Term Care	\$ 0.51	\$ 0.00
County City Health Unit	\$ 0.22	\$ 0.17
Emergency Medical Services	\$ 0.63	\$ 0.26
General Government	\$ 0.07	\$ 0.09
Roads and Related Works	\$10.93	\$23.05
Transit	\$ 0.01	-----
Total:	\$ 12.39	\$23.57

For comparative purposes, Development Charges for adjacent Municipalities are provided on the Attached Table A.

The combined charge for Municipalities in Peterborough County is presented in Table B.

7 IMPLEMENTATION

Development Charges are imposed by the County in order to pay for services which would be required as a result of growth. Implementation involves ongoing monitoring and accounting of payments and expenditures.

7.1 Effective Date

The Development Charges By-law or amendment comes into force on the date it is passed unless a later date is specified in the By-law, and expires five (5) years after the date it came into force. We recommend that the By-law come into force as of January 1, 2012. Council may provide for a term of less than five years or repeal the By-law within that time period. Amendments may be made to the By-law but such amendments do not affect the term. Prior to the passing of a new Development Charges By-law, a review of the Development Charge Study must be conducted.

7.2 Timing of Payment

The County of Peterborough Development Charges may be payable at a variety of times. The following should be considered in creating the Development Charges By-law:

a) Plans of Subdivision

The County may wish to stipulate in their Development Charges By-law that the payment for Roads and Bridges portion of the charge would be payable at the time of registration of the Subdivision Agreement. All other outstanding portions of the Development Charges would be payable at the time of issuance of the building permit.

b) Consents

As a condition of consent, it is possible to require the landowner and the County to enter into an agreement so that the landowner will pay the entire Development Charge prior to the Certificate of Consent being confirmed by the Secretary of the Land Division Committee. It is also possible to provide for a phased, two-part payment, similar to a Plan of Subdivision. This system is not recommended as it involves a considerable amount of administration to track building permits for which full payment is required and those which have had a portion paid at the time of the granting of consent.

c) Amount of Charge

Based upon the calculation, it is possible to justify a residential charge of \$12,335.88, however, this would be a dramatic increase from the current charge. In order to maintain comparable with adjacent charge levels and avoid a large change, we are recommending a modest increase. We also propose to provide for an annual increment in the By-law thus

avoiding the uncertainty of an annual increase based upon an index.

We suggest that the phase-in charge for Residential continue and the total charge be as follows:

2012	\$4,750
2013	\$5,250
2014	\$5,750
2015	\$6,250
2016	\$6,750.

We recommend that the Non-residential charge be \$12.39/sq.m. over the term of the By-law with no phasing.

We note that the existing Development Charges By-law exempts all industrial uses. Council may wish to revisit this decision if only to establish a modest charge thus establishing some degree of equity with commercial uses which currently pay a Development Charge.

d) Service Area Charges

It is possible to establish Development Charges on an area basis. This is not recommended unless services are available only in a specific area.

7.3 Types of Development

The charges will be applicable to any development which requires any of the approvals and/or permits listed under the *Development Charges Act*. The list includes the approval of a Plan of Subdivision, a Zoning By-law Amendment, a Consent to a Land Severance, the approval of a Minor Variance and issuing of a Building Permit.

A Development Charge cannot be imposed with respect to the creation of:

- a) one or two additional dwelling units in an existing single detached dwelling; or
- b) one additional dwelling unit in any other existing residential building.

However, in cases where the total gross floor area of the additional unit(s) exceeds that of the existing dwelling unit, or when it exceeds the gross floor area of the smallest dwelling unit in the residential building, the Development Charge is applicable.

7.4 Exemptions for Non-Residential Development

Several options are available for additional exemptions for Non-residential uses. The most common is an exemption for development based upon the size of the new construction. This is

often justified as balancing the exemption for 50% expansion established in the *Development Charges Act*. It is recommended that the County consider an exemption for the first 250 sq.m. of new Non-residential development. It is noted that the existing Development Charges By-law exempts all industrial buildings.

7.5 Agreements

The County may enter into agreements with property owners with regard to alternate payment schedules or for services in lieu of payment. The Development Charge may be collected earlier than the dates specified while the collection of the Development Charges at a later date is also possible. However, any change in property ownership must be brought to the attention of the County immediately. The new owner(s) must then consent to the terms of the previous agreement or renegotiate with the County.

Even though a Development Charges By-law is in place, the County may enter into front-ending agreements with any or all property owners within a benefitting area(s) for the front-ending payment or installation of services. A front-ending payment means a payment is required to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed. The requirements of any front-end agreement may include:

- a) a list of the services for which front-end payments shall be made or services installed by the owner;
- b) the estimated costs of installing services;
- c) the proportion of the front-end payment or the cost of installing the services by each owner who is a party to the agreement;
- d) the agreement of the owners to immediately pay to the County the actual costs incurred by the County in the installation of the services in accordance with the proportions determined under Clause;
- e) the agreement of the County to immediately reimburse the owners of the actual cost incurred by the County if the installation of the services is lower than the estimated cost in accordance with the proportions determined under Clause.

It is the County's duty to give notice of the front-ending agreement by either mailing it to all the owners in the benefitting area(s), or by publishing it in a newspaper having general circulation in the County. A front-ending agreement may be appealed and the regulations regarding this matter are set forth in the *Development Charges Act, 1997*.

The Development Charges Act, 1997, states that "an agreement may be registered against the land in the benefitting area, and subject to the Registry Act and the Land Titles Act, the Municipality;

- a) *may enforce the provisions of the agreement against any and all subsequent owners of the lands owned by the parties thereto; and*
- b) *may enforce the provisions of the agreement made under clauses 21(2)(d) and (k), subsection 21(4) and Section 26 against any and all owners and subsequent owners of lands in the benefitting area."*

The *Development Charges Act, R.S.O., 1990*, required owners of land in the benefitting area to pay a portion of the front-ending payment as a condition of an approval granted during the term of the agreement. The Act deals with the collection and distribution of the funds collected. The County is responsible for putting such funds into a special account and then distributing these funds to the parties of the front-ending agreement.

7.6 Reserve Funds

Payments collected by the low tier Municipalities for Development Charges are to be deposited in a separate reserve fund(s) and are to be used only for the growth related capital costs for which the Development Charge was imposed. Interest shall be paid on any refunds for overpayment. The Treasurer of the County is to provide to Council a yearly statement with respect to each reserve fund established for Development Charges.

7.7 Draft By-law

The Draft By-law has been prepared and attached as *Appendix B*.

7.8 Comments

As part of the update process, Municipal Staff were asked if there were any questions or issues about Development Charges. The following were submitted with our response:

- a) Moving a house/building from one lot to another.

If a demolish permit is required, this would provide the basis for a credit for the lot upon which the original house is located. A Development Charge will be required for the lot the house/building is to be moved to, as would be the case for a new house. The applicable provisions are located in Section 20 of the draft By-law. The use will determine the nature of the Charge and exemption.

- b) Large storage building if located on Commercially Zoned lands.

The nature of the use is determined by the main use of the property. A storage building would be assessed at the same rate as the commercial building. If the storage building is the main use, a case could be made for an Industrial use if industrial uses are permitted.

c) Application to Trailer Parks and Mobile Home Parks

In the Interpretation Statement, the following direction is provided: A County Development Charge will only be levied on units transported onto a Trailer Park or Mobile Home site where the local Municipality requires the issuance of a building permit. Either a Residential or Commercial Development Charge will apply. The County will abide by the Township's decision on whether the use is Residential or Commercial.

d) Structures demolished or reconstructed.

Sections 20 and 21 of the draft By-law make provision for an exemption for existing development that has paid a development charge or an earlier lot levy. It is unclear if an exemption would apply to a structure if a development charge had not been paid. It would be possible to establish an exemption for a building or structure existing on the lot prior to June 1, 2007 (the date of the establishment of County Development Charge).

e) Establishment of a Hunt Camp

A Hunt Camp is considered to be non-residential. A non-residential Development Charge based upon building area will be applied.

f) Replacement of a Travel Trailer with a Permanent Building

Although it could be argued that this is a redevelopment, the travel trailer did not require a building permit and the replacement is usually for the purpose of increased year round usage. Thus a Development Charge would apply.

7.9 Approval Procedure

The following outlines the approval procedure for a Development Charges By-law.

- a) Notice of Public Meeting
 - minimum 20 days prior to meeting.
- b) Public Meeting (at least one)
 - sufficient information must be available to enable the public to generally understand the Development Charges By-laws.
- c) Passing of Development Charges By-law by Council
- d) Written Notice of Passing of Development Charges By-law
 - (must occur within 15 days of Passing of By-law by Council)
 - the notice must specify the last day of filing a Notice of Appeal.

- e) Appeals must be filed with the Clerk within 20 days of written notice and forwarded to the Ontario Municipal Board within 30 days of the end of the notice period.
- f) If there are no appeals, the By-law comes into force and effect on the date it was passed by Council.

8 RECOMMENDATIONS

Based on our preparation of this Development Charges Study, it is our recommendation that the following items be considered:

- a) The review of the Capital Budgeting program in view of the Development Charges By-law and adoption of a Capital Cost Forecast; *Appendix C* and a service standard resolution *Appendix D*;
- b) The County should review reserve funds to accommodate the administration of the Development Charges By-law;
- c) The passage of the By-law by Council and Ontario Municipal Board Hearings if necessary;
- d) The County should advise the lower tier Municipalities of the collection and monitoring procedures at the time of adoption of the By-law.

9 COUNCIL DIRECTION

Council, in their review of this report, has given the following direction:

[to be completed]

Respectfully Submitted,

Bob Clark P.Eng, P.Ag, RPP, MCIP

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Tables

Table A - Comparison of Adjacent Municipalities 2011

Table B - County of Peterborough with Justified Charge

Appendices

Appendix "A" Calculation Tables

Table 1A

- Inventory of Municipal Facilities - County of Peterborough

Table 1B

- Inventory of Municipal Facilities - County of Peterborough

Table 2A

- Future Expenditures That Qualify as Growth-Related Under the Development Charges Act

Table 2B

- Future Expenditures - Allocations of Growth-Related Cost to Land Use Type

Table 3A

- Schedule of Acquisitions by Year That Qualify as Growth-Related (Residential)

Table 3B

- Schedule of Acquisitions by Year That Qualify as Growth-Related (Non-residential)

Table 4A

- Development Charges Calculation - Residential

Table 4B

- Development Charges Calculation - Non-Residential

Appendix "B" Draft Development Charges By-law

Notice of Public Meeting

Explanatory Note

Notice of Passing

Annual Adjustment Form

Appendix "C" Capital Forecast Resolution

Appendix "D" Service Standards

Appendix "E" Draft Brochure

Table A

Comparison of Adjacent Municipalities
2011

Municipality	Type	Residential (\$/household)			Commercial (\$/sq.m)			Industrial (\$/sq.m)		
		Lower Tier	Upper Tier	Total	Lower Tier	Upper Tier	Total	Lower Tier	Upper Tier	Total
City of Kawartha Lakes	Single-Tier									
<i>Rural Area</i>		\$3,522.00	-	\$3,522.00	\$31.97	-	\$31.97	\$31.97	-	\$31.97
<i>Urban Area - Lindsay</i>		\$6,307.00	-	\$6,307.00	\$58.99	-	\$58.99	\$58.99	-	\$58.99
<i>Urban Area - Excl. Lindsay</i>		\$5,768.00	-	\$5,768.00	\$53.60	-	\$53.60	\$53.60	-	\$53.60
City of Belleville	Separated									
<i>With Water Service</i>		\$7,607.00	-	\$7,607.00	\$40.47	-	\$40.47	\$0.00	-	\$0.00
<i>Without Water Service</i>		\$4,691.00	-	\$4,691.00	\$20.45	-	\$20.45	\$0.00	-	\$0.00
City of Kingston	Separated	\$14,050.00	-	\$14,050.00	\$129.92	-	\$129.92	\$75.35	-	\$75.35
City of Peterborough	Separated									
<i>General Services per Unit</i>		\$3,797.00	-	\$3,797.00	\$8.46	-	\$8.46	\$8.46	-	\$8.46
<i>Engineered Services per Unit</i>		\$5,284.00	-	\$5,284.00	\$35.11	-	\$35.11	\$35.11	-	\$35.11
Municipality of Clarington	Durham	\$14,616.00	\$8,116.00	\$22,732.00	59.92	\$199.13	\$259.05	30.48	\$51.13	\$81.61
County of Hastings		-	n/c	\$0.00	-	n/c	\$0.00	-	n/c	\$0.00
County of Northumberland		-	n/c	\$0.00	-	n/c	\$0.00	-	n/c	\$0.00
Municipality of Port Hope										
<i>Ward 1</i>	Northumberland	\$19,408.00	n/c	\$19,408.00	\$9.62	n/c	\$9.62	\$5.34	n/c	\$5.34
<i>Ward 2</i>	Northumberland	\$9,878.00	n/c	\$9,878.00	\$4.16	n/c	\$4.16	\$0.00	n/c	\$0.00
Township of Hamilton										
<i>General</i>	Northumberland	\$3,981.00	n/c	\$3,981.00	\$0.50	n/c	\$0.50	\$0.50	n/c	\$0.50
<i>Special Area No. 1</i>	Northumberland	\$6,514.00	n/c	\$6,514.00	\$0.82	n/c	\$0.82	\$0.82	n/c	\$0.82
Township of Alnwick-Haldimand										
<i>Township-Wide</i>	Northumberland	\$4,812.70	n/c	\$4,812.70	\$7.74	n/c	\$7.74	\$7.74	n/c	\$7.74
<i>Grafton Water Service</i>	Northumberland	\$4,315.05	n/c	\$4,315.05	\$4.00	n/c	\$4.00	\$4.00	n/c	\$4.00
Municipality of Trent Hills										
<i>Municipal Wide</i>	Northumberland	\$4,000.00	n/c	\$4,000.00	\$7.42	n/c	\$7.42	\$7.42	n/c	\$7.42
<i>Specific Area Charge</i>	Northumberland	\$78.50	n/c	\$78.50	\$0.40	n/c	\$0.40	\$0.40	n/c	\$0.40
Town of Cobourg										
<i>Cobourg</i>	Northumberland	\$12,243.00	n/c	\$12,243.00	\$71.47	n/c	\$71.47	\$31.11	n/c	\$31.11
<i>Cobourg East¹</i>	Northumberland	\$18,701.00	n/c	\$18,701.00	\$103.98	n/c	\$103.98	\$0.00	n/c	\$0.00
Haliburton	Upper	-	n/c	\$0.00	-	n/c	\$0.00	-	n/c	\$0.00
County of Peterborough	Upper									
<i>Existing (Min.)</i>		\$0.00	\$4,250.00	\$4,250.00	\$0.00	\$23.57	\$23.57	\$0.00	\$23.57	\$23.57
<i>Existing (Max.)</i>		\$9,300.00	\$4,250.00	\$13,550.00	\$64.15	\$23.57	\$87.72	\$64.15	\$23.57	\$87.72
<i>Justified (Min.)</i>		\$0.00	\$12,335.88	\$12,335.88	\$0.00	\$12.39	\$12.39	\$0.00	\$12.39	\$12.39
<i>Justified (Max.)</i>		\$9,300.00	\$12,335.88	\$21,635.88	\$64.15	\$12.39	\$76.54	\$64.15	\$12.39	\$76.54

Notes

¹ Industrial Exempt

Table B
 County of Peterborough with Justified Charge
 2011

Municipality	Residential (\$/household)			Commercial (\$/sq.m)			Industrial (\$/sq.m)		
	Lower Tier	Upper Tier	Total	Lower Tier	Upper Tier	Total	Lower Tier	Upper Tier	Total
Township of Asphodel-Norwood	\$3,000.00	\$12,335.88	\$15,335.88	\$3.80	\$12.39	\$16.19	\$3.80	\$12.39	\$16.19
Township of Cavan-Monaghan									
<i>Township Wide</i>	\$6,841.00	\$12,335.88	\$19,176.88	\$23.57	\$12.39	\$35.96	\$23.57	\$12.39	\$35.96
<i>Millbrook</i>	\$9,300.00	\$12,335.88	\$21,635.88	\$40.58	\$12.39	\$52.97	\$40.58	\$12.39	\$52.97
Township of Douro-Dummer	\$2,150.00	\$12,335.88	\$14,485.88	\$0.86	\$12.39	\$13.25	\$0.86	\$12.39	\$13.25
Township of Galway-Cavendish-Harvey	\$2,500.00	\$12,335.88	\$14,835.88	\$6.00	\$12.39	\$18.39	\$6.00	\$12.39	\$18.39
Downship of Havelock-Belmont-Methuen	n/c	\$12,335.88	\$12,335.88	n/c	\$12.39	\$12.39	n/c	\$12.39	\$12.39
Township of North Kawartha	n/c	\$12,335.88	\$12,335.88	n/c	\$12.39	\$12.39	n/c	\$12.39	\$12.39
Township Otonabee-South Monaghan ¹	\$2,041.00	\$12,335.88	\$14,376.88	\$24.33	\$12.39	\$36.71	\$0.00	\$12.39	\$12.39
Township of Smith-Ennismore-Lakefield	\$3,143.72	\$12,335.88	\$15,479.60	\$30.78	\$12.39	\$43.17	\$30.78	\$12.39	\$43.17

Notes

¹ Industrial Exempt

Appendix "A"

Calculation Tables

Table 1A

Inventory of Municipal Facilities - County of Peterborough
2011

35,204

Existing Households

Note: Those assets with either Replacement Cost = \$0.00 or Life expectancy of 0 years are not included

