

**REPORT FOR PUBLIC CONSULTATION**  
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THE MUNICIPALITY OF CENTRE HASTINGS



# DEVELOPMENT CHARGES BACKGROUND STUDY

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# CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
<b>1. INTRODUCTION</b>	<b>4</b>
A. Legislative Context	4
B. Purpose of Study	4
<b>2. MUNICIPALITY-WIDE APPROACH</b>	<b>6</b>
A. Municipality-Wide Development Charges are Calculated	6
B. Key Steps in Determining Development Charges	7
<b>3. DEVELOPMENT FORECAST</b>	<b>12</b>
A. Residential Forecast	12
B. Non-Residential Forecast	12
<b>4. SUMMARY OF HISTORICAL CAPITAL SERVICE LEVELS</b>	<b>14</b>
<b>5. THE DEVELOPMENT-RELATED CAPITAL PROGRAM</b>	<b>16</b>
A. Development-Related Capital Forecast is Provided for Council's Approval	16
B. The Development-Related Capital Forecast for General Services	17
C. The Development-Related Capital Forecast for Engineered Services	19
<b>6. CALCULATED DEVELOPMENT CHARGES</b>	<b>21</b>
A. Unadjusted Development Charges Calculation	21
<b>7. COMPARISON OF CALCULATED AND CURRENT DEVELOPMENT CHARGES</b>	<b>29</b>
<b>8. COST OF GROWTH ANALYSIS</b>	<b>30</b>
A. Asset Management Plan	30
B. Long-Term Capital and Operating Costs	30
C. The Program is Deemed to be Financially Sustainable	31
<b>9. OTHER ISSUES AND CONSIDERATIONS</b>	<b>33</b>
A. By-law Administration	33
B. Consideration for Area Rating	33

# LIST OF APPENDICES

<b>A.</b>	<b>DEVELOPMENT FORECAST</b>	<b>34</b>
<b>B.</b>	<b>GENERAL SERVICES TECHNICAL APPENDIX</b>	<b>46</b>
B.1	Library Service	51
B.2	Parks and Recreation	58
B.3	Fire Protection Services	68
B.4	Development Related Studies	77
<b>C.</b>	<b>ENGINEERED SERVICES TECHNICAL APPENDIX</b>	<b>82</b>
C.1	Services Related to a Highway: Public Works	84
C.2	Services Related to a Highway: Roads and Related	93
C.3	Waterworks Technical Appendix	101
C.4	Wastewater Technical Appendix	107
<b>D.</b>	<b>RESERVE FUNDS</b>	<b>112</b>
<b>E.</b>	<b>COST OF GROWTH</b>	<b>115</b>
<b>F.</b>	<b>DRAFT 2020 DEVELOPMENT CHARGES BY-LAW</b>	<b>122</b>

# EXECUTIVE SUMMARY

## A. PURPOSE OF 2020 DEVELOPMENT CHARGES (DC) BACKGROUND STUDY

### i. Legislative Context

The Municipality of Centre Hastings 2020 Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *Development Charges Act, 1997 (DCA)*. The study is prepared in accordance with the *DCA* and associated Regulation, including the amendments that came into force on January 1, 2016, June 6, 2019, January 1, 2020 and September 17, 2020.

### ii. Key Steps in Determining Future Development-Related Projects

In accordance with the *DCA* and associated regulation, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, attribution to development types (i.e. residential and non-residential) and the final adjustment to the calculated rate of a cash flow analysis.

### iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that “growth pays for growth”. However, the *DCA* and associated regulation includes several statutory adjustments that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs, including operating and maintenance costs; ineligible services; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (i.e. industrial expansions).

### iv. The Development-Related Capital Program is Subject to Change

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2020 DC Background Study. However, it is recognized that the DC Background Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the Municipality’s normal annual budget process. The following summarizes the findings of the Municipality of Centre Hastings 2020 Development Charges Background Study.

## B. DEVELOPMENT FORECAST

### i. Residential and Non-Residential

The table below provides a summary of the anticipated residential and non-residential growth over the 2021-2030 planning period. The Municipality-wide development forecast is further discussed in Appendix A.

Municipality-wide Development Forecast	2020 Estimate	10-Year Planning Period 2021 - 2030	
		Growth	Total at 2030
<b>Residential</b>			
Total Occupied Dwellings	1,975	200	2,175
Total Population			
Census	4,858	216	5,074
<i>Population In New Dwellings</i>		<i>612</i>	
<b>Non-Residential</b>			
Employment	773	59	832
Non-Residential Building Space (sq.m.)		2,974	

## C. CALCULATED DEVELOPMENT CHARGES

The table below provides the development charges levied Municipality-wide charges for residential and non-residential development based on the aforementioned forecasts and as detailed in Appendix A.

	Charge By Unit Type			Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments	
<b>TOTAL RURAL CHARGE</b>	\$5,803	\$4,004	\$2,670	\$30.75
<b>TOTAL URBAN CHARGE</b>	\$11,938	\$8,238	\$5,493	\$69.31

The rates calculated as part of this study are the maximum permissible rates under the current legislation. Council may implement rates lower than those calculated and the revenue shortfall will need to be made up from other sources namely property taxes, user fees and water and wastewater utility rates.

#### **D. ASSET MANAGEMENT PLAN**

A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the DC by-law are financially sustainable over their full life cycle.

By 2031, for General Services and Engineered Services, the Municipality will need to fund an additional \$199,700 per annum for Municipality-wide services in order to properly fund the full life cycle costs of the new assets supported under the 2020 Development Charges By-law.

#### **E. LONG-TERM CAPITAL AND OPERATING COSTS**

An overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required as one of the provisions of the *DCA*. Additional details on the long-term capital and operating impact analysis is found in Appendix E. By 2030 the Municipality's net operating costs are estimated to increase by about \$110,300 per annum if all infrastructure identified in this study is emplaced.

#### **F. MODIFICATIONS TO THE MUNICIPALITY'S DEVELOPMENT CHARGES BY-LAW ARE PROPOSED**

The Municipality is proposing to modify the current development charges by-law as part of the study process. The proposed draft by-law is available under Appendix F.

# 1. INTRODUCTION

This Municipality of Centre Hastings Development Charges Background Study is presented as part of a process to lead to the approval of new development charge by-law(s) in compliance with the *Development Charges Act, 1997 (DCA)*.

## A. LEGISLATIVE CONTEXT

This study is prepared in accordance with the *DCA* and associated Regulations, including recent legislative amendments. During the study process, multiple legislative changes have occurred. In 2019, the province announced changes to the *DCA* and the *Planning Act* through two key pieces of legislation Bill 108: *More Homes, More Choice Act* and Bill 138: *Plan to Build Ontario Together Act, 2019*. Prior to the end of the consultation process, Canada was impacted by the COVID-19 global pandemic. In response, the province of Ontario introduced legislation to enact the state of emergency and as part of that in July 2020, Bill 197 *COVID-19 Economic Recovery Act, 2020*. Bill 197 reversed many of the initiatives put forward through Bill 108 and 138.

On September 17, 2020, the Province enacted Bill 197 including the following changes:

- Removal of the statutory 10 per cent reduction on “soft” services
- A list of eligible services as listed in subsection 2 (4) of the *DCA*
- Ability to create service classes in subsection 7 (3) of the *DCA*
- Changes related to Community Benefits Charges (not included as part of this DC Study process)
- Others.

Other changes to the *DCA* that came into force on January 1, 2020 as they relate to the “DC Freeze” (Section 26.2 of the *DCA*) and the “DC Deferrals” (Section 26.1 of the *DCA*) are not impacted by the recent legislation introduced through the *COVID-19 Economic Recovery Act, 2020*.

## B. PURPOSE OF STUDY

This study presents the results of the review that determines the development-related net capital costs which are attributable to new development forecast to occur in the Municipality of Centre Hastings. These development-related net capital costs are then

apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. Therefore, the study arrives at proposed development charges for various types of development.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. Following completion of this process, in accordance with the *DCA* and Council's review of this study and the comments it receives regarding this study or other information brought to its attention about the proposed charges, it is intended that Council will pass new development charges for the Municipality.



## 2. MUNICIPALITY-WIDE APPROACH

Several key steps are required in calculating any development charge. However, specific circumstances arise in each Municipality which must be reflected in the calculation. Therefore, this study has been tailored for the Municipality of Centre Hastings unique circumstances. The approach to the proposed development charges is focussed on providing a reasonable alignment of development-related costs with the development that necessitates them.

### A. MUNICIPALITY-WIDE DEVELOPMENT CHARGES ARE CALCULATED

The Municipality provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides municipalities with flexibility to define services that will be included in development charge by-laws, provided that the other provisions of the Act and its associated regulations are met. The *DCA* also requires that the by-law designates the areas within which the by-law shall be imposed. The development charges may apply to all lands in the Municipality or to other designated development areas as specified in the by-law.

#### i. Services Based on a Municipality-Wide Approach

For the some of services that the Municipality provides, a range of capital facilities, land, equipment and infrastructure is available throughout the Municipality; fire stations, park facilities, arterial roads and so on. As new development occurs, new facilities will need to be added so that service levels in newly developing areas are provided at levels enjoyed in existing communities. A widely accepted method for sharing the development-related capital costs for such Municipality services is to apportion them over all new development anticipated in the Municipality. As part of the Municipality's 2020 DC update, no area-specific development charges are calculated however Water and Wastewater Services are calculated on an urban area only. Therefore, development in the rural area, where access to water and wastewater is not available, would not be subject to the water and wastewater component of the DC.

The following services are included in the Municipality-wide development charge calculation:

### General Services

- Library Service;
- Parks and Recreation;
- Fire Protection Services; and
- Development Related Studies.

### Engineered Services

- Services Related to a Highway:
  - Public Works; and
  - Roads and Related.
- Water Services; and
- Wastewater Services.

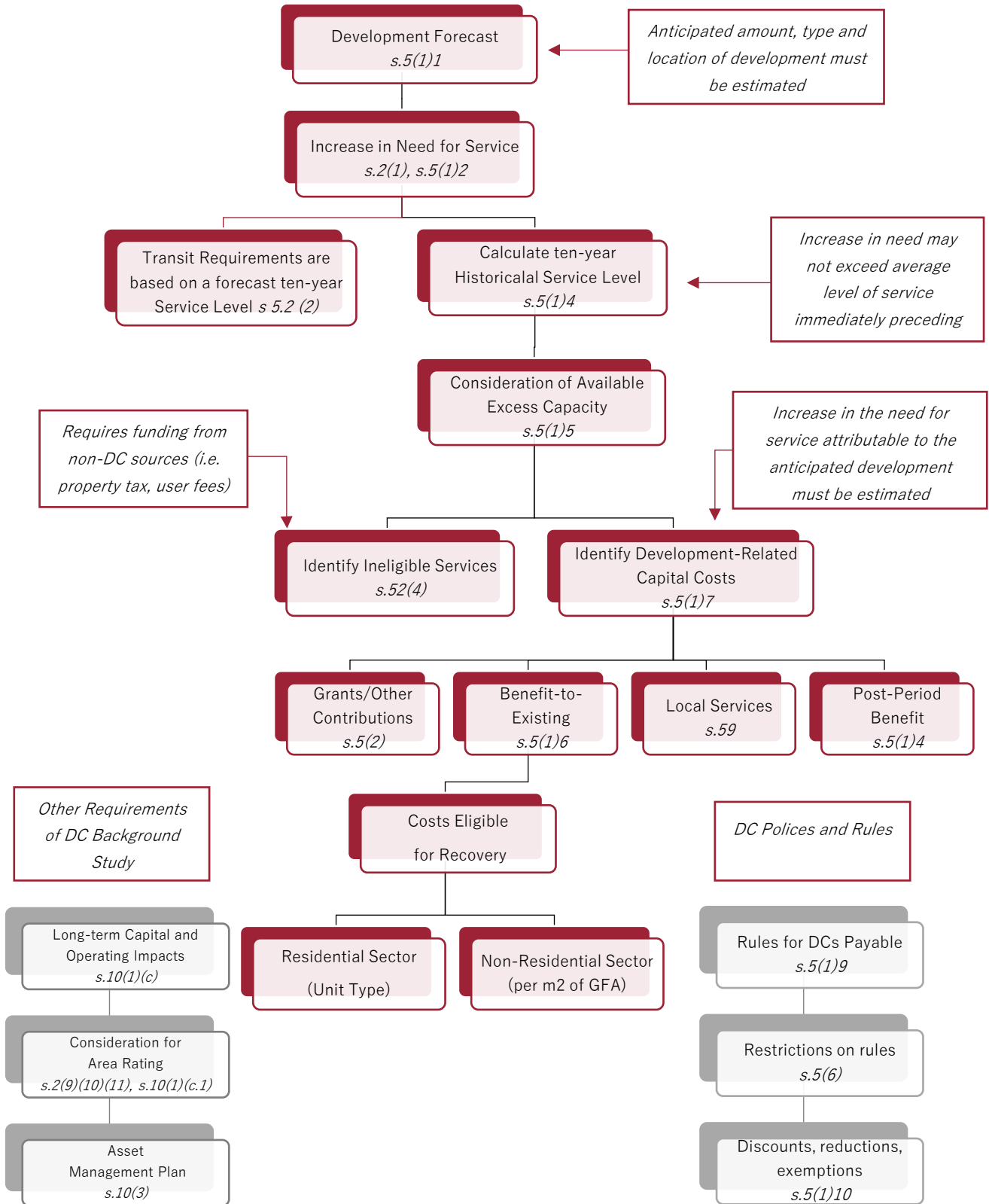
These services form a reasonable basis on which to plan and administer the development charges. The analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, the Fire service includes various buildings and associated land, fire fighting vehicles and equipment.

The resulting development charge for these services would be imposed against all development in the Municipality. Water and Wastewater services are calculated and charged to properties serviced or intended to be serviced by water and wastewater infrastructure.

## **B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES**

Several key steps are required in calculating development charges for future development-related projects. These are summarized below and illustrated in Figure 1.

**Figure 1: Statutory Requirements of Development Charge Calculation and Study Process**



## **i. Development Forecast**

The first step in the methodology requires a development forecast to be prepared for the 10-year study period, 2021–2030 for general and engineered services. The forecasts of population and households are guided by discussions with municipal staff as well as the Hastings County Official Plan.

For the residential portion of the forecast, the net (or Census) population growth and population growth in new units is estimated. Net population growth equals the population in new housing units reduced by the decline in the population in the existing base anticipated over the 10-year period (due to reducing household sizes as the community ages). Net population is used in the calculation of the development charges funding envelopes. In calculating the per capita development charge, however, population growth in new units is used.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of building space to be developed over the 10-year period, 2021–2030. The forecast of GFA is based on the employment forecast for the Municipality. A factor for floor space per worker by category is used to convert the employment forecast into gross floor area for the purposes of the DC Background Study.

## **ii. Service Categories and Historical Service Levels**

The *DCA* provides that the increase in the need for service attributable to anticipated development:

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 10-year average service levels thus form the basis for development charges. A review of Municipality's capital service levels for buildings, land, vehicles and so on, has therefore been prepared as a reference for the calculation, so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2011–2020.

### iii. **Development-Related Capital Program and Analysis of Net Capital Costs to be included in the Development Charges**

A development-related capital program has been prepared by the Municipality staff and boards as part of the present study. The program identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the Act (*DCA*, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The *DCA* requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the Municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical 10-year average service levels or the service levels embodied in future plans of the Municipality. The development-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *Ontario Regulation 82/98*, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the *Act*, the council of a Municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an Official Plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital forecast, a portion of the project may confer benefits to existing (a “BTE”) residents. As required by the *DCA*, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Municipality from non-development charges sources. The amount of Municipal funding for such non-development shares of projects is also identified as part of the preparation of the development-related capital forecast.

There is also a requirement in the *DCA* to reduce the applicable development charge by the amount of any “uncommitted excess capacity” that is available for a service. Such capacity

is available to partially meet future servicing requirements. Adjustments are made in the analysis to meet this requirement of the *Act*.

#### **iv. Attribution to Types of Development**

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. This is done by using different apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector (e.g. based on shares of population in new units and employment growth).

Finally, the residential component of the Municipality-wide charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres. Water and Wastewater services are calculated based on growth occurring in the urban area only while the other remaining services are calculated on a municipality-wide forecast. Details on the urban forecast is included in Appendix C.

#### **v. Final Adjustment**

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from the application of any unallocated reserve fund balances available to finance the development-related capital costs in the capital forecast. A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges for Municipality-wide services. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

### 3. DEVELOPMENT FORECAST

This section provides the basis for the development forecasts used in calculating the DCs, as well as a summary of the forecast results. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A.

#### A. RESIDENTIAL FORECAST

DCs are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*<sup>1</sup> as well as the *population in new units* is required.

- The *population growth* determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the DC, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which DCs will be collected.

Table 1 provides a summary of the residential forecast over the ten-year planning period, from 2021 to 2030. As noted in Section 2, for DC calculation purposes, the ten-year planning period is applicable to both general and engineered services, and has been utilized in the calculation of engineered services DCs.

The Municipality's Census population is expected to increase by 216, people over the next ten years, reaching 5,074 by 2030. About 200 additional occupied dwelling units are forecast to be built between 2021 and 2030 and the population residing in these units is expected to increase by 612.

#### B. NON-RESIDENTIAL FORECAST

DCs are levied on non-residential development as a charge per square metre of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of *employment growth* as well as a projection of the *employment growth associated with new floorspace* in the Municipality.

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<sup>1</sup> Commonly referred to as "net population growth" in the context of development charges.

The non-residential forecast projects an increase of 59 employees to 2030, which is anticipated to be accommodated in 2,974 square metres of new non-residential building space. Table 1 also provides a summary of the non-residential development forecasts used in this analysis.

**TABLE 1**  
**MUNICIPALITY OF CENTRE HASTINGS**  
**SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL**  
**DEVELOPMENT FORECAST**

Municipality-wide Development Forecast	2020 Estimate	10-Year Planning Period 2021 - 2030	
		Growth	Total at 2030
<b>Residential</b>			
Total Occupied Dwellings	1,975	200	2,175
Total Population			
Census	4,858	216	5,074
<i>Population In New Dwellings</i>		612	
<b>Non-Residential</b>			
Employment	773	59	832
Non-Residential Building Space (sq.m.)		2,974	



## 4. SUMMARY OF HISTORICAL CAPITAL SERVICE LEVELS

The *DCA* and *Ontario Regulation 82/98* require that DCs be set at a level no higher than the average level of service provided in the municipality over the ten-year period immediately preceding the preparation of the Background Study, on a service by service basis.

For non-engineered services (library, parks and recreation, fire protection, etc.) the legislative requirement is met by documenting historical service levels for the preceding ten years, in this case, for the period from 2011 to 2020. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita, or per population plus employment.

*O. Reg. 82/98* requires that when determining historical service levels, both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the Municipality. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by municipal staff, based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure as of 2020.

The service levels are expressed as a dollar value per capita (\$/capita) or a dollar value per capita plus employment (\$/capita & employment) of infrastructure value. This service level expression is a construction to meet the requirement of subsection 5(1) of the *DCA* and does not directly reflect the utilization of infrastructure or the way municipalities plan for services.

Table 2 summarizes service levels for all applicable services included in the DC calculation. Appendices B, C.1 and C.2 provide the detailed historical inventory data upon which the calculation of service levels for the general services is based.

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
SUMMARY OF AVERAGE HISTORICAL SERVICE LEVELS 2011 - 2020

Service	2011 - 2020 Service Level Indicator
<b>1.0 LIBRARY SERVICES</b> Buildings Land Materials Furniture And Equipment	<b>\$262.88 per capita</b> \$135.65 per capita \$1.32 per capita \$120.05 per capita \$5.86 per capita
<b>2.0 PARKS &amp; RECREATION</b> Indoor Recreation Park Facilities	<b>\$3,229.02 per capita</b> \$2,528.40 per capita \$700.62 per capita
<b>3.0 FIRE PROTECTION SERVICES</b> Buildings Land Furniture & Equipment At Stations Vehicles	<b>\$1,179.68 per pop &amp; empl</b> \$540.82 per pop & empl \$41.21 per pop & empl \$78.03 per pop & empl \$519.62 per pop & empl
<b>4.0 PUBLIC WORKS</b> Buildings Land Furniture And Equipment Related Equipment Fleet	<b>\$829.57 per pop &amp; empl</b> \$362.67 per pop & empl \$15.61 per pop & empl \$57.81 per pop & empl \$14.20 per pop & empl \$379.28 per pop & empl
<b>5.0 ROADS AND RELATED</b> Roads Bridges & Culverts Sidewalks	<b>\$21,277.02 per pop &amp; empl</b> \$6,431.73 per pop & empl \$2,864.15 per pop & empl \$11,981.14 per pop & empl

## 5. THE DEVELOPMENT-RELATED CAPITAL PROGRAM

The *DCA* requires the Council of a municipality to express its intent to provide future capital facilities at the level reflected by the capital program incorporated in the DC calculation and recovered through the proposed rates. As noted in Section II, *Ontario Regulation 82/98*, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

### A. DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecasts detailed in Appendix A, municipal staff have created a development-related capital program setting out those projects that are required to service anticipated development. For all general and engineered services, the capital plan covers the ten-year period from 2021 to 2030.

One of the recommendations contained in this DC Background Study is for Council to adopt the capital program created for the purposes of the DC calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein, that are consistent with the development occurring in Centre Hastings. It is acknowledged that changes to the forecast presented herein may occur through the Municipality's normal capital budget process.