2,413

Growth in households 2011 to 2021

	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard	Life Expectancy	Excess Capacity	Eligible Dev. Charge
Emergency Measures								
Emergency Measures Trailer	1.0	\$48,490.17	\$50,175.19	\$50,175.19	\$1.43	14	2413	\$3,439.18
Emergency Measures Subtotal		\$48,490.17	\$50,175.19					\$3,439.18
Health Services								
Emergency Medical Services								
Apsley EMS Base	1.0	\$4,741.27	\$5,690.00	\$5,690.00	\$0.16	16	2413	\$390.01
Apsley EMS Base	1.0	\$4,456.09	\$4,895.00	\$4,895.00	\$0.14	36	2413	\$335.52
Apsley EMS Base	1.0	\$441,545.69	\$478,260.42	\$478,260.42	\$13.59	46	2413	\$32,781.57
Motor Home Retro Fit 4321-06	1.0	\$13,349.37	\$13,694.26	\$13,694.26	\$0.39	9	2171.7	\$844.79
Norwood EMS Base	1.0	\$140,471.11	\$197,183.21	\$197,183.21	\$5.60	14	2413	\$13,515.60
Peterborough EMS Base	1.0	\$4,014.00	\$5,070.60	\$5,070.60	\$0.14	7	1689.1	\$243.29
Peterborough EMS Base	1.0	\$31,936.71	\$41,213.02	\$41,213.02	\$1.17	7	1689.1	\$1,977.41
Peterborough EMS Base	1.0	\$102,895.37	\$122,259.38	\$122,259.38	\$3.47	16	2413	\$8,380.07
Peterborough EMS Base	1.0	\$71,568.44	\$85,037.00	\$85,037.00	\$2.42	16	2413	\$5,828.72
Peterborough EMS Base	1.0	\$9,870.84	\$10,600.00	\$10,600.00	\$0.30	37	2413	\$726.56
Peterborough EMS Base	1.0	\$3,673,979.93	\$3,922,477.22	\$3,922,477.22	\$111.42	46	2413	\$268,859.72
Peterborough EMS Base Keyway	1.0	\$11,176.23	\$12,895.93	\$12,895.93	\$0.37	8	1930.4	\$707.14
PTBO Ems Base Ductless A/C	1.0	\$5,363.50	\$6,250.00	\$6,250.00	\$0.18	8	1930.4	\$342.72
Respirator Fit Tester	1.0	\$6,026.27	\$20,085.71	\$20,085.71	\$0.57	3	723.9	\$413.02
Training Room Audio Visual System	1.0	\$9,193.94	\$15,151.33	\$15,151.33	\$0.43	4	965.2	\$415.41
Subtotal		\$4,530,588.76	\$4,940,763.08		\$140.35			\$335,761.55
Long Term Care (Fairhaven)								
Building Replacement (County portio	1.0	\$11,417,400.00	\$11,417,400.00	\$11,417,400.00	\$324.32	10	2413	\$782,586.81
Contents Replacement (County portio	1.0	\$1,082,433.33	\$1,082,433.33	\$1,082,433.33	\$30.75	10	2413	\$74,193.60
Subtotal		\$12,499,833.33	\$12,499,833.33		\$355.07			\$856,780.42
County City Health Unit								
Building	1.0	\$4,070,000.00	\$4,070,000.00	\$4,070,000.00	\$38.54	5	1206.5	\$46,495.24
Equipment	1.0	\$1,800,000.00	\$1,800,000.00	\$1,800,000.00	\$17.04	5	1206.5	\$20,563.00
Subtotal		\$5,870,000.00	\$5,870,000.00		\$55.58			\$67,058.24
Health Services Subtotal		\$22,900,422.09	\$23,310,596.41		\$551.00			\$1,259,600.21
Public Works								
Roads	lane km.			per lane km cost				
Roads	1460.0	\$62,576,908.11	\$105,851,561.31	\$72,501.07	\$3,006.80	>10	2413	\$7,255,420.33
Bridges and Culverts								
Armstrong's Bridge	1.0	\$158,719.55	\$184,559.73	\$184,559.73	\$5.24	43	2413	\$12,650.34
Barr Bridge	1.0	\$1,027.37	\$25,667.41	\$25,667.41	\$0.73	2	482.6	\$351.87
Baxter Creek Bridge	1.0	\$36,189.21	\$100,520.68	\$100,520.68	\$2.86	18	2413	\$6,890.02
Booth's Bridge	1.0	\$88,892.67	\$108,404.54	\$108,404.54	\$3.08	41	2413	\$7,430.41
Browns Bridge, Lot 16, Conc II/III	1.0	\$1,064,187.97	\$177,147.11	\$177,147.11	\$5.03	48	2413	\$12,142.26
Burns Bridge, Lot 6/7, Conc. II	1.0	\$4,902.06	\$49,025.90	\$49,025.90	\$1.39	5	1206.5	\$1,680.20
Burnt Mill Bridge	1.0	\$6,157.59	\$30,784.55	\$30,784.55	\$0.87	10	2413	\$2,110.08
Cavan Bridge, Lot 12/13, Conc IX	1.0	\$0.00	\$31,543.07	\$31,543.07	\$0.90	0	0	\$0.00
Cedar Lake Bridge	1.0	\$7,101.98	\$50,724.82	\$50,724.82	\$1.44	7	1689.1	\$2,433.79
Chase's Bridge, Lot 8, Conc XI	1.0	\$211,211.86	\$234,677.00	\$234,677.00	\$6.67	45	2413	\$16,085.55
Chemong Bridge	1.0	\$50,557.37	\$210,649.94	\$210,649.94	\$5.98	12	2413	\$14,438.65
Comstock Bridge	1.0	\$2,457.31	\$30,715.56	\$30,715.56	\$0.87	4	965.2	\$842.14
Concession Creek Bridge	1.0	\$0.00	\$15,511.89	\$15,511.89	\$0.44	0	0	\$0.00
Coon's Bridge	1.0	\$0.00	\$17,725.91	\$17,725.91	\$0.50	0	0	\$0.00
Crowe Bridge	1.0	\$31,329.76	\$92,147.56	\$92,147.56	\$2.62	17	2413	\$6,316.10
Crowe River Bridge, Glen Alda	1.0	\$25,838.74	\$99,382.29	\$99,382.29	\$2.82	13	2413	\$6,811.99
Crystal Lake Bridge	1.0	\$3,704.10	\$23,149.99	\$23,149.99	\$0.66	8	1930.4	\$1,269.42
Davidson's Bridge, Lot 5/6, Conc II	1.0	\$2,901.68	\$48,351.65	\$48,351.65	\$1.37	3	723.9	\$994.26
Deer Bay Bridge	1.0	\$2,604,745.23	\$0.00	\$0.00	\$0.00	74	2413	\$0.00
Deer Bay Reach Bridge	1.0	\$5,048.90	\$31,554.76	\$31,554.76	\$0.90	8	1930.4	\$1,730.30
Douglas Bridge	1.0	\$8,965.19	\$44,821.03	\$44,821.03	\$1.27	10	2413	\$3,072.18
Dutch Line Bridge	1.0	\$0.00	\$6,385.59	\$6,385.59	\$0.18	0	0	\$0.00
Eels Creek Bridge	1.0	\$0.00	\$41,234.24	\$41,234.24	\$1.17	0	0	\$0.00
Eel's Creek Bridge	1.0	\$13,579.24	\$61,721.68	\$61,721.68	\$1.75	11	2413	\$4,230.61
Eels Creek Bridge, Apsley	1.0	\$2,425.80	\$24,260.78	\$24,260.78	\$0.69	5	1206.5	\$831.46
Elm Street Bridge	1.0	\$10,802.42	\$45,008.89	\$45,008.89	\$1.28	12	2413	\$3,085.06

Table 1A con't
Inventory of Municipal Facilities - County of Peterborough

	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard	Life Expectancy	Excess Capacity	Eligible Dev. Charge
Public Works con't								
Elmhurst Bridge	1.0	\$60,340.09	\$86,200.81	\$86,200.81	\$2.45	35	2413	\$5,908.49
Findlay's Bridge	1.0	\$24,934.65	\$69,259.56	\$69,259.56	\$1.97	18	2413	\$4,747.28
Firehall Bridge, Lot 13, Conc IV/V	1.0	\$5,156.73	\$36,831.20	\$36,831.20	\$1.05	7	1689.1	\$1,767.17
Gannon's Narrows Bridge, Lot 6, Conc	1.0	\$1,961,209.37	\$2,179,095.00	\$2,179,095.00	\$61.90	45	2413	\$149,362.47
Garret's Creek Bridge	1.0	\$1,075.46	\$10,755.68	\$10,755.68	\$0.31	5	1206.5	\$368.62
Gold/Beaver Lake Narrows Bridge	1.0	\$41,056.44	\$93,306.85	\$93,306.85	\$2.65	22	2413	\$6,395.56
Greenbank's Bridge	1.0	\$6,063.39	\$37,895.21	\$37,895.21	\$1.08	8	1930.4	\$2,077.97
Hefferman's Bridge	1.0	\$8,624.98	\$71,860.45	\$71,860.45	\$2.04	6	1447.8	\$2,955.33
Hickeys Bridge, Lot 13, Conc. VIII	1.0	\$2,300.97	\$23,012.16	\$23,012.16	\$0.65	5	1206.5	\$788.67
Hope's Bridge	1.0	\$129,770.32	\$158,254.80	\$158,254.80	\$4.50	41	2413	\$10,847.31
Jack's Creek Bridge	1.0	\$9,001.97	\$40,916.62	\$40,916.62	\$1.16	11	2413	\$2,804.56
Jacksons Bridge	1.0	\$19,828.32	\$61,961.78	\$61,961.78	\$1.76	16	2413	\$4,247.07
Kraeger's Bridge	1.0	\$23,276.72	\$72,737.75	\$72,737.75	\$2.07	16	2413	\$4,985.69
Lang Bridge	1.0	\$7,765.76	\$77,666.04	\$77,666.04	\$2.21	5	1206.5	\$2,661.75
Lockies Bridge, Lt 5, Conc. VII/VIII	1.0	\$971,499.15	\$1,129,663.13	\$1,129,663.13	\$32.09	43	2413	\$77,430.89
Lower Buckhorn Lake Bridge	1.0	\$183,886.06	\$574,628.20	\$574,628.20	\$16.32	16	2413	\$39,386.94
McNulty's Bridge	1.0	\$47,838.01	\$113,900.63	\$113,900.63	\$3.24	21	2413	\$7,807.13
Melrose Bridge	1.0	\$1,400.59	\$14,007.40	\$14,007.40	\$0.40	5	1206.5	\$480.06
Mink Creek Bridge	1.0	\$92,297.08	\$139,843.11	\$139,843.11	\$3.97	33	2413	\$9,585.31
Miskwa Zibit Bridge	1.0	\$3,162.98	\$39,536.20	\$39,536.20	\$1.12	4	965.2	\$1,083.98
Mississauga River Bridge	1.0	\$1,537,690.14	\$1,428,130.00	\$1,428,130.00	\$40.57	72	2413	\$97,888.81
Nogies Creek Bridge	1.0	\$5,411.82	\$90,178.93	\$90,178.93	\$2.56	3	723.9	\$1,854.35
North River Bridge, Lot 23, Conc VIII	1.0	\$2,243.53	\$18,692.31	\$18,692.31	\$0.53	6	1447.8	\$768.74
O'Leary's Bridge	1.0	\$10,143.85	\$72,451.00	\$72,451.00	\$2.06	7	1689.1	\$3,476.22
Otonabee River Bridge	1.0	\$116,918.33	\$417,536.09	\$417,536.09	\$11.86	14	2413	\$28,619.32
Ouse River Bridge	1.0	\$0.00	\$39,334.05	\$39,334.05	\$1.12	14	2413	\$2,696.09
Payne Bridge, Lot 3, Conc. XII/XIII	1.0	\$2,711.16	\$22,588.49	\$22,588.49	\$0.64	6	1447.8	\$928.97
Payne's Bridge	1.0	\$5,423.10	\$45,183.39	\$45,183.39	\$1.28	6	1447.8	\$1,858.21
Peter's Island Bridge	1.0	\$16,058.70	\$38,235.19	\$38,235.19	\$1.09	21	2413	\$2,620.77
Plato Creek Bridge	1.0	\$2,055.35	\$14,680.05	\$14,680.05	\$0.42	7	1689.1	\$704.35
Plato Creek No 1 Bridge, Lot 10, Conc	1.0	\$11,061.74	\$50,278.89	\$50,278.89	\$1.43	11	2413	\$3,446.28
Rollin Acres Bridge	1.0	\$37,252.38	\$109,567.23	\$109,567.23	\$3.11	17	2413	\$7,510.10
Scarlett Villa Bridge	1.0	\$10,337.08	\$51,679.77	\$51,679.77	\$1.47	10	2413	\$3,542.30
Smith - Equipment Shelter	1.0	\$535.27	\$10,800.00	\$10,800.00	\$0.31	0	0	\$0.00
Snelgrove's Bridge	1.0	\$2,701.13	\$27,014.27	\$27,014.27	\$0.77	5	1206.5	\$925.82
Spencer's Bridge	1.0	\$153,025.27	\$182,172.00	\$182,172.00	\$5.17	42	2413	\$12,486.68
Squaw River Bridge	1.0	\$2,976.25	\$29,765.73	\$29,765.73	\$0.85	5	1206.5	\$1,020.12
Taylor's Bridge	1.0	\$9,459.70	\$42,997.12	\$42,997.12	\$1.22	11	2413	\$2,947.17
Taylor's Bridge, Lot 20, Conc XIV/XV	1.0	\$573,749.85	\$0.00	\$0.00	\$0.00	74	2413	\$0.00
Tory Hill Bridge	1.0	\$2,315.08	\$11,574.16	\$11,574.16	\$0.33	10	2413	\$793.33
Trent Canal Bridge	1.0	\$105,176.27	\$328,666.86	\$328,666.86	\$9.34	16	2413	\$22,527.93
Trent Canal Bridge	1.0	\$43,771.29	\$156,315.07	\$156,315.07	\$4.44	14	2413	\$10,714.36
Union Creek Bridge	1.0	\$774.48	\$9,680.78	\$9,680.78	\$0.27	4	965.2	\$265.42
Wallace Point Bridge, Lot 11, Conc XV	1.0	\$55,914.79	\$349,457.91	\$349,457.91	\$9.93	8	1930.4	\$19,162.41
Warsaw Arena Bridge	1.0	\$2,531.28	\$25,315.60	\$25,315.60	\$0.72	5	1206.5	\$867.61
Warsaw Bridge, Lot 12, Conc I	1.0	\$5,531.32	\$55,319.27	\$55,319.27	\$1.57	5	1206.5	\$1,895.88
Watson's Bridge	1.0	\$1,013.86	\$16,894.28	\$16,894.28	\$0.48	3	723.9	\$347.40
Wellbeck's Bridge	1.0	\$7,963.20	\$44,242.13	\$44,242.13	\$1.26	9	2171.7	\$2,729.25
Wigamore Bridge	1.0	\$0.00	\$17,100.38	\$17,100.38	\$0.49	0	0	\$0.00
Winslow Bridge	1.0	\$28,695.28	\$75,513.24	\$75,513.24	\$2.15	19	2413	\$5,175.93
Bensfort Otonabee River, Lot 14, Conc	1.0	\$95,458.53	\$477,240.34	\$477,240.34	\$13.56	10	2413	\$32,711.65
Cattle Crossing County Road 37	1.0	\$0.00	\$13,150.16	\$13,150.16	\$0.37	0	0	\$0.00
CN Rail Overpass, Lot 5/6, Conc II As	1.0	\$236,770.09	\$287,000.00	\$287,000.00	\$8.15	33	2413	\$19,671.94
CNR Overhead, Lot 17, Conc. VI/VII	1.0	\$8,753.67	\$87,546.26	\$87,546.26	\$2.49	5	1206.5	\$3,000.36
Deer River Crowe Culvert	1.0	\$3,270.18	\$18,684.90	\$18,684.90	\$0.53	7	1689.1	\$896.51
Deer River Culvert County Road 620	1.0	\$0.00	\$23,311.65	\$23,311.65	\$0.66	0	0	\$0.00
Keene, Lot 12/13, Conc VI	1.0	\$4,423.14	\$73,704.18	\$73,704.18	\$2.09	3	723.9	\$1,515.58
Lot 18, Conc. XIII/Xiv Cavan	1.0	\$3,104.59	\$17,738.83	\$17,738.83	\$0.50	7	1689.1	\$851.12
Lunns Culvert	1.0	\$17,891.77	\$55,054.50	\$55,054.50	\$1.56	13	2413	\$3,773.62
Squirrel Creek Culvert	1.0	\$0.00	\$46,473.86	\$46,473.86	\$1.32	0	0	\$0.00
Warsaw Culvert, Lot 12, Conc I	1.0	\$4,753.78	\$23,766.31	\$23,766.31	\$0.68	10	2413	\$1,629.02
Subtotal:		\$11,069,102.29	\$11,722,044.33	\$11,722,044.33	\$332.97			742,912.58
Buildings & Equipment								
Backhoe (Havelock) 92-04	1.0	\$0.00	\$57,331.50	\$57,331.50	\$1.63	0	0	\$0.00
Backhoe 08-01	1.0	\$78,252.46	\$97,133.04	\$97,133.04	\$2.76	12	2413	\$6,657.82
Backhoe Millbrook 92-05	1.0	\$0.00	\$57,331.50	\$57,331.50	\$1.63	0	0	\$0.00
Buckhorn - Sand Dome	1.0	\$128,772.76	\$154,529.00	\$154,529.00	\$4.39	41	2413	\$10,591.93
County Rd 6 - Salt Shed	1.0	\$4,930.12	\$11,467.00	\$11,467.00	\$0.33	21	2413	\$785.99
County Rd 6 - Sand Dome	1.0	\$51,122.91	\$118,907.00	\$118,907.00	\$3.38	21	2413	\$8,150.28
Crew Cab 05-07	1.0	\$15,733.96	\$34,994.16	\$34,994.16	\$0.99	4	965.2	\$959.45
Crew Cab 99-03	1.0	\$0.00	\$32,127.84	\$32,127.84	\$0.91	0	0	\$0.00
Crew-Cab 00-05	1.0	\$283.52	\$33,400.29	\$33,400.29	\$0.95	0	0	\$0.00

Table 1A con't
Inventory of Municipal Facilities - County of Peterborough

Public Works con't	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard	Life Expectancy	Excess Capacity	Eligible Dev. Charge
Douro Card Access System	1.0	\$8,677.09	\$8,751.36	\$8,751.36	\$0.25	9	2171.7	\$539.86
Douro Depot	1.0	\$74,763.34	\$199,469.00	\$199,469.00	\$5.67	7	1689.1	\$9,570.59
Douro Depot - Building	1.0	\$25,548.19	\$150,358.00	\$150,358.00	\$4.27	8	1930.4	\$8,244.83
Douro Depot - Equipment Garage	1.0	\$10,447.35	\$14,040.00	\$14,040.00	\$0.40	11	2413	\$962.35
Douro Depot - Equipment Garage	1.0	\$5,458.19	\$32,123.00	\$32,123.00	\$0.91	8	1930.4	\$1,761.45
Douro Depot - Salt Shed	1.0	\$802.16	\$4,721.00	\$4,721.00	\$0.13	8	1930.4	\$258.87
Douro Depot - Sand Domes	1.0	\$7,176.56	\$42,236.00	\$42,236.00	\$1.20	8	1930.4	\$2,316.00
Douro Depot - Sand Domes	1.0	\$7,176.56	\$42,236.00	\$42,236.00	\$1.20	8	1930.4	\$2,316.00
Douro Dummer Dome	1.0	\$3,594.69	\$28,793.00	\$28,793.00	\$0.82	2	482.6	\$394.71
Float Trailer 08-05	1.0	\$14,900.56	\$19,434.60	\$19,434.60	\$0.55	7	1689.1	\$932.48
Gradall Excavator 08-04	1.0	\$250,032.41	\$298,080.00	\$298,080.00	\$8.47	12	2413	\$20,431.40
Grader 00-02	1.0	\$0.00	\$196,248.00	\$196,248.00	\$5.57	0	0	\$0.00
Half Ton 01-02	1.0	\$1,637.04	\$21,899.19	\$21,899.19	\$0.62	0	0	\$0.00
Half Ton 02-01	1.0	\$4,773.66	\$24,911.73	\$24,911.73	\$0.71	1	241.3	\$170.75
Havelock - Furnace	1.0	\$9,457.79	\$10,463.45	\$10,463.45	\$0.30	9	2171.7	\$645.48
Havelock Depot - Building	1.0	\$3,149.67	\$35,030.00	\$35,030.00	\$1.00	4	965.2	\$960.43
Havelock Depot - Salt Shed	1.0	\$205.09	\$2,281.00	\$2,281.00	\$0.06	4	965.2	\$62.54
Havelock Depot - Sand Dome	1.0	\$3,038.08	\$33,789.00	\$33,789.00	\$0.96	4	965.2	\$926.40
Heavy Duty Bucket	1.0	\$5,411.53	\$5,698.56	\$5,698.56	\$0.16	9	2171.7	\$351.54
Hydralift Hoist	1.0	\$1,819.84	\$5,603.75	\$5,603.75	\$0.16	3	723.9	\$115.23
Loader Cat 09-07	1.0	\$133,421.57	\$151,040.16	\$151,040.16	\$4.29	8	1930.4	\$8,282.24
Loader/Backhoe 04-06	1.0	\$30,127.59	\$82,170.25	\$82,170.25	\$2.33	3	723.9	\$1,689.67
Millbrook Depot	1.0	\$62,381.55	\$99,846.00	\$99,846.00	\$2.84	12	2413	\$6,843.78
Millbrook Depot - Building	1.0	\$17,799.46	\$57,430.00	\$57,430.00	\$1.63	15	2413	\$3,936.44
Millbrook Depot - Salt Shed	1.0	\$6,981.25	\$22,525.00	\$22,525.00	\$0.64	15	2413	\$1,543.94
Millbrook Depot - Sand Dome	1.0	\$22,557.56	\$72,782.00	\$72,782.00	\$2.07	15	2413	\$4,988.72
Millbrook Depot - Storage Shed	1.0	\$11,219.65	\$21,929.00	\$21,929.00	\$0.62	25	2413	\$1,503.09
Mower 06-01	1.0	\$4,790.60	\$8,847.36	\$8,847.36	\$0.25	5	1206.5	\$303.21
Mower 08-03	1.0	\$7,035.74	\$9,279.36	\$9,279.36	\$0.26	7	1689.1	\$445.23
Pick - Up Truck 07-05	1.0	\$17,614.92	\$25,474.00	\$25,474.00	\$0.72	6	1447.8	\$1,047.64
Pick Up Truck 04-01	1.0	\$8,974.93	\$29,090.88	\$29,090.88	\$0.83	3	723.9	\$598.20
Pick Up Truck 04-02	1.0	\$8,974.93	\$29,090.88	\$29,090.88	\$0.83	3	723.9	\$598.20
Pick Up Truck 05-08	1.0	\$12,936.50	\$28,772.28	\$28,772.28	\$0.82	4	965.2	\$788.86
Pick Up Truck 97-04	1.0	\$0.00	\$20,475.06	\$20,475.06	\$0.58	0	0	\$0.00
Pickup Chev Silverado 10-01	1.0	\$22,238.53	\$24,048.95	\$24,048.95	\$0.68	9	2171.7	\$1,483.56
Pickup Gmc Sierra 10-02	1.0	\$25,538.48	\$27,617.55	\$27,617.55	\$0.78	9	2171.7	\$1,703.70
Pickup Gmc Sierra 10-03	1.0	\$25,506.45	\$27,582.91	\$27,582.91	\$0.78	9	2171.7	\$1,701.56
Pickup Gmc Sierra 10-04	1.0	\$25,535.53	\$27,614.36	\$27,614.36	\$0.78	9	2171.7	\$1,703.50
Pick-Up Truck 00-03	1.0	\$0.00	\$24,281.25	\$24,281.25	\$0.69	0	0	\$0.00
Pick-Up Truck 00-04	1.0	\$0.00	\$22,200.00	\$22,200.00	\$0.63	0	0	\$0.00
Pick-Up Truck 07-04	1.0	\$16,660.92	\$24,383.95	\$24,383.95	\$0.69	6	1447.8	\$1,002.81
Pickup Truck 09-01	1.0	\$19,249.31	\$23,725.44	\$23,725.44	\$0.67	8	1930.4	\$1,300.98
Pickup Truck 09-02	1.0	\$19,235.09	\$22,859.28	\$22,859.28	\$0.65	8	1930.4	\$1,253.48
Pickup Truck 09-03	1.0	\$19,235.09	\$22,859.28	\$22,859.28	\$0.65	8	1930.4	\$1,253.48
Pick-Up Truck 97-05	1.0	\$0.00	\$20,475.06	\$20,475.06	\$0.58	0	0	\$0.00
Pick-Up Truck 99-01	1.0	\$0.00	\$22,650.93	\$22,650.93	\$0.64	0	0	\$0.00
Pick-Up Truck 99-02	1.0	\$0.00	\$24,000.42	\$24,000.42	\$0.68	0	0	\$0.00
R032056 Concrete Pipe	1.0	\$98,551.12	\$99,381.00	\$99,381.00	\$2.82	39	2413	\$6,811.91
R032056 Pvc Pipe	1.0	\$131,315.88	\$132,051.00	\$132,051.00	\$3.75	59	2413	\$9,051.22
S10 Extended Cab 02-02	1.0	\$4,400.73	\$21,991.58	\$21,991.58	\$0.62	2	482.6	\$301.48
S10 Extended Cab 96-03	1.0	\$0.00	\$20,284.14	\$20,284.14	\$0.58	0	0	\$0.00
Smith - Office Building	1.0	\$1,433.75	\$4,626.00	\$4,626.00	\$0.13	15	2413	\$317.08
Smith - Salt Shed	1.0	\$2,165.50	\$6,987.00	\$6,987.00	\$0.20	15	2413	\$478.91
Smith - Sand Dome	1.0	\$132,653.78	\$186,851.00	\$186,851.00	\$5.31	35	2413	\$12,807.39
Smith - Storage Shed	1.0	\$771.42	\$2,489.00	\$2,489.00	\$0.07	15	2413	\$170.60
Smith Centre Line Dome	1.0	\$5,530.43	\$44,298.00	\$44,298.00	\$1.26	2	482.6	\$607.27
Supercab 05-09	1.0	\$13,948.09	\$30,447.36	\$30,447.36	\$0.86	4	965.2	\$834.79
Total Station	1.0	\$2,220.86	\$14,035.95	\$14,035.95	\$0.40	1	241.3	\$96.21
Tractor New Holland 4Wd	1.0	\$59,585.07	\$61,942.02	\$61,942.02	\$1.76	9	2171.7	\$3,821.14
Traffic Counter	1.0	\$0.00	\$5,200.56	\$5,200.56	\$0.15	0	0	\$0.00
Truck (Tandem) Snow Plow 01-03	1.0	\$16,633.34	\$166,424.52	\$166,424.52	\$4.73	1	241.3	\$1,140.73
Truck Snow Plow - 08-06	1.0	\$147,850.38	\$184,094.64	\$184,094.64	\$5.23	8	1930.4	\$10,094.77
Truck Snow Plow - 09-05	1.0	\$186,821.59	\$213,543.81	\$213,543.81	\$6.07	8	1930.4	\$11,709.61
Truck Snow Plow - 09-06	1.0	\$186,821.59	\$213,543.81	\$213,543.81	\$6.07	8	1930.4	\$11,709.61
Truck Snow Plow 00-01	1.0	\$0.00	\$155,771.85	\$155,771.85	\$4.42	0	0	\$0.00
Truck Snow Plow 01-01	1.0	\$5,328.58	\$162,166.56	\$162,166.56	\$4.61	0	0	\$0.00
Truck Snow Plow 03-01	1.0	\$40,785.33	\$188,593.44	\$188,593.44	\$5.36	2	482.6	\$2,585.37
Truck Snow Plow 04-05	1.0	\$56,594.53	\$165,744.36	\$165,744.36	\$4.71	3	723.9	\$3,408.20
Truck Snow Plow 05-06	1.0	\$75,212.82	\$173,736.36	\$173,736.36	\$4.94	4	965.2	\$4,763.39
Truck Snow Plow 07-01	1.0	\$113,960.05	\$187,267.68	\$187,267.68	\$5.32	6	1447.8	\$7,701.57
Truck Snow Plow 07-02	1.0	\$119,775.05	\$191,734.56	\$191,734.56	\$5.45	6	1447.8	\$7,885.28
Truck Snow Plow 97-01	1.0	\$0.00	\$134,664.09	\$134,664.09	\$3.83	0	0	\$0.00
Truck Snow Plow 97-02	1.0	\$0.00	\$134,664.09	\$134,664.09	\$3.83	0	0	\$0.00

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Public Works con't								
Truck Snow Plow 97-03	1.0	\$0.00	\$134,664.09	\$134,664.09	\$3.83	0	0	\$0.00
Truck Snow Plow 98-01	1.0	\$0.00	\$144,850.56	\$144,850.56	\$4.11	0	0	\$0.00
Truck Snow Plow 98-02	1.0	\$0.00	\$144,850.56	\$144,850.56	\$4.11	0	0	\$0.00
Truck Snow Plow 98-03	1.0	\$0.00	\$144,850.56	\$144,850.56	\$4.11	0	0	\$0.00
Truck Snow Plow Viking 2011 Int'L 1C	1.0	\$186,795.16	\$194,960.78	\$194,960.78	\$5.54	9	2171.7	\$12,026.94
Water Tank	1.0	\$21,528.27	\$22,867.92	\$22,867.92	\$0.65	9	2171.7	\$1,410.70
Packer Truck 03-05	1.0	\$48,157.05	\$175,216.83	\$175,216.83	\$4.98	2	482.6	\$2,401.99
Pick Up Truck 06-02	1.0	\$11,838.33	\$20,891.52	\$20,891.52	\$0.59	5	1206.5	\$715.99
Pickup Truck 09-04	1.0	\$18,216.84	\$21,019.88	\$21,019.88	\$0.60	8	1930.4	\$1,152.62
Solar Powered Compactor	1.0	\$92,262.62	\$94,117.84	\$94,117.84	\$2.67	14	2413	\$6,451.15
Subtotal		\$3,016,339.34	\$6,747,264.50	\$6,747,264.50	\$191.66			\$242,534.58
Public Works Subtotal		\$76,662,349.74	\$124,320,870.14	\$18,541,809.90	\$3,531.44			\$8,240,867.50
Transit								
Caremobile Bus	1.0	17,403.47	121,871.96	121872	\$3.46	1	241.3	\$835.35
Transit Subtotal		\$17,403.47	\$121,871.96	\$121,871.96	\$3.46			\$835.35
Total		\$99,628,665.47	\$147,803,513.70		\$4,085.90			\$9,504,742.23

file: 1415 County of Peterborough DC Calculation Sheet.xls

Table 1B Inventory of Municipal Facilities - County of Peterborough			
Allocation of Eligible Development Charges - Input Data 2011		Residential Share Com/Ind Share	95.9% 4.1%
Emergency Measures	Eligible Dev. Charge	Residential Share	Non-Res Share
Emergency Measures Trailer	\$3,439.18	\$3,298.17	\$141.01
Emergency Measures Subtotal	\$3,439.18	\$3,298.17	\$141.01
Health Services	Eligible Dev. Charge	Residential Share	Non-Res Share
Emergency Medical Services			
Apsley EMS Base	\$390.01	\$374.02	\$15.99
Apsley EMS Base	\$335.52	\$321.76	\$13.76
Apsley EMS Base	\$32,781.57	\$31,437.53	\$1,344.04
Motor Home Retro Fit 4321-06	\$844.79	\$810.15	\$34.64
Norwood EMS Base	\$13,515.60	\$12,961.46	\$554.14
Peterborough EMS Base	\$243.29	\$233.31	\$9.97
Peterborough EMS Base	\$1,977.41	\$1,896.34	\$81.07
Peterborough EMS Base	\$8,380.07	\$8,036.48	\$343.58
Peterborough EMS Base	\$5,828.72	\$5,589.74	\$238.98
Peterborough EMS Base	\$726.56	\$696.77	\$29.79
Peterborough EMS Base	\$268,859.72	\$257,836.47	\$11,023.25
Peterborough EMS Base Keyway	\$707.14	\$678.15	\$28.99
PTBO Ems Base Ductless A/C	\$342.72	\$328.67	\$14.05
Respirator Fit Tester	\$413.02	\$396.09	\$16.93
Training Room Audio Visual System	\$415.41	\$398.38	\$17.03
Subtotal	\$335,761.55	\$321,995.32	\$13,766.22
Long Term Care (Fairhaven)			
Building Replacement (County portior	\$782,586.81	\$750,500.75	\$32,086.06
Contents Replacement (County portior	\$74,193.60	\$71,151.67	\$3,041.94
Subtotal	\$856,780.42	\$821,652.42	\$35,128.00
County City Health Unit			
Building	\$46,495.24	\$44,588.93	\$1,906.30
Equipment	\$20,563.00	\$19,719.92	\$843.08
Subtotal	\$67,058.2	\$64,308.9	\$2,749.4
Health Services Subtotal			
Public Works	Eligible Dev. Charge	Residential Share	Non-Res Share
Roads			
Roads	\$7,255,420.33	\$6,957,948.10	\$297,472.23
Bridges and Culverts			
Armstrong's Bridge	\$12,650.34	\$12,131.68	\$518.66
Barr Bridge	\$351.87	\$337.44	\$14.43
Baxter Creek Bridge	\$6,890.02	\$6,607.53	\$282.49
Booth's Bridge	\$7,430.41	\$7,125.76	\$304.65
Browns Bridge, Lot 16, Conc II/III	\$12,142.26	\$11,644.42	\$497.83
Burns Bridge, Lot 6/7, Conc. II	\$1,680.20	\$1,611.31	\$68.89
Burnt Mill Bridge	\$2,110.08	\$2,023.56	\$86.51
Cavan Bridge, Lot 12/13, Conc IX	\$0.00	\$0.00	\$0.00
Cedar Lake Bridge	\$2,433.79	\$2,334.01	\$99.79
Chase's Bridge, Lot 8, Conc XI	\$16,085.55	\$15,426.04	\$659.51
Chemong Bridge	\$14,438.65	\$13,846.67	\$591.98
Comstock Bridge	\$842.14	\$807.61	\$34.53
Concession Creek Bridge	\$0.00	\$0.00	\$0.00
Coon's Bridge	\$0.00	\$0.00	\$0.00
Crowe Bridge	\$6,316.10	\$6,057.14	\$258.96
Crowe River Bridge, Glen Alda	\$6,811.99	\$6,532.70	\$279.29
Crystal Lake Bridge	\$1,269.42	\$1,217.38	\$52.05
Davidson's Bridge, Lot 5/6, Conc II	\$994.26	\$953.49	\$40.76
Deer Bay Bridge	\$0.00	\$0.00	\$0.00
Deer Bay Reach Bridge	\$1,730.30	\$1,659.35	\$70.94
Douglas Bridge	\$3,072.18	\$2,946.22	\$125.96
Dutch Line Bridge	\$0.00	\$0.00	\$0.00
Eels Creek Bridge	\$0.00	\$0.00	\$0.00
Eel's Creek Bridge	\$4,230.61	\$4,057.16	\$173.46
Eels Creek Bridge, Apsley	\$831.46	\$797.37	\$34.09
Elm Street Bridge	\$3,085.06	\$2,958.57	\$126.49