## **B. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR GENERAL SERVICES**

A summary of the development-related capital forecast for general services is presented in Table 3.

The table provides a total for all general services analysed over the ten-year planning period. Further details on the capital plans for each individual service category are available in Appendix B. The development-related capital forecast for general services estimates a total gross cost of \$2.35 million. Alternative funding sources have been identified in the amount of \$938,000 and account for contributions towards park facilities. Therefore, the net municipal cost of the capital program is reduced to \$1.41 million.

Of the \$1.41 million ten-year net municipal capital costs for general services, \$587,000 (42 per cent) is related to the Parks and Recreation capital program. The forecast includes a new Frisbee golf course, new accessible play structure and a pool.

The next largest portion of the capital forecast relates to Fire Protection development-related capital program at \$530,000 (37 per cent). The program includes the cost of a fire master plan and a pumper/tanker truck.

The Development Related Studies includes \$165,000 in net capital costs (12 per cent of the capital program) and includes various development-related studies.

Lastly, the Library Services capital program includes \$130,000 in net capital costs (9 per cent) of the general services ten-year capital program. The program includes provision for additional library materials, expansion of online subscriptions and a library needs study.

TABLE 3

**MUNICIPALITY OF CENTRE HASTINGS**  
**SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM**  
**MUNICIPAL-WIDE GENERAL SERVICES 2021 - 2030**  
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
<b>1.0 LIBRARY SERVICES</b>	<b>\$130.0</b>	<b>\$0.0</b>	<b>\$130.0</b>
1.1 Materials and Equipment	\$100.0	\$0.0	\$100.0
1.2 Studies	\$30.0	\$0.0	\$30.0
<b>2.0 PARKS &amp; RECREATION</b>	<b>\$1,525.0</b>	<b>\$938.0</b>	<b>\$587.0</b>
2.1 Park Facilities	\$1,525.0	\$938.0	\$587.0
<b>3.0 FIRE PROTECTION SERVICES</b>	<b>\$530.0</b>	<b>\$0.0</b>	<b>\$530.0</b>
3.1 Vehicles, Equipment & Studies	\$530.0	\$0.0	\$530.0
<b>4.0 DEVELOPMENT RELATED STUDIES</b>	<b>\$165.0</b>	<b>\$0.0</b>	<b>\$165.0</b>
4.1 Studies	\$165.0	\$0.0	\$165.0
<b>TOTAL - MUNICIPAL-WIDE GENERAL SERVICES</b>	<b>\$2,350.0</b>	<b>\$938.0</b>	<b>\$1,412.0</b>

The capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of DCs. Portions of this capital forecast may relate to providing servicing for development which has occurred prior to 2021 (for which DC reserve fund balances exist), for replacement of existing capital facilities or for development anticipated to occur beyond the 2021–2030 planning period.

## C. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR ENGINEERED SERVICES

Table 4 provides the development-related capital recoveries for the engineered services of Services Related to a Highway of Public Works and Roads and Related, water works, and sewer works. The capital program totals \$19.55 million and provides servicing for anticipated development over the planning period from 2021 to 2030. Further details on the capital plans for each individual service category are available in Appendix C. Grants, subsidies and alternative funding sources have been identified in the amount of \$3.07 million for the capital projects and, as such, the remaining net cost of \$16.49 million is the cost to be paid by the Municipality.

Of the total net capital costs, 43 per cent, or \$7.03 million is associated with development-related Roads and Related projects. The capital program includes various infrastructure projects, a provision for rural roads works and a roads needs study.

The Wastewater net capital program totals \$5.63 million and represent 34 per cent of the overall forecast. Various wastewater infrastructure projects have been included in the cost, such as lagoon dredging (recovery of completed project), an environmental study, upsizing of various infrastructure works and the lagoon capacity expansion.

The net Water capital program totals \$2.89 million and represents 18 per cent of the overall net engineering program. Included in the cost is a new booster station, the new well expansion (recovery of completed project) and other water related linear infrastructure works.

Public Works capital projects include a service delivery review, a new service truck, a sidewalk plow and new garage (and associated land acquisition). The net municipal cost of the program is \$935,000, or about 6 per cent. The costs included in the service are related to Services Related to a Highway charge.

TABLE 4

**MUNICIPALITY OF CENTRE HASTINGS  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
FOR ENGINEERED SERVICES 2021 - 2030  
(in \$000)**

Service	Gross Cost	Grants / Subsidies	Net Municipal
<b>1.0 PUBLIC WORKS</b>	<b>\$2,335.0</b>	<b>\$1,400.0</b>	<b>\$935.0</b>
1.1 Fleet, Equipment & Studies	\$2,335.0	\$1,400.0	\$935.0
<b>1.0 ROADS AND RELATED</b>	<b>\$7,029.5</b>	<b>\$0.0</b>	<b>\$7,029.5</b>
1.1 Roads and Related Infrastructure	\$6,994.5	\$0.0	\$6,994.5
1.2 Studies	\$35.0	\$0.0	\$35.0
<b>2.0 WATER SERVICES</b>	<b>\$4,480.6</b>	<b>\$1,591.6</b>	<b>\$2,889.0</b>
2.1 Water Supply Related Infrastructure	\$3,270.6	\$1,591.6	\$1,679.0
2.2 Linear Water Related Infrastructure	\$1,210.0	\$0.0	\$1,210.0
<b>3.0 WASTEWATER SERVICES</b>	<b>\$5,709.1</b>	<b>\$75.0</b>	<b>\$5,634.1</b>
3.1 Wastewater Treatment Infrastructure	\$4,455.1	\$75.0	\$4,380.1
3.2 Linear Wastewater Related Infrastructure	\$1,254.0	\$0.0	\$1,254.0
<b>TOTAL - 10-YEAR ENGINEERING PROGRAM</b>	<b>\$19,554.1</b>	<b>\$3,066.6</b>	<b>\$16,487.6</b>

## 6. CALCULATED DEVELOPMENT CHARGES

This section summarizes the calculation of DCs for each service category and the resulting total charges by sector. For all municipal services, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges are reviewed.

Adjustments to these amounts resulting from a cash flow analysis that takes interest earnings and borrowing costs into account are also discussed.

For residential development, the adjusted total per capita amount is converted to a variable charge by housing unit type using various unit occupancy factors. For non-residential development, the charges are based on gross floor area of building space.

It is noted that the calculation of the municipal-wide DCs does not include any provision for exemptions required under the *DCA*, such as the exemption from the payment of DCs for industrial buildings. Such legislated exemptions, or other exemptions that Council may choose to provide, will result in loss of DC revenue for the affected types of development. However, any such revenue loss may not be made up by offsetting increases in other portions of the calculated charge.

### A. UNADJUSTED DEVELOPMENT CHARGES CALCULATION

A summary of the “unadjusted” residential and non-residential DCs is presented in Tables 5 and 6 for general and engineered services, respectively. Further details of the calculations for each individual service category are available in Appendices B and C.

#### i. General Services

A summary of the “unadjusted” residential and non-residential DCs for general services is presented in Table 5.

The net capital forecast for the ten-year services totals \$1.41 million and incorporates those projects identified to be related to the development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of DCs. As shown on Table 5, 33 per cent, or \$472,000 relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. These portions of capital costs will have to be funded from non-DC revenue sources, largely property taxes for this group of services.



An additional share of \$12,700 has been identified as available DC reserve funds and represents the revenue collected from previous DCs. This portion has been netted out of the chargeable capital costs.

A share of \$363,200 is attributable to development beyond 2030. This development-related share has been removed from the calculation and may therefore be recovered under future DC studies.

The total costs eligible for recovery through DCs for ten-year services is \$564,100. This amount is allocated between the residential and non-residential sectors to derive the unadjusted DCs. Library and Parks and Recreation are deemed to benefit residential development only, while the remaining services are allocated between both sectors based on shares of population in new units and employment growth in new space. The allocation to the residential sector for these services is calculated at 91 per cent and 9 per cent to the non-residential sector.

Approximately \$529,300 of the general services DC eligible capital program is deemed to benefit residential development. When this amount is divided by the ten-year growth in population in new dwelling units (612), an unadjusted charge of \$864.85 per capita results. The non-residential share totals \$34,800 which yields an unadjusted charge of \$11.71 per square metre when divided by the ten-year increase in non-residential building space (2,974).

TABLE 5

MUNICIPALITY OF CENTRE HASTINGS  
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
 CAPITAL PROGRAM FOR 10-YEAR SERVICES

10 Year Growth in Population in New Units	612
10 Year Growth in Square Metres	2,974

Service	Development-Related Capital Program (2021 - 2030)					Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Available DC Reserves	Post-2030 Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
<b>1.0 LIBRARY SERVICES</b>	\$130.0	\$40.0	\$0.0	\$33.2	\$56.8	100%	\$56.8	0%	\$0.00
Unadjusted Development Charge Per Capita							\$92.78		
Unadjusted Development Charge Per Sq.M									\$0.00
<b>2.0 PARKS &amp; RECREATION</b>	\$587.0	\$132.0	\$4.4	\$330.0	\$120.6	100%	\$120.6	0%	\$0.00
Unadjusted Development Charge Per Capita							\$197.09		
Unadjusted Development Charge Per Sq.M									\$0.00
<b>3.0 FIRE PROTECTION SERVICES</b>	\$530.0	\$270.0	\$8.3	\$0.0	\$251.7	91%	\$229.0	9%	\$22.65
Unadjusted Development Charge Per Capita							\$374.24		
Unadjusted Development Charge Per Sq.M									\$7.62
<b>4.0 DEVELOPMENT RELATED STUDIES</b>	\$165.0	\$30.0	\$0.0	\$0.0	\$135.0	91%	\$122.9	9%	\$12.15
Unadjusted Development Charge Per Capita							\$200.74		
Unadjusted Development Charge Per Sq.M									\$4.09
<b>TOTAL 10-YEAR SERVICES</b>	<b>\$1,412.0</b>	<b>\$472.0</b>	<b>\$12.7</b>	<b>\$363.2</b>	<b>\$564.1</b>		<b>\$529.3</b>		<b>\$34.8</b>
Unadjusted Development Charge Per Capita							<b>\$864.85</b>		
Unadjusted Development Charge Per Sq.M									<b>\$11.71</b>



## ii. Engineered Services

Table 6 displays the calculation of the DC rates for the engineered services of Services Related to a Highway of Public Works and Roads and Related, Waterworks and Wastewater. The development-related engineering infrastructure will be used to service development in Centre Hastings between 2021 and 2030.

Of the total net municipal cost of all engineered services development-related projects, \$16.49 million, not all are to be recovered from new development by way of DCs. Table 6 shows that \$9.01 million of the capital program relates to replacement of existing capital works or for shares of projects that provide benefit to the existing community. This amount has been netted off the chargeable capital costs.

Available reserve funds in the amount of \$199,900, have also been removed from the DC calculation. Post-period shares have been calculated at \$5.68 million and represent the shares of projects that will provide benefit to development beyond 2030 in the Municipality. These shares have also been removed from the DC calculation. The remaining \$1.60 million is related to development in the 2021 to 2030 planning period and has been included in the DC calculation.

Like the general services, the capital program eligible for recovery through DCs is allocated to the residential and non-residential sectors based on future shares of population in new units and employment growth over the planning period. On this basis, the allocation to the residential and non-residential sectors is calculated at 91 and 9 per cent, respectively for Public Works and Roads and Related services (rural area development). For Water and Waterworks, the allocation is based on urban development only. It is 90 per cent and 10 per cent to residential and non-residential sectors, respectively.

As a result, \$1.24 million of the engineered services capital program is deemed to benefit residential development. When this amount is divided by the long-term growth in population in new dwelling units (612) for Public Works and Roads and Related and (547) for Water and Wastewater, a charge of \$2,547.96 per capita is the result.

The non-residential share totals \$134,000 and, when this amount is divided by the long-term forecast of non-residential space growth (2,974 square metres) for all services (assumed all non-residential growth to occur in the urban area) a charge of \$51.99 per square metre results.

TABLE 6

MUNICIPALITY OF CENTRE HASTINGS  
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
 CAPITAL PROGRAM FOR SERVICES ENGINEERING SERVICES

10 Year Growth in Population in New Units (Municipality-wide)	612
10 Year Growth in Population in New Units (Urban)	547
10 Year Growth in Square Meters	2,974

Service	Development-Related Capital Program (2021 - 2030)					Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Available DC Reserves	Post-Period Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
<b>1.0 PUBLIC WORKS</b>									
Unadjusted Development Charge Per Capita	\$935.0	\$0.0	\$0.0	\$706.5	\$228.5	91%	\$208.0	9%	\$20.57
Unadjusted Development Charge Per Sq.M							\$339.81		\$ 6.9
<b>2.0 ROADS AND RELATED</b>	\$7,029.5	\$5,661.2	\$159.8	\$866.8	\$341.7	91%	\$310.9	9%	\$30.75
Unadjusted Development Charge Per Capita							\$508.09		
Unadjusted Development Charge Per Sq.M									\$10.34
<b>3.0 WATER SERVICES</b>	\$2,889.0	\$2,319.1	\$17.7	\$105.0	\$447.2	90%	\$402.5	10%	\$44.72
Unadjusted Development Charge Per Capita							\$736.09		
Unadjusted Development Charge Per Sq.M									\$15.04
<b>4.0 WASTEWATER SERVICES</b>	\$5,634.1	\$1,026.0	\$22.4	\$4,000.0	\$585.7	90%	\$527.1	10%	\$58.57
Unadjusted Development Charge Per Capita							\$963.97		
Unadjusted Development Charge Per Sq.M									\$19.69
<b>TOTAL 10-YEAR ENGINEERING PROGRAM</b>	<b>\$16,487.6</b>	<b>\$9,006.3</b>	<b>\$199.9</b>	<b>\$5,678.2</b>	<b>\$1,603.1</b>		<b>\$1,240.5</b>		<b>\$134.0</b>
Unadjusted Development Charge Per Capita							<b>\$2,547.96</b>		
Unadjusted Development Charge Per Sq.M									<b>\$51.99</b>



### iii. **Adjusted Residential and Non-Residential Development Charges**

Final adjustments to the “unadjusted” DC rates are made through a cash flow analysis for all services. The analysis, details of which are included in the appendices, considers the borrowing cost and interest earnings associated with the timing of expenditures and DC receipts for each service category.

Table 7 summarizes the results of the cash flow adjustments for the Municipality-wide residential DC rates. The adjusted per capita rate increases by \$249.05 from \$3,412.81 per capita to \$3,661.86 per capita after the cash flow analysis for the urban residential DC.

Table 7 also provides the calculated rates by residential unit. As shown in the table, the proposed urban residential charge ranges from \$11,938 for a single- or semi-detached unit to \$5,493 for apartments. The proposed charge for rows and other multiples is \$8,238 per unit. The rural residential charge does not include the Water and Wastewater charges and this charge is also included in Table 7. Development in the rural area, where access to water and wastewater is not available, such development would not be subject to the water and wastewater component of the DC.

The non-residential DC experiences an increase after cash flow considerations of \$5.61, from \$63.70 to \$69.31 per square meter. This charge is displayed on Table 8.

TABLE 7

**MUNICIPALITY OF CENTRE HASTINGS  
MUNICIPAL-WIDE DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Unadjusted Charge Per Capita	Adjusted Charge After Cashflow Per Capita	Charge By Unit Type (1)		
			Single & Semi-Detached	Rows & Other Multiples	Apartments
Library Services	\$92.78	\$96.79	\$316	\$218	\$145
Parks & Recreation	\$197.09	\$202.34	\$660	\$455	\$304
Fire Protection Services	\$374.24	\$384.31	\$1,253	\$865	\$576
Development Related Studies	\$200.74	\$212.58	\$693	\$478	\$319
<b>Services Related to a Highway</b>					
Public Works	\$339.81	\$348.55	\$1,136	\$784	\$523
Roads And Related	\$508.09	\$535.21	\$1,745	\$1,204	\$803
<b>TOTAL RESIDENTIAL RURAL CHARGE BY UNIT TYPE</b>	<b>\$1,712.75</b>	<b>\$1,779.79</b>	<b>\$5,803</b>	<b>\$4,004</b>	<b>\$2,670</b>
Municipal-Wide Rural Charge	\$1,712.75	\$1,779.79	\$5,803	\$4,004	\$2,670
Water Services	\$736.09	\$806.77	\$2,630	\$1,815	\$1,210
Wastewater Services	\$963.97	\$1,075.29	\$3,505	\$2,419	\$1,613
<b>TOTAL URBAN RESIDENTIAL CHARGE BY UNIT TYPE</b>	<b>\$3,412.81</b>	<b>\$3,661.86</b>	<b>\$11,938</b>	<b>\$8,238</b>	<b>\$5,493</b>
(1) Based on Persons Per Unit of:			3.26	2.25	1.50

TABLE 8

MUNICIPALITY OF CENTRE HASTINGS  
MUNICIPAL-WIDE DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES

<b>Service</b>	<b>Unadjusted Charge (\$/sq.m)</b>	<b>Adjusted Charge (\$/sq.m)</b>
Library Services	\$0.00	\$0.00
Parks & Recreation	\$0.00	\$0.00
Fire Protection Services	\$7.62	\$7.85
Development Related Studies	\$4.09	\$4.82
<b>Services Related to a Highway</b>		
Public Works	\$6.92	\$7.13
Roads And Related	\$10.34	\$10.95
<b>TOTAL NON-RESIDENTIAL RURAL CHARGE PER SQ M</b>	<b>\$28.97</b>	<b>\$30.75</b>
Municipal-Wide Rural Charge	\$28.97	\$30.75
Water Services	\$15.04	\$16.53
Wastewater Services	\$19.69	\$22.03
<b>TOTAL NON-RESIDENTIAL URBAN CHARGE PER SQ M</b>	<b>\$63.70</b>	<b>\$69.31</b>

## 7. COMPARISON OF CALCULATED AND CURRENT DEVELOPMENT CHARGES

Table 9 presents a comparison of the newly calculated residential DCs with the Municipality's current charges (indexed for 2020). The calculated residential DC for a single- or semi-detached unit is \$5,788, or 94 per cent greater than the Municipality's residential charge currently in force of \$6,150.

The comparison of calculated non-residential DCs with current rates has not been included as the Municipality currently does not impose DCs on non-residential development.

TABLE 9

MUNICIPALITY OF CENTRE HASTINGS  
COMPARISON OF CURRENT AND CALCULATED  
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Library Services	\$0	\$316	\$316	N/A
Parks & Recreation	\$31	\$660	\$629	2029%
Fire Protection Services	\$133	\$1,253	\$1,120	842%
Development Related Studies	\$0	\$693	\$693	N/A
<b>Services Related to a Highway</b>				
Public Works	\$0	\$1,136	\$1,136	N/A
Roads And Related	\$3,842	\$1,745	(\$2,097)	(55%)
<b>TOTAL RESIDENTIAL RURAL CHARGE BY UNIT TYPE</b>	<b>\$4,006</b>	<b>\$5,803</b>	<b>\$1,797</b>	<b>45%</b>
Municipal-Wide Rural Charge	\$4,006	\$5,803	\$1,797	45%
Water Services	\$1,443	\$2,630	\$1,187	82%
Wastewater Services	\$701	\$3,505	\$2,804	400%
<b>TOTAL URBAN RESIDENTIAL CHARGE BY UNIT TYPE</b>	<b>\$6,150</b>	<b>\$11,938</b>	<b>\$5,788</b>	<b>94%</b>



## 8. COST OF GROWTH ANALYSIS

This section provides a brief examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law. This examination is required as one of the provisions of the *DCA*. Additional details on the cost of growth analysis, including asset management analysis is included in Appendix E.

### A. ASSET MANAGEMENT PLAN

Table 10 provides the calculated annual asset management contribution for the gross capital expenditures and the share related to the 2021-2030 DC recoverable portion. The year 2031 has been included to calculate the annual contribution for the 2021-2030 period as the expenditures in 2030 will not trigger asset management contributions until 2031. As shown in Table 10, by 2031, the Municipality should fund an additional \$199,700 per annum in order to fund the full life cycle costs of the new assets related to the Municipality-wide 10-year Services supported under the development charges by-law.

Services	2021-2030 Capital Program		Annual AMP Provision by 2031	
	DC-Eligible	Non DC-Eligible	DC-Related	Non DC-Related
LIBRARY SERVICES	\$57,000	\$73,000	\$3,000	\$3,000
PARKS & RECREATION	\$125,000	\$1,400,000	\$2,000	\$25,000
FIRE PROTECTION SERVICES	\$260,000	\$270,000	\$17,100	\$20,100
PUBLIC WORKS	\$229,000	\$2,106,000	\$13,600	\$44,100
ROADS AND RELATED	\$502,000	\$6,528,000	\$9,000	\$126,000
WATER SERVICES	\$465,000	\$4,016,000	\$139,000	\$139,000
WASTEWATER SERVICES	\$608,000	\$5,101,000	\$16,000	\$151,000
<b>TOTAL</b>	<b>\$2,246,000</b>	<b>\$19,494,000</b>	<b>\$199,700</b>	<b>\$508,200</b>

Note: DC Eligible funding includes 10-year period funding from DCs and DC Reserve Funding

### B. LONG-TERM CAPITAL AND OPERATING COSTS

Appendix E summarizes the estimated increase in net operating costs that the Municipality will experience for additions associated with the planned capital forecast. Table 11 summarizes the estimated increase in net operating costs that the Municipality will experience for additions associated with the planned capital program.