Table 1B con't
Inventory of Municipal Facilities - County of Peterborough

	Eligible Dev. Charge	Residential Share	Non-Res Share
Public Works con't			
Elmhurst Bridge	\$5,908.49	\$5,666.24	\$242.25
Findlay's Bridge	\$4,747.28	\$4,552.64	\$194.64
Firehall Bridge, Lot 13, Conc IV/V	\$1,767.17	\$1,694.72	\$72.45
Gannon's Narrows Bridge, Lot 6, Conc	\$149,362.47	\$143,238.60	\$6,123.86
Garret's Creek Bridge	\$368.62	\$353.50	\$15.11
Gold/Beaver Lake Narrows Bridge	\$6,395.56	\$6,133.35	\$262.22
Greenbank's Bridge	\$2,077.97	\$1,992.77	\$85.20
Hefferman's Bridge	\$2,955.33	\$2,834.16	\$121.17
Hickeys Bridge, Lot 13, Conc. VIII	\$788.67	\$756.33	\$32.34
Hope's Bridge	\$10,847.31	\$10,402.57	\$444.74
Jack's Creek Bridge	\$2,804.56	\$2,689.58	\$114.99
Jacksons Bridge	\$4,247.07	\$4,072.94	\$174.13
Kraeger's Bridge	\$4,985.69	\$4,781.28	\$204.41
Lang Bridge	\$2,661.75	\$2,552.61	\$109.13
Lockies Bridge, Lt 5, Conc. VII/VIII	\$77,430.89	\$74,256.23	\$3,174.67
Lower Buckhorn Lake Bridge	\$39,386.94	\$37,772.08	\$1,614.86
McNultys Bridge	\$7,807.13	\$7,487.04	\$320.09
Melrose Bridge	\$480.06	\$460.37	\$19.68
Mink Creek Bridge	\$9,585.31	\$9,192.32	\$393.00
Miskwa Ziibi Bridge	\$1,083.98	\$1,039.53	\$44.44
Mississauga River Bridge	\$97,888.81	\$93,875.37	\$4,013.44
Nogies Creek Bridge	\$1,854.35	\$1,778.32	\$76.03
North River Bridge, Lot 23, Conc VIII	\$768.74	\$737.22	\$31.52
O'Leary's Bridge	\$3,476.22	\$3,333.70	\$142.53
Otonabee River Bridge	\$28,619.32	\$27,445.93	\$1,173.39
Ouse River Bridge	\$2,696.09	\$2,585.55	\$110.54
Payne Bridge, Lot 3, Conc. XII/XIII	\$928.97	\$890.89	\$38.09
Payne's Bridge	\$1,858.21	\$1,782.03	\$76.19
Peter's Island Bridge	\$2,620.77	\$2,513.32	\$107.45
Plato Creek Bridge	\$704.35	\$675.48	\$28.88
Plato Creek No 1 Bridge, Lot 10, Conc	\$3,446.28	\$3,304.99	\$141.30
Rollin Acres Bridge	\$7,510.10	\$7,202.19	\$307.91
Scarlett Villa Bridge	\$3,542.30	\$3,397.07	\$145.23
Smith - Equipment Shelter	\$0.00	\$0.00	\$0.00
Snelgrove's Bridge	\$925.82	\$887.87	\$37.96
Spencer's Bridge	\$12,486.68	\$11,974.72	\$511.95
Squaw River Bridge	\$1,020.12	\$978.30	\$41.82
Taylor's Bridge	\$2,947.17	\$2,826.33	\$120.83
Taylor's Bridge, Lot 20, Conc XIV/XV	\$0.00	\$0.00	\$0.00
Tory Hill Bridge	\$793.33	\$760.81	\$32.53
Trent Canal Bridge	\$22,527.93	\$21,604.28	\$923.64
Trent Canal Bridge	\$10,714.36	\$10,275.07	\$439.29
Union Creek Bridge	\$265.42	\$254.54	\$10.88
Wallace Point Bridge, Lot 11, Conc X'	\$19,162.41	\$18,376.75	\$785.66
Warsaw Arena Bridge	\$867.61	\$832.04	\$35.57
Warsaw Bridge, Lot 12, Conc I	\$1,895.88	\$1,818.15	\$77.73
Watson's Bridge	\$347.40	\$333.15	\$14.24
Wellbeck's Bridge	\$2,729.25	\$2,617.35	\$111.90
Wigamore Bridge	\$0.00	\$0.00	\$0.00
Winslow Bridge	\$5,175.93	\$4,963.72	\$212.21
Bensfort Otonabee River, Lot 14, Conc	\$32,711.65	\$31,370.47	\$1,341.18
Cattle Crossing County Road 37	\$0.00	\$0.00	\$0.00
CN Rail Overpass, Lot 5/6, Conc II As	\$19,671.94	\$18,865.39	\$806.55
CNR Overhead, Lot 17, Conc. VI/VII	\$3,000.36	\$2,877.34	\$123.01
Deer River Crowe Culvert	\$896.51	\$859.75	\$36.76
Deer River Culvert County Road 620	\$0.00	\$0.00	\$0.00
Keene, Lot 12/13, Conc VI	\$1,515.58	\$1,453.44	\$62.14
Lot 18, Conc. Xiii/Xiv Cavan	\$851.12	\$816.22	\$34.90
Lunns Culvert	\$3,773.62	\$3,618.90	\$154.72
Squirrel Creek Culvert	\$0.00	\$0.00	\$0.00
Warsaw Culvert, Lot 12, Conc I	\$1,629.02	\$1,562.23	\$66.79
Subtotal:	742,912.58	712,453.16	30,459.42
Buildings & Equipment			
Backhoe (Havelock) 92-04	\$0.00	\$0.00	\$0.00
Backhoe 08-01	\$6,657.82	\$6,384.85	\$272.97
Backhoe Millbrook 92-05	\$0.00	\$0.00	\$0.00
Buckhorn - Sand Dome	\$10,591.93	\$10,157.67	\$434.27
County Rd 6 - Salt Shed	\$785.99	\$753.76	\$32.23
County Rd 6 - Sand Dome	\$8,150.28	\$7,816.12	\$334.16
Crew Cab 05-07	\$959.45	\$920.11	\$39.34
Crew Cab 99-03	\$0.00	\$0.00	\$0.00
Crew-Cab 00-05	\$0.00	\$0.00	\$0.00

Table 1B con't
Inventory of Municipal Facilities - County of Peterborough

	Eligible Dev. Charge	Residential Share	Non-Res Share
Public Works con't			
Douro Card Access System	\$539.86	\$517.73	\$22.13
Douro Depot	\$9,570.59	\$9,178.20	\$392.39
Douro Depot - Building	\$8,244.83	\$7,906.79	\$338.04
Douro Depot - Equipment Garage	\$962.35	\$922.89	\$39.46
Douro Depot - Equipment Garage	\$1,761.45	\$1,689.23	\$72.22
Douro Depot - Salt Shed	\$258.87	\$248.26	\$10.61
Douro Depot - Sand Domes	\$2,316.00	\$2,221.04	\$94.96
Douro Depot - Sand Domes	\$2,316.00	\$2,221.04	\$94.96
Douro Dummer Dome	\$394.71	\$378.53	\$16.18
Float Trailer 08-05	\$932.48	\$894.25	\$38.23
Gradall Excavator 08-04	\$20,431.40	\$19,593.71	\$837.69
Grader 00-02	\$0.00	\$0.00	\$0.00
Half Ton 01-02	\$0.00	\$0.00	\$0.00
Half Ton 02-01	\$170.75	\$163.75	\$7.00
Havelock - Furnace	\$645.48	\$619.02	\$26.46
Havelock Depot - Building	\$960.43	\$921.05	\$39.38
Havelock Depot - Salt Shed	\$62.54	\$59.97	\$2.56
Havelock Depot - Sand Dome	\$926.40	\$888.42	\$37.98
Heavy Duty Bucket	\$351.54	\$337.13	\$14.41
Hydralift Hoist	\$115.23	\$110.51	\$4.72
Loader Cat 09-07	\$8,282.24	\$7,942.67	\$339.57
Loader/Backhoe 04-06	\$1,689.67	\$1,620.39	\$69.28
Millbrook Depot	\$6,843.78	\$6,563.18	\$280.59
Millbrook Depot - Building	\$3,936.44	\$3,775.05	\$161.39
Millbrook Depot - Salt Shed	\$1,543.94	\$1,480.64	\$63.30
Millbrook Depot - Sand Dome	\$4,988.72	\$4,784.18	\$204.54
Millbrook Depot - Storage Shed	\$1,503.09	\$1,441.46	\$61.63
Mower 06-01	\$303.21	\$290.78	\$12.43
Mower 08-03	\$445.23	\$426.97	\$18.25
Pick - Up Truck 07-05	\$1,047.64	\$1,004.69	\$42.95
Pick Up Truck 04-01	\$598.20	\$573.67	\$24.53
Pick Up Truck 04-02	\$598.20	\$573.67	\$24.53
Pick Up Truck 05-08	\$788.86	\$756.52	\$32.34
Pick Up Truck 97-04	\$0.00	\$0.00	\$0.00
Pickup Chev Silverado 10-01	\$1,483.56	\$1,422.73	\$60.83
Pickup Gmc Sierra 10-02	\$1,703.70	\$1,633.85	\$69.85
Pickup Gmc Sierra 10-03	\$1,701.56	\$1,631.80	\$69.76
Pickup Gmc Sierra 10-04	\$1,703.50	\$1,633.66	\$69.84
Pick-Up Truck 00-03	\$0.00	\$0.00	\$0.00
Pick-Up Truck 00-04	\$0.00	\$0.00	\$0.00
Pick-Up Truck 07-04	\$1,002.81	\$961.70	\$41.12
Pickup Truck 09-01	\$1,300.98	\$1,247.64	\$53.34
Pickup Truck 09-02	\$1,253.48	\$1,202.09	\$51.39
Pickup Truck 09-03	\$1,253.48	\$1,202.09	\$51.39
Pick-Up Truck 97-05	\$0.00	\$0.00	\$0.00
Pick-Up Truck 99-01	\$0.00	\$0.00	\$0.00
Pick-Up Truck 99-02	\$0.00	\$0.00	\$0.00
R032056 Concrete Pipe	\$6,811.91	\$6,532.62	\$279.29
R032056 Pvc Pipe	\$9,051.22	\$8,680.12	\$371.10
S10 Extended Cab 02-02	\$301.48	\$289.11	\$12.36
S10 Extended Cab 96-03	\$0.00	\$0.00	\$0.00
Smith - Office Building	\$317.08	\$304.08	\$13.00
Smith - Salt Shed	\$478.91	\$459.28	\$19.64
Smith - Sand Dome	\$12,807.39	\$12,282.29	\$525.10
Smith - Storage Shed	\$170.60	\$163.61	\$6.99
Smith Centre Line Dome	\$607.27	\$582.37	\$24.90
Supercab 05-09	\$834.79	\$800.56	\$34.23
Total Station	\$96.21	\$92.26	\$3.94
Tractor New Holland 4Wd	\$3,821.14	\$3,664.48	\$156.67
Traffic Counter	\$0.00	\$0.00	\$0.00
Truck (Tandem) Snow Plow 01-03	\$1,140.73	\$1,093.96	\$46.77
Truck Snow Plow - 08-06	\$10,094.77	\$9,680.88	\$413.89
Truck Snow Plow - 09-05	\$11,709.61	\$11,229.51	\$480.09
Truck Snow Plow - 09-06	\$11,709.61	\$11,229.51	\$480.09
Truck Snow Plow 00-01	\$0.00	\$0.00	\$0.00
Truck Snow Plow 01-01	\$0.00	\$0.00	\$0.00
Truck Snow Plow 03-01	\$2,585.37	\$2,479.37	\$106.00
Truck Snow Plow 04-05	\$3,408.20	\$3,268.47	\$139.74
Truck Snow Plow 05-06	\$4,763.39	\$4,568.09	\$195.30
Truck Snow Plow 07-01	\$7,701.57	\$7,385.81	\$315.76
Truck Snow Plow 07-02	\$7,885.28	\$7,561.98	\$323.30
Truck Snow Plow 97-01	\$0.00	\$0.00	\$0.00
Truck Snow Plow 97-02	\$0.00	\$0.00	\$0.00

Table 1B con't			
Inventory of Municipal Facilities - County of Peterborough			
	Eligible Dev. Charge	Residential Share	Non-Res Share
Public Works con't			
Truck Snow Plow 97-03	\$0.00	\$0.00	\$0.00
Truck Snow Plow 98-01	\$0.00	\$0.00	\$0.00
Truck Snow Plow 98-02	\$0.00	\$0.00	\$0.00
Truck Snow Plow 98-03	\$0.00	\$0.00	\$0.00
Truck Snow Plow Viking 2011 Int'L 1'	\$12,026.94	\$11,533.83	\$493.10
Water Tank	\$1,410.70	\$1,352.86	\$57.84
Packer Truck 03-05	\$2,401.99	\$2,303.51	\$98.48
Pick Up Truck 06-02	\$715.99	\$686.63	\$29.36
Pickup Truck 09-04	\$1,152.62	\$1,105.36	\$47.26
Solar Powered Compactor	\$6,451.15	\$6,186.65	\$264.50
Subtotal	\$242,534.58	\$232,590.66	\$9,943.92
Public Works Subtotal	\$8,240,867.50	\$7,902,991.93	\$337,875.57
Transit			
Caremobile Bus	\$835.35	\$801.10	\$34.25
Transit Subtotal	\$835.35	\$801.10	\$34.25
Total	\$9,504,742.23	\$9,115,047.80	\$389,694.43

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Table 2A

Future Expenditures

That Qualify as Growth-Related Under the Development Charges Act
2011

County of Peterborough

General Government	Expend Year	Gross Cost	Net Cost	% due to Growth	Discount	Eligible Dev. Charge
Growth Planning Studies	2014	\$40,000.00	\$40,000.00	100.0%	10.0%	\$36,000.00
Growth Planning Studies	2019	\$40,000.00	\$40,000.00	100.0%	10.0%	\$36,000.00
DC Admin	2012	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2013	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2014	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2015	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2016	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2017	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2018	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2019	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2020	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
DC Admin	2021	\$5,000.00	\$5,000.00	100.0%	10.0%	\$4,500.00
Development Charges Administration						
DC Update	2011	\$30,000.00	\$30,000.00	100.0%	10.0%	\$27,000.00
DC Update	2016	\$30,000.00	\$30,000.00	100.0%	10.0%	\$27,000.00
DC Update	2021	\$30,000.00	\$30,000.00	100.0%	10.0%	\$27,000.00
Subtotal		\$220,000.00	\$220,000.00			\$198,000.00
Protection Services	Expend Year	Gross Cost	Net Cost	% due to Growth	Discount	Eligible Dev. Charge
Emergency Measures	2013	\$50,000.00	\$50,000.00	25.0%	10.0%	\$11,250.00
Emergency Measures	2015	\$50,000.00	\$50,000.00	25.0%	10.0%	\$11,250.00
Emergency Measures	2017	\$50,000.00	\$50,000.00	25.0%	10.0%	\$11,250.00
Emergency Measures	2019	\$50,000.00	\$50,000.00	25.0%	10.0%	\$11,250.00
Emergency Measures	2021	\$50,000.00	\$50,000.00	25.0%	10.0%	\$11,250.00
Subtotal		\$250,000.00	\$250,000.00			\$56,250.00
Health Services	Expend Year	Gross Cost	Net Cost	% due to Growth	Discount	Eligible Dev. Charge
Emergency Medical Services						
EMS Equipment and Facility Upg	2012	\$100,000.00	\$65,000.00	25.0%	10.0%	\$14,625.00
EMS Equipment and Facility Upg	2014	\$100,000.00	\$65,000.00	25.0%	10.0%	\$14,625.00
New Base	2016	\$500,000.00	\$250,000.00	50.0%	10.0%	\$112,500.00
EMS Equipment and Facility Upg	2016	\$100,000.00	\$65,000.00	25.0%	10.0%	\$14,625.00
EMS Equipment and Facility Upg	2018	\$100,000.00	\$65,000.00	25.0%	10.0%	\$14,625.00
EMS Equipment and Facility Upg	2020	\$100,000.00	\$65,000.00	25.0%	10.0%	\$14,625.00
Subtotal		\$1,000,000.00	\$575,000.00			\$185,625.00
Long Term Care (Fairhaven)						
Building Improvement	2012	\$818,000.00	\$272,666.67	13.1%	10.0%	\$32,161.87
Building Improvement	2013	\$249,909.00	\$83,303.00	13.1%	10.0%	\$9,825.84
Building Improvement	2014	\$519,355.00	\$173,118.33	13.1%	10.0%	\$20,419.84
Building Improvement	2015	\$100,339.00	\$33,446.33	13.1%	10.0%	\$3,945.10
Building Improvement	2016	\$439,236.00	\$146,412.00	13.1%	10.0%	\$17,269.74
Building Improvement	2017	\$82,427.00	\$27,475.67	13.1%	10.0%	\$3,240.84
Building Improvement	2018	\$298,535.00	\$99,511.67	13.1%	10.0%	\$11,737.71
Building Improvement	2019	\$84,688.00	\$28,229.33	13.1%	10.0%	\$3,329.74
Building Improvement	2020	\$423,847.00	\$141,282.33	13.1%	10.0%	\$16,664.68
Building Improvement	2021	\$642,136.00	\$214,045.33	13.1%	10.0%	\$25,247.30
Site Improvements	2012	\$44,000.00	\$14,666.67	13.1%	10.0%	\$1,729.98
Site Improvements	2014	\$25,000.00	\$8,333.33	13.1%	10.0%	\$982.94
Site Improvements	2015	\$61,500.00	\$20,500.00	13.1%	10.0%	\$2,418.04
Site Improvements	2016	\$85,900.00	\$28,633.33	13.1%	10.0%	\$3,377.39

Table 2A con't

Future Expenditures - County of Peterborough

	Expend Year	Gross Cost	Net Cost	% due to Growth	Discount	Eligible Dev. Charge
Health Services con't						
Site Improvements	2017	\$85,900.00	\$28,633.33	13.1%	10.0%	\$3,377.39
Equipment and Furnishings	2012	\$281,900.00	\$93,966.67	13.1%	10.0%	\$11,083.66
Equipment and Furnishings	2013	\$106,577.00	\$35,525.67	13.1%	10.0%	\$4,190.36
Equipment and Furnishings	2014	\$217,224.00	\$72,408.00	13.1%	10.0%	\$8,540.74
Equipment and Furnishings	2015	\$181,236.00	\$60,412.00	13.1%	10.0%	\$7,125.78
Equipment and Furnishings	2016	\$298,268.00	\$99,422.67	13.1%	10.0%	\$11,727.21
Equipment and Furnishings	2017	\$126,519.00	\$42,173.00	13.1%	10.0%	\$4,974.43
Equipment and Furnishings	2018	\$248,126.00	\$82,708.67	13.1%	10.0%	\$9,755.74
Equipment and Furnishings	2019	\$184,821.00	\$61,607.00	13.1%	10.0%	\$7,266.73
Equipment and Furnishings	2020	\$129,288.00	\$43,096.00	13.1%	10.0%	\$5,083.30
Equipment and Furnishings	2021	\$110,179.00	\$36,726.33	13.1%	10.0%	\$4,331.98
Fairhaven Expansion	2016	\$28,800,000.00	\$4,027,933.00	13.1%	10.0%	\$475,107.01
Subtotal		\$34,644,910.00	\$5,976,236.33			\$704,915.34
County City Health Unit						
Building Redevelopment	2016	\$12,500,000.00	\$12,500,000.00	13.1%	10.0%	\$1,473,750.00
Subtotal		\$12,500,000.00	\$12,500,000.00			\$1,473,750.00
Public Works						
Roads, Bridges and Culverts	2012					
<i>County Road Upgrades</i>		\$1,205,000.00	\$783,250.00	85.0%	0.0%	\$665,762.50
<i>CR Optimization & Safety Improvements</i>		\$335,000.00	\$217,750.00	85.0%	0.0%	\$185,087.50
<i>Capacity Enhancements</i>		\$2,795,000.00	\$1,816,750.00	85.0%	0.0%	\$1,544,237.50
Roads, Bridges and Culverts	2013	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Roads, Bridges and Culverts	2014	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Roads, Bridges and Culverts	2015	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Roads, Bridges and Culverts	2016	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Roads, Bridges and Culverts	2017	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Roads, Bridges and Culverts	2018	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Roads, Bridges and Culverts	2019	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Roads, Bridges and Culverts	2020	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Roads, Bridges and Culverts	2021	\$4,335,000.00	\$2,817,750.00	85.0%	0.0%	\$2,395,087.50
Buildings and Equipment	2012	\$50,000.00	\$32,500.00	25.0%	0.0%	\$8,125.00
Buildings and Equipment	2013	\$50,000.00	\$32,500.00	25.0%	0.0%	\$8,125.00
Buildings and Equipment	2014	\$50,000.00	\$32,500.00	25.0%	0.0%	\$8,125.00
Buildings and Equipment	2015	\$50,000.00	\$32,500.00	25.0%	0.0%	\$8,125.00
Buildings and Equipment	2016	\$150,000.00	\$97,500.00	25.0%	0.0%	\$24,375.00
Buildings and Equipment	2017	\$50,000.00	\$32,500.00	25.0%	0.0%	\$8,125.00
Buildings and Equipment	2018	\$50,000.00	\$32,500.00	25.0%	0.0%	\$8,125.00
Buildings and Equipment	2019	\$50,000.00	\$32,500.00	25.0%	0.0%	\$8,125.00
Buildings and Equipment	2020	\$150,000.00	\$97,500.00	25.0%	0.0%	\$24,375.00
Buildings and Equipment	2021	\$50,000.00	\$32,500.00	25.0%	0.0%	\$8,125.00
Subtotal		\$44,050,000.00	\$28,632,500.00			\$24,064,625.00
Transit						
Caremobile Bus	2012	\$121,871.96	\$121,871.96	7.0%	10.0%	\$7,677.93
Caremobile Bus	2019	\$121,871.96	\$121,871.96	7.0%	10.0%	\$7,677.93
Subtotal		\$243,743.92	\$243,743.92			\$15,355.87
Total		\$79,164,910.00	\$35,078,736.33			\$25,023,790.34

Table 2B

Future Expenditures

Allocation of Growth-Related Cost to Land Use Type

2011

County of Peterborough

	Eligible Dev. Charge	Expenditure Year	Residential Share	Non-Res Share
General Government				
Growth Planning Studies	\$36,000.00	2014	\$34,524.00	\$1,476.00
Growth Planning Studies	\$36,000.00	2019	\$34,524.00	\$1,476.00
DC Admin	\$4,500.00	2012	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2013	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2014	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2015	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2016	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2017	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2018	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2019	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2020	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2021	\$4,315.50	\$184.50
Development Charges Administration				
DC Update	\$27,000.00	2011	\$25,893.00	\$1,107.00
DC Update	\$27,000.00	2016	\$25,893.00	\$1,107.00
DC Update	\$27,000.00	2021	\$25,893.00	\$1,107.00
Subtotal	\$198,000.00		\$189,882.00	\$8,118.00
Protection Services				
Emergency Measures	\$11,250.00	2013	\$10,788.75	\$461.25
Emergency Measures	\$11,250.00	2015	\$10,788.75	\$461.25
Emergency Measures	\$11,250.00	2017	\$10,788.75	\$461.25
Emergency Measures	\$11,250.00	2019	\$10,788.75	\$461.25
Emergency Measures	\$11,250.00	2021	\$10,788.75	\$461.25
Subtotal	\$56,250.00		\$53,943.75	\$2,306.25
Health Services				
EMS Equipment and Facility Upgrade	\$14,625.00	2012	\$14,025.38	\$599.63
EMS Equipment and Facility Upgrade	\$14,625.00	2014	\$14,025.38	\$599.63
New Base	\$112,500.00	2016	\$107,887.50	\$4,612.50
EMS Equipment and Facility Upgrade	\$14,625.00	2016	\$14,025.38	\$599.63
EMS Equipment and Facility Upgrade	\$14,625.00	2018	\$14,025.38	\$599.63
EMS Equipment and Facility Upgrade	\$14,625.00	2020	\$14,025.38	\$599.63
Subtotal	\$185,625.00		\$178,014.38	\$7,610.63
Long Term Care (Fairhaven)				
Building Improvement	\$32,161.87	2012	\$30,843.23	\$1,318.64
Building Improvement	\$9,825.84	2013	\$9,422.98	\$402.86
Building Improvement	\$20,419.84	2014	\$19,582.62	\$837.21
Building Improvement	\$3,945.10	2015	\$3,783.35	\$161.75
Building Improvement	\$17,269.74	2016	\$16,561.68	\$708.06
Building Improvement	\$3,240.84	2017	\$3,107.96	\$132.87
Building Improvement	\$11,737.71	2018	\$11,256.46	\$481.25
Building Improvement	\$3,329.74	2019	\$3,193.22	\$136.52
Building Improvement	\$16,664.68	2020	\$15,981.43	\$683.25
Building Improvement	\$25,247.30	2021	\$24,212.16	\$1,035.14
Site Improvements	\$1,729.98	2012	\$1,659.05	\$70.93
Site Improvements	\$982.94	2014	\$942.64	\$40.30
Site Improvements	\$2,418.04	2015	\$2,318.90	\$99.14
Site Improvements	\$3,377.39	2016	\$3,238.92	\$138.47

Table 2B con't

Future Expenditures - County of Peterborough

	Eligible Dev. Charge	Expenditure Year	Residential Share	Non-Res Share
Health Services con't				
Site Improvements	\$3,377.39	2017	\$3,238.92	\$138.47
Equipment and Furnishings	\$11,083.66	2012	\$10,629.23	\$454.43
Equipment and Furnishings	\$4,190.36	2013	\$4,018.56	\$171.80
Equipment and Furnishings	\$8,540.74	2014	\$8,190.57	\$350.17
Equipment and Furnishings	\$7,125.78	2015	\$6,833.62	\$292.16
Equipment and Furnishings	\$11,727.21	2016	\$11,246.39	\$480.82
Equipment and Furnishings	\$4,974.43	2017	\$4,770.48	\$203.95
Equipment and Furnishings	\$9,755.74	2018	\$9,355.75	\$399.99
Equipment and Furnishings	\$7,266.73	2019	\$6,968.80	\$297.94
Equipment and Furnishings	\$5,083.30	2020	\$4,874.89	\$208.42
Equipment and Furnishings	\$4,331.98	2021	\$4,154.37	\$177.61
Fairhaven Expansion	\$475,107.01	2016	\$455,627.62	\$19,479.39
Subtotal	\$704,915.34		\$676,013.81	\$28,901.53
County City Health Unit				
Building Redevelopment	\$1,473,750.00	2016	\$1,413,326.25	\$60,423.75
Subtotal	\$1,473,750.00		\$1,413,326.25	\$60,423.75
Public Works				
Roads, Bridges and Culverts				
<i>County Road Upgrades</i>	\$665,762.50	2012	\$638,466.24	\$27,296.26
<i>CR Optimization & Safety Improvements</i>	\$185,087.50	2012	\$177,498.91	\$7,588.59
<i>Capacity Enhancements</i>	\$1,544,237.50	2012	\$1,480,923.76	\$63,313.74
Roads, Bridges and Culverts	\$2,395,087.50	2013	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2014	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2015	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2016	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2017	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2018	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2019	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2020	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2021	\$2,296,888.91	\$98,198.59
Buildings and Equipment	\$8,125.00	2012	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2013	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2014	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2015	\$7,791.88	\$333.13
Buildings and Equipment	\$24,375.00	2016	\$23,375.63	\$999.38
Buildings and Equipment	\$8,125.00	2017	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2018	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2019	\$7,791.88	\$333.13
Buildings and Equipment	\$24,375.00	2020	\$23,375.63	\$999.38
Buildings and Equipment	\$8,125.00	2021	\$7,791.88	\$333.13
Subtotal	\$24,064,625.00		\$23,077,975.38	\$986,649.63
Transit				
Caremobile Bus	\$7,677.93	2012	\$7,363.14	\$314.80
Caremobile Bus	\$7,677.93	2019	\$7,363.14	\$314.80
	\$15,355.87		\$14,726.28	\$629.59
Total	\$25,023,790.34		\$23,997,814.93	\$1,025,975.40

Table 3A
Schedule of Acquisitions By Year
 That Qualify as Growth Related
 2011
 County of Peterborough

Residential	Ratio	NPV	Existing	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total	NPV
Emergency Measures	0.16%	\$48,789.93	\$3,298.17	\$0.00	\$0.00	\$10,788.75	\$0.00	\$10,788.75	\$0.00	\$10,788.75	\$0.00	\$10,788.75	\$0.00	\$10,788.75	\$53,943.75	\$45,491.76
Long Term Care	4.53%	\$1,404,613.36	\$821,652.42	\$0.00	\$43,131.50	\$13,441.54	\$28,715.84	\$12,935.87	\$486,674.61	\$11,117.36	\$20,612.21	\$10,162.01	\$20,856.32	\$28,366.53	\$676,013.81	\$582,960.94
Emergency Medical Services	1.53%	\$475,644.14	\$321,995.32	\$0.00	\$14,025.38	\$0.00	\$14,025.38	\$0.00	\$121,912.88	\$0.00	\$14,025.38	\$0.00	\$14,025.38	\$0.00	\$178,014.38	\$153,648.82
County City Health Unit	4.14%	\$1,283,015.65	\$64,308.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,413,326.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,413,326.25	\$1,218,706.80
Public Works	89.07%	\$27,607,348.72	\$7,902,991.93	\$0.00	\$2,304,680.79	\$2,304,680.79	\$2,304,680.79	\$2,304,680.79	\$2,320,264.54	\$2,304,680.79	\$2,304,680.79	\$2,304,680.79	\$2,320,264.54	\$2,304,680.79	\$23,077,975.38	\$19,704,356.79
Transit	0.04%	\$13,705.32	\$801.10	\$0.00	\$7,363.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,363.14	\$0.00	\$14,726.28	\$12,904.21
General Government	0.53%	\$163,092.84	\$0.00	\$25,893.00	\$4,315.50	\$4,315.50	\$38,839.50	\$4,315.50	\$30,208.50	\$4,315.50	\$4,315.50	\$38,839.50	\$4,315.50	\$30,208.50	\$189,882.00	\$163,092.84
Total	100%	\$30,996,209.95	\$9,115,047.80	\$25,893.00	\$2,373,516.31	\$2,333,226.38	\$2,386,261.50	\$2,332,720.91	\$4,372,386.77	\$2,330,902.40	\$2,343,633.88	\$2,371,834.19	\$2,359,461.73	\$2,374,044.57	\$25,603,881.84	\$21,881,162.16

Table 3B
Schedule of Acquisitions By Year
 That Qualify as Growth Related
 2011
 County of Peterborough

Non-Residential	Ratio	NPV	Existing	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total	NPV
Emergency Measures	0.16%	\$2,085.91	\$141.01	\$0.00	\$0.00	\$461.25	\$0.00	\$461.25	\$0.00	\$461.25	\$0.00	\$461.25	\$0.00	\$461.25	\$2,306.25	\$1,944.90
Long Term Care	4.53%	\$60,051.25	\$35,128.00	\$0.00	\$1,844.00	\$574.66	\$1,227.68	\$553.05	\$20,806.74	\$475.30	\$881.23	\$434.46	\$891.67	\$1,212.75	\$28,901.53	\$24,923.25
Emergency Medical Services	1.53%	\$20,335.15	\$13,766.22	\$0.00	\$599.63	\$0.00	\$599.63	\$0.00	\$5,212.13	\$0.00	\$599.63	\$0.00	\$599.63	\$0.00	\$7,610.63	\$6,568.93
County City Health Unit	4.14%	\$54,852.60	\$2,749.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,423.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,423.75	\$52,103.21
Public Works	89.07%	\$1,180,293.32	\$337,875.57	\$0.00	\$98,531.71	\$98,531.71	\$98,531.71	\$98,531.71	\$99,197.96	\$98,531.71	\$98,531.71	\$98,531.71	\$99,197.96	\$98,531.71	\$986,649.63	\$842,417.76
Transit	0.04%	\$585.94	\$34.25	\$0.00	\$314.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$314.80	\$0.00	\$0.00	\$629.59	\$551.69
General Government	0.53%	\$6,972.69	\$0.00	\$1,107.00	\$184.50	\$184.50	\$1,660.50	\$184.50	\$1,291.50	\$184.50	\$184.50	\$1,660.50	\$184.50	\$1,291.50	\$8,118.00	\$6,972.69
Total	100%	\$1,325,176.86	\$389,694.43	\$1,107.00	\$101,474.63	\$99,752.13	\$102,019.52	\$99,730.51	\$186,932.07	\$99,652.76	\$100,197.07	\$101,402.71	\$100,873.76	\$101,497.21	\$1,094,639.37	\$935,482.43
Grand Total		\$32,321,386.81	\$9,504,742.23	\$27,000.00	\$2,474,990.93	\$2,432,978.70	\$2,488,281.02	\$2,432,451.41	\$4,559,318.85	\$2,430,555.16	\$2,443,830.95	\$2,473,236.90	\$2,460,335.49	\$2,475,541.78	\$26,698,521.21	\$22,816,644.58

Table 4A
Development Charges Calculation - Residential
 Net Growth-Related Capital Cost
 (2011 \$'s)
 County of Peterborough

Residential		2001	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Population Forecast by Year (1)	Permanent Cottage	53,262	56,659	57,503	58,348	59,192	60,037	60,881	61,741	62,600	63,460	64,319	65,179	65,915	66,651	67,388	68,124	68,860
	Cottage	38,550	36,237	35,759	35,281	34,802	34,324	33,846	33,386	32,944	32,519	32,113	31,725	31,355	31,003	30,668	30,352	30,052
Growth per Year																		
Persons per Household	Permanent Cottage	2.63	2.57	2.565	2.56	2.555	2.55	2.545	2.54	2.535	2.53	2.525	2.52	2.515	2.51	2.505	2.5	2.495
Decrease in persons per Household	Cottage	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Household Forecast by Year		33,102	34,279	34,464	34,649	34,834	35,019	35,204	35,439	35,680	35,927	36,181	36,440	36,663	36,893	37,128	37,370	37,617
Annual Growth in Households	Permanent Cottage	20,252	22,200	22,544	22,889	23,235	23,577	23,922	24,310	24,699	25,088	25,476	25,865	26,212	26,558	26,905	27,252	27,599
	Cottage	12,850	12,079	11,920	11,760	11,601	11,441	11,282	11,129	10,981	10,840	10,704	10,575	10,452	10,334	10,223	10,117	10,017
	Permanent Cottage		390	344	344	344	344	344	389	389	389	389	389	347	347	347	347	347
	Cottage		-154	-159	-159	-159	-159	-159	-153	-147	-141	-135	-129	-123	-117	-111	-105	-100
	Total		235	185	185	185	185	185	235	241	247	253	259	224	230	236	242	247

Percent due to growth

1.31%

Total Growth (2012-2011)

2,413 households

Summary of Capital Costs Related to Development

Basic Charge	Net Capital Cost (\$,000)	Reserve funds (\$,000)	Growth (households)	Cost (\$ per hshld)	%
Emergency Measures	48.79	\$0.0	2,413	\$20.22	0.16%
Long Term Care	1404.61	\$72.9	2,413	\$551.93	4.47%
County City Health Unit	475.64	\$8.7	2,413	\$193.54	1.57%
Emergency Medical Services	1283.02	\$13.0	2,413	\$526.39	4.27%
Roads and Related Works	27607.35	\$1,132.7	2,413	\$10,972.60	88.95%
Transit	13.71	\$0.0	2,413	\$5.68	0.05%
General Government	163.09	\$5.0	2,413	\$65.51	0.53%
Total	\$30,996.21	\$1,232.31		\$12,335.88	100%

Table 4B

Development Charges Calculation - Non-Residential

Net Growth-Related Capital Cost

(2011 \$'s)

County of Peterborough

Non-Residential	2001	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 year growth
Permanent Population Forecast by Year (1)	53,262	56,659	57,503	58,348	59,192	60,037	60,881	61,741	62,600	63,460	64,319	65,179	65,915	66,651	67,388	68,124	68,860	7979
Growth per Year		679	844	844	844	844	844	860	860	860	860	860	736	736	736	736	736	
Local Employees (%)		28.6%	28.4%	28.3%	28.1%	28.0%	27.9%	27.7%	27.6%	27.5%	27.4%	27.3%	27.2%	27.2%	27.1%	27.1%	27.0%	
Employment Forecast	15,010	16,188	16339	16491	16645	16800	16956	17,116	17,278	17,441	17,606	17,772	17,934	18,098	18263	18430	18598	1642
Growth in Employment (annual)		236	151	152	154	155	156	160	162	163	165	166	162	164	165	167	168	
Growth in Floor Space 50 sq. m./employee		11,780	7,550	7,600	7,700	7,750	7,800	8,000	8,100	8,150	8,250	8,300	8,100	8,200	8,250	8,350	8,400	
Increase in Floor Space 2012 - 2021 (sq. m.)	82,100																	

Summary of Capital Costs Related to Development (\$,000)

Basic Charge	Net Capital Cost (\$,000)	Reserve Funds	%	/sq. m.	/sq.ft.
Emergency Measures	2.09	\$0.00	0.21%	\$0.03	\$0.00
Long Term Care	60.05	\$18.23	4.11%	\$0.51	\$0.05
County City Health Unit	20.34	\$2.17	1.79%	\$0.22	\$0.02
Emergency Medical Services	54.85	\$3.24	5.07%	\$0.63	\$0.06
Roads and Related Works	1180.29	\$283.19	88.20%	\$10.93	\$1.02
Transit	0.59	\$0.00	0.06%	\$0.01	\$0.00
General Government	6.97	\$1.26	0.56%	\$0.07	\$0.01
Total	\$1,325.18	\$308.08	100%	\$12.39	\$1.15

Appendix "B"

Draft Development Charges By-law
Notice of Public Meeting
Explanatory Note
Notice of Passing
Annual Adjustment Form

CORPORATION OF THE COUNTY OF PETERBOROUGH

BY-LAW NO. _____

**A BY-LAW TO CONTINUE DEVELOPMENT CHARGES
FOR THE COUNTY OF PETERBOROUGH**

WHEREAS Subsection 2(1) of the *Development Charges Act, 1997* provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study, County of Peterborough”, dated September 2011, prepared by Clark Consulting Services Ltd. (the “Study”);

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to Section 12 of the Act on _____, 2011, prior to which the Study and the proposed County-wide development charges by-law were made available to the public and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council has provided notice of intent to enact the proposed County-wide development charges by-law;

AND WHEREAS by Resolution adopted by Council on _____, 2011, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met and further that Council has approved the Capital Programs contained in Appendices B and C of the Study;

AND WHEREAS by Resolution adopted by Council on _____, 2011, Council has expressed its intention that excess capacity identified in the Study shall be paid for by development charges or other similar charges;

NOW THEREFORE the Council of the Corporation of the County of Peterborough in Session duly assembled enacts as follows:

Definitions

1. In this By-law,

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c.27;

“Affordable Housing” means

- (a) in the case of ownership housing, the least expensive of:
 - (i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - (ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- (b) in the case of rental housing, the least expensive of:
 - (i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - (ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

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“agricultural use” means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed or intended to be used for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, bee keeping, dairying, fallow, field crops, fish farming, forestry, fruit farming, horticulture, livestock, market gardening, pasturage, poultry keeping, the growing, raising, packing, treating, storing, and sale of produce produced on the premises, and other activities customarily carried on in the field of agriculture;

“air-supported structure” means an air supported structure as defined in the *Building Code Act*;

“area municipality” means a lower-tier municipality that forms part of the County;

“board” means a board of education, public school board, secondary school board, Catholic school board, Protestant school board, or a board as defined in Subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;

“building or structure” means a structure occupying an area greater than ten square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including an air-supported structure, excluding a farm building;

“Building Code Act” means the *Building Code Act*, S.O. 1992, c.23, as amended, and all Regulations thereto including the Ontario Building Code, 1997, as amended;

“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, 1984*, S.O. 1984, c. 57, 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) as 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.