By 2030, the Municipality's net operating costs are estimated to increase by \$110,300.

Appendix E also summarizes the components of the development related capital program that will require funding from non-development charge sources. Of the \$17.90 million in the 2021-2030 net capital program cost, about \$9.48 million will need to be financed from non-development charge sources over the next ten years. This is entirely related to shares of projects related to capital replacement and for non-development shares of projects that provide benefit to the existing (BTE) community.

Council is made aware of these factors so that they understand the financial implications of the quantum and timing of the projects included in the development related capital forecast in this study.

### **C. THE PROGRAM IS DEEMED TO BE FINANCIALLY SUSTAINABLE**

In summary, the asset management plan and long-term capital and operating analysis contained in Appendix E demonstrates that the Municipality can afford to invest and operate the identified general and engineered services infrastructure over the ten-year and longer-term planning period.

Importantly, the Municipality's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

TABLE 11

**MUNICIPALITY OF CENTRE HASTINGS  
SUMMARY OF LONG TERM CAPITAL AND  
OPERATING COST IMPACTS FOR TAX SUPPORTED SERVICES  
(in thousands of constant dollars)**

	2030
<b>Net Operating Impacts (1)</b>	
Library Services	\$0.8
Parks & Recreation	\$22.8
Fire Protection Services	\$0.0
Development Related Studies	\$0.0
Public Works	\$46.8
Roads And Related	\$40.0
<b>NET OPERATING IMPACTS</b>	<b>\$110.3</b>

	Total
<b>Long-term Capital Impact (1)</b>	
Total Net Cost	\$17,899.6
Net Cost From Development Charges	\$2,167.2
Prior Growth Share from DC Reserve Balances (2)	\$212.6
Portion for Post-2030 Development (3)	\$6,041.4
<b>Funding From Non-DC Sources</b>	
Replacement	\$9,478.3
<b>FUNDING FROM NON-DC SOURCES</b>	<b>\$9,478.3</b>

Notes:

(1) See Appendix E.

(2) Existing development charge reserve fund balances collected from growth prior to 2020 are applied to fund initial projects in development-related capital forecast.

(3) Post period development-related net capital costs may be eligible for development charge funding in future DC by-laws.

## 9. OTHER ISSUES AND CONSIDERATIONS

### A. BY-LAW ADMINISTRATION

A draft copy of the development charges by-law is included under Appendix F to this study for review. The by-law itself contains a series of adjustments as it relates to the Municipality's current policies and practices regarding development charge administration. In this regard, a few specific recommendations:

- The residential component of the Municipal-wide charge is applied to different housing types on the basis of average occupancy factors. Therefore, the development charges is differentiated by: single- or semi-detached unit, rows and other multiples and apartments. Please note that if water and wastewater services are not available, the rural residential charge would continue to apply.
- It is recommended that the existing unit payment “cap” in place be removed;
- As required under the *DCA*, the Municipality should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the Municipality continue to report policies consistent with the requirements of the *DCA*; and
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Municipality's normal capital budget process.

### B. CONSIDERATION FOR AREA RATING

In accordance with the *DCA*, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the Municipality's 2020 DC update, no area-specific development charges are calculated, however, Water and Wastewater Services are calculated (and applicable) in the urban area where services are available.

# APPENDIX A

## DEVELOPMENT FORECAST

This appendix provides details of the development forecast used to prepare the 2020 Development Charges Background Study for the Municipality of Centre Hastings. The forecast method and assumptions are discussed herein. The forecast results are provided in the following tables:

### **Historical Development**

Table 1	Historical Population, Household & Employment Summary
Table 2	Historical Annual Housing Building Permits
Table 3	Historical Households by Period of Construction Showing Household Size

### **Forecast Development**

Table 4	Population, Household & Employment Forecast Summary
Table 5	Forecast of Household Growth by Unit Type
Table 6	Forecast Population in New Households by Unit Type
Table 7	Non-Residential Space Forecast

## **A. FORECAST APPROACH AND KEY ASSUMPTIONS**

The *Development Charges Act (DCA)* requires the Municipality to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The forecast must cover both residential and non-residential development and be specific enough with regards to the quantum, type, location and timing to allow the Municipality to prepare a reasonable development-related capital program.

A ten-year development forecast, from 2021 to 2030, has been used to calculate development charges for all services in the Municipality.

The forecasts of population and households are guided by discussions with municipal staff as well as the Hastings County Official Plan.

## **B. HISTORICAL DEVELOPMENT IN THE MUNICIPALITY**

Historical growth and development figures presented here are based on Statistics Canada Census data and municipal building permit and development application data. A “Census-based” definition of population is used for the purpose of the development charges study.

This definition does not include the Census net undercoverage, which is typically included in the definition of “total” population commonly used in municipal planning documents. For DC purposes, a ten-year historical period of 2011 to 2020 is used for calculating historical service levels. Since 2016 is the most recent Census year, figures from 2017 to 2020 are estimated.

The Municipality of Centre Hastings has experienced steady population and household growth over the last ten years. As shown in Table 1, the Municipality’s population increased from 4,536 people in 2010 to 4,858 in 2020. This represents an increase of 7 per cent. The number of occupied dwelling units in the Municipality also experienced a steady increase during the ten-year historical period, increasing from 1,801 to 1,975 occupied households in 2020 – a 10 per cent increase.

Historical employment figures are also shown in Table 1 and are based on Statistics Canada place of work data. Place of work data records where people work rather than the place of residence. The employment figures used for development charge calculations include workers with no fixed place of work, but exclude *work at home* employment. The Municipality’s employment has experienced a decline in the historical ten-year period. The Municipality’s employment decreased by 46 employees, from 819 in 2010 to 773 in 2020. The decline is largely related to a slow recovery from the 2008/2009 global recession. The Municipality’s activity rate (the ratio of employment to population) has proportionately declined over the historical period and is presently estimated at 16 per cent.

Details on historical housing unit growth in the Municipality are provided in Table 2. This information is sourced from building permit data provided by municipal staff. Overall, the overall majority of type of new housing in Centre Hastings constructed since 2010 has been single and semi-detached housing. Some secondary units and other unit types have been constructed but they are minor in comparison with the single and semi-detached unit type.

Table 3 summarizes all occupied households by unit type in the Municipality of Centre Hastings. Table 3 illustrates the annual changes in each type of unit since 2001. As shown on Table 3, and consistent with the findings displayed in Table 2, the share of single and semi-detached dwellings makes up the majority of units.

Table 3 also provides details on historical occupancy patterns in the Municipality. The overall average occupancy level in Centre Hastings for recently constructed single and semi-detached units, constructed between 2006 and 2016, is 3.26 persons per housing unit

(PPU). Overall average occupancy levels for these units are slightly lower, at 2.57. Due to the small sample size in the recently constructed row and apartment units in the Municipality, a PPU of 2.25 and 1.50 was used to calculate the DC for those units.

## C. FORECAST METHOD AND RESULTS

This section describes the method used to establish the ten-year development charges forecast for the planning period 2021 to 2030.

Development charges are levied on residential development as a charge per new unit. For the residential forecast, a projection of both *population growth*<sup>1</sup> as well as *population in new housing units* is required.

- The *population growth* determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, the development-related net capital costs are spread over the total additional population that occupy new housing units. This *population in new units* represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per square metre of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of *employment growth* as well as a projection of the *employment growth associated with new floorspace* in the Municipality.

### 1. Residential Forecast

The residential development forecast incorporates anticipated growth in population and occupied dwelling units by type. As detailed in Table 4, the Municipality's Census population is forecast to grow from 4,858 in 2020 to 5,074 in 2030. The ten-year population growth of 216 persons represents a 4 per cent increase over the existing base.

Over the ten-year planning period from 2021 to 2030, the number of occupied housing units is forecast to increase by 200 occupied dwelling units (approximately 20 units a

<sup>1</sup> Commonly referred to as "net population growth" in the context of development charges.



year). The overall ten-year growth represents a 10 per cent increase in occupied dwelling units over the next ten years.

A breakdown of anticipated housing in the Municipality of Centre Hastings by unit type is shown in Table 5. The type of housing in the Municipality is forecast to be composed largely of single and semi-detached units (84 per cent), followed by rows (12 per cent) and lastly apartments (5 per cent).

Population growth in the new units is estimated by applying the following PPU's to the housing unit forecast: 3.26 for single and semi-detached units, 2.25 for rows and 1.50 for apartments. The forecast of population expected to reside in these new housing units over the 2021 to 2030 period is 612 additional persons. This population growth in new units is shown in Table 6.

## **2. Non-Residential Forecast**

Table 7 shows that the total Census employment is forecast to grow by 59 jobs over the ten-year forecast period to 2030. This growth from 773 employees in 2020 to 832 in 2030 represents an 8 per cent increase. The entire amount of non-residential growth is anticipated to be located within the urban area of the Municipality.

Non-residential development charges are calculated on a per unit of gross floor area basis and, as per the DCA, a forecast of future non-residential building space has been developed. As with the residential forecast, the GFA forecast covers the ten year period from 2020 to 2030 for the engineered services. The non-residential floor space forecast is shown in Table 7.

An assumed floor space per worker (FSW) is applied to the employment forecast numbers in order to project growth in new non-residential space in the Municipality. The FSW assumptions used herein are 50 square metres per employee on average. The overall growth in new non-residential building space across the Municipality between 2021 and 2030 is 2,974 square metres.

APPENDIX A - TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
HISTORICAL POPULATION, OCCUPIED HOUSEHOLDS & EMPLOYMENT SUMMARY

Mid-Year	Census Population	Growth	Occupied Households	Household Growth	PPU	Employment by Place of Work	Growth	Activity Rate
<b>2006</b>	<b>4,386</b>		<b>1,691</b>		<b>2.59</b>	<b>900</b>		<b>20.5%</b>
2007	4,423	37	1,718	27	2.57	879	-21	19.9%
2008	4,460	37	1,745	27	2.56	859	-20	19.3%
2009	4,498	38	1,773	28	2.54	839	-20	18.7%
2010	4,536	38	1,801	28	2.52	819	-20	18.1%
<b>2011</b>	<b>4,574</b>	<b>38</b>	<b>1,830</b>	<b>29</b>	<b>2.50</b>	<b>800</b>	<b>-19</b>	<b>17.5%</b>
2012	4,613	39	1,845	15	2.50	792	-8	17.2%
2013	4,653	40	1,860	15	2.50	784	-8	16.8%
2014	4,693	40	1,875	15	2.50	776	-8	16.5%
2015	4,733	40	1,890	15	2.50	768	-8	16.2%
<b>2016</b>	<b>4,774</b>	<b>41</b>	<b>1,904</b>	<b>14</b>	<b>2.51</b>	<b>759</b>	<b>-9</b>	<b>15.9%</b>
2017	4,795	21	1,921	17	2.50	763	3	15.9%
2018	4,816	21	1,939	18	2.48	766	3	15.9%
2019	4,837	21	1,957	18	2.47	769	3	15.9%
2020	4,858	21	1,975	18	2.46	773	3	15.9%
Growth 2011 - 2020		322		174			-46	

Source: Statistics Canada, Census of Canada

APPENDIX A - TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
HISTORICAL ANNUAL HOUSING BUILDING PERMITS

Year	Building Permits Annual Housing - Units				Shares By Unit Type			
	Singles & Semis	Rows	Apts.	Total	Singles & Semis	Rows	Apts.	Total
2010	22	0	0	22	100%	0%	0%	100%
2011	13	0	0	13	100%	0%	0%	100%
2012	14	0	0	14	100%	0%	0%	100%
2013	24	0	0	24	100%	0%	0%	100%
2014	18	0	0	18	100%	0%	0%	100%
2015	10	0	0	10	100%	0%	0%	100%
2016	12	0	4	16	75%	0%	25%	100%
2017	16	0	0	16	100%	0%	0%	100%
2018	14	0	6	20	70%	0%	30%	100%
2019	11	0	0	11	100%	0%	0%	100%
<b>Growth 2010 - 2019</b>	<b>154</b>	<b>0</b>	<b>10</b>	<b>164</b>	<b>94%</b>	<b>0%</b>	<b>6%</b>	<b>100%</b>
<i>5 Year Avg.</i>	<i>13</i>	<i>0</i>	<i>2</i>	<i>15</i>				

Source: Municipality of Centre Hastings, Hemson Consulting 2020

APPENDIX A - TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction										Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
<b><i>Singles and Semis</i></b>													
Household Population	985	345	250	430	615	330	310	210	465	350	3,475	815	4,290
Households	415	150	120	205	230	115	120	65	125	125	1,420	250	1,670
Household Size	2.37	2.30	2.08	2.10	2.67	2.87	2.58	3.23	3.72	2.80	2.45	3.26	2.57
<b><i>Rows</i></b>													
Household Population	0	0	0	0	0	0	0	30	0	0	30	0	30
Households	0	0	10	0	0	0	0	15	10	0	25	10	35
Household Size	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	1.20	0.00	0.86
<b><i>Apartments (excl. Duplexes)</i></b>													
Household Population	65	35	30	60	0	0	0	30	0	0	220	0	220
Households	45	30	20	55	15	0	0	20	10	0	185	10	195
Household Size	1.44	1.17	1.50	1.09	0.00	0.00	0.00	1.50	0.00	0.00	1.19	0.00	1.13
<b><i>Duplexes</i></b>													
Household Population	0	0	0	0	0	0	0	0	0	0	0	0	0
Households	0	10	10	0	0	0	0	0	0	0	20	0	20
Household Size	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><i>All Units</i></b>													
Household Population	1,050	380	280	490	615	330	310	270	465	350	3,725	815	4,540
Households	460	190	160	260	245	115	120	100	145	125	1,650	270	1,920
Household Size	2.28	2.00	1.75	1.88	2.51	2.87	2.58	2.70	3.21	2.80	2.26	3.02	2.36

Source: Statistics Canada, 2016 National Household Survey Special Run.

APPENDIX A - TABLE 4

MUNICIPALITY OF CENTRE HASTINGS  
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Census Population	Census Pop'n Growth	Occupied Households	Total Household Growth	Household Size	Employment by POW	Employment by POW Growth	Activity Rate
2019	4,837	21	1,957	18	2.47	769	3	15.9%
2020	4,858	21	1,975	18	2.46	773	3	15.9%
<b>2021</b>	<b>4,879</b>	<b>21</b>	<b>1,994</b>	<b>19</b>	2.45	<b>781</b>	<b>8</b>	<b>16.0%</b>
2022	4,900	21	2,013	19	2.43	785	4	16.0%
2023	4,921	21	2,032	19	2.42	789	4	16.0%
2024	4,942	21	2,052	20	2.41	793	4	16.0%
2025	4,964	22	2,072	20	2.40	799	7	16.1%
<b>2026</b>	<b>4,986</b>	<b>22</b>	<b>2,092</b>	<b>20</b>	2.38	<b>805</b>	<b>6</b>	<b>16.2%</b>
2027	5,008	22	2,112	20	2.37	811	6	16.2%
2028	5,030	22	2,132	20	2.36	817	6	16.3%
2029	5,052	22	2,153	21	2.35	823	6	16.3%
2030	5,074	22	2,175	22	2.33	832	9	16.4%
2021-2030		216		200			59	

Source: Hemson Consulting, 2020

APPENDIX A - TABLE 5

MUNICIPALITY OF CENTRE HASTINGS  
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Annual Growth in Total Occupied Households				Shares By Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Total New Households	Singles & Semis	Rows & Other Multiples	Apartments	Total
<b>2021</b>	<b>16</b>	<b>1</b>	<b>2</b>	<b>19</b>	<b>84%</b>	<b>5%</b>	<b>11%</b>	<b>100%</b>
2022	16	1	2	19	84%	5%	11%	100%
2023	15	2	2	19	79%	11%	11%	100%
2024	16	2	2	20	80%	10%	10%	100%
2025	16	2	2	20	80%	10%	10%	100%
<b>2026</b>	<b>17</b>	<b>3</b>	<b>0</b>	<b>20</b>	<b>85%</b>	<b>15%</b>	<b>0%</b>	<b>100%</b>
2027	17	3	0	20	85%	15%	0%	100%
2028	17	3	0	20	85%	15%	0%	100%
2029	18	3	0	21	86%	14%	0%	100%
2030	19	3	0	22	86%	14%	0%	100%
2021-2030	167	23	10	200	84%	12%	5%	100%

Source: Hemson Consulting Ltd. 2020

APPENDIX A - TABLE 6

MUNICIPALITY OF CENTRE HASTINGS  
 FORECAST POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE\*

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New Households
<b>2021</b>	<b>52</b>	<b>2</b>	<b>3</b>	<b>57</b>
2022	52	2	3	57
2023	49	5	3	57
2024	52	5	3	60
2025	52	5	3	60
<b>2026</b>	<b>55</b>	<b>7</b>	<b>0</b>	<b>62</b>
2027	55	7	0	62
2028	55	7	0	62
2029	59	7	0	66
2030	62	7	0	69
2021-2030	543	54	15	612

\*Based on PPU's

3.26

2.25

1.50

Source: Hemson Consulting Ltd., 2020

APPENDIX A - TABLE 7

MUNICIPALITY OF CENTRE HASTINGS  
NON-RESIDENTIAL SPACE FORECAST

Average Sq.M. Per Employee

50.0 m<sup>2</sup> per employee

Mid-Year	Place of Work Employment	Annual Growth	Growth in Space (m <sup>2</sup> )
2019	769	3	167
2020	773	3	167
<b>2021</b>	<b>781</b>	<b>8</b>	<b>399</b>
2022	785	4	217
2023	789	4	193
2024	793	4	193
2025	799	7	325
<b>2026</b>	<b>805</b>	<b>6</b>	<b>302</b>
2027	811	6	303
2028	817	6	304
2029	823	6	305
2030	832	9	433
2021-2030		59	2,974

Source: Hemson Consulting, 2020



**APPENDIX B**  
**GENERAL SERVICES**  
**TECHNICAL APPENDIX**

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the eligible general services provided by the Municipality of Centre Hastings. Four general services have been analysed as part of this Development Charges (DC) Background Study:

Appendix B.1 Library

Appendix B.2 Parks and Recreation

Appendix B.3 Fire Protection Services

Appendix B.4 Development Related Studies

Every sub-section, with the exception of Development Related Studies, contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

## TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historical service level. The *DCA* and *Ontario Regulation 82/98* require that development charges be set at a level no higher than the average service level provided in a municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period is defined as 2011–2020.

*O. Reg. 82/98* requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size), but also the quality (replacement value or cost) of service provided by the municipality in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Municipal staff in consultation with Hemson Consulting Ltd. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The approach used to calculate service levels and maximum funding envelopes is described as follows: for those services with only a residential impact (Library and Parks and Recreation), the service level measure of net population has been utilized. For the remaining services that levy both a residential and non-residential charge, the service level measure of net population + employment has been utilized.

There is also a requirement in the *DCA* to consider “excess capacity” within the Municipality’s existing infrastructure that may be available to partially meet future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the *DCA*, and the associated capital cost is eligible for recovery. This requirement has been addressed through the use of “net” population and employment in the determination of maximum permissible funding envelopes.

Table 1 also shows the calculation of the maximum allowable funding envelope. The maximum allowable funding envelope is defined as the ten-year historical service level (expressed as \$/capita or \$/population and employment) multiplied by the forecast increase in net population or net population and employment over the future planning period. The resulting figure is the value of capital infrastructure that would have to be constructed for that particular service so that the ten-year historic service level is maintained.

## **TABLE 2 2021 – 2030 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The *DCA* requires that Council express its intent to provide capital facilities to support future development. Based on the development forecasts presented in Appendix A, Municipality staff in collaboration with consultants, have created a development-related capital forecast that sets out the projects required to service anticipated development for the ten-year period from 2021 – 2030.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, subsidies or other recoveries, and “replacement” shares and benefit to existing shares.

A replacement share represents the portion of a capital project that will benefit the existing community. It could for example, represent a portion of a new facility that will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to

serve its former function. The replacement share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for replacement will require funding from non-development charge sources, typically property taxes or user fees.

The capital program less any replacement shares or benefit to existing shares yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2021 to 2030. For some services, reserve fund balances may be available to fund a share of the program. In addition, a portion of the capital program may service growth occurring beyond 2030. This portion of the capital program is deemed “pre-built” service capacity and is considered as committed excess capacity to be recovered under future development charges, or is a service level increase.

The remaining portion of the net capital program represents the development-related cost that may be included in the DC calculation. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated at the end of Table 1. The result is the discounted development-related net capital costs eligible for recovery against growth over the forecast period from 2021 to 2030.

#### **i. Calculation of the Unadjusted Development Charges Rates**

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Table 3.

The first step in determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Library Service and Parks & Recreation the development-related costs have been apportioned as 91 per cent residential and 9 per cent non-residential. This apportionment is based on the anticipated shares of population growth in new units and employment growth in new space over the ten-year forecast period.

The development-related costs associated with Library, Parks & Recreation, have been allocated 100 per cent to the residential sector, as the need for these services is driven by residential development.

The residential share of the 2021 – 2030 DC eligible costs is then divided by the forecasted population growth in new dwelling units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecasted increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential development.