“Council” means the Council of the Corporation of the County of Peterborough;

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

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“County” means the Corporation of the County of Peterborough;

“development” means any use or proposed use in respect of land that requires one or more of the actions referred to in Section 7 of this By-law, including the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;

“development charge” means a charge imposed pursuant to this By-law;

“dwelling unit” means one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one or more persons, containing its own culinary facilities, or facilities for the installation of cooking equipment, and sanitary facilities;

“farm building” means a farm building as defined in the *Building Code Act*, and includes that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“floor” includes a paved, concrete, wooden, gravel, or dirt floor;

“grade” means the average level of proposed or finished ground adjoining a building or structure at all exterior walls;

“gross floor area” means the sum total of the total areas of all floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls or partitions;
- (b) excludes any parts of the building or structure used for the parking and loading of vehicles; and
- (c) where a building or structure does not have any walls, the gross floor area of the building or structure shall be the total of the area of all floors, including the ground floor, that are directly beneath the roof of the building or structure;

“industrial building” means a building used for or in connection with,

- (a) manufacturing, producing, processing, storing or distributing something;
- (b) research or development in connection with manufacturing, producing or processing something;
- (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing,

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storage or distributing of something, and

- (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.

“institutional church use” means land, buildings or structures used, designed, or intended to be used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;

“local board” means municipal service board, municipal business corporation, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any general or special act with respect to the affairs or purposes of the County, but excluding a board, a conservation authority, any municipal business corporation not deemed to be a local board under *O. Reg. 168/03* made under the *Municipal Act, 2001*, S. O. 2001, c.25, and any corporation created under the *Electricity Act, 1998*, S. O. 1998, c. 15, Sch. “A”;

“mezzanine” means a mezzanine as defined in the *Building Code Act*;

“non-residential use” means land, buildings or structures or portions thereof used, designed or intended to be used for a purpose other than for residential use;

“owner” means the owner of land or any person authorized by such owner to make one or more applications described in Section 7 of this By-law for the development of such land;

“other residential buildings” mean residential buildings not including single detached dwellings, semi-detached dwellings or row dwellings;

“redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, changing the use of a building or structure from residential to non-residential or from non-residential to residential or changing a building or structure from one type of residential development to another or from one type of non-residential development to another;

“residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;

“Roads & Related Works” include, but are not limited to, land, bridges, culverts, structures, drainage ditches, highways, roadways, sidewalks, signal lights, storm sewers and street lights;

“semi-detached dwellings” mean residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings;

“services” means services designated in this By-law and listed in Schedule A to this By-law or in agreement under Section 44 of the Act, or both;

“single detached dwellings” mean residential buildings, each of which contain a single

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dwelling unit, that are not attached to other buildings.

Rules

2. For the purpose of complying with Section 6 of the Act:
 - (1) the area to which this By-law applies shall be the area described in Section 3 of this By-law;
 - (2) the rules developed under paragraph 9 of Subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in Sections 4 through 16, inclusive, and Section 27 of this By-law;
 - (3) the exemptions, partial exemptions and credits provided for by such rules shall be the exemptions, partial exemptions and credits set forth in Sections 17 through 23, inclusive, of this By-law, the indexing of charges shall be in accordance with Section 14 of this By-law, and the phasing in of development charges shall be in accordance with Subsection 15 of this By-law; and
 - (4) the redevelopment of land shall be in accordance with the rules set forth in Section 20 of this By-law.

Lands Affected

3. This By-law applies to all lands in the geographic area of the County, whether or not the land is exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended.

Designation of Services

4. It is hereby declared by Council that all development within the area to which this By-law applies will increase the need for services.
5. The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
6. Development charges shall be imposed for the following categories of services (refer to Schedule A) to pay for the increased capital costs required because of increased needs for services arising from development:
 - (1) Emergency Measures
 - (2) Long Term Care;
 - (3) County-City Health Unit;
 - (4) Emergency Medical Services;
 - (5) Roads and Related Works
 - (6) Transit
 - (7) General Government;

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DEVELOPMENT CHARGES BY-LAW

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Approvals for Development

7. Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
 - (1) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
 - (2) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c. C.26, as amended, or Section 9 of the *Condominium Act*, 1998, S. O. 1998, C. 19, as amended, or its predecessor Act;
 - (3) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;
 - (4) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (5) a consent under Section 53 of the *Planning Act*;
 - (6) the approval of a description under Section 50 of the *Condominium Act*; or
 - (7) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
8. No more than one development charge for each service designated in Section 6 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Section 7 are required before the lands, buildings or structures can be developed.
9. Notwithstanding Section 8 and Section 13, if two or more of the actions described in Section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
10. Where a development requires an approval described in Section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under Section 7.
11. If a development does not require a building permit but does require one or more of the approvals described in Section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval required for the increased or additional development being granted.
12. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Section 51 or Section 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require in accordance with the local service policies of the County in effect at the time, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.

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DEVELOPMENT CHARGES BY-LAW

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Basis for Calculation of Development Charges

13. (1) Subject to the provisions of this By-law, development charges against land in the County shall be imposed, calculated and collected in accordance with the base rates set out in Schedules B and C, which relate to the services set out in Schedule A.
- (2) The development charge with respect to the development of any land, buildings or structures shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed-use development, the sum of the product of the number of dwelling units multiplied by the corresponding total amount for each dwelling unit, as set out in Schedule B;
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development, and the type of development; and,
 - (c) in the case of a type of development not described above, based upon the number of units and/or gross floor area portions of such development.

Indexing of Development Charges

14. The development charges set out in Schedules B and C hereto shall not be indexed.

Phasing, Timing of Calculation and Payment

15. (1) The residential development charges imposed pursuant to this By-law are being phased-in according to the schedule set out in Schedule B of this By-law.
- (2) The non-residential development charges imposed pursuant to this By-law are being phased in according to the schedule set out in Schedule C of this By-law, subject to the exemptions and credits herein, from the date this By-law comes into force.
- (3) The development charge shall be calculated as of and shall be payable on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.

Payment by Money or the Provision of Services

16. (1) Payment of development charges shall be by cash or by cheque.
- (2) In the alternative to payment by the means provided in Subsection (1), the County may, by an agreement entered into with the owner under Section 38 of the Act, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
- (a) if the County and the owner cannot agree as to the reasonable cost of the work performed, the reasonable cost of the work shall be determined by the County's Treasurer; and
 - (b) if the credit exceeds the amount of the charge for the service to which the work relates,

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

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- (i) the excess amount shall not be credited against the charge for any other service, unless the County has so agreed in an agreement under Section 38 of the Act; and
 - (ii) in no event shall the County be required to make a cash payment to the credit holder.
- (3) Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the *Planning Act* that the owner, at the owner's expense, install such local services as Council may require in accordance with the local service policies of the County in effect at the time.

Rules for Exemption Relating to the Creation of Additional Dwelling Units

17. This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only,
- (1) of permitting the enlargement of an existing dwelling unit;
 - (2) of creating a maximum of two additional dwelling units in an existing single detached dwelling where the total gross floor area of the additional dwelling unit or units is less than or equal to the gross floor area of the dwelling unit already in the building;
 - (3) of creating a maximum of one additional dwelling unit in an existing semi-detached dwelling or row dwelling where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the dwelling unit already in the building; or
 - (4) of creating a maximum of one additional dwelling unit in any existing other residential building where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building.

Rules for Exemption Relating to Industrial Enlargement

18. (1) 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 per cent or less, the amount of the development charge in respect of the enlargement is zero; and
 - (b) if the gross floor area is enlarged by more than 50 per cent, development charges are payable on the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
- (2) For the purpose of this Section only the terms "gross floor area" and "existing industrial building" shall have the same meaning as those terms have in *Ont. Reg 82/98* made under the Act.
- (3) In this Section, for greater certainty in applying the exemption herein:

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

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- (a) the gross floor area of an existing industrial building shall be determined as of the date this By-law comes into force; and
 - (b) the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing building and the enlarged area is attached to existing industrial building and is used for or in connection with an industrial purpose as set out in Subsection 1(1) of *O. Reg. 82/98*. Without limiting the generality of the foregoing, the exemption in this Section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below grade connection such as a service tunnel, foundation, footing or a parking facility.
- (4) For the purpose of interpreting the definition of “existing industrial building” contained in *O. Reg. 82/98*, regard shall be had for the classification of the lands in question pursuant to the *Assessment Act*, R. S. O. 1990, c. A.31, as amended, and in particular: whether the lands fall within a tax class such that taxes on the land are payable at an industrial rate; and, whether more than 50% of the gross floor area of the building or structure on the land has an industrial property code for assessment purposes.

Categories of Exempt Uses

19. The following categories of uses are hereby designated as being exempt from the payment of development charges:
- (1) land, buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - (2) lands, buildings or structures owned by and used for the purposes of a board and exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31;
 - (3) buildings or structures used as public hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40, as amended;
 - (4) land, buildings or structures used for institutional church use and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - (5) land, buildings or structures for agricultural use which do not receive municipal sanitary sewer or water supply services;
 - (6) the development of non-residential farm buildings constructed for bona fide farm uses, which qualify as a farm business, being that which operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class;
 - (7) industrial buildings;
 - (8) affordable housing. Council may also waive a development charge for a related use upon request (ie. Non-profit agency-sponsored construction – example: Habitat for Humanity).

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

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Rules for the Redevelopment of Land

20. (1) Subject to Subsections (2), (3), (4), and (5), where there is a redevelopment of land on which development charges have been paid in respect of municipal services provided to the land as set out in this or a predecessor by-law, and there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, in the amount of the development charges pursuant to this By-law.
- (2) A credit in respect of any demolition under this Section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the County for the development within five years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.
- (4) For greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the building or structure or part thereof prior to the demolition or conversion would have been exempt pursuant to this By-law.
- (5) Buildings or structures, or portions thereof, existing prior to June 1, 2007, shall be eligible for a credit in accordance with this section for purposes of redevelopment.

Rules for Partial Exemptions for Residential Development on Existing Lots

21. Where there is a residential development of land on which development charges or similar fees (lot levy, impost fee, or connection fee) have been paid in respect of municipal services provided to the land, a credit in the amount of the development charges pursuant to this By-law for those services for which the previous charges or fees were paid shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law on a service by service basis.

Rules for Partial Exemptions for Non-Residential Development on Existing Lots

22. Where there is a non-residential development on land on which development charges or similar fees (lot levy, impost fee, or connection fee) have been paid for services, a credit in the amount of the previous charges or fees paid for those services shall be allowed against the development charges otherwise payable by the owner pursuant to this By-law.

Rules with Respect to Existing Agreements

23. If there is a conflict between this By-law and an agreement made between the County and the owner or former owner of land before the coming into force of this By-law and the owner or former owner of the land agreed to pay all or a portion of a charge related to development under the agreement with respect to the land or provided services in lieu of payment, then the provisions of the agreement prevail over the By-law to the extent of the conflict. The extent of the conflict shall be determined on a service by service basis. Notwithstanding the allocation of total development charges within an existing agreement,

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

By-law # _____

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the development charges may be reallocated by the County to services set out in this By-law.

Reserve Funds

24. (1) Monies received from payment of development charges under this By-law shall be maintained in separate reserve funds as per the service set out in Schedule A.
- (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) 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.
- (4) Where any unpaid development charges are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (5) The Treasurer of the County shall, in each year commencing in 2012 for the 2011 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.
- (8) Notwithstanding anything herein to the contrary, the County may borrow money from a reserve fund and repay the amount used plus interest at a rate not less than the Bank of Canada rate updated on the first business day of every January, April, July, and October.

Interest

25. The County shall pay interest on a refund under Subsection 18(3) and Subsection 25(2) of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

Front Ending Agreements

26. The County may enter into agreements under Section 44 of the Act.

Schedules

27. The following Schedules to this By-law form an integral part of this By-law.

Schedule A	Designated Services
Schedule B	Residential Development Charges
Schedule C	Non-Residential Development Charges

By-law Registration

28. A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the County and may be registered against title to any land to which this By-law applies.

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

By-law # _____

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Date By-law Effective

29. This By-law comes into force on this 1st day of January, 2012.

Date By-law Expires

30. This By-law expires five years after the date on which it comes into force.

Headings for Reference Only

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

Severability

32. If, for any reason, any provision, Section, Subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS
__TH DAY OF _____, 2011.

J. Murray Jones Warden

Sally Saunders Clerk

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

By-law # 2011 - XX

Schedule "A"

Designated Services

1. Emergency Measures
2. Long Term Care
3. County City Health Unit
4. Emergency Medical Services
5. Roads and Related Works
6. Transit
7. General Government

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

By-law # 2011 - XX

Schedule "B"

Residential Development Charges

Designated Service	Residential Charge Per Unit				
	Year 1 Jan 1 – Dec. 31, 2016	Year 2 Jan 1 – Dec 31, 2013	Year 3 Jan 1 – Dec. 31, 2014	Year 4 Jan 1 – Dec. 31, 2015	Year 5 Jan 1 – Dec. 31, 2016
Emergency Measures	\$7.79	\$8.61	\$9.42	\$10.24	\$11.06
Long Term Care	\$212.53	\$234.90	\$257.27	\$279.64	\$302.01
County-City Health Unit	\$74.52	\$82.37	\$90.21	\$98.06	\$105.90
Emergency Medical Services	\$202.69	\$224.02	\$245.36	\$266.69	\$288.03
Roads and Related Works	\$4,225.06	\$4,669.81	\$5,114.55	\$5,559.29	\$6,004.04
Transit	\$2.19	\$2.42	\$2.65	\$2.88	\$3.11
General Government	\$25.23	\$27.88	\$30.54	\$33.19	\$35.85
Total Residential Development Charge	\$4,750	\$5,250	\$5,750	\$6,250	\$6,750

COUNTY OF PETERBOROUGH
DEVELOPMENT CHARGES BY-LAW

By-law # 2011 - XX

Schedule "C"

Non-Residential Development Charges

Non-Residential Charge Per Square Metre	
Designated Service	Jan 1, 2012 – Dec. 31, 2016
Emergency Measures	\$0.03
Long Term Care	\$0.51
County-City Health Unit	\$0.22
Emergency Medical Services	\$0.63
Roads and Related Works	\$10.93
Transit	\$0.01
General Government	\$0.07
Total Non-Residential Development Charge	\$12.39

**NOTICE OF PUBLIC MEETING
CONTINUING DEVELOPMENT CHARGES BY-LAW
THE CORPORATION OF THE COUNTY OF PETERBOROUGH**

NOTICE OF MEETING

TAKE NOTICE that the Council of The County of Peterborough will hold a Public Meeting on the 18th of October, 2011 at 7:00 p.m., at the County Office, 470 Water Street, Peterborough, to consider a proposed Development Charges By-law pursuant to the *Development Charges Act, 1997*.

PURPOSE OF THE BY-LAW

The proposed By-law will replace the existing Development Charges By-law with a new Development Charges By-law for the entire County. Development Charges are a charge against new development to compensate for the net capital cost of growth. This By-law will continue the Development Charge and replace the Schedule of Rates.

REPRESENTATION

ANY PERSON may attend the Public Meeting and/or make a written or verbal representation either in support of, or in opposition to, the proposed By-law.

INFORMATION

THE PROPOSED BY-LAW and related background information are available for inspection at:

The County Office, 470 Water Street, Peterborough,
between 8:30 am and 4:30 pm, Monday to Friday, or
The County of Peterborough website at: www.county.peterborough.on.ca

ADDITIONAL INFORMATION may be obtained by contacting the Consultant responsible for preparing the Development Charges Study and By-law:

Bob Clark, Clark Consulting Services
52 John Street, Port Hope, Ontario L1A 2Z2
Telephone: (905) 885-8023
Fax: (905) 885-4785
Email: bob@clarkcs.com

Dated at The County of Peterborough this ___ day of _____, 2011.

Mr. Gary King, Chief Administrative Officer
The County of Peterborough
470 Water Street, Peterborough, Ontario K9H 3M3
Phone: (705) 743-0380
Fax: (705) 876-1730

EXPLANATORY NOTE

PROPOSED DEVELOPMENT CHARGES BY-LAW

The County of Peterborough

Land Affected:

This By-law will apply to all lands within the corporate boundaries of The County of Peterborough.

Purpose of the By-law:

The purpose of the Development Charges By-law is to replace the existing By-law and establish a Development Charge for all new buildings and structures or additions to buildings or structures. Proposed exceptions include:

- enlargement of an existing dwelling unit
- the creation of one or two additional dwelling units in an existing dwelling or residential building subject to limitations
- an expansion of a non-residential building of up to 50% of the existing gross floor area
- the first 250 m² of a new non-residential building or structure.

Proposed Fee:

Despite the fact that a Residential Development Charge amount of \$12,335.88 is justified, Council are considering approving a reduced amount of \$4,750.00 in the first year for a residential unit.

Council are considering a Non-Residential Development Charge amount of \$12.39 per m² or \$1.15 per ft² as justified.

Development Charges Act, 1997

**NOTICE OF THE PASSING OF A DEVELOPMENT CHARGES BY-LAW BY THE
CORPORATION OF THE COUNTY OF PETERBOROUGH**

TAKE NOTICE that the Council of The Corporation of the County of Peterborough passed By-law ____ on the ____ day of _____, 2011, under section 2 of the Development Charges Act, 1997.

AND TAKE NOTICE that any person or organization may appeal to the Ontario Municipal Board under section 14 of the Act in respect of the By-law by filing with the Chief Administrative Officer of The Corporation of the County of Peterborough not later than the ____ day of _____, 2011, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

An explanation of the Development Charges imposed under the By-law is attached. This By-law applies to the entire County. A Key Map is not attached to this Notice. The complete By-law is available for inspection in my office during regular office hours.

Dated at The Corporation of the County of Peterborough this ____ day of _____, 2011.

Mr. Gary King, Chief Administrative Officer
The County of Peterborough
470 Water Street, Peterborough, ON, K9H 3M3
Phone: (705) 743-0380
Fax: (705) 876-1730

ANNUAL ADJUSTMENT

DEVELOPMENT CHARGE RESERVE FUND STATEMENT FOR COUNTY OF PETERBOROUGH - FOR THE YEAR 201__

Information	Emergency Measures	Long Term Care	County-City Health Unit	Emergency Medical Services	Roads and Related Works	Transit	General Government
Balance as of By-law in Force Date Plus:							
Development Charge Proceeds							
Accrued Interest Apportionment							
SUB-TOTAL							
Less							
Amount Transferred to Capital Fund*							
Amounts Refunded							
Amounts Allocated to Other Services							
SUB-TOTAL							
December 31, 201_ Closing Balance							

Annual Adjustment - cont'd

CAPITAL FUND TRANSFERS ADDENDUM*		
Capital Project	Amount Transferred to Capital Fund	Intended Application
Emergency Measures		
Long Term Care		
County-City Health Unit		
Emergency Medical Services		
Roads and Related Works		
Transit		
General Government		

Appendix "C"

Capital Forecast Resolution

Resolution No. _____

The Corporation of the County of Peterborough

BE IT RESOLVED that the attached Schedule of Future Township Expenditures is hereby adopted as the Capital Forecast for The Corporation of the County of Peterborough:

Moved _____

Seconded _____

Dated _____

Certified that this is a True Copy of
Resolution No. _____

Date _____

Signature _____
Clerk

Table 2B

Future Expenditures

Allocation of Growth-Related Cost to Land Use Type

2011

County of Peterborough

	Eligible Dev. Charge	Expenditure Year	Residential Share	Non-Res Share
General Government				
Growth Planning Studies	\$36,000.00	2014	\$34,524.00	\$1,476.00
Growth Planning Studies	\$36,000.00	2019	\$34,524.00	\$1,476.00
DC Admin	\$4,500.00	2012	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2013	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2014	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2015	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2016	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2017	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2018	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2019	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2020	\$4,315.50	\$184.50
DC Admin	\$4,500.00	2021	\$4,315.50	\$184.50
Development Charges Administration				
DC Update	\$27,000.00	2011	\$25,893.00	\$1,107.00
DC Update	\$27,000.00	2016	\$25,893.00	\$1,107.00
DC Update	\$27,000.00	2021	\$25,893.00	\$1,107.00
Subtotal	\$198,000.00		\$189,882.00	\$8,118.00
Protection Services				
Emergency Measures	\$11,250.00	2013	\$10,788.75	\$461.25
Emergency Measures	\$11,250.00	2015	\$10,788.75	\$461.25
Emergency Measures	\$11,250.00	2017	\$10,788.75	\$461.25
Emergency Measures	\$11,250.00	2019	\$10,788.75	\$461.25
Emergency Measures	\$11,250.00	2021	\$10,788.75	\$461.25
Subtotal	\$56,250.00		\$53,943.75	\$2,306.25
Health Services				
EMS Equipment and Facility Upgrade	\$14,625.00	2012	\$14,025.38	\$599.63
EMS Equipment and Facility Upgrade	\$14,625.00	2014	\$14,025.38	\$599.63
New Base	\$112,500.00	2016	\$107,887.50	\$4,612.50
EMS Equipment and Facility Upgrade	\$14,625.00	2016	\$14,025.38	\$599.63
EMS Equipment and Facility Upgrade	\$14,625.00	2018	\$14,025.38	\$599.63
EMS Equipment and Facility Upgrade	\$14,625.00	2020	\$14,025.38	\$599.63
Subtotal	\$185,625.00		\$178,014.38	\$7,610.63
Long Term Care (Fairhaven)				
Building Improvement	\$32,161.87	2012	\$30,843.23	\$1,318.64
Building Improvement	\$9,825.84	2013	\$9,422.98	\$402.86
Building Improvement	\$20,419.84	2014	\$19,582.62	\$837.21
Building Improvement	\$3,945.10	2015	\$3,783.35	\$161.75
Building Improvement	\$17,269.74	2016	\$16,561.68	\$708.06
Building Improvement	\$3,240.84	2017	\$3,107.96	\$132.87
Building Improvement	\$11,737.71	2018	\$11,256.46	\$481.25
Building Improvement	\$3,329.74	2019	\$3,193.22	\$136.52
Building Improvement	\$16,664.68	2020	\$15,981.43	\$683.25
Building Improvement	\$25,247.30	2021	\$24,212.16	\$1,035.14
Site Improvements	\$1,729.98	2012	\$1,659.05	\$70.93
Site Improvements	\$982.94	2014	\$942.64	\$40.30
Site Improvements	\$2,418.04	2015	\$2,318.90	\$99.14
Site Improvements	\$3,377.39	2016	\$3,238.92	\$138.47

Table 2B con't

Future Expenditures - County of Peterborough

	Eligible Dev. Charge	Expenditure Year	Residential Share	Non-Res Share
Health Services con't				
Site Improvements	\$3,377.39	2017	\$3,238.92	\$138.47
Equipment and Furnishings	\$11,083.66	2012	\$10,629.23	\$454.43
Equipment and Furnishings	\$4,190.36	2013	\$4,018.56	\$171.80
Equipment and Furnishings	\$8,540.74	2014	\$8,190.57	\$350.17
Equipment and Furnishings	\$7,125.78	2015	\$6,833.62	\$292.16
Equipment and Furnishings	\$11,727.21	2016	\$11,246.39	\$480.82
Equipment and Furnishings	\$4,974.43	2017	\$4,770.48	\$203.95
Equipment and Furnishings	\$9,755.74	2018	\$9,355.75	\$399.99
Equipment and Furnishings	\$7,266.73	2019	\$6,968.80	\$297.94
Equipment and Furnishings	\$5,083.30	2020	\$4,874.89	\$208.42
Equipment and Furnishings	\$4,331.98	2021	\$4,154.37	\$177.61
Fairhaven Expansion	\$475,107.01	2016	\$455,627.62	\$19,479.39
Subtotal	\$704,915.34		\$676,013.81	\$28,901.53
County City Health Unit				
Building Redevelopment	\$1,473,750.00	2016	\$1,413,326.25	\$60,423.75
Subtotal	\$1,473,750.00		\$1,413,326.25	\$60,423.75
Public Works				
Roads, Bridges and Culverts				
<i>County Road Upgrades</i>	\$665,762.50	2012	\$638,466.24	\$27,296.26
<i>CR Optimization & Safety Improvements</i>	\$185,087.50	2012	\$177,498.91	\$7,588.59
<i>Capacity Enhancements</i>	\$1,544,237.50	2012	\$1,480,923.76	\$63,313.74
Roads, Bridges and Culverts	\$2,395,087.50	2013	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2014	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2015	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2016	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2017	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2018	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2019	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2020	\$2,296,888.91	\$98,198.59
Roads, Bridges and Culverts	\$2,395,087.50	2021	\$2,296,888.91	\$98,198.59
Buildings and Equipment	\$8,125.00	2012	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2013	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2014	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2015	\$7,791.88	\$333.13
Buildings and Equipment	\$24,375.00	2016	\$23,375.63	\$999.38
Buildings and Equipment	\$8,125.00	2017	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2018	\$7,791.88	\$333.13
Buildings and Equipment	\$8,125.00	2019	\$7,791.88	\$333.13
Buildings and Equipment	\$24,375.00	2020	\$23,375.63	\$999.38
Buildings and Equipment	\$8,125.00	2021	\$7,791.88	\$333.13
Subtotal	\$24,064,625.00		\$23,077,975.38	\$986,649.63
Transit				
Caremobile Bus	\$7,677.93	2012	\$7,363.14	\$314.80
Caremobile Bus	\$7,677.93	2019	\$7,363.14	\$314.80
	\$15,355.87		\$14,726.28	\$629.59
Total	\$25,023,790.34		\$23,997,814.93	\$1,025,975.40

Appendix "D"

Service Standards

Resolution No. _____

The Corporation of the County of Peterborough

BE IT RESOLVED that the attached Inventory of County Facilities and specifically the Service Standard be hereby adopted as the Service Standard for The Corporation of the County of Peterborough:

Moved _____

Seconded _____

Dated _____

Certified that this is a True Copy of
Resolution No. _____

Date _____

Signature _____
Clerk

Table 1A

Inventory of Municipal Facilities - County of Peterborough
2011

Note: Those assets with either Replacement Cost = \$0.00 or Life expectancy of 0 years are not included

35,204

Existing Households

2,413

Growth in households 2011 to 2021

Emergency Measures	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard
Emergency Measures Trailer	1.0	\$48,490.17	\$50,175.19	\$50,175.19	\$1.43
Emergency Measures Subtotal		\$48,490.17	\$50,175.19		
Health Services	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard
Emergency Medical Services					
Apsley EMS Base	1.0	\$4,741.27	\$5,690.00	\$5,690.00	\$0.16
Apsley EMS Base	1.0	\$4,456.09	\$4,895.00	\$4,895.00	\$0.14
Apsley EMS Base	1.0	\$441,545.69	\$478,260.42	\$478,260.42	\$13.59
Motor Home Retro Fit 4321-06	1.0	\$13,349.37	\$13,694.26	\$13,694.26	\$0.39
Norwood EMS Base	1.0	\$140,471.11	\$197,183.21	\$197,183.21	\$5.60
Peterborough EMS Base	1.0	\$4,014.00	\$5,070.60	\$5,070.60	\$0.14
Peterborough EMS Base	1.0	\$31,936.71	\$41,213.02	\$41,213.02	\$1.17
Peterborough EMS Base	1.0	\$102,895.37	\$122,259.38	\$122,259.38	\$3.47
Peterborough EMS Base	1.0	\$71,568.44	\$85,037.00	\$85,037.00	\$2.42
Peterborough EMS Base	1.0	\$9,870.84	\$10,600.00	\$10,600.00	\$0.30
Peterborough EMS Base	1.0	\$3,673,979.93	\$3,922,477.22	\$3,922,477.22	\$111.42
Peterborough EMS Base Keyway	1.0	\$11,176.23	\$12,895.93	\$12,895.93	\$0.37
PTBO Ems Base Ductless A/C	1.0	\$5,363.50	\$6,250.00	\$6,250.00	\$0.18
Respirator Fit Tester	1.0	\$6,026.27	\$20,085.71	\$20,085.71	\$0.57
Training Room Audio Visual System	1.0	\$9,193.94	\$15,151.33	\$15,151.33	\$0.43
Subtotal		\$4,530,588.76	\$4,940,763.08		\$140.35
Long Term Care (Fairhaven)					
Building Replacement (County portion)	1.0	\$11,417,400.00	\$11,417,400.00	\$11,417,400.00	\$324.32
Contents Replacement (County portion)	1.0	\$1,082,433.33	\$1,082,433.33	\$1,082,433.33	\$30.75
Subtotal		\$12,499,833.33	\$12,499,833.33		\$355.07
County City Health Unit					
Building	1.0	\$4,070,000.00	\$4,070,000.00	\$4,070,000.00	\$38.54
Equipment	1.0	\$1,800,000.00	\$1,800,000.00	\$1,800,000.00	\$17.04
Subtotal		\$5,870,000.00	\$5,870,000.00		\$55.58
Health Services Subtotal		\$22,900,422.09	\$23,310,596.41		\$551.00
Public Works	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard
Roads	lane km.			per lane km cost	
Roads	1460.0	\$62,576,908.11	\$105,851,561.31	\$72,501.07	\$3,006.80
Bridges and Culverts					
Armstrong's Bridge	1.0	\$158,719.55	\$184,559.73	\$184,559.73	\$5.24
Barr Bridge	1.0	\$1,027.37	\$25,667.41	\$25,667.41	\$0.73
Baxter Creek Bridge	1.0	\$36,189.21	\$100,520.68	\$100,520.68	\$2.86
Booth's Bridge	1.0	\$88,892.67	\$108,404.54	\$108,404.54	\$3.08
Browns Bridge, Lot 16, Conc II/III	1.0	\$1,064,187.97	\$177,147.11	\$177,147.11	\$5.03
Burns Bridge, Lot 6/7, Conc.II	1.0	\$4,902.06	\$49,025.90	\$49,025.90	\$1.39
Burnt Mill Bridge	1.0	\$6,157.59	\$30,784.55	\$30,784.55	\$0.87
Cavan Bridge, Lot 12/13, Conc IX	1.0	\$0.00	\$31,543.07	\$31,543.07	\$0.90
Cedar Lake Bridge	1.0	\$7,101.98	\$50,724.82	\$50,724.82	\$1.44
Chase's Bridge, Lot 8, Conc XI	1.0	\$211,211.86	\$234,677.00	\$234,677.00	\$6.67
Chemong Bridge	1.0	\$50,557.37	\$210,649.94	\$210,649.94	\$5.98
Comstock Bridge	1.0	\$2,457.31	\$30,715.56	\$30,715.56	\$0.87
Concession Creek Bridge	1.0	\$0.00	\$15,511.89	\$15,511.89	\$0.44
Coon's Bridge	1.0	\$0.00	\$17,725.91	\$17,725.91	\$0.50
Crowe Bridge	1.0	\$31,329.76	\$92,147.56	\$92,147.56	\$2.62
Crowe River Bridge, Glen Alda	1.0	\$25,838.74	\$99,382.29	\$99,382.29	\$2.82
Crystal Lake Bridge	1.0	\$3,704.10	\$23,149.99	\$23,149.99	\$0.66
Davidson's Bridge, Lot 5/6, Conc II	1.0	\$2,901.68	\$48,351.65	\$48,351.65	\$1.37
Deer Bay Bridge	1.0	\$2,604,745.23	\$0.00	\$0.00	\$0.00
Deer Bay Reach Bridge	1.0	\$5,048.90	\$31,554.76	\$31,554.76	\$0.90
Douglas Bridge	1.0	\$8,965.19	\$44,821.03	\$44,821.03	\$1.27
Dutch Line Bridge	1.0	\$0.00	\$6,385.59	\$6,385.59	\$0.18
Eels Creek Bridge	1.0	\$0.00	\$41,234.24	\$41,234.24	\$1.17
Eel's Creek Bridge	1.0	\$13,579.24	\$61,721.68	\$61,721.68	\$1.75
Eels Creek Bridge, Apsley	1.0	\$2,425.80	\$24,260.78	\$24,260.78	\$0.69
Elm Street Bridge	1.0	\$10,802.42	\$45,008.89	\$45,008.89	\$1.28