### **TABLE 3 CASH FLOW ANALYSIS**

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are accounted for in the calculation as allowed under the *DCA*. Based on the development forecast, the analysis calculates the DC rate required to finance the net development-related capital spending plan, including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charge rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0 per cent is used for the funding requirements, an interest rate of 5.5 per cent is used for borrowing on the funds and an interest rate of 3.5 per cent is applied to positive balances.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square metre (of GFA) non-residential development charges.

# APPENDIX B.1

## LIBRARY SERVICE

The Centre Hastings Madoc Public Library provides library services from a main centralized branch. The library offers an array of collection materials and delivers various community services such as "Friends of the Library", game nights, reading clubs and free computer access. The library also operates programming for children, teens and adults.

### **TABLE 1 HISTORICAL SERVICE LEVELS**

Table 1 displays the ten-year historical inventory for buildings, land, materials and furniture and equipment (excluding computer equipment) for Library Service in the Municipality of Centre Hastings. The main library branch is 3,210 square feet and, is valued at \$642,000. The library building occupies 0.05 hectares of land, which is worth approximately \$6,300. Collection materials, including more than reference volumes, periodicals, audio materials and e-books total \$604,900. Finally, the total value of all furniture and equipment, other than computer equipment adds approximately \$42,200 to the total value of the inventory.

The 2020 combined replacement value of the inventory of capital assets for Library Service is \$1.30 million, resulting in a ten-year historical average service level of \$262.88 per capita. This historical service level, multiplied by the ten-year net population growth (216), results in a ten-year maximum allowable funding envelope of \$56,782.

### **TABLE 2 2021-2030 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES**

The development-related capital program for Library Service totals \$130,000 and provides for provision for additional library materials and the expansion of online subscriptions. The gross cost also includes provision for a Library Space Needs Study to further evaluate the Municipality's existing space and requirement for new space to facilitate growth.

Benefit-to-existing and replacement shares in the amount of \$40,000 related to the additional collection materials, 25 per cent, and the Library Space Needs Study, 50 per cent, have been removed from the DC calculations. This amount will not be eligible for development charge funding.

The Municipality does not have any available Library DC reserves in the reserve fund. The share of eligible costs exceeding the maximum permissible funding envelope, \$33,218 is determined to benefit development beyond 2030 and will be eligible for funding under

subsequent development charge studies. The remaining share of \$56,782 is eligible for recovery through development charges in the 2021 to 2030 period.

The development-related net capital cost is allocated entirely to residential development and, when divided by the ten-year growth in population in new dwelling units (612), an unadjusted charge of \$92.78 per capita results.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$96.79 per capita. This is due to the capital costs occurring early in the ten-year planning period under review. The following table summarizes the calculation of the Library Services development charge:

LIBRARY SERVICES SUMMARY						
10-year Hist.	2021 - 2030		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$262.88	\$130,000	\$56,782	\$92.78	\$0.00	\$96.79	\$0.00



APPENDIX B.1

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Madoc Public Library	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	\$200
<b>Total (sq.ft.)</b>	<b>3,210</b>	<b>3,210</b>	<b>3,210</b>	<b>3,210</b>	<b>3,210</b>	<b>3,210</b>	<b>3,210</b>	<b>3,210</b>	<b>3,210</b>	<b>3,210</b>	
<b>Total (\$000)</b>	<b>\$642.0</b>	<b>\$642.0</b>	<b>\$642.0</b>	<b>\$642.0</b>	<b>\$642.0</b>	<b>\$642.0</b>	<b>\$642.0</b>	<b>\$642.0</b>	<b>\$642.0</b>	<b>\$642.0</b>	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Madoc Public Library	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$125,000
<b>Total (ha)</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	
<b>Total (\$000)</b>	<b>\$6.3</b>	<b>\$6.3</b>	<b>\$6.3</b>	<b>\$6.3</b>	<b>\$6.3</b>	<b>\$6.3</b>	<b>\$6.3</b>	<b>\$6.3</b>	<b>\$6.3</b>	<b>\$6.3</b>	

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Reference Volumes Held	228	228	162	86	85	30	30	30	30	20	\$60
Electronic Resources-Databases	8	8	8	8	8	19	18	18	18	19	\$100
Electronic Resources-CD ROM	-	-	-	-	-	-	-	-	-	-	\$0
Circulating Volumes Held (English)	16,880	16,950	17,015	16,675	17,159	16,643	16,356	17,342	17,648	17,887	\$30
Circulating Volumes Held (French)	-	-	12	12	12	6	6	13	12	13	\$30
Periodicals	20	20	24	18	18	16	17	18	18	18	\$30
CDs Music	-	-	-	-	-	-	-	-	-	-	\$0
Talking Books/Audiobooks	338	338	250	175	200	250	275	300	320	300	\$50
Video Tapes	721	721	700	192	20	20	-	-	-	-	\$10
DVDs	603	735	754	886	1,621	1,303	1,392	1,512	1,882	1,900	\$25
eBooks (DownloadLibraryConsortium)	34,989	34,989	47,069	51,595	66,820	69,714	77,998	82,191	79,423	80,000	\$0.0225
<b>Total (#)</b>	<b>53,787</b>	<b>53,989</b>	<b>65,994</b>	<b>69,647</b>	<b>85,943</b>	<b>88,001</b>	<b>96,092</b>	<b>101,424</b>	<b>99,351</b>	<b>100,157</b>	
<b>Total (\$000)</b>	<b>\$561.4</b>	<b>\$566.8</b>	<b>\$561.5</b>	<b>\$541.1</b>	<b>\$573.8</b>	<b>\$550.5</b>	<b>\$545.3</b>	<b>\$579.4</b>	<b>\$598.8</b>	<b>\$604.9</b>	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Madoc Public Library	\$31,323	\$31,323	\$20,711	\$23,451	\$23,451	\$23,451	\$27,251	\$27,251	\$27,251	\$42,191
<b>Total (\$000)</b>	<b>\$31.3</b>	<b>\$31.3</b>	<b>\$20.7</b>	<b>\$23.5</b>	<b>\$23.5</b>	<b>\$23.5</b>	<b>\$27.3</b>	<b>\$27.3</b>	<b>\$27.3</b>	<b>\$42.2</b>



**APPENDIX B.1  
TABLE 1**

**MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
LIBRARY SERVICES**

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Historic Population	4,574	4,613	4,653	4,693	4,733	4,774	4,795	4,816	4,837	4,858

**INVENTORY SUMMARY (\$000)**

Buildings	\$642.0	\$642.0	\$642.0	\$642.0	\$642.0	\$642.0	\$642.0	\$642.0	\$642.0	\$642.0
Land	\$6.3	\$6.3	\$6.3	\$6.3	\$6.3	\$6.3	\$6.3	\$6.3	\$6.3	\$6.3
Materials	\$561.4	\$566.8	\$561.5	\$541.1	\$573.8	\$550.5	\$545.3	\$579.4	\$598.8	\$604.9
Furniture And Equipment	\$31.3	\$31.3	\$20.7	\$23.5	\$23.5	\$23.5	\$27.3	\$27.3	\$27.3	\$42.2
<b>Total (\$000)</b>	<b>\$1,241.0</b>	<b>\$1,246.4</b>	<b>\$1,230.4</b>	<b>\$1,212.8</b>	<b>\$1,245.5</b>	<b>\$1,222.2</b>	<b>\$1,220.8</b>	<b>\$1,254.9</b>	<b>\$1,274.3</b>	<b>\$1,295.4</b>

**SERVICE LEVEL (\$/capita)**

**Average  
Service  
Level**

Buildings	\$140.36	\$139.17	\$137.98	\$136.80	\$135.64	\$134.48	\$133.89	\$133.31	\$132.73	\$132.15	\$135.65
Land	\$1.37	\$1.35	\$1.34	\$1.33	\$1.32	\$1.31	\$1.30	\$1.30	\$1.29	\$1.29	\$1.32
Materials	\$122.75	\$122.88	\$120.67	\$115.30	\$121.23	\$115.31	\$113.72	\$120.32	\$123.79	\$124.52	\$120.05
Furniture And Equipment	\$6.85	\$6.79	\$4.45	\$5.00	\$4.95	\$4.91	\$5.68	\$5.66	\$5.63	\$8.68	\$5.86
<b>Total (\$/capita)</b>	<b>\$271.32</b>	<b>\$270.20</b>	<b>\$264.44</b>	<b>\$258.43</b>	<b>\$263.15</b>	<b>\$256.01</b>	<b>\$254.59</b>	<b>\$260.58</b>	<b>\$263.44</b>	<b>\$266.65</b>	<b>\$262.88</b>

**MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
LIBRARY SERVICES**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2011 - 2020	\$262.88
Net Population Growth 2021 - 2030	216
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$56,782</b>



APPENDIX B.1  
TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2021-2030	Post 2030	
<b>1.0 LIBRARY SERVICES</b>											
<b>1.1 Materials and Equipment</b>											
1.1.1	Provision for Additional Library Materials	2021	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ 5,625	\$ -
1.1.2	Provision for Additional Library Materials	2022	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ 5,625	\$ -
1.1.3	Provision for Additional Library Materials	2023	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ 5,625	\$ -
1.1.4	Provision for Additional Library Materials	2024	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ 5,625	\$ -
1.1.5	Provision for Additional Library Materials	2025	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ 5,625	\$ -
1.1.6	Provision for Additional Library Materials	2026	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ 5,625	\$ -
1.1.7	Provision for Additional Library Materials	2027	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ 5,625	\$ -
1.1.8	Provision for Additional Library Materials	2028	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ 532	\$ 5,093
1.1.9	Provision for Additional Library Materials	2029	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ -	\$ 5,625
1.1.10	Provision for Additional Library Materials	2030	\$ 7,500	\$ -	\$ 7,500	25%	\$ 1,875	\$ 5,625	\$ -	\$ -	\$ 5,625
1.1.11	Expansion of Online Subscriptions	Various	\$ 25,000	\$ -	\$ 25,000	25%	\$ 6,250	\$ 18,750	\$ -	\$ 9,375	\$ 9,375
	Subtotal Materials and Equipment		\$ 100,000	\$ -	\$ 100,000		\$ 25,000	\$ 75,000	\$ -	\$ 49,282	\$ 25,718
<b>1.2 Studies</b>											
1.2.1	Provision for Library Space Needs Study	2025	\$ 30,000	\$ -	\$ 30,000	50%	\$ 15,000	\$ 15,000	\$ -	\$ 7,500	\$ 7,500
	Subtotal Studies		\$ 30,000	\$ -	\$ 30,000		\$ 15,000	\$ 15,000	\$ -	\$ 7,500	\$ 7,500
<b>TOTAL LIBRARY SERVICES</b>			<b>\$ 130,000</b>	<b>\$ -</b>	<b>\$ 130,000</b>		<b>\$ 40,000</b>	<b>\$ 90,000</b>	<b>\$ -</b>	<b>\$ 56,782</b>	<b>\$ 33,218</b>

Residential Development Charge Calculation		
Residential Share of 2021 - 2030 DC Eligible Costs	100%	\$56,782
10-Year Growth in Population in New Units		612
Unadjusted Development Charge Per Capita		<b>\$92.78</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2021 - 2030 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		2,974
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2021 - 2030 Net Funding Envelope	\$56,782
Reserve Fund Balance	
Balance as at December 31, 2020	\$0



APPENDIX B.1

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 LIBRARY SERVICES  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

LIBRARY SERVICES	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
OPENING CASH BALANCE	\$0.0	(\$1.1)	(\$2.2)	(\$3.5)	(\$4.5)	(\$13.9)	(\$15.3)	(\$16.8)	(\$12.4)	(\$6.6)	
2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Non Inflated	\$6.6	\$6.6	\$6.6	\$6.6	\$14.1	\$6.6	\$6.6	\$1.5	\$0.9	\$0.9	\$56.8
- Library Services: Inflated	\$6.6	\$6.7	\$6.8	\$7.0	\$15.2	\$7.2	\$7.4	\$1.7	\$1.1	\$1.1	\$60.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	57	57	57	60	60	62	62	62	66	69	612
REVENUE											
- DC Receipts: Inflated	\$5.5	\$5.6	\$5.7	\$6.2	\$6.3	\$6.6	\$6.8	\$6.9	\$7.5	\$8.0	\$65.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.1)	(\$0.1)	(\$0.2)	(\$0.2)	(\$0.8)	(\$0.8)	(\$0.9)	(\$0.7)	(\$0.4)	(\$4.2)
- Interest on In-year Transactions	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.2)	(\$0.0)	(\$0.0)	\$0.1	\$0.1	\$0.1	(\$0.1)
TOTAL REVENUE	\$5.5	\$5.5	\$5.6	\$6.0	\$5.8	\$5.8	\$5.9	\$6.1	\$6.9	\$7.7	\$60.8
CLOSING CASH BALANCE	(\$1.1)	(\$2.2)	(\$3.5)	(\$4.5)	(\$13.9)	(\$15.3)	(\$16.8)	(\$12.4)	(\$6.6)	(\$0.0)	

2021 Adjusted Charge Per Capita	\$96.79
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<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2021</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX B.2

## PARKS & RECREATION

The Municipality of Centre Hastings Parks, Facilities and Recreation Department is responsible for all indoor recreation facilities and programs, and all parks (including parkland and trails, and park facilities).

## **TABLE 1 HISTORICAL SERVICE LEVELS**

The ten-year historical inventory of capital assets for indoor recreation facilities includes over 40,640 square feet in several facilities including the Madoc & District Recreation Centre and Huntingdon Hall. The total value of these facilities is \$9.35 million. The land associated with the Madoc & District Recreation Centre totals 0.81 hectares, and is valued at \$81,000. The Municipality owns and maintains a substantial amount of furniture and equipment used to provide indoor recreation services. The total replacement value of all indoor recreation equipment in 2020 is \$2.54 million.

The ten-year historical inventory of capital assets for Centre Hasting's parks includes 8.5 hectares of developed parkland. Various types of parks have been included in the inventory, including major parks and neighbourhood parks. The combined value of all developed parkland amounts to \$420,000. A development cost of \$50,000 per hectare has been used in the inventory, which represents the site preparation and servicing costs to the Municipality to develop basic land into a useable park. Additionally, the 22 kilometres of developed trails adds \$770,000 to the value of the inventory.

The Municipality also owns and maintains a variety of park facilities. The combined value of all park playgrounds and play fields in 2020 is \$1.05 million. There are also special park facilities valued at \$1.11 million.

The total combined value of capital assets for Parks and Recreation in the Municipality of Centre Hasting amounts to \$15.32 million in 2020. The ten-year historical average service level is \$3,229.02 per capita, and this, multiplied by the ten-year net population growth (216), results in a ten-year maximum allowable funding envelope of \$697,468.

## **TABLE 2 2020-2029 DEVELOPMENT-RELATED PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The 2021 - 2030 development-related capital program for indoor recreation totals \$1.52 million. The new facilities include a Frisbee 9-hole golf course, a new accessible play structure and the development of a pool. Please note although the pool is included in the

10-year capital program, the cost is entirely allocated outside the 10-year planning period and is not included for development charges recovery in this period.

Of the gross capital costs of \$1.52 million, approximately \$938,000 in grants, subsidies and other recoveries are assumed to help offset the cost of constructing the pool. A share of 29 per cent, or \$132,000 has been netted of as a replacement share of the new pool. The Municipality has \$4,383 in DC reserves to offset a portion of the DC eligible capital costs. The 2021-2030 in-period DC eligible cost is \$120,618. The remaining DC costs eligible for recovery post 2030 amount to \$330,000, which is allocated entirely against future residential development in the Municipality. This results in an unadjusted development charge of \$197.09 per capita.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$202.34 per capita. The following table summarizes the calculation of the Parks and Recreation development charge:

PARKS & RECREATION SUMMARY						
10-year Hist.	2021 - 2030		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$3,229.02	\$1,525,000	\$120,618	\$197.09	\$0.00	<b>\$202.34</b>	<b>\$0.00</b>

APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
INDOOR RECREATION

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
Madoc & District Recreation Centre	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	\$250
Lawn Bowling Building	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$150
Arts Centre (DC Eligible Portion)	540	540	540	540	540	540	540	540	540	540	540	\$150
Huntingdon Hall	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$200
Moira Hall	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	\$200
<b>Total (sq.ft.)</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	<b>40,640</b>	
<b>Total (\$000)</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	<b>\$9,346.0</b>	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
Madoc & District Recreation Centre	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$100,000
<b>Total (ha)</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	<b>0.81</b>	
<b>Total (\$000)</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	<b>\$81.0</b>	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Madoc & District Recreation Centre	\$1,229,500	\$1,229,500	\$1,229,500	\$1,229,500	\$1,229,500	\$1,229,500	\$1,229,500	\$1,229,500	\$1,229,500	\$1,229,500
Village Square	\$217,000	\$217,000	\$217,000	\$217,000	\$217,000	\$217,000	\$217,000	\$217,000	\$217,000	\$217,000
Moira Hall	\$325,100	\$325,100	\$325,100	\$325,100	\$325,100	\$325,100	\$325,100	\$325,100	\$325,100	\$325,100
Huntingdon Hall	\$767,700	\$767,700	\$767,700	\$767,700	\$767,700	\$767,700	\$767,700	\$767,700	\$767,700	\$767,700
<b>Total (\$000)</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>	<b>\$2,539.3</b>





APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK FACILITIES

MAJOR PARKS (LAND) Park Name	# of Hectares										UNIT COST (\$/ha)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Centre Hastings Park (CH Park)	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	\$50,000
Whytock Park (Leased)	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	\$50,000
Huntingdon Park	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	\$50,000
<b>Total (ha)</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	<b>6.5</b>	
<b>Total (\$000)</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>	<b>\$325.0</b>

NEIGHBOURHOOD PARKS (NON-WATER) Park Name	# of Hectares										UNIT COST (\$/ha)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Madoc Outdoor Dog Park	-	-	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	\$50,000
Madoc Village Square	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$50,000
Tommy Thompson Park/Tennis	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$50,000
Bronson Parkette (behind Village Square)	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$50,000
<b>Total (ha)</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	
<b>Total (\$000)</b>	<b>\$38.0</b>	<b>\$38.0</b>	<b>\$95.0</b>	<b>\$95.0</b>	<b>\$95.0</b>	<b>\$95.0</b>	<b>\$95.0</b>	<b>\$95.0</b>	<b>\$95.0</b>	<b>\$95.0</b>	<b>\$95.0</b>

APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK FACILITIES

TRAILS Trail Name	Number of Kilometres (km)										UNIT COST (\$/km)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Trail of Two Lakes	22	22	22	22	22	22	22	22	22	22	\$35,000
<b>Total (km)</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	
<b>Total (\$000)</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>

PLAYGROUNDS Park Name	# of Facilities										UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
<b>Playground Structures</b>											
Centre Hastings Park	1	1	1	1	1	1	1	1	1	1	\$190,000
Huntingdon Park	1	1	1	1	1	1	1	1	1	1	\$45,000
Tommy Thompson Park	1	1	1	1	1	1	1	1	1	1	\$30,000
<b>Pool</b>											
Madoc Outdoor Pool (@ Whytock Park)	1	1	1	1	1	1	1	1	1	1	\$400,000
<b>Benches/Picnic Tables</b>											
Picnic Tables	23	23	24	24	26	26	27	28	28	28	\$500
Benches	7	7	7	7	7	7	7	7	7	7	\$1,200
Bleachers	9	9	9	9	9	9	9	9	9	9	\$3,000
<b>Volleyball</b>											
Outdoor Courts (@ Whytock Park)	3	3	3	3	3	3	3	3	3	3	\$20,000
<b>Fields</b>											
Ivanhoe Ball Field (Slab St, without Lights)	1	1	1	1	1	1	1	1	1	1	\$50,000
Ivanhoe Ball Field (w/Lights)	1	1	1	1	1	1	1	1	1	1	\$150,000
Whytock Park Soccer Field	1	1	1	1	1	1	1	1	1	1	\$30,000
<b>Tennis Courts</b>											
Tommy Thompson Park (2 Courts)	2	2	2	2	2	2	2	2	2	2	\$25,000
<b>Total (#)</b>	<b>51</b>	<b>51</b>	<b>52</b>	<b>52</b>	<b>54</b>	<b>54</b>	<b>55</b>	<b>56</b>	<b>56</b>	<b>56</b>	
<b>Total (\$000)</b>	<b>\$1,051.9</b>	<b>\$1,051.9</b>	<b>\$1,052.4</b>	<b>\$1,052.4</b>	<b>\$1,053.4</b>	<b>\$1,053.4</b>	<b>\$1,053.9</b>	<b>\$1,054.4</b>	<b>\$1,054.4</b>	<b>\$1,054.4</b>	



APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK FACILITIES

SPECIAL PARK FACILITIES Park Name	Number of Facilities										UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Skate Pad (@ Centre Hastings Park)	2	2	2	2	2	2	2	2	2	2	\$125,000
Splash Pad (@ Centre Hastings Park)	1	1	1	1	1	1	1	1	1	1	\$250,000
Canteen (@ CH Park and Washrooms)	1	1	1	1	1	1	1	1	1	1	\$150,000
Canteen (@ Ivanhoe Field)	1	1	1	1	1	1	1	1	1	1	\$50,000
Ice Cream Shop (@ CH Park)	1	1	1	1	1	1	1	1	1	1	\$50,000
Storage Shed (@ CH Park and Ivanhoe Ball Field)	1	1	1	1	1	1	1	2	2	2	\$25,000
Rental Shed (@ CH Park)	1	1	1	1	1	1	1	1	1	1	\$15,000
Public Washrooms (@ CH Park and Village Square)	3	3	3	3	3	3	3	3	3	3	\$30,000
Pool Clubhouse w/washrooms & changerooms	1	1	1	1	1	1	1	1	1	1	\$100,000
Picnic Shelter (@ Whytock and CH Park)	3	3	2	2	2	2	2	2	2	2	\$20,000
Shade Shelter (@ Whytock and CH Park)	-	-	-	-	-	-	-	-	3	3	\$5,000
Storage Shed Huntingdon Hall	1	1	1	1	1	1	1	1	1	1	\$30,000
Storage Shed (Whytock Park)	1	1	1	1	1	1	1	1	1	1	\$20,000
<b>Total (#)</b>	<b>17</b>	<b>17</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>20</b>	<b>20</b>	
<b>Total (\$000)</b>	<b>\$1,090.0</b>	<b>\$1,090.0</b>	<b>\$1,070.0</b>	<b>\$1,070.0</b>	<b>\$1,070.0</b>	<b>\$1,070.0</b>	<b>\$1,070.0</b>	<b>\$1,095.0</b>	<b>\$1,110.0</b>	<b>\$1,110.00</b>	

APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
PARKS AND RECREATION

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Historic Population	4,574	4,613	4,653	4,693	4,733	4,774	4,795	4,816	4,837	4,858

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$11,966.3	\$11,966.3	\$11,966.3	\$11,966.3	\$11,966.3	\$11,966.3	\$11,966.3	\$11,966.3	\$11,966.3	\$11,966.3
Park Facilities	\$3,274.9	\$3,274.9	\$3,312.4	\$3,312.4	\$3,313.4	\$3,313.4	\$3,313.9	\$3,339.4	\$3,354.4	\$3,354.4
<b>Total (\$000)</b>	<b>\$15,241.2</b>	<b>\$15,241.2</b>	<b>\$15,278.7</b>	<b>\$15,278.7</b>	<b>\$15,279.7</b>	<b>\$15,279.7</b>	<b>\$15,280.2</b>	<b>\$15,305.7</b>	<b>\$15,320.7</b>	<b>\$15,320.7</b>

SERVICE LEVEL (\$/capita)											Average Service Level
Indoor Recreation	\$2,616.16	\$2,594.04	\$2,571.74	\$2,549.82	\$2,528.27	\$2,506.56	\$2,495.58	\$2,484.70	\$2,473.91	\$2,463.22	\$2,528.40
Park Facilities	\$715.98	\$709.93	\$711.88	\$705.82	\$700.06	\$694.05	\$691.12	\$693.40	\$693.49	\$690.49	\$700.62
<b>Total (\$/capita)</b>	<b>\$3,332.14</b>	<b>\$3,303.97</b>	<b>\$3,283.62</b>	<b>\$3,255.64</b>	<b>\$3,228.33</b>	<b>\$3,200.61</b>	<b>\$3,186.69</b>	<b>\$3,178.09</b>	<b>\$3,167.40</b>	<b>\$3,153.71</b>	<b>\$3,229.02</b>

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS AND RECREATION

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2011 - 2020	\$3,229.02
Net Population 2021 - 2030	216
<b>Maximum Allowable Funding Envelope</b>	<b>\$697,468</b>

APPENDIX B.2

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2021-2030	Post 2030
<b>2.0 PARKS &amp; RECREATION</b>										
<b>2.1 Park Facilities</b>										
2.1.1 Frisbee Golf - 9 Hole	2024	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ 4,383	\$ 20,618	\$ -
2.1.2 New Accessible Play Structure	2026	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
2.1.3 Pool	2026	\$ 1,400,000	\$ 938,000	\$ 462,000	29%	\$ 132,000	\$ 330,000	\$ -	\$ -	\$ 330,000
Subtotal Park Facilities		\$ 1,525,000	\$ 938,000	\$ 587,000		\$ 132,000	\$ 455,000	\$ 4,383	\$ 120,618	\$ 330,000
<b>TOTAL PARKS &amp; RECREATION</b>		<b>\$ 1,525,000</b>	<b>\$ 938,000</b>	<b>\$ 587,000</b>		<b>\$ 132,000</b>	<b>\$ 455,000</b>	<b>\$ 4,383</b>	<b>\$ 120,618</b>	<b>\$ 330,000</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2021 - 2030 DC Eligible Costs	100%	\$120,618
10-Year Growth in Population in New Units		612
Unadjusted Development Charge Per Capita		<b>\$197.09</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2021 - 2030 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		2,974
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2021 - 2030 Net Funding Envelope	\$697,468
Reserve Fund Balance	
Balance as at December 31, 2020	\$4,383

APPENDIX B.2

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 PARKS & RECREATION  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

PARKS & RECREATION	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
OPENING CASH BALANCE	\$0.00	\$11.74	\$24.12	\$37.17	\$29.23	\$43.62	(\$54.06)	(\$42.66)	(\$30.34)	(\$16.09)	
2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks & Recreation: Non Inflated	\$0.0	\$0.0	\$0.0	\$20.6	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$120.6</b>
- Parks & Recreation: Inflated	\$0.00	\$0.00	\$0.00	\$21.88	\$0.00	\$110.41	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$132.3</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	57	57	57	60	60	62	62	62	66	69	<b>612</b>
REVENUE											
- DC Receipts: Inflated	\$11.5	\$11.8	\$12.0	\$12.9	\$13.1	\$13.9	\$14.1	\$14.4	\$15.6	\$16.7	<b>\$136.0</b>
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.4	\$0.8	\$1.3	\$1.0	\$1.5	(\$3.0)	(\$2.3)	(\$1.7)	(\$0.9)	<b>(\$2.8)</b>
- Interest on In-year Transactions	\$0.2	\$0.2	\$0.2	(\$0.2)	\$0.2	(\$2.7)	\$0.2	\$0.3	\$0.3	\$0.3	<b>(\$1.0)</b>
TOTAL REVENUE	\$11.7	\$12.4	\$13.1	\$13.9	\$14.4	\$12.7	\$11.4	\$12.3	\$14.3	\$16.1	<b>\$132.3</b>
CLOSING CASH BALANCE	\$11.7	\$24.1	\$37.2	\$29.2	\$43.6	(\$54.1)	(\$42.7)	(\$30.3)	(\$16.1)	\$0.0	

<b>2021 Adjusted Charge Per Capita</b>	<b>\$202.34</b>
--	-----------------

<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2021</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX B.3

## FIRE PROTECTION SERVICES

The Centre Hastings Fire Department is responsible for the provision of fire and emergency response services on land and water, ongoing fire prevention and public education programs, emergency planning and active participation throughout the community. The department operates out of two stations located within the Municipality.

### **TABLE 1 HISTORICAL SERVICE LEVELS**

Table 1 displays the ten-year historical inventory for buildings, land, vehicles and equipment for Fire and Emergency services. The department operates out of two fire stations, Ivanhoe Station 1 and Madoc Station 2. The buildings total 9,930 square feet with a total replacement value of \$2.98 million. The land associated with the facilities totals 2.70 hectares and is valued at \$227,000. The 2020 fleet totals 8 vehicles with a replacement value of \$2.88 million. Finally, Station furniture and equipment totals \$485,500.

The 2020 combined replacement value of the inventory of capital assets for Fire Protection services is \$6.57 million, resulting in a ten-year historical average service level of \$1,179.68 per population and employment. The historical service level, multiplied by the ten-year net population and employment growth (275), results in a ten-year maximum allowable funding envelope of \$324,978.

### **TABLE 2 2021–2030 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The 2021 to 2030 development-related capital program includes a fire master plan and the acquisition of a new Pumper/Tanker truck.

In total, the Fire Protection Services capital program amounts to \$530,000. A deduction of \$270,000 is made to this amount to account for the replacement shares, of the existing tanker already in service, which would be decommissioned when the new vehicle is acquired. The cost related to development is the increased capacity of the new Pumper/Tanker vehicle being acquired.

There is \$8,313 available in DC reserves. Of the total DC eligible costs, there is no amount deemed to provide benefit to development beyond 2030. The remaining \$251,687 is related to development in the 2021-2030 planning period and is eligible for DC recovery.



The development-related net capital cost is allocated 91 per cent to residential development (\$229,035) and 9 per cent (\$22,652) to non-residential development. The residential share of the net development-related capital cost is divided by the ten-year growth in population in new dwelling units to derive an unadjusted charge of \$374.24 per capita. The non-residential share of the net growth related capital cost is divided by the ten-year forecast growth in floor space by sector, resulting in an unadjusted charge of \$7.62 per square metre.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, both the residential and non-residential calculated charges increase to \$384.31 per capita and \$7.85 per square metre, respectively. The increases reflect the front-ended nature of the timing of anticipated capital projects.

The following table summarizes the calculation of the Fire Protection Services development charges:

FIRE PROTECTION SERVICES SUMMARY						
10-year Hist.	2021 - 2030		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,179.68	\$530,000	\$251,687	\$374.24	\$7.62	<b>\$384.31</b>	<b>\$7.85</b>

**APPENDIX B.3  
TABLE 1**

**MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
FIRE PROTECTION SERVICES**

<b>BUILDINGS</b> Station Name	<b># of Square Feet</b>										<b>UNIT COST</b> (\$/sq. ft.)	
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
Ivanhoe Station 1 (formerly Huntingdon)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$300
Madoc Station 2	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	\$300
<b>Total (sq.ft.)</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	<b>9,930</b>	
<b>Total (\$000)</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	<b>\$2,979.0</b>	

<b>LAND</b> Station Name	<b># of Hectares</b>										<b>UNIT COST</b> (\$/ha)	
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
Ivanhoe Station 1 (formerly Huntingdon)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$80,000
Madoc Station 2	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$85,000
<b>Total (ha)</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	
<b>Total (\$000)</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	<b>\$227.0</b>	

<b>VEHICLES</b> Vehicle Type	<b># of Vehicles</b>										<b>UNIT COST</b> (\$/vehicle)	
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
Pumper	2	2	1	1	1	1	1	1	1	1	-	\$ 450,000.0
Pumper Tanker	-	-	1	1	1	1	2	2	2	2	2	\$ 500,000.0
Rescue	2	2	2	2	2	2	2	2	2	2	2	\$ 200,000.0
Arial	-	-	1	1	1	1	1	1	1	1	1	\$ 670,000.0
Tanker	3	3	3	3	3	3	3	3	4	3	3	\$ 270,000.0
<b>Total (#)</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>8</b>		
<b>Total (\$000)</b>	<b>\$2,110.0</b>	<b>\$2,110.0</b>	<b>\$2,830.0</b>	<b>\$2,830.0</b>	<b>\$2,830.0</b>	<b>\$2,830.0</b>	<b>\$3,330.0</b>	<b>\$3,330.0</b>	<b>\$3,600.0</b>	<b>\$2,880.0</b>		



**APPENDIX B.3  
TABLE 1**

**MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
FIRE PROTECTION SERVICES**

FURNITURE & EQUIPMENT AT STATIONS Station Name	Total Value of Furniture and Equipment									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Portable Generator w/Trailer Station 1	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600
Personal Protective Equipment	\$ 117,100	\$ 117,100	\$ 117,100	\$ 117,100	\$ 117,100	\$ 117,100	\$ 117,100	\$ 117,100	\$ 117,100	\$ 117,100
Personal Radio Equipment	\$ 30,900	\$ 30,900	\$ 30,900	\$ 30,900	\$ 30,900	\$ 30,900	\$ 30,900	\$ 30,900	\$ 30,900	\$ 30,900
Air Fill Station w/Trailer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,237	\$ 22,237
E2 Comb Tool Station 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,109
Thermal Imaging Camera Equipment	\$ -	\$ 12,400	\$ 12,400	\$ 12,400	\$ 12,400	\$ 12,400	\$ 12,400	\$ 12,400	\$ 12,400	\$ 23,100
Ice Rescue Kit (Boat, etc.)	\$ 94,600	\$ 94,600	\$ 94,600	\$ 94,600	\$ 94,600	\$ 94,600	\$ 94,600	\$ 94,600	\$ 98,300	\$ 98,300
Stationary Generator Station 2	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Chairs/Tables Station 1	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Chairs/Tables Station 2	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
SCBA	\$ 102,200	\$ 102,200	\$ 102,200	\$ 102,200	\$ 102,200	\$ 102,200	\$ 102,200	\$ 117,200	\$ 117,200	\$ 117,200
Extractor (washing)	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
<b>Total (\$000)</b>	<b>\$397.4</b>	<b>\$409.8</b>	<b>\$421.8</b>	<b>\$421.8</b>	<b>\$421.8</b>	<b>\$421.8</b>	<b>\$421.8</b>	<b>\$436.8</b>	<b>\$462.7</b>	<b>\$485.5</b>



APPENDIX B.3

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
FIRE PROTECTION SERVICES

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Historical Population	4,574	4,613	4,653	4,693	4,733	4,774	4,795	4,816	4,837	4,858
Historical Employment	<u>800</u>	<u>792</u>	<u>784</u>	<u>776</u>	<u>768</u>	<u>759</u>	<u>763</u>	<u>766</u>	<u>769</u>	<u>773</u>
Total Historical Population & Employment	5,374	5,405	5,437	5,469	5,501	5,533	5,558	5,582	5,606	5,631

INVENTORY SUMMARY (\$000)

Buildings	\$2,979.0	\$2,979.0	\$2,979.0	\$2,979.0	\$2,979.0	\$2,979.0	\$2,979.0	\$2,979.0	\$2,979.0	\$2,979.0
Land	\$227.0	\$227.0	\$227.0	\$227.0	\$227.0	\$227.0	\$227.0	\$227.0	\$227.0	\$227.0
Furniture & Equipment At Stations	\$397.4	\$409.8	\$421.8	\$421.8	\$421.8	\$421.8	\$421.8	\$436.8	\$462.7	\$485.5
Vehicles	\$2,110.0	\$2,110.0	\$2,830.0	\$2,830.0	\$2,830.0	\$2,830.0	\$3,330.0	\$3,330.0	\$3,600.0	\$2,880.0
<b>Total (\$000)</b>	<b>\$5,713.4</b>	<b>\$5,725.8</b>	<b>\$6,457.8</b>	<b>\$6,457.8</b>	<b>\$6,457.8</b>	<b>\$6,457.8</b>	<b>\$6,957.8</b>	<b>\$6,972.8</b>	<b>\$7,268.7</b>	<b>\$6,571.5</b>

SERVICE LEVEL (\$/pop & emp)

Average  
Service  
Level

Buildings	\$554.3	\$551.16	\$547.91	\$544.71	\$541.54	\$538.38	\$536.02	\$533.68	\$531.36	\$529.07	\$540.82
Land	\$42.24	\$42.00	\$41.75	\$41.51	\$41.27	\$41.02	\$40.84	\$40.67	\$40.49	\$40.32	\$41.21
Furniture & Equipment At Stations	\$73.95	\$75.82	\$77.58	\$77.13	\$76.68	\$76.23	\$75.90	\$78.25	\$82.54	\$86.23	\$78.03
Vehicles	\$392.63	\$390.38	\$520.51	\$517.46	\$514.45	\$511.45	\$599.18	\$596.56	\$642.13	\$511.49	\$519.62
<b>Total (\$/pop &amp; emp)</b>	<b>\$1,063.16</b>	<b>\$1,059.35</b>	<b>\$1,187.75</b>	<b>\$1,180.80</b>	<b>\$1,173.93</b>	<b>\$1,167.08</b>	<b>\$1,251.94</b>	<b>\$1,249.16</b>	<b>\$1,296.53</b>	<b>\$1,167.10</b>	<b>\$1,179.68</b>

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
FIRE PROTECTION SERVICES

10-Year Funding Envelope Calculation

10 Year Average Service Level 2011 - 2020	\$1,179.68
Net Population & Employment Growth 2021 - 2030	275
<b>Maximum Allowable Funding Envelope</b>	<b>\$324,978</b>



APPENDIX B.3  
TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE PROTECTION SERVICES

Project Description	Timing	Gross Project Cost	Grants/Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2021-2030	Post 2030
<b>3.0 FIRE PROTECTION SERVICES</b>										
<b>3.1 Vehicles, Equipment &amp; Studies</b>										
3.1.1 Fire Master Plan	2022	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ 8,313	\$ 21,687	\$ -
3.1.2 Pumper/Tanker (Replacing Tanker)	2026	\$ 500,000	\$ -	\$ 500,000	54%	\$ 270,000	\$ 230,000	\$ -	\$ 230,000	\$ -
Subtotal Vehicles, Equipment & Studies		\$ 530,000	\$ -	\$ 530,000		\$ 270,000	\$ 260,000	\$ 8,313	\$ 251,687	\$ -
<b>TOTAL FIRE PROTECTION SERVICES</b>		<b>\$ 530,000</b>	<b>\$ -</b>	<b>\$ 530,000</b>		<b>\$ 270,000</b>	<b>\$ 260,000</b>	<b>\$ 8,313</b>	<b>\$ 251,687</b>	<b>\$ -</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2021 - 2030 DC Eligible Costs	91%	\$229,035
10-Year Growth in Population in New Units		612
Unadjusted Development Charge Per Capita		<b>\$374.24</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2021 - 2030 DC Eligible Costs	9%	\$22,652
10-Year Growth in Square Metres		2,974
Unadjusted Development Charge Per Square Metre		<b>\$7.62</b>

2021 - 2030 Net Funding Envelope	\$324,978
Reserve Fund Balance	
Balance as at December 31, 2020	\$8,313



APPENDIX B.3

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 FIRE PROTECTION SERVICES  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

FIRE PROTECTION SERVICES	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
OPENING CASH BALANCE	\$0.0	\$22.3	\$25.3	\$49.4	\$76.0	\$104.1	(\$102.7)	(\$81.0)	(\$57.6)	(\$30.6)	
2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Protection Services: Non Inflated	\$0.0	\$19.7	\$0.0	\$0.0	\$0.0	\$209.3	\$0.0	\$0.0	\$0.0	\$0.0	\$229.0
- Fire Protection Services: Inflated	\$0.0	\$20.1	\$0.0	\$0.0	\$0.0	\$231.1	\$0.0	\$0.0	\$0.0	\$0.0	\$251.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	57	57	57	60	60	62	62	62	66	69	612
REVENUE											
- DC Receipts: Inflated	\$21.9	\$22.3	\$22.8	\$24.5	\$25.0	\$26.3	\$26.8	\$27.4	\$29.7	\$31.7	\$258.4
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.8	\$0.9	\$1.7	\$2.7	\$3.6	(\$5.6)	(\$4.5)	(\$3.2)	(\$1.7)	(\$5.3)
- Interest on In-year Transactions	\$0.4	\$0.0	\$0.4	\$0.4	\$0.4	(\$5.6)	\$0.5	\$0.5	\$0.5	\$0.6	(\$1.9)
TOTAL REVENUE	\$22.3	\$23.2	\$24.1	\$26.6	\$28.1	\$24.3	\$21.7	\$23.4	\$27.1	\$30.6	\$251.2
CLOSING CASH BALANCE	\$22.3	\$25.3	\$49.4	\$76.0	\$104.1	(\$102.7)	(\$81.0)	(\$57.6)	(\$30.6)	\$0.0	

2021 Adjusted Charge Per Capita	\$384.31
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<b>Allocation of Capital Program</b>	
Residential Sector	91.0%
Non-Residential Sector	9.0%
<b>Rates for 2021</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.3

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 FIRE PROTECTION SERVICES  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

FIRE PROTECTION SERVICES	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
OPENING CASH BALANCE	\$0.00	\$3.19	\$3.04	\$4.75	\$6.55	\$9.60	(\$10.86)	(\$8.73)	(\$6.42)	(\$3.92)	
2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Protection Services: Non Inflated	\$0.0	\$2.0	\$0.0	\$0.0	\$0.0	\$20.7	\$0.0	\$0.0	\$0.0	\$0.0	\$22.7
- Fire Protection Services: Inflated	\$0.0	\$2.0	\$0.0	\$0.0	\$0.0	\$22.9	\$0.0	\$0.0	\$0.0	\$0.0	\$24.8
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	399	217	193	193	325	302	303	304	305	433	2,974
REVENUE											
- DC Receipts: Inflated	\$3.1	\$1.7	\$1.6	\$1.6	\$2.8	\$2.6	\$2.7	\$2.7	\$2.8	\$4.1	\$25.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.1	\$0.1	\$0.2	\$0.2	\$0.3	(\$0.6)	(\$0.5)	(\$0.4)	(\$0.2)	(\$0.7)
- Interest on In-year Transactions	\$0.1	(\$0.0)	\$0.0	\$0.0	\$0.0	(\$0.6)	\$0.0	\$0.0	\$0.0	\$0.1	(\$0.2)
TOTAL REVENUE	\$3.2	\$1.8	\$1.7	\$1.8	\$3.0	\$2.4	\$2.1	\$2.3	\$2.5	\$3.9	\$24.8
CLOSING CASH BALANCE	\$3.2	\$3.0	\$4.8	\$6.6	\$9.6	(\$10.9)	(\$8.7)	(\$6.4)	(\$3.9)	\$0.0	

2021 Adjusted Charge Per Square Metre	\$7.85
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<b>Allocation of Capital Program</b>	
Residential Sector	91.0%
Non-Residential Sector	9.0%
<b>Rates for 2021</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX B.4

## DEVELOPMENT RELATED STUDIES



Subsection 7 (3) of the *DCA* allows for a development related studies class in respect of any service in subsection 2 (4). This appendix covers the costs included for recovery of development-related studies.

**TABLE 1 2021–2030 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

As shown in Table 1, the 2021–2030 development-related gross cost for general government is \$165,000. The capital program relates to two development charges studies, two in house zoning updates, one in house CIP amendment and one property study.

As many of these studies are related to growth in the Municipality of Centre Hastings, benefit to existing shares have been calculated at 50 per cent for the two zoning updates and the Community Improvement Plan amendment. These shares total \$30,000. The 2021-2030 DC eligible cost considered for recovery under this by-law is \$135,000.

This amount is apportioned 91 per cent (\$122,850) to residential development and 9 per cent (\$12,150) to non-residential development. The resulting unadjusted development charges for Development Related Studies are \$200.74 per capita and \$4.09 per square metre of new non-residential building space.

**TABLE 2 CASH FLOW ANALYSIS**

The cash-flow analysis is displayed in Table 2 and considers the timing of the development charges revenues to determine the adjusted rates. After cash flow considerations, the residential and non-residential development charges increase to \$212.58 per capita and \$4.82 per square metre respectively.

<b>DEVELOPMENT RELATED STUDIES SUMMARY</b>					
2021 - 2030		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$165,000	\$135,000	\$200.74	\$4.09	<b>\$212.58</b>	<b>\$4.82</b>

APPENDIX B.4

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
DEVELOPMENT RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2021-2030	Post 2030
<b>4.0 DEVELOPMENT RELATED STUDIES</b>										
<b>4.1 Studies</b>										
4.1.1 Development Charges Study	2021	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
4.1.2 Zoning Update (in-house)	2021	\$ 25,000	\$ -	\$ 25,000	50%	\$ 12,500	\$ 12,500	\$ -	\$ 12,500	\$ -
4.1.3 CIP Amendment (in-house)	2021	\$ 10,000	\$ -	\$ 10,000	50%	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -
4.1.4 Development Charges Study	2026	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
4.1.5 Property Study (Land Development and Services)	2026	\$ 45,000	\$ -	\$ 45,000	0%	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
4.1.6 Zoning Update (in-house)	2026	\$ 25,000	\$ -	\$ 25,000	50%	\$ 12,500	\$ 12,500	\$ -	\$ 12,500	\$ -
Subtotal Studies		\$ 165,000	\$ -	\$ 165,000		\$ 30,000	\$ 135,000	\$ -	\$ 135,000	\$ -
<b>TOTAL DEVELOPMENT RELATED STUDIES</b>		<b>\$ 165,000</b>	<b>\$ -</b>	<b>\$ 165,000</b>		<b>\$ 30,000</b>	<b>\$ 135,000</b>	<b>\$ -</b>	<b>\$ 135,000</b>	<b>\$ -</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2021 - 2030 DC Eligible Costs	91%	\$122,850
10-Year Growth in Population in New Units		612
Unadjusted Development Charge Per Capita		<b>\$200.74</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2021 - 2030 DC Eligible Costs	9%	\$12,150
10-Year Growth in Square Metres		2,974
Unadjusted Development Charge Per Square Metre		<b>\$4.09</b>

Reserve Fund Balance	
Balance as at December 31, 2020	\$0



APPENDIX B.4

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 DEVELOPMENT RELATED STUDIES  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

DEVELOPMENT RELATED STUDIES	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
OPENING CASH BALANCE	\$0.00	(\$31.96)	(\$21.15)	(\$9.48)	\$3.77	\$17.95	(\$56.80)	(\$44.82)	(\$31.88)	(\$16.91)	
2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS											
- Development Related Studies: Non Inflated	\$43.2	\$0.0	\$0.0	\$0.0	\$0.0	\$79.6	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$122.9</b>
- Development Related Studies: Inflated	\$43.2	\$0.0	\$0.0	\$0.0	\$0.0	\$87.9	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$131.1</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	57	57	57	60	60	62	62	62	66	69	<b>612</b>
REVENUE											
- DC Receipts: Inflated	\$12.1	\$12.4	\$12.6	\$13.5	\$13.8	\$14.6	\$14.8	\$15.1	\$16.4	\$17.5	<b>\$142.9</b>
INTEREST											
- Interest on Opening Balance	\$0.0	(\$1.8)	(\$1.2)	(\$0.5)	\$0.1	\$0.6	(\$3.1)	(\$2.5)	(\$1.8)	(\$0.9)	<b>(\$11.0)</b>
- Interest on In-year Transactions	(\$0.9)	\$0.2	\$0.2	\$0.2	\$0.2	(\$2.0)	\$0.3	\$0.3	\$0.3	\$0.3	<b>(\$0.8)</b>
TOTAL REVENUE	\$11.3	\$10.8	\$11.7	\$13.3	\$14.2	\$13.2	\$12.0	\$12.9	\$15.0	\$16.9	<b>\$131.1</b>
CLOSING CASH BALANCE	(\$32.0)	(\$21.1)	(\$9.5)	\$3.8	\$18.0	(\$56.8)	(\$44.8)	(\$31.9)	(\$16.9)	(\$0.0)	

2021 Adjusted Charge Per Capita	\$212.58
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<b>Allocation of Capital Program</b>	
Residential Sector	91.0%
Non-Residential Sector	9.0%
<b>Rates for 2021</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.4

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 DEVELOPMENT RELATED STUDIES  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

DEVELOPMENT RELATED STUDIES	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
OPENING CASH BALANCE	\$0.00	(\$2.90)	(\$1.98)	(\$1.10)	(\$0.16)	\$1.56	(\$6.66)	(\$5.36)	(\$3.94)	(\$2.41)	
2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Development Related Studies: Non Inflated	\$4.8	\$0.0	\$0.0	\$0.0	\$0.0	\$8.8	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$13.5</b>
- Development Related Studies: Inflated	\$4.8	\$0.0	\$0.0	\$0.0	\$0.0	\$9.7	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$14.4</b>
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	399	217	193	193	325	302	303	304	305	433	<b>2,974</b>
REVENUE											
- DC Receipts: Inflated	\$1.9	\$1.1	\$1.0	\$1.0	\$1.7	\$1.6	\$1.6	\$1.7	\$1.7	\$2.5	<b>\$15.8</b>
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.2)	(\$0.1)	(\$0.1)	(\$0.0)	\$0.1	(\$0.4)	(\$0.3)	(\$0.2)	(\$0.1)	<b>(\$1.3)</b>
- Interest on In-year Transactions	(\$0.1)	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.2)	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$0.1)</b>
TOTAL REVENUE	\$1.8	\$0.9	\$0.9	\$0.9	\$1.7	\$1.4	\$1.3	\$1.4	\$1.5	\$2.4	<b>\$14.4</b>
CLOSING CASH BALANCE	(\$2.9)	(\$2.0)	(\$1.1)	(\$0.2)	\$1.6	(\$6.7)	(\$5.4)	(\$3.9)	(\$2.4)	\$0.0	

2021 Adjusted Charge Per Square Metre	\$4.82
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<b>Allocation of Capital Program</b>	
Residential Sector	91.0%
Non-Residential Sector	9.0%
<b>Rates for 2021</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX C**  
**ENGINEERED SERVICES**  
**TECHNICAL APPENDIX**

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the eligible engineered services provided by the Municipality of Centre Hastings. Four engineered services have been analysed as part of this Development Charges (DC) Background Study:

### **Services Related to a Highway**

Appendix C.1 Public Works

Appendix C.2 Roads and Related

Appendix C.3 Water Works

Appendix C.4 Wastewater Works

Every sub-section, with the exception of Services Related to a Highway, contains a set of two tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is provided under Appendix B General Services Technical Appendix.

Water and Wastewater services in the Municipality are calculated based on growth in the urban areas only as rural development does not receive those services and therefore does not pay for those Development Charges. The residential to non-residential split for these services is 90 per cent residential and 10 per cent non-residential.

Services Related to a Highway of Public Works and Roads and Related contain a set of three tables descriptions for which are also provided under Appendix B. The allocation of costs is 91 per cent residential and 9 per cent non-residential based on total Municipality-wide growth forecasted over the 2021-2030 period.

**APPENDIX C.1**

**SERVICES RELATED TO A HIGHWAY:**

**PUBLIC WORKS**

The Centre Hastings Public Works Department is responsible for water and sewer distribution system maintenance, storm water management and collection, winter maintenance, road maintenance, such as patching, sweeping and cleaning, sidewalk signage and road construction. This section deals with the capital infrastructure of Public Works buildings, land, and related furniture and equipment, and municipal fleet. The engineered components of roads, water, and sewer are discussed in the remainder of Appendix C. Public Works is entirely related to the charge for Services Related to a Highway.

### **TABLE 1 HISTORICAL SERVICE LEVELS**

The Municipality of Centre Hastings conducts Public Works services from several buildings, including a garage, Quonset hut, yard, sand dome and salt shed, Operations occur within 16,200 square feet of building space, which is worth about \$2.01 million in 2020. The 1.39 hectares of land associated with these operations is valued at \$86,000. Furniture and equipment required for service provision totals \$328,800 and the operations fleet and associated required equipment includes 29 items, with a combined value of \$2.33 million.

The total value of the Public Works inventory of capital assets is \$4.76 million. The resulting ten-year historical average service level is \$829.58 per population and employment, and this, multiplied by the ten-year growth in population and employment (275), results in a maximum allowable funding envelope of \$228,532.

### **TABLE 2 2021–2030 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The ten-year development-related capital program for Public Works totals \$2.34 million. This accounts for a delivery review, new service truck, new sidewalk plow and the construction of a new garage (with associated acquisition of land).

Approximately \$1.4 million in grant funding is anticipated to help offset the cost of program which is largely attributed to the construction of a new garage and acquiring the appropriate land to facilitate the project. There are no replacement or benefit to existing shares identified and there are also no reserve funds available to fund a portion of the



program. Of the remaining DC eligible costs, approximately \$706,500 has been deferred to beyond 2030 and may be considered for recovery under subsequent DC Studies.

The remaining development-related cost eligible for recovery between 2021 and 2030, \$228,532, is allocated 91 per cent, or \$207,965 against new residential development and 9 per cent (\$20,568) to non-residential development. This yields an unadjusted residential development charge of \$339.81 per capita and \$6.92 per square metre for non-residential development.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow considerations, the residential development charge increases to \$348.55 per capita. The non-residential development charge increase to \$7.13 per square metre.

The following table summarizes the calculation of the Public Works development charges:

PUBLIC WORKS SUMMARY						
10-year Hist.	2021 - 2030		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$829.58	\$2,335,000	\$228,532	\$339.81	\$6.92	<b>\$348.55</b>	<b>\$7.13</b>

APPENDIX C.1

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Ivanhoe PW Bldg 1 Garage	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$150
Ivanhoe PW Bldg 2 Quonset Hut	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$150
Madoc PW Yard	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$150
Ivanhoe PW Sanddome (Slab St.)	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	\$100
Salt Shed	-	-	800	800	800	800	800	800	800	800	\$75
<b>Total (#)</b>	<b>15,400</b>	<b>15,400</b>	<b>16,200</b>	<b>16,200</b>	<b>16,200</b>	<b>16,200</b>	<b>16,200</b>	<b>16,200</b>	<b>16,200</b>	<b>16,200</b>	
<b>Total (\$000)</b>	<b>\$1,950.0</b>	<b>\$1,950.0</b>	<b>\$2,010.0</b>	<b>\$2,010.0</b>	<b>\$2,010.0</b>	<b>\$2,010.0</b>	<b>\$2,010.0</b>	<b>\$2,010.0</b>	<b>\$2,010.0</b>	<b>\$2,010.0</b>	<b>\$2,010.0</b>

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Ivanhoe PW Bldg 1 Garage	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$60,000
Ivanhoe PW Bldg 2 Quonset Hut	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$60,000
Madoc PW Yard	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$80,000
Ivanhoe PW Sanddome (Slab St.)	0.90	0.90	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$60,000
Salt Shed	-	-	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$60,000
<b>Total (ha)</b>	<b>1.39</b>	<b>1.39</b>	<b>1.39</b>	<b>1.39</b>	<b>1.39</b>	<b>1.39</b>	<b>1.39</b>	<b>1.39</b>	<b>1.39</b>	<b>1.39</b>	
<b>Total (\$000)</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>	<b>\$86.0</b>

FURNITURE AND EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Ivanhoe PW Bldg 1 Garage	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400
Ivanhoe PW Bldg 2 Quonset Hut	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700
Madoc PW Yard	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400	\$96,400
Ivanhoe PW Sanddome (Slab St.)	\$49,600	\$49,600	\$49,600	\$49,600	\$49,600	\$49,600	\$49,600	\$49,600	\$49,600	\$49,600
Salt Shed	\$0	\$0	\$50,710	\$50,710	\$50,710	\$50,710	\$50,710	\$50,710	\$50,710	\$50,710
<b>Total (\$000)</b>	<b>\$278.1</b>	<b>\$278.1</b>	<b>\$328.8</b>	<b>\$328.8</b>	<b>\$328.8</b>	<b>\$328.8</b>	<b>\$328.8</b>	<b>\$328.8</b>	<b>\$328.8</b>	<b>\$328.8</b>



APPENDIX C.1

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS

RELATED EQUIPMENT Description	# of Equipment										UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Kubota Tractors (Sidewalk Plows)	1	1	1	1	1	1	1	2	2	2	\$40,000
Lawnmowers Zero Turn	-	-	1	1	1	1	1	1	1	2	\$12,500
Weed Wackers	2	2	2	3	3	4	5	5	5	5	\$300
Plate Packer	1	1	1	1	1	1	2	2	2	2	\$2,000
Standing Packer	-	-	-	-	-	-	1	1	1	1	\$2,000
Chainsaws	1	1	2	2	2	2	2	2	2	2	\$500
Polesaws	1	1	1	1	2	2	2	2	2	2	\$600
Leafblowers	-	-	-	-	-	-	1	2	2	2	\$400
Radios	8	8	8	8	8	8	8	8	8	8	\$800
Lawnmowers (Walk Behind)	3	3	3	3	3	3	3	3	3	3	\$700
<b>Total (#)</b>	<b>17</b>	<b>17</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>26</b>	<b>28</b>	<b>28</b>	<b>29</b>	
<b>Total (\$000)</b>	<b>\$52.2</b>	<b>\$52.2</b>	<b>\$65.2</b>	<b>\$65.5</b>	<b>\$66.1</b>	<b>\$66.4</b>	<b>\$71.1</b>	<b>\$111.5</b>	<b>\$111.5</b>	<b>\$124.0</b>	

FLEET Description	# of Vehicles										UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Tandem Plow Truck	3	3	3	3	3	3	3	3	3	3	\$325,000
1/2 Ton Pickup	2	2	2	2	2	2	2	2	3	3	\$35,000
3/4 Ton Pickup	-	-	1	1	2	2	2	2	2	2	\$40,000
1 Ton Pickup	2	2	3	3	3	3	3	4	4	4	\$75,000
Grader	1	1	1	1	1	1	1	1	1	1	\$400,000
CAT Loader	1	1	1	1	1	1	1	1	1	1	\$300,000
Cyoti Tractor (Bush Hog)	1	1	1	1	1	1	1	1	1	1	\$50,000
<b>Total (#)</b>	<b>10</b>	<b>10</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>15</b>	
<b>Total (\$000)</b>	<b>\$1,945.0</b>	<b>\$1,945.0</b>	<b>\$2,060.0</b>	<b>\$2,060.0</b>	<b>\$2,100.0</b>	<b>\$2,100.0</b>	<b>\$2,100.0</b>	<b>\$2,175.0</b>	<b>\$2,210.0</b>	<b>\$2,210.0</b>	



**APPENDIX C.1  
TABLE 1**

**MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
PUBLIC WORKS**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Historic Population</b>	4,574	4,613	4,653	4,693	4,733	4,774	4,795	4,816	4,837	4,858
<b>Historic Employment</b>	800	792	784	776	768	759	763	766	769	773
<b>Total Historic Population &amp; Employee</b>	5,374	5,405	5,437	5,469	5,501	5,533	5,558	5,582	5,606	5,631

**INVENTORY SUMMARY (\$000)**

Buildings	\$1,950.0	\$1,950.0	\$2,010.0	\$2,010.0	\$2,010.0	\$2,010.0	\$2,010.0	\$2,010.0	\$2,010.0	\$2,010.0
Land	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0	\$86.0
Furniture And Equipment	\$278.1	\$278.1	\$328.8	\$328.8	\$328.8	\$328.8	\$328.8	\$328.8	\$328.8	\$328.8
Related Equipment	\$52.2	\$52.2	\$65.2	\$65.5	\$66.1	\$66.4	\$71.1	\$111.5	\$111.5	\$124.0
Fleet	\$1,945.0	\$1,945.0	\$2,060.0	\$2,060.0	\$2,100.0	\$2,100.0	\$2,100.0	\$2,175.0	\$2,210.0	\$2,210.0
<b>Total (\$000)</b>	<b>\$4,311.3</b>	<b>\$4,311.3</b>	<b>\$4,550.0</b>	<b>\$4,550.3</b>	<b>\$4,590.9</b>	<b>\$4,591.2</b>	<b>\$4,595.9</b>	<b>\$4,711.3</b>	<b>\$4,746.3</b>	<b>\$4,758.8</b>

**SERVICE LEVEL (\$/pop & emp)**

**Average  
Service  
Level**

Buildings	\$362.86	\$360.78	\$369.69	\$367.53	\$365.39	\$363.26	\$361.66	\$360.09	\$358.52	\$356.97	\$362.67
Land	\$16.00	\$15.91	\$15.82	\$15.72	\$15.63	\$15.54	\$15.47	\$15.41	\$15.34	\$15.27	\$15.61
Furniture And Equipment	\$51.75	\$51.45	\$60.48	\$60.12	\$59.77	\$59.42	\$59.16	\$58.91	\$58.65	\$58.40	\$57.81
Related Equipment	\$9.71	\$9.66	\$11.99	\$11.98	\$12.02	\$12.00	\$12.79	\$19.98	\$19.89	\$22.02	\$14.20
Fleet	\$361.93	\$359.85	\$378.89	\$376.67	\$381.75	\$379.52	\$377.86	\$389.65	\$394.20	\$392.49	\$379.28
<b>Total (\$/pop &amp; emp)</b>	<b>\$802.25</b>	<b>\$797.65</b>	<b>\$836.86</b>	<b>\$832.02</b>	<b>\$834.56</b>	<b>\$829.74</b>	<b>\$826.95</b>	<b>\$844.02</b>	<b>\$846.60</b>	<b>\$845.16</b>	<b>\$829.58</b>

**MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
PUBLIC WORKS**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2011 - 2020	\$829.58
Net Population & Employment Growth 2021 - 2030	275
<b>Maximum Allowable Funding Envelope</b>	<b>\$228,532</b>



APPENDIX C.1  
TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PUBLIC WORKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2021-2030	Post 2030
<b>1.0 PUBLIC WORKS</b>										
<b>1.1 Fleet, Equipment &amp; Studies</b>										
1.1.1 Public Works Service Delivery Review	2020	\$ 60,000	\$ 60,000	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
1.1.2 Service Truck (Pickup/Single Axle)	2023	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -
1.1.3 Sidewalk Plow	2025	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 200,000	\$ -	\$ 100,000	\$ 100,000
1.1.4 New Garage and Land (8,000 sq.ft.)	2029	\$ 2,000,000	\$ 1,340,000	\$ 660,000	0%	\$ -	\$ 660,000	\$ -	\$ 53,532	\$ 606,468
Subtotal Fleet, Equipment & Studies		\$ 2,335,000	\$ 1,400,000	\$ 935,000		\$ -	\$ 935,000	\$ -	\$ 228,532	\$ 706,468
<b>TOTAL PUBLIC WORKS</b>		<b>\$ 2,335,000</b>	<b>\$ 1,400,000</b>	<b>\$ 935,000</b>		<b>\$ -</b>	<b>\$ 935,000</b>	<b>\$ -</b>	<b>\$ 228,532</b>	<b>\$ 706,468</b>

Residential Development Charge Calculation		
Residential Share of 2021 - 2030 DC Eligible Costs	91%	\$207,965
10-Year Growth in Population in New Units		612
Unadjusted Development Charge Per Capita		<b>\$339.81</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2021 - 2030 DC Eligible Costs	9%	\$20,568
10-Year Growth in Square Metres		2,974
Unadjusted Development Charge Per Square Metre		<b>\$6.92</b>

2021 - 2030 Net Funding Envelope	\$228,532
Reserve Fund Balance	
Balance as at December 31, 2020	\$0



**APPENDIX C.1  
TABLE 3**

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
PUBLIC WORKS  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>PUBLIC WORKS</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	\$20.21	\$41.54	(\$8.73)	\$13.37	(\$64.11)	(\$43.36)	(\$20.98)	\$3.12	(\$27.72)	
2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$0.0	\$0.0	\$68.3	\$0.0	\$91.0	\$0.0	\$0.0	\$0.0	\$48.7	\$0.0	<b>\$208.0</b>
- Public Works: Inflated	\$0.0	\$0.0	\$71.0	\$0.0	\$98.5	\$0.0	\$0.0	\$0.0	\$57.1	\$0.0	<b>\$226.6</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	57	57	57	60	60	62	62	62	66	69	<b>612</b>
REVENUE											
- DC Receipts: Inflated	\$19.9	\$20.3	\$20.7	\$22.2	\$22.6	\$23.9	\$24.3	\$24.8	\$27.0	\$28.7	<b>\$234.3</b>
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.7	\$1.5	(\$0.5)	\$0.5	(\$3.5)	(\$2.4)	(\$1.2)	\$0.1	(\$1.5)	<b>(\$6.3)</b>
- Interest on In-year Transactions	\$0.3	\$0.4	(\$1.4)	\$0.4	(\$2.1)	\$0.4	\$0.4	\$0.4	(\$0.8)	\$0.5	<b>(\$1.4)</b>
TOTAL REVENUE	\$20.2	\$21.3	\$20.7	\$22.1	\$21.0	\$20.8	\$22.4	\$24.1	\$26.2	\$27.7	<b>\$226.6</b>
CLOSING CASH BALANCE	\$20.2	\$41.5	(\$8.7)	\$13.4	(\$64.1)	(\$43.4)	(\$21.0)	\$3.1	(\$27.7)	(\$0.0)	

<b>2021 Adjusted Charge Per Capita</b>	<b>\$348.55</b>
--	-----------------

<b>Allocation of Capital Program</b>	
Residential Sector	91.0%
Non-Residential Sector	9.0%
<b>Rates for 2021</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.1  
TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
PUBLIC WORKS  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

PUBLIC WORKS	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
OPENING CASH BALANCE	\$0.00	\$2.89	\$4.60	(\$0.99)	\$0.45	(\$6.97)	(\$4.94)	(\$2.74)	(\$0.35)	(\$3.56)	
2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$0.0	\$0.0	\$6.8	\$0.0	\$9.0	\$0.0	\$0.0	\$0.0	\$4.8	\$0.0	\$20.6
- Public Works: Inflated	\$0.0	\$0.0	\$7.0	\$0.0	\$9.7	\$0.0	\$0.0	\$0.0	\$5.6	\$0.0	\$22.4
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	399	217	193	193	325	302	303	304	305	433	2,974
REVENUE											
- DC Receipts: Inflated	\$2.8	\$1.6	\$1.4	\$1.5	\$2.5	\$2.4	\$2.4	\$2.5	\$2.5	\$3.7	\$23.3
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.1	\$0.2	(\$0.1)	\$0.0	(\$0.4)	(\$0.3)	(\$0.2)	(\$0.0)	(\$0.2)	(\$0.8)
- Interest on In-year Transactions	\$0.0	\$0.0	(\$0.2)	\$0.0	(\$0.2)	\$0.0	\$0.0	\$0.0	(\$0.1)	\$0.1	(\$0.1)
TOTAL REVENUE	\$2.9	\$1.7	\$1.4	\$1.4	\$2.3	\$2.0	\$2.2	\$2.4	\$2.4	\$3.6	\$22.4
CLOSING CASH BALANCE	\$2.9	\$4.6	(\$1.0)	\$0.4	(\$7.0)	(\$4.9)	(\$2.7)	(\$0.4)	(\$3.6)	\$0.0	

2021 Adjusted Charge Per Square Metre      \$7.13

<b>Allocation of Capital Program</b>	
Residential Sector	91.0%
Non-Residential Sector	9.0%
<b>Rates for 2021</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX C.2**

**SERVICES RELATED TO A HIGHWAY:**

**ROADS AND RELATED**



This appendix provides the detailed analysis undertaken to establish the DCs for the roads and related service category in the Municipality of Centre Hastings. The service category includes the road network as well as bridges, culverts, ditches, sidewalks, and other related assets. The entire Roads and Related service is related to the Services Related to a Highway DC rate.

The development-related road and related infrastructure projects are required to service the demands of new development in the Municipality over the next ten years. The development forecast is discussed in more detail in Appendix A.

The following tables set out the development-related capital program and the calculation of the DCs for roads and related infrastructure. The cost, quantum and description of the development-related capital program for roads and related services were prepared by Municipality staff. The projects identified in the capital program are required to service the demands of new development subject to annual capital budget reviews.

### **TABLE 1 HISTORICAL SERVICE LEVELS**

The Municipality of Centre Hastings has 196 kilometers of arterial and collector roadway valued at \$35.43 million in 2020. In addition to the linear infrastructure, the Municipality has bridges and culverts valued at \$15.78 million, and 329,981 meters of sidewalks valued at \$66.00 million in 2020.

The resulting total inventory summary in 2020 is \$117.20 million. The ten-year historical average service level is \$21,277.02 per population and employment, and this is multiplied by the ten-year growth in population and employment (275). The resulting historical service level analysis on Table 1 indicates that the Municipality has a maximum DC funding envelope of \$5.86 million for the 2021–2030 period. This funding envelope entitles the Municipality to recover for development-related capital projects up to this ceiling.

### **TABLE 2 2021–2030 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The gross cost of the roads and related capital program is \$7.03 million and provides for the undertaking of projects throughout the Municipality. Some of the roads related projects have related stormwater cost included. The entire \$7.03 million development-related capital program is not to be fully recovered from future DCs; there are no grants available

from any of the projects. Approximately \$5.66 million of the program has been identified as a benefit to existing share.

The uncommitted DC reserve balance of \$159,800 has been allocated to the first occurring projects in the capital program. Of the DC eligible costs, \$866,758 will benefit development occurring beyond 2030 and has been excluded from the calculation of the charge. The amount allocated to post-period benefit includes all road projects, starting in 2026, in an effort to reduce the development charge rate impact.

The deductions result in a in-period DC-recoverable amount of \$341,702, these costs have been allocated 91 per cent, or \$310,949, to new residential development and 9 per cent, or \$30,753, to new non-residential development. This allocation is based on shares of population growth in new units and employment growth for the 2020-2030 period. The calculated rates prior to cash flow consideration are \$508.09 per capita and \$10.34 per sq. m of non-residential GFA.

### TABLE 3 CASH FLOW ANALYSIS

The long-term cash flow analysis takes into consideration expenditure timing and revenue projections. This analysis results in a slight increase in the rates due to the “front-ending” of the roads capital program. This relationship, between the timing of the infrastructure emplacement preceding the development, is normal and expected as a sufficient road network needs to be in place prior to full development of the benefiting lands.

The cash flow adjusted rates are \$535.21 per capita and \$10.95 per sq. m of non-residential GFA. The following table summarizes the calculation of the roads and related DCs:

ROADS AND RELATED SUMMARY						
10-year Hist.	2021 - 2030		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$21,277.02	\$7,029,500	\$341,702	\$508.09	\$10.34	<b>\$535.21</b>	<b>\$10.95</b>

APPENDIX C.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
ROADS AND RELATED

ROADS Type of Road	# of Kilometres										UNIT COST (\$/km)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Paved-LCB	86	86	86	86	86	86	86	86	86	86	\$160,000
Unpaved - Gravel	55	55	55	55	55	55	55	55	55	55	\$95,000
Paved-HCB	55	55	55	55	55	55	55	55	55	55	\$300,000
<b>Total (km)</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	<b>196</b>	
<b>Total (\$000)</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	<b>\$35,428.2</b>	

BRIDGES & CULVERTS Description	# of Bridges & Culverts										UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
<b>Bridges</b>											
Russel St Bridge	1	1	1	1	1	1	1	1	1	1	\$1,679,020
St. Lawrence St. Bridge	1	1	1	1	1	1	1	1	1	1	\$1,628,900
Queen Victoria Bridge	1	1	1	1	1	1	1	1	1	1	\$404,876
Livingstone Street Bridge	1	1	1	1	1	1	1	1	1	1	\$720,460
Seymour Street Bridge	1	1	1	1	1	1	1	1	1	1	\$902,880
Sills Road Bridge	1	1	1	1	1	1	1	1	1	1	\$409,188
Molloy Road (McCumber Road) Bridge	1	1	1	1	1	1	1	1	1	1	\$547,230
Moira Road Bridge	1	1	1	1	1	1	1	1	1	1	\$3,107,398
<b>Culverts</b>											
Crookston Road Culvert #1	1	1	1	1	1	1	1	1	1	1	\$731,500
Crookston Road Culvert #2	1	1	1	1	1	1	1	1	1	1	\$936,000
Crookston Road Culvert #3	1	1	1	1	1	1	1	1	1	1	\$893,200
Ray Road #1 Culvert	1	1	1	1	1	1	1	1	1	1	\$217,260
Ray Road #2 Culvert	1	1	1	1	1	1	1	1	1	1	\$385,560
Hollowview Road East Culvert	1	1	1	1	1	1	1	1	1	1	\$915,600
Douglas Road Culvert	1	1	1	1	1	1	1	1	1	1	\$604,800
Slab Road Culvert	1	1	1	1	1	1	1	1	1	1	\$780,000
Moira Road Culvert	1	1	1	1	1	1	1	1	1	1	\$596,480
Phillipston Road Culvert	1	1	1	1	1	1	1	1	1	1	\$316,350
<b>Total (#)</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	
<b>Total (\$000)</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	<b>\$15,776.7</b>	

SIDEWALKS Description	# of Metres										UNIT COST (\$/m)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Madoc Village	329,981	329,981	329,981	329,981	329,981	329,981	329,981	329,981	329,981	329,981	\$200
<b>Total (m)</b>	<b>329,981.0</b>	<b>329,981.0</b>	<b>329,981.0</b>	<b>329,981.0</b>	<b>329,981.0</b>	<b>329,981.0</b>	<b>329,981.0</b>	<b>329,981.0</b>	<b>329,981.0</b>	<b>329,981.0</b>	
<b>Total (\$000)</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	<b>\$65,996.2</b>	



**APPENDIX C.2  
TABLE 1**

**MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
ROADS AND RELATED**

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>Historical Population</b>	4,574	4,613	4,653	4,693	4,733	4,774	4,795	4,816	4,837	4,858
<b>Historical Employment</b>	<u>800</u>	<u>792</u>	<u>784</u>	<u>776</u>	<u>769</u>	<u>759</u>	<u>763</u>	<u>766</u>	<u>769</u>	<u>773</u>
<b>Total Historical Pop. &amp; Emp.</b>	5,374	5,405	5,437	5,469	5,501	5,533	5,558	5,582	5,606	5,631

**INVENTORY SUMMARY (\$000)**

Roads	\$35,428.2	\$35,428.2	\$35,428.2	\$35,428.2	\$35,428.2	\$35,428.2	\$35,428.2	\$35,428.2	\$35,428.2	\$35,428.2
Bridges & Culverts	\$15,776.7	\$15,776.7	\$15,776.7	\$15,776.7	\$15,776.7	\$15,776.7	\$15,776.7	\$15,776.7	\$15,776.7	\$15,776.7
Sidewalks	\$65,996.2	\$65,996.2	\$65,996.2	\$65,996.2	\$65,996.2	\$65,996.2	\$65,996.2	\$65,996.2	\$65,996.2	\$65,996.2
<b>Total (\$000)</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>	<b>\$117,201.1</b>

**Average  
Service  
Level**

**SERVICE LEVEL (\$/pop & emp)**

Roads	\$6,592.52	\$6,554.71	\$6,516.13	\$6,478.00	\$6,440.32	\$6,402.73	\$6,374.69	\$6,346.89	\$6,319.34	\$6,292.02	\$6,431.73
Bridges & Culverts	\$2,935.7	\$2,918.9	\$2,901.7	\$2,884.8	\$2,868.0	\$2,851.2	\$2,838.7	\$2,826.4	\$2,814.1	\$2,801.9	\$2,864.15
Sidewalks	\$12,280.6	\$12,210.2	\$12,138.3	\$12,067.3	\$11,997.1	\$11,927.1	\$11,874.9	\$11,823.1	\$11,771.8	\$11,720.9	\$11,981.14
<b>Total (\$/pop &amp; emp)</b>	<b>\$21,808.91</b>	<b>\$21,683.83</b>	<b>\$21,556.21</b>	<b>\$21,430.08</b>	<b>\$21,305.42</b>	<b>\$21,181.06</b>	<b>\$21,088.30</b>	<b>\$20,996.35</b>	<b>\$20,905.19</b>	<b>\$20,814.82</b>	<b>\$21,277.02</b>

**MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
ROADS AND RELATED**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2011 - 2020	\$21,277.02
Net Population & Employment Growth 2021 - 2030	275
<b>Maximum Allowable Funding Envelope</b>	<b>\$5,861,387</b>



APPENDIX C.2

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
ROADS AND RELATED

Project Description	Timing	Length (m)	From	To	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs		
										Available DC Reserves	2021-2030	Post 2030
<b>2.0 ROADS AND RELATED</b>												
<b>2.1 Roads and Related Infrastructure</b>												
2.1.1 Marmora St.	2021	200	Rollins St.	End	\$ 200,000	\$ -	\$ 200,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ -	\$ -
2.1.2 Marmora St.	2021	200	Rollins St.	End	\$ 110,000	\$ -	\$ 110,000	\$ 90,000	\$ 20,000	\$ 20,000	\$ -	\$ -
2.1.3 St. Lawrence St. E	2021	140	Durham St.	Davidson St.	\$ 252,000	\$ -	\$ 252,000	\$ 238,000	\$ 14,000	\$ 14,000	\$ -	\$ -
2.1.4 St. Lawrence St. E	2021	280	Durham St.	Davidson St.	\$ 154,000	\$ -	\$ 154,000	\$ 126,000	\$ 28,000	\$ 28,000	\$ -	\$ -
2.1.5 Davidson St	2022	230	St. Lawrence St. E	Prince Albert St. E	\$ 276,000	\$ -	\$ 276,000	\$ 189,750	\$ 86,250	\$ 40,800	\$ 45,450	\$ -
2.1.6 Davidson St	2022	170	St. Lawrence St. E	Prince Albert St. E	\$ 93,500	\$ -	\$ 93,500	\$ 76,500	\$ 17,000	\$ -	\$ 17,000	\$ -
2.1.7 St. Lawrence St. E	2023	120	Davidson St.	Nelson St.	\$ 216,000	\$ -	\$ 216,000	\$ 204,000	\$ 12,000	\$ -	\$ 12,000	\$ -
2.1.8 St. Lawrence St. E	2023	240	Davidson St.	Nelson St.	\$ 132,000	\$ -	\$ 132,000	\$ 108,000	\$ 24,000	\$ -	\$ 24,000	\$ -
2.1.9 Nelson St.	2024	230	St. Lawrence St. E	Prince Albert St. E	\$ 230,000	\$ -	\$ 230,000	\$ 172,500	\$ 57,500	\$ -	\$ 57,500	\$ -
2.1.10 Nelson St.	2024	20	St. Lawrence St. E	Prince Albert St. E	\$ 11,000	\$ -	\$ 11,000	\$ 9,000	\$ 2,000	\$ -	\$ 2,000	\$ -
2.1.11 St. Lawrence St. E	2025	130	Nelson St.	Wellington St.	\$ 234,000	\$ -	\$ 234,000	\$ 221,000	\$ 13,000	\$ -	\$ 13,000	\$ -
2.1.12 St. Lawrence St. E	2025	153	Nelson St.	Wellington St.	\$ 84,150	\$ -	\$ 84,150	\$ 68,850	\$ 15,300	\$ -	\$ 15,300	\$ -
2.1.13 Gream St.	2025	115	St. Lawrence St. E	Duncan St.	\$ 138,000	\$ -	\$ 138,000	\$ 86,250	\$ 51,750	\$ -	\$ 51,750	\$ -
2.1.14 St. Lawrence St. E	2026	260	Wellington St.	Victoria St.	\$ 468,000	\$ -	\$ 468,000	\$ 442,000	\$ 26,000	\$ -	\$ -	\$ 26,000
2.1.15 St. Lawrence St. E	2026	247	Wellington St.	Victoria St.	\$ 135,850	\$ -	\$ 135,850	\$ 111,150	\$ 24,700	\$ -	\$ -	\$ 24,700
2.1.16 St. Lawrence St. E	2027	220	Victoria St.	269 St. Lawrence St. E	\$ 396,000	\$ -	\$ 396,000	\$ 374,000	\$ 22,000	\$ -	\$ -	\$ 22,000
2.1.17 St. Lawrence St. E	2027	220	Victoria St.	269 St. Lawrence St. E	\$ 121,000	\$ -	\$ 121,000	\$ 99,000	\$ 22,000	\$ -	\$ -	\$ 22,000
2.1.18 St. Lawrence St. E	2027	220	269 St. Lawrence St. E	Concession Rd.	\$ 396,000	\$ -	\$ 396,000	\$ 374,000	\$ 22,000	\$ -	\$ -	\$ 22,000
2.1.19 St. Lawrence St. E	2027	220	269 St. Lawrence St. E	Concession Rd.	\$ 121,000	\$ -	\$ 121,000	\$ 99,000	\$ 22,000	\$ -	\$ -	\$ 22,000
2.1.20 St. Lawrence St. E	2028	240	Concession Rd.	360 St. Lawrence St. E	\$ 336,000	\$ -	\$ 336,000	\$ 144,000	\$ 192,000	\$ -	\$ -	\$ 192,000
2.1.21 Nelson St.	2030	65	St. Lawrence St. E	Prince Albert St. E	\$ 78,000	\$ -	\$ 78,000	\$ 48,750	\$ 29,250	\$ -	\$ -	\$ 29,250
2.1.22 Davidson St	2030	100	St. Lawrence St. E	Prince Albert St. E	\$ 120,000	\$ -	\$ 120,000	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ 60,000
2.1.23 Queen Victoria St. W	2030	160	St. Lawrence St. E	Prince Albert St. E	\$ 192,000	\$ -	\$ 192,000	\$ 160,000	\$ 32,000	\$ -	\$ -	\$ 32,000
2.1.24 Provision for Rural Roads Works	Various	-	-	-	\$ 2,500,000	\$ -	\$ 2,500,000	\$ 1,981,490	\$ 518,510	\$ -	\$ 103,702	\$ 414,808
Subtotal Roads and Related Infrastructure					\$ 6,994,500	\$ -	\$ 6,994,500	\$ 5,633,240	\$ 1,361,260	\$ 152,800	\$ 341,702	\$ 866,758
<b>2.2 Studies</b>												
2.2.1 Roads Needs Study	2021	-	-	-	\$ 35,000	\$ -	\$ 35,000	\$ 28,000	\$ 7,000	\$ 7,000	\$ -	\$ -
Subtotal Studies					\$ 35,000	\$ -	\$ 35,000	\$ 28,000	\$ 7,000	\$ 7,000	\$ -	\$ -
<b>TOTAL ROADS AND RELATED</b>					<b>\$ 7,029,500</b>	<b>\$ -</b>	<b>\$ 7,029,500</b>	<b>\$ 5,661,240</b>	<b>\$ 1,368,260</b>	<b>\$ 159,800</b>	<b>\$ 341,702</b>	<b>\$ 866,758</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2021 - 2030 DC Eligible Costs	91%	\$310,949
2021-2030 Growth in Population in New Units		612
Unadjusted Development Charge Per Capita		<b>\$508.09</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2021 - 2030 DC Eligible Costs	9%	\$30,753
2021-2030 Growth in Square Metres		2,974
Unadjusted Development Charge Per Square Metre		<b>\$10.34</b>

2021 - 2030 Net Funding Envelope	\$5,861,387
Reserve Fund Balance	
Balance as at December 31, 2020	\$159,800



APPENDIX C.2  
TABLE 3

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
ROADS AND RELATED  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>ROADS AND RELATED</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	\$21.4	(\$15.3)	(\$28.6)	(\$64.5)	(\$123.9)	(\$104.0)	(\$82.5)	(\$59.3)	(\$31.7)	
2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Non Inflated	\$9.4	\$66.3	\$42.2	\$63.6	\$82.3	\$9.4	\$9.4	\$9.4	\$9.4	\$9.4	<b>\$310.9</b>
- Roads And Related: Inflated	\$9.4	\$67.6	\$43.9	\$67.5	\$89.1	\$10.4	\$10.6	\$10.8	\$11.1	\$11.3	<b>\$331.7</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	57	57	57	60	60	62	62	62	66	69	<b>612</b>
REVENUE											
- DC Receipts: Inflated	\$30.5	\$31.1	\$31.7	\$34.1	\$34.8	\$36.6	\$37.4	\$38.1	\$41.4	\$44.1	<b>\$359.8</b>
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.8	(\$0.8)	(\$1.6)	(\$3.5)	(\$6.8)	(\$5.7)	(\$4.5)	(\$3.3)	(\$1.7)	<b>(\$27.3)</b>
- Interest on In-year Transactions	\$0.4	(\$1.0)	(\$0.3)	(\$0.9)	(\$1.5)	\$0.5	\$0.5	\$0.5	\$0.5	\$0.6	<b>(\$0.9)</b>
TOTAL REVENUE	\$30.9	\$30.9	\$30.6	\$31.6	\$29.7	\$30.3	\$32.1	\$34.1	\$38.7	\$43.0	<b>\$331.7</b>
CLOSING CASH BALANCE	\$21.4	(\$15.3)	(\$28.6)	(\$64.5)	(\$123.9)	(\$104.0)	(\$82.5)	(\$59.3)	(\$31.7)	(\$0.0)	

**2021 Adjusted Charge Per Capita**                      **\$535.21**

<b>Allocation of Capital Program</b>	
Residential Sector	91.0%
Non-Residential Sector	9.0%
<b>Rates for 2021</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.2  
TABLE 3

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
ROADS AND RELATED  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>ROADS AND RELATED</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	\$3.50	(\$0.76)	(\$3.00)	(\$7.72)	(\$13.23)	(\$11.29)	(\$9.18)	(\$6.88)	(\$4.39)	
<b>2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Roads And Related: Non Inflated	\$0.9	\$6.6	\$4.2	\$6.3	\$8.1	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	<b>\$30.8</b>
- Roads And Related: Inflated	\$0.9	\$6.7	\$4.3	\$6.7	\$8.8	\$1.0	\$1.1	\$1.1	\$1.1	\$1.1	<b>\$32.8</b>
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	399	217	193	193	325	302	303	304	305	433	<b>2,974</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$4.4	\$2.4	\$2.2	\$2.2	\$3.9	\$3.6	\$3.7	\$3.8	\$3.9	\$5.7	<b>\$35.9</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	\$0.1	(\$0.0)	(\$0.2)	(\$0.4)	(\$0.7)	(\$0.6)	(\$0.5)	(\$0.4)	(\$0.2)	<b>(\$3.0)</b>
- Interest on In-year Transactions	\$0.1	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.1	<b>(\$0.1)</b>
<b>TOTAL REVENUE</b>	<b>\$4.4</b>	<b>\$2.4</b>	<b>\$2.1</b>	<b>\$2.0</b>	<b>\$3.3</b>	<b>\$3.0</b>	<b>\$3.2</b>	<b>\$3.4</b>	<b>\$3.6</b>	<b>\$5.5</b>	<b>\$32.8</b>
CLOSING CASH BALANCE	\$3.5	(\$0.8)	(\$3.0)	(\$7.7)	(\$13.2)	(\$11.3)	(\$9.2)	(\$6.9)	(\$4.4)	\$0.0	

**2021 Adjusted Charge Per Square Metre**      **\$10.95**

**Allocation of Capital Program**

Residential Sector      91.0%  
Non-Residential Sector      9.0%

**Rates for 2021**

Inflation Rate      2.0%  
Interest Rate on Positive Balances      3.5%  
Interest Rate on Negative Balances      5.5%



# APPENDIX C.3

## WATERWORKS TECHNICAL APPENDIX



This appendix presents the analysis for the recovery of capital costs associated with the provision of water infrastructure in Centre Hastings.

Similar to Roads, the DCs for Water and Wastewater in Centre Hastings are based on a population and non-residential forecast to 2030. DCs for water-related services apply to capital infrastructure that is outside the scope of Municipality's local service definitions. Local services are generally comprised of the smaller water mains, wastewater collector pipes and stormwater facilities that service individual homes, businesses and localized geographic areas. By contrast, DC-eligible components consist of the supply, treatment and distribution of the services Municipality-wide or to larger areas. Capital infrastructure defined as local in nature is to be funded through development agreements and is not included in DC calculations.

### **TABLE 1    2021–2030 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The Municipality's water services capital program consists of fifteen projects which total \$4.48 million before deductions. Included in the projects are both water supply (recovery of well expansion project previously completed) and linear water related infrastructure. The various linear watermain related infrastructure projects included result in the upsizing required to facilitate development. There is \$1.59 million available in grants, subsidies and other recoveries. There is also an additional \$2.32 million for replacement/benefit to existing shares that have been identified.

The Municipality has \$17,716 in Water DC reserve funds which has been netted off the total DC eligible cost. Additionally, portions of the identified works are anticipated to benefit development beyond 2030 and therefore, \$104,970 has been removed from the calculation of the rates. That amount may be considered for recovery under subsequent Development Charge Studies.

The remaining \$447,215 is carried forward to the DC calculation. Of that amount \$402,493, or 90 per cent, is allocated to urban residential development which yields an unadjusted charge of \$736.09 per capita. The remaining \$44,721 is allocated to urban non-residential development which yields a charge of \$15.04 per square metre.

## TABLE 2 CASH FLOW ANALYSIS

When the timing of capital projects is taken into account, the adjusted residential charge increases to \$806.77 per capita and the non-residential charge increases to \$16.53 per square metre.

<b>WATER SERVICES SUMMARY</b>					
2021 - 2030		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$4,480,557	\$447,215	\$736.09	\$15.04	<b>\$806.77</b>	<b>\$16.53</b>

APPENDIX C.3

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
WATER SERVICES

Project Description	Timing	Length (m)	From	To	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs		
										Available DC Reserves	2021-2030	Post 2030
<b>3.0 WATER SERVICES</b>												
<b>3.1 Water Supply Related Infrastructure</b>												
3.1.1 Booster Station	2023	-	-	-	\$ 700,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.1.2 New Well (recovery of completed project)	2021	-	-	-	\$ 2,570,557	\$ 891,570	\$ 1,678,987	\$ 1,329,086	\$ 349,901	\$ -	\$ 244,931	\$ 104,970
Subtotal					\$ 3,270,557	\$ 1,591,570	\$ 1,678,987	\$ 1,329,086	\$ 349,901	\$ -	\$ 244,931	\$ 104,970
<b>3.2 Linear Water Related Infrastructure</b>												
3.2.1 Marmora St.	2021	200	Rollins St.	End	\$ 110,000	\$ -	\$ 110,000	\$ 90,000	\$ 20,000	\$ 17,716	\$ 2,284	\$ -
3.2.2 St. Lawrence St. E	2021	140	Durham St.	Davidson St.	\$ 77,000	\$ -	\$ 77,000	\$ 63,000	\$ 14,000	\$ -	\$ 14,000	\$ -
3.2.3 Davidson St	2022	185	St. Lawrence St. E	Prince Albert St. E	\$ 101,750	\$ -	\$ 101,750	\$ 83,250	\$ 18,500	\$ -	\$ 18,500	\$ -
3.2.4 St. Lawrence St. E	2023	120	Davidson St.	Nelson St.	\$ 66,000	\$ -	\$ 66,000	\$ 54,000	\$ 12,000	\$ -	\$ 12,000	\$ -
3.2.5 Nelson St.	2024	240	St. Lawrence St. E	Prince Albert St. E	\$ 132,000	\$ -	\$ 132,000	\$ 108,000	\$ 24,000	\$ -	\$ 24,000	\$ -
3.2.6 St. Lawrence St. E	2025	130	Nelson St.	Wellington St.	\$ 71,500	\$ -	\$ 71,500	\$ 58,500	\$ 13,000	\$ -	\$ 13,000	\$ -
3.2.7 St. Lawrence St. E	2026	260	Wellington St.	Victoria St.	\$ 143,000	\$ -	\$ 143,000	\$ 117,000	\$ 26,000	\$ -	\$ 26,000	\$ -
3.2.8 St. Lawrence St. E	2027	220	Victoria St.	269 St. Lawrence St. E	\$ 121,000	\$ -	\$ 121,000	\$ 99,000	\$ 22,000	\$ -	\$ 22,000	\$ -
3.2.9 St. Lawrence St. E	2027	220	269 St. Lawrence St. E	Concession Rd.	\$ 121,000	\$ -	\$ 121,000	\$ 99,000	\$ 22,000	\$ -	\$ 22,000	\$ -
3.2.10 St. Lawrence St. E	2028	240	Concession Rd.	360 St. Lawrence St. E	\$ 132,000	\$ -	\$ 132,000	\$ 108,000	\$ 24,000	\$ -	\$ 24,000	\$ -
3.2.11 Nelson St.	2029	15	St. Lawrence St. E	Prince Albert St. E	\$ 8,250	\$ -	\$ 8,250	\$ 6,750	\$ 1,500	\$ -	\$ 1,500	\$ -
3.2.12 Davidson St	2030	70	St. Lawrence St. E	Prince Albert St. E	\$ 38,500	\$ -	\$ 38,500	\$ 31,500	\$ 7,000	\$ -	\$ 7,000	\$ -
3.2.13 Queen Victoria St. W	2030	160	St. Lawrence St. E	Prince Albert St. E	\$ 88,000	\$ -	\$ 88,000	\$ 72,000	\$ 16,000	\$ -	\$ 16,000	\$ -
Subtotal Linear Water Related Infrastructure					\$ 1,210,000	\$ -	\$ 1,210,000	\$ 990,000	\$ 220,000	\$ 17,716	\$ 202,284	\$ -
<b>TOTAL WATER SERVICES</b>					<b>\$ 4,480,557</b>	<b>\$ 1,591,570</b>	<b>\$ 2,888,987</b>	<b>\$ 2,319,086</b>	<b>\$ 569,901</b>	<b>\$ 17,716</b>	<b>\$ 447,215</b>	<b>\$ 104,970</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2021 - 2030 DC Eligible Costs	90%	\$402,493
2021-2030 Growth in Population in New Units		547
Unadjusted Development Charge Per Capita		<b>\$736.09</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2021 - 2030 DC Eligible Costs	10%	\$44,721
2021-2030 Growth in Square Metres		2,974
Unadjusted Development Charge Per Square Metre		<b>\$15.04</b>

<b>Reserve Fund Balance</b>	
Balance as at December 31, 2020	\$17,716



APPENDIX C.3  
TABLE 2

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WATER SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>WATER SERVICES</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	(\$199.7)	(\$185.7)	(\$164.2)	(\$150.0)	(\$123.6)	(\$106.4)	(\$106.4)	(\$85.2)	(\$34.2)	
2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS											
- Water Services: Non Inflated	\$235.1	\$16.7	\$10.8	\$21.6	\$11.7	\$23.4	\$39.6	\$21.6	\$1.4	\$20.7	<b>\$402.5</b>
- Water Services: Inflated	\$235.1	\$17.0	\$11.2	\$22.9	\$12.7	\$25.8	\$44.6	\$24.8	\$1.6	\$24.7	<b>\$420.5</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	50	50	50	53	53	55	55	55	59	62	<b>547</b>
REVENUE											
- DC Receipts: Inflated	\$40.7	\$41.5	\$42.4	\$45.8	\$46.7	\$49.4	\$50.4	\$51.4	\$56.2	\$60.2	<b>\$484.8</b>
INTEREST											
- Interest on Opening Balance	\$0.0	(\$11.0)	(\$10.2)	(\$9.0)	(\$8.3)	(\$6.8)	(\$5.9)	(\$5.9)	(\$4.7)	(\$1.9)	<b>(\$63.6)</b>
- Interest on In-year Transactions	(\$5.3)	\$0.4	\$0.5	\$0.4	\$0.6	\$0.4	\$0.1	\$0.5	\$1.0	\$0.6	<b>(\$0.8)</b>
TOTAL REVENUE	\$35.4	\$31.0	\$32.7	\$37.2	\$39.0	\$43.0	\$44.7	\$46.0	\$52.5	\$59.0	<b>\$420.5</b>
CLOSING CASH BALANCE	(\$199.7)	(\$185.7)	(\$164.2)	(\$150.0)	(\$123.6)	(\$106.4)	(\$106.4)	(\$85.2)	(\$34.2)	\$0.0	

**2021 Adjusted Charge Per Capita** **\$806.77**

**Allocation of Capital Program**

Residential Sector 90.0%  
Non-Residential Sector 10.0%

**Rates for 2021**

Inflation Rate 2.0%  
Interest Rate on Positive Balances 3.5%  
Interest Rate on Negative Balances 5.5%



APPENDIX C.3  
TABLE 2

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WATER SERVICES  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>WATER SERVICES</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$20.06)	(\$19.36)	(\$18.32)	(\$18.48)	(\$15.00)	(\$13.15)	(\$13.18)	(\$10.83)	(\$5.60)	
<b>2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Water Services: Non Inflated	\$26.1	\$1.9	\$1.2	\$2.4	\$1.3	\$2.6	\$4.4	\$2.4	\$0.2	\$2.3	<b>\$44.7</b>
- Water Services: Inflated	\$26.1	\$1.9	\$1.2	\$2.5	\$1.4	\$2.9	\$5.0	\$2.8	\$0.2	\$2.7	<b>\$46.7</b>
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	399	217	193	193	325	302	303	304	305	433	<b>2,974</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$6.6	\$3.7	\$3.3	\$3.4	\$5.8	\$5.5	\$5.6	\$5.8	\$5.9	\$8.6	<b>\$54.2</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$1.1)	(\$1.1)	(\$1.0)	(\$1.0)	(\$0.8)	(\$0.7)	(\$0.7)	(\$0.6)	(\$0.3)	<b>(\$7.4)</b>
- Interest on In-year Transactions	(\$0.5)	\$0.0	\$0.0	\$0.0	\$0.1	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	<b>(\$0.1)</b>
<b>TOTAL REVENUE</b>	<b>\$6.1</b>	<b>\$2.6</b>	<b>\$2.3</b>	<b>\$2.4</b>	<b>\$4.9</b>	<b>\$4.7</b>	<b>\$4.9</b>	<b>\$5.1</b>	<b>\$5.4</b>	<b>\$8.3</b>	<b>\$46.7</b>
CLOSING CASH BALANCE	(\$20.1)	(\$19.4)	(\$18.3)	(\$18.5)	(\$15.0)	(\$13.1)	(\$13.2)	(\$10.8)	(\$5.6)	\$0.0	

**2021 Adjusted Charge Per Square Metre**      **\$16.53**

<b>Allocation of Capital Program</b>	
Residential Sector	90.0%
Non-Residential Sector	10.0%
<b>Rates for 2021</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX C.4

## WASTEWATER TECHNICAL APPENDIX

Centre Hastings’s wastewater capital program consists of several capital infrastructure projects.

**TABLE 1 2021–2030 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

Capital projects related to wastewater treatment infrastructure include the recovery for the lagoon dredging expenditure, an environmental study and lagoon capacity expansion. There are also various linear wastewater related infrastructure projects included which result in the upsizing of mains required to facilitate development.

The entire capital program totals \$5.71 million. There is \$75,000 available in grants, subsidies and other recoveries and \$1.03 million identified as replacement and BTE shares. Importantly, the dredging of the lagoon would ensure sufficient capacity is available to meet the needs of new development over the planning period but a further expansion would be required over the long-term. Therefore, the cost to expand the Lagoon is included in the capital program but anticipated to benefit development beyond 2030 and as such, \$4.00 million has been removed from the eligible in-period costs. There is also \$22,417 available in existing reserves which has been subtracted from the in-period costs.

The remaining \$585,663 is eligible for recovery in the 2021-2030 period is allocated \$527,097, or 90 per cent, to residential development which results in a charge of \$963.97 per capita. A 10 per cent allocation to non-residential development, or \$58,566, results in a charge of \$19.69 per square metre.

**TABLE 2 CASH FLOW ANALYSIS**

After cash flow is taken into account, the residential charge increases to \$1,075.29 per capita and the non-residential charge increases to \$22.03 per square metre.

<b>WASTEWATER SERVICES SUMMARY</b>					
2021 - 2030		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$5,709,081	\$585,663	\$963.97	\$19.69	<b>\$1,075.29</b>	<b>\$22.03</b>

APPENDIX C.4

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
WASTEWATER SERVICES

Project Description	Timing	Length (m)	From	To	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs		
										Available DC Reserves	2021-2030	Post 2030
<b>4.0 WASTEWATER SERVICES</b>												
<b>4.1 Wastewater Treatment Infrastructure</b>												
4.1.1 Lagoon Dredging (recovery of completed project)	2021	-	-	-	\$ 355,081	\$ 75,000	\$ 280,081	\$ -	\$ 280,081	\$ 22,417	\$ 257,663	\$ -
4.1.2 Class C Environmental Study (for Lagoon Exp.)	2021	-	-	-	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
4.1.3 Lagoon Capacity Expansion (3rd Cell)	2030	-	-	-	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000
Subtotal Wastewater Treatment Infrastructure					\$ 4,455,081	\$ 75,000	\$ 4,380,081	\$ -	\$ 4,380,081	\$ 22,417	\$ 357,663	\$ 4,000,000
<b>4.2 Linear Wastewater Related Infrastructure</b>												
4.2.1 Marmora St.	2021	200	Rollins St.	End	\$ 110,000	\$ -	\$ 110,000	\$ 90,000	\$ 20,000	\$ -	\$ 20,000	\$ -
4.2.2 St. Lawrence St. E	2021	140	Durham St.	Davidson St.	\$ 77,000	\$ -	\$ 77,000	\$ 63,000	\$ 14,000	\$ -	\$ 14,000	\$ -
4.2.3 Davidson St	2022	240	St. Lawrence St. E	Prince Albert St. E	\$ 132,000	\$ -	\$ 132,000	\$ 108,000	\$ 24,000	\$ -	\$ 24,000	\$ -
4.2.4 St. Lawrence St. E	2023	120	Davidson St.	Nelson St.	\$ 66,000	\$ -	\$ 66,000	\$ 54,000	\$ 12,000	\$ -	\$ 12,000	\$ -
4.2.5 Nelson St.	2023	240	St. Lawrence St. E	Prince Albert St. E	\$ 132,000	\$ -	\$ 132,000	\$ 108,000	\$ 24,000	\$ -	\$ 24,000	\$ -
4.2.6 St. Lawrence St. E	2024	130	Nelson St.	Wellington St.	\$ 71,500	\$ -	\$ 71,500	\$ 58,500	\$ 13,000	\$ -	\$ 13,000	\$ -
4.2.7 St. Lawrence St. E	2026	260	Wellington St.	Victoria St.	\$ 143,000	\$ -	\$ 143,000	\$ 117,000	\$ 26,000	\$ -	\$ 26,000	\$ -
4.2.8 St. Lawrence St. E	2027	220	Victoria St.	269 St. Lawrence St. E	\$ 121,000	\$ -	\$ 121,000	\$ 99,000	\$ 22,000	\$ -	\$ 22,000	\$ -
4.2.9 St. Lawrence St. E	2027	220	269 St. Lawrence St. E	Concession Rd.	\$ 121,000	\$ -	\$ 121,000	\$ 99,000	\$ 22,000	\$ -	\$ 22,000	\$ -
4.2.10 St. Lawrence St. E	2028	240	Concession Rd.	360 St. Lawrence St. E	\$ 132,000	\$ -	\$ 132,000	\$ 108,000	\$ 24,000	\$ -	\$ 24,000	\$ -
4.2.11 Nelson St.	2029	40	St. Lawrence St. E	Prince Albert St. E	\$ 22,000	\$ -	\$ 22,000	\$ 18,000	\$ 4,000	\$ -	\$ 4,000	\$ -
4.2.12 Davidson St	2030	70	St. Lawrence St. E	Prince Albert St. E	\$ 38,500	\$ -	\$ 38,500	\$ 31,500	\$ 7,000	\$ -	\$ 7,000	\$ -
4.2.13 Queen Victoria St. W	2030	160	St. Lawrence St. E	Prince Albert St. E	\$ 88,000	\$ -	\$ 88,000	\$ 72,000	\$ 16,000	\$ -	\$ 16,000	\$ -
Subtotal Linear Wastewater Related Infrastructure					\$ 1,254,000	\$ -	\$ 1,254,000	\$ 1,026,000	\$ 228,000	\$ -	\$ 228,000	\$ -
<b>TOTAL WASTEWATER SERVICES</b>					<b>\$ 5,709,081</b>	<b>\$ 75,000</b>	<b>\$ 5,634,081</b>	<b>\$ 1,026,000</b>	<b>\$ 4,608,081</b>	<b>\$ 22,417</b>	<b>\$ 585,663</b>	<b>\$ 4,000,000</b>

Residential Development Charge Calculation		
Residential Share of 2021 - 2030 DC Eligible Costs	90%	\$527,097
2021-2030 Growth in Population in New Units		547
Unadjusted Development Charge Per Capita		<b>\$963.97</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2021 - 2030 DC Eligible Costs	10%	\$58,566
2021-2030 Growth in Square Metres		2,974
Unadjusted Development Charge Per Square Metre		<b>\$19.69</b>

Reserve Fund Balance	
Balance as at December 31, 2020	\$22,417





APPENDIX C.4  
TABLE 2

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WASTEWATER SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>WASTEWATER SERVICES</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	(\$306.4)	(\$289.4)	(\$282.1)	(\$248.2)	(\$198.5)	(\$168.7)	(\$154.9)	(\$119.0)	(\$53.6)	
2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS											
- Wastewater Services: Non Inflated	\$352.5	\$21.6	\$32.4	\$11.7	\$0.0	\$23.4	\$39.6	\$21.6	\$3.6	\$20.7	<b>\$527.1</b>
- Wastewater Services: Inflated	\$352.5	\$22.0	\$33.7	\$12.4	\$0.0	\$25.8	\$44.6	\$24.8	\$4.2	\$24.7	<b>\$544.9</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	50	50	50	53	53	55	55	55	59	62	<b>547</b>
REVENUE											
- DC Receipts: Inflated	\$54.3	\$55.4	\$56.5	\$61.0	\$62.2	\$65.9	\$67.2	\$68.5	\$74.9	\$80.3	<b>\$646.2</b>
INTEREST											
- Interest on Opening Balance	\$0.0	(\$16.9)	(\$15.9)	(\$15.5)	(\$13.6)	(\$10.9)	(\$9.3)	(\$8.5)	(\$6.5)	(\$2.9)	<b>(\$100.1)</b>
- Interest on In-year Transactions	(\$8.2)	\$0.6	\$0.4	\$0.9	\$1.1	\$0.7	\$0.4	\$0.8	\$1.2	\$1.0	<b>(\$1.2)</b>
TOTAL REVENUE	\$46.1	\$39.1	\$41.0	\$46.4	\$49.7	\$55.7	\$58.3	\$60.8	\$69.6	\$78.3	<b>\$544.9</b>
CLOSING CASH BALANCE	(\$306.4)	(\$289.4)	(\$282.1)	(\$248.2)	(\$198.5)	(\$168.7)	(\$154.9)	(\$119.0)	(\$53.6)	\$0.0	

**2021 Adjusted Charge Per