Table 1A con't
Inventory of Municipal Facilities - County of Peterborough

Public Works con't	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard
Elmhurst Bridge	1.0	\$60,340.09	\$86,200.81	\$86,200.81	\$2.45
Findlay's Bridge	1.0	\$24,934.65	\$69,259.56	\$69,259.56	\$1.97
Firehall Bridge, Lot 13, Conc IV/V	1.0	\$5,156.73	\$36,831.20	\$36,831.20	\$1.05
Gannon's Narrows Bridge, Lot 6, Conc I	1.0	\$1,961,209.37	\$2,179,095.00	\$2,179,095.00	\$61.90
Garret's Creek Bridge	1.0	\$1,075.46	\$10,755.68	\$10,755.68	\$0.31
Gold/Beaver Lake Narrows Bridge	1.0	\$41,056.44	\$93,306.85	\$93,306.85	\$2.65
Greenbank's Bridge	1.0	\$6,063.39	\$37,895.21	\$37,895.21	\$1.08
Hefferman's Bridge	1.0	\$8,624.98	\$71,860.45	\$71,860.45	\$2.04
Hickeys Bridge, Lot 13, Conc. VIII	1.0	\$2,300.97	\$23,012.16	\$23,012.16	\$0.65
Hope's Bridge	1.0	\$129,770.32	\$158,254.80	\$158,254.80	\$4.50
Jack's Creek Bridge	1.0	\$9,001.97	\$40,916.62	\$40,916.62	\$1.16
Jacksons Bridge	1.0	\$19,828.32	\$61,961.78	\$61,961.78	\$1.76
Kraeger's Bridge	1.0	\$23,276.72	\$72,737.75	\$72,737.75	\$2.07
Lang Bridge	1.0	\$7,765.76	\$77,666.04	\$77,666.04	\$2.21
Lockies Bridge, Lt 5, Conc. VII/VIII	1.0	\$971,499.15	\$1,129,663.13	\$1,129,663.13	\$32.09
Lower Buckhorn Lake Bridge	1.0	\$183,886.06	\$574,628.20	\$574,628.20	\$16.32
McNultys Bridge	1.0	\$47,838.01	\$113,900.63	\$113,900.63	\$3.24
Melrose Bridge	1.0	\$1,400.59	\$14,007.40	\$14,007.40	\$0.40
Mink Creek Bridge	1.0	\$92,297.08	\$139,843.11	\$139,843.11	\$3.97
Miskwa Ziihi Bridge	1.0	\$3,162.98	\$39,536.20	\$39,536.20	\$1.12
Mississauga River Bridge	1.0	\$1,537,690.14	\$1,428,130.00	\$1,428,130.00	\$40.57
Nogies Creek Bridge	1.0	\$5,411.82	\$90,178.93	\$90,178.93	\$2.56
North River Bridge, Lot 23, Conc VIII	1.0	\$2,243.53	\$18,692.31	\$18,692.31	\$0.53
O'Leary's Bridge	1.0	\$10,143.85	\$72,451.00	\$72,451.00	\$2.06
Otonabee River Bridge	1.0	\$116,918.33	\$417,536.09	\$417,536.09	\$11.86
Ouse River Bridge	1.0	\$0.00	\$39,334.05	\$39,334.05	\$1.12
Payne Bridge, Lot 3, Conc. XII/XIII	1.0	\$2,711.16	\$22,588.49	\$22,588.49	\$0.64
Payne's Bridge	1.0	\$5,423.10	\$45,183.39	\$45,183.39	\$1.28
Peter's Island Bridge	1.0	\$16,058.70	\$38,235.19	\$38,235.19	\$1.09
Plato Creek Bridge	1.0	\$2,055.35	\$14,680.05	\$14,680.05	\$0.42
Plato Creek No 1 Bridge, Lot 10, Conc I	1.0	\$11,061.74	\$50,278.89	\$50,278.89	\$1.43
Rollin Acres Bridge	1.0	\$37,252.38	\$109,567.23	\$109,567.23	\$3.11
Scarlett Villa Bridge	1.0	\$10,337.08	\$51,679.77	\$51,679.77	\$1.47
Smith - Equipment Shelter	1.0	\$535.27	\$10,800.00	\$10,800.00	\$0.31
Snelgrove's Bridge	1.0	\$2,701.13	\$27,014.27	\$27,014.27	\$0.77
Spencer's Bridge	1.0	\$153,025.27	\$182,172.00	\$182,172.00	\$5.17
Squaw River Bridge	1.0	\$2,976.25	\$29,765.73	\$29,765.73	\$0.85
Taylor's Bridge	1.0	\$9,459.70	\$42,997.12	\$42,997.12	\$1.22
Taylor's Bridge, Lot 20, Conc XIV/XV	1.0	\$573,749.85	\$0.00	\$0.00	\$0.00
Tory Hill Bridge	1.0	\$2,315.08	\$11,574.16	\$11,574.16	\$0.33
Trent Canal Bridge	1.0	\$105,176.27	\$328,666.86	\$328,666.86	\$9.34
Trent Canal Bridge	1.0	\$43,771.29	\$156,315.07	\$156,315.07	\$4.44
Union Creek Bridge	1.0	\$774.48	\$9,680.78	\$9,680.78	\$0.27
Wallace Point Bridge, Lot 11, Conc XV	1.0	\$55,914.79	\$349,457.91	\$349,457.91	\$9.93
Warsaw Arena Bridge	1.0	\$2,531.28	\$25,315.60	\$25,315.60	\$0.72
Warsaw Bridge, Lot 12, Conc I	1.0	\$5,531.32	\$55,319.27	\$55,319.27	\$1.57
Watson's Bridge	1.0	\$1,013.86	\$16,894.28	\$16,894.28	\$0.48
Wellbeck's Bridge	1.0	\$7,963.20	\$44,242.13	\$44,242.13	\$1.26
Wigamore Bridge	1.0	\$0.00	\$17,100.38	\$17,100.38	\$0.49
Winslow Bridge	1.0	\$28,695.28	\$75,513.24	\$75,513.24	\$2.15
Bensfort Otonabee River, Lot 14, Conc I	1.0	\$95,458.53	\$477,240.34	\$477,240.34	\$13.56
Cattle Crossing County Road 37	1.0	\$0.00	\$13,150.16	\$13,150.16	\$0.37
CN Rail Overpass, Lot 5/6, Conc II As	1.0	\$236,770.09	\$287,000.00	\$287,000.00	\$8.15
CNR Overhead, Lot 17, Conc. VI/VII	1.0	\$8,753.67	\$87,546.26	\$87,546.26	\$2.49
Deer River Crowe Culvert	1.0	\$3,270.18	\$18,684.90	\$18,684.90	\$0.53
Deer River Culvert County Road 620	1.0	\$0.00	\$23,311.65	\$23,311.65	\$0.66
Keene, Lot 12/13, Conc VI	1.0	\$4,423.14	\$73,704.18	\$73,704.18	\$2.09
Lot 18, Conc. XIII/Xiv Cavan	1.0	\$3,104.59	\$17,738.83	\$17,738.83	\$0.50
Lunns Culvert	1.0	\$17,891.77	\$55,054.50	\$55,054.50	\$1.56
Squirrel Creek Culvert	1.0	\$0.00	\$46,473.86	\$46,473.86	\$1.32
Warsaw Culvert, Lot 12, Conc I	1.0	\$4,753.78	\$23,766.31	\$23,766.31	\$0.68
Subtotal:		\$11,069,102.29	\$11,722,044.33	\$11,722,044.33	\$332.97
Buildings & Equipment					
Backhoe (Havelock) 92-04	1.0	\$0.00	\$57,331.50	\$57,331.50	\$1.63
Backhoe 08-01	1.0	\$78,252.46	\$97,133.04	\$97,133.04	\$2.76
Backhoe Millbrook 92-05	1.0	\$0.00	\$57,331.50	\$57,331.50	\$1.63
Buckhorn - Sand Dome	1.0	\$128,772.76	\$154,529.00	\$154,529.00	\$4.39
County Rd 6 - Salt Shed	1.0	\$4,930.12	\$11,467.00	\$11,467.00	\$0.33
County Rd 6 - Sand Dome	1.0	\$51,122.91	\$118,907.00	\$118,907.00	\$3.38
Crew Cab 05-07	1.0	\$15,733.96	\$34,994.16	\$34,994.16	\$0.99
Crew Cab 99-03	1.0	\$0.00	\$32,127.84	\$32,127.84	\$0.91
Crew-Cab 00-05	1.0	\$283.52	\$33,400.29	\$33,400.29	\$0.95

Table 1A con't
Inventory of Municipal Facilities - County of Peterborough

Public Works con't	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard
Douro Card Access System	1.0	\$8,677.09	\$8,751.36	\$8,751.36	\$0.25
Douro Depot	1.0	\$74,763.34	\$199,469.00	\$199,469.00	\$5.67
Douro Depot - Building	1.0	\$25,548.19	\$150,358.00	\$150,358.00	\$4.27
Douro Depot - Equipment Garage	1.0	\$10,447.35	\$14,040.00	\$14,040.00	\$0.40
Douro Depot - Equipment Garage	1.0	\$5,458.19	\$32,123.00	\$32,123.00	\$0.91
Douro Depot - Salt Shed	1.0	\$802.16	\$4,721.00	\$4,721.00	\$0.13
Douro Depot - Sand Domes	1.0	\$7,176.56	\$42,236.00	\$42,236.00	\$1.20
Douro Depot - Sand Domes	1.0	\$7,176.56	\$42,236.00	\$42,236.00	\$1.20
Douro Dummer Dome	1.0	\$3,594.69	\$28,793.00	\$28,793.00	\$0.82
Float Trailer 08-05	1.0	\$14,900.56	\$19,434.60	\$19,434.60	\$0.55
Gradall Excavator 08-04	1.0	\$250,032.41	\$298,080.00	\$298,080.00	\$8.47
Grader 00-02	1.0	\$0.00	\$196,248.00	\$196,248.00	\$5.57
Half Ton 01-02	1.0	\$1,637.04	\$21,899.19	\$21,899.19	\$0.62
Half Ton 02-01	1.0	\$4,773.66	\$24,911.73	\$24,911.73	\$0.71
Havelock - Furnace	1.0	\$9,457.79	\$10,463.45	\$10,463.45	\$0.30
Havelock Depot - Building	1.0	\$3,149.67	\$35,030.00	\$35,030.00	\$1.00
Havelock Depot - Salt Shed	1.0	\$205.09	\$2,281.00	\$2,281.00	\$0.06
Havelock Depot - Sand Dome	1.0	\$3,038.08	\$33,789.00	\$33,789.00	\$0.96
Heavy Duty Bucket	1.0	\$5,411.53	\$5,698.56	\$5,698.56	\$0.16
Hydralift Hoist	1.0	\$1,819.84	\$5,603.75	\$5,603.75	\$0.16
Loader Cat 09-07	1.0	\$133,421.57	\$151,040.16	\$151,040.16	\$4.29
Loader/Backhoe 04-06	1.0	\$30,127.59	\$82,170.25	\$82,170.25	\$2.33
Millbrook Depot	1.0	\$62,381.55	\$99,846.00	\$99,846.00	\$2.84
Millbrook Depot - Building	1.0	\$17,799.46	\$57,430.00	\$57,430.00	\$1.63
Millbrook Depot - Salt Shed	1.0	\$6,981.25	\$22,525.00	\$22,525.00	\$0.64
Millbrook Depot - Sand Dome	1.0	\$22,557.56	\$72,782.00	\$72,782.00	\$2.07
Millbrook Depot - Storage Shed	1.0	\$11,219.65	\$21,929.00	\$21,929.00	\$0.62
Mower 06-01	1.0	\$4,790.60	\$8,847.36	\$8,847.36	\$0.25
Mower 08-03	1.0	\$7,035.74	\$9,279.36	\$9,279.36	\$0.26
Pick - Up Truck 07-05	1.0	\$17,614.92	\$25,474.00	\$25,474.00	\$0.72
Pick Up Truck 04-01	1.0	\$8,974.93	\$29,090.88	\$29,090.88	\$0.83
Pick Up Truck 04-02	1.0	\$8,974.93	\$29,090.88	\$29,090.88	\$0.83
Pick Up Truck 05-08	1.0	\$12,936.50	\$28,772.28	\$28,772.28	\$0.82
Pick Up Truck 97-04	1.0	\$0.00	\$20,475.06	\$20,475.06	\$0.58
Pickup Chev Silverado 10-01	1.0	\$22,238.53	\$24,048.95	\$24,048.95	\$0.68
Pickup Gmc Sierra 10-02	1.0	\$25,538.48	\$27,617.55	\$27,617.55	\$0.78
Pickup Gmc Sierra 10-03	1.0	\$25,506.45	\$27,582.91	\$27,582.91	\$0.78
Pickup Gmc Sierra 10-04	1.0	\$25,535.53	\$27,614.36	\$27,614.36	\$0.78
Pick-Up Truck 00-03	1.0	\$0.00	\$24,281.25	\$24,281.25	\$0.69
Pick-Up Truck 00-04	1.0	\$0.00	\$22,200.00	\$22,200.00	\$0.63
Pick-Up Truck 07-04	1.0	\$16,660.92	\$24,383.95	\$24,383.95	\$0.69
Pickup Truck 09-01	1.0	\$19,249.31	\$23,725.44	\$23,725.44	\$0.67
Pickup Truck 09-02	1.0	\$19,235.09	\$22,859.28	\$22,859.28	\$0.65
Pickup Truck 09-03	1.0	\$19,235.09	\$22,859.28	\$22,859.28	\$0.65
Pick-Up Truck 97-05	1.0	\$0.00	\$20,475.06	\$20,475.06	\$0.58
Pick-Up Truck 99-01	1.0	\$0.00	\$22,650.93	\$22,650.93	\$0.64
Pick-Up Truck 99-02	1.0	\$0.00	\$24,000.42	\$24,000.42	\$0.68
R032056 Concrete Pipe	1.0	\$98,551.12	\$99,381.00	\$99,381.00	\$2.82
R032056 Pvc Pipe	1.0	\$131,315.88	\$132,051.00	\$132,051.00	\$3.75
S10 Extended Cab 02-02	1.0	\$4,400.73	\$21,991.58	\$21,991.58	\$0.62
S10 Extended Cab 96-03	1.0	\$0.00	\$20,284.14	\$20,284.14	\$0.58
Smith - Office Building	1.0	\$1,433.75	\$4,626.00	\$4,626.00	\$0.13
Smith - Salt Shed	1.0	\$2,165.50	\$6,987.00	\$6,987.00	\$0.20
Smith - Sand Dome	1.0	\$132,653.78	\$186,851.00	\$186,851.00	\$5.31
Smith - Storage Shed	1.0	\$771.42	\$2,489.00	\$2,489.00	\$0.07
Smith Centre Line Dome	1.0	\$5,530.43	\$44,298.00	\$44,298.00	\$1.26
Supercab 05-09	1.0	\$13,948.09	\$30,447.36	\$30,447.36	\$0.86
Total Station	1.0	\$2,220.86	\$14,035.95	\$14,035.95	\$0.40
Tractor New Holland 4Wd	1.0	\$59,585.07	\$61,942.02	\$61,942.02	\$1.76
Traffic Counter	1.0	\$0.00	\$5,200.56	\$5,200.56	\$0.15
Truck (Tandem) Snow Plow 01-03	1.0	\$16,633.34	\$166,424.52	\$166,424.52	\$4.73
Truck Snow Plow - 08-06	1.0	\$147,850.38	\$184,094.64	\$184,094.64	\$5.23
Truck Snow Plow - 09-05	1.0	\$186,821.59	\$213,543.81	\$213,543.81	\$6.07
Truck Snow Plow - 09-06	1.0	\$186,821.59	\$213,543.81	\$213,543.81	\$6.07
Truck Snow Plow 00-01	1.0	\$0.00	\$155,771.85	\$155,771.85	\$4.42
Truck Snow Plow 01-01	1.0	\$5,328.58	\$162,166.56	\$162,166.56	\$4.61
Truck Snow Plow 03-01	1.0	\$40,785.33	\$188,593.44	\$188,593.44	\$5.36
Truck Snow Plow 04-05	1.0	\$56,594.53	\$165,744.36	\$165,744.36	\$4.71
Truck Snow Plow 05-06	1.0	\$75,212.82	\$173,736.36	\$173,736.36	\$4.94
Truck Snow Plow 07-01	1.0	\$113,960.05	\$187,267.68	\$187,267.68	\$5.32
Truck Snow Plow 07-02	1.0	\$119,775.05	\$191,734.56	\$191,734.56	\$5.45
Truck Snow Plow 97-01	1.0	\$0.00	\$134,664.09	\$134,664.09	\$3.83
Truck Snow Plow 97-02	1.0	\$0.00	\$134,664.09	\$134,664.09	\$3.83

Table 1A con't
Inventory of Municipal Facilities - County of Peterborough

	No.	Gross Cost	Replacement Cost	Per Unit Cost	Service Standard
Public Works con't					
Truck Snow Plow 97-03	1.0	\$0.00	\$134,664.09	\$134,664.09	\$3.83
Truck Snow Plow 98-01	1.0	\$0.00	\$144,850.56	\$144,850.56	\$4.11
Truck Snow Plow 98-02	1.0	\$0.00	\$144,850.56	\$144,850.56	\$4.11
Truck Snow Plow 98-03	1.0	\$0.00	\$144,850.56	\$144,850.56	\$4.11
Truck Snow Plow Viking 2011 Int'L 1C	1.0	\$186,795.16	\$194,960.78	\$194,960.78	\$5.54
Water Tank	1.0	\$21,528.27	\$22,867.92	\$22,867.92	\$0.65
Packer Truck 03-05	1.0	\$48,157.05	\$175,216.83	\$175,216.83	\$4.98
Pick Up Truck 06-02	1.0	\$11,838.33	\$20,891.52	\$20,891.52	\$0.59
Pickup Truck 09-04	1.0	\$18,216.84	\$21,019.88	\$21,019.88	\$0.60
Solar Powered Compactor	1.0	\$92,262.62	\$94,117.84	\$94,117.84	\$2.67
Subtotal		\$3,016,339.34	\$6,747,264.50	\$6,747,264.50	\$191.66
Public Works Subtotal		\$76,662,349.74	\$124,320,870.14	\$18,541,809.90	\$3,531.44
Transit					
Caremobile Bus	1.0	17,403.47	121,871.96	121872	\$3.46
Transit Subtotal		\$17,403.47	\$121,871.96	\$121,871.96	\$3.46
Total		\$99,628,665.47	\$147,803,513.70		\$4,085.90

Appendix "E"

Draft Brochure

Schedule of Development Charges:

County Wide:

Residential (per unit):

Residential Unit
\$4,750.00

Non-residential:

\$12.39 per m ²
\$1.15 per ft ²

The Development Charge will be payable at the time of building permit issuance unless:

A payment has been made at the time of lot creation (Council may require payment as a condition of consent).

OR

The lands are exempted from this charge by the By-law.

OR

An agreement is executed with the County to make other arrangements.

Plans of Subdivision

In the case of a plan of subdivision, Council may require the payment of a portion of the Development Charge at the time of the registration of the plan.

This brochure is intended for general information only. For more detailed information consult the By-law or County staff.



Development Charges Brochure

January, 2012

This brochure was prepared in accordance with Ontario Regulation 82/98, Section 14.

For additional information contact :

The County of Peterborough
470 Water Street
Peterborough, ON
K9H 3M3

Telephone: (705) 743-0380

Fax: (705) 876-1730

The Corporation of the County of Peterborough Development Charges

Clark Consulting Services was retained by The County of Peterborough to prepare a Development Charges By-law for the County.

The *Development Charges Act, 1997* allows municipalities to pass a By-law to raise revenues from new development to offset the costs incurred by the County as a result of growth.

The *Act* puts the onus on the County to pass a By-law which is structured and accountable. As such, careful consideration and detailed accounts of how the Development Charge is calculated are to be maintained.

A report has been prepared which addresses the mandatory provisions of the *Development Charges Act*, and as such, can be used as the basis for The County of Peterborough Development Charges By-law.

Legislative Basis

The *Development Charges Act, 1997* was given royal assent on December 8, 1977. Section 2, subsection (1) of this *Act* states "The Council of a Municipality may by by-law impose Development Charges against land to pay for increased capital costs required because of increased needs for services arising from development, provided the development requires:

- ▶ the passing of a Zoning By-law amendment
- ▶ the approval of a Minor Variance
- ▶ a conveyance of land
- ▶ the approval of a Plan of Subdivision
- ▶ a Consent
- ▶ the approval of a description under the *Condominium Act*
- ▶ the approval of a Building Permit

A Development Charge may not be applied to:

- ▶ an enlargement of an existing dwelling unit
- ▶ the creation of one or two dwelling units in certain types of residential buildings
- ▶ the first 50% of an expansion of an existing non-residential building

Procedure for Calculation

The *Development Charges Act, 1997*, contains a list of ineligible services and local services which may not be included in a Development Charge. The *Act* also provides for the imposition of a Development Charge outside the municipality. A charge may apply to the entire municipality or to only a portion, and multiple by-laws are allowed.

Section 5 of the *Act* sets out the method for calculation of Development Charges.

The capital costs that have been identified for The County of Peterborough are:

- ▶ General Government including:
 - ▶ Planning Services
- ▶ Long Term Care
- ▶ County-City Health Unit
- ▶ Emergency Measures including:
 - ▶ EMS Services
- ▶ Public Works including:
 - ▶ Roads
 - ▶ Bridges and Culverts
 - ▶ Buildings and Equipment
- ▶ Transit

Capital Costs include:

- ▶ acquisition of land
- ▶ improvements to land
- ▶ acquisition, construction or improvement of buildings or structures
- ▶ acquisition, construction or improvement of facilities including: rolling stock, furniture and equipment materials acquired for a library
- ▶ studies undertaken in connection with the above matters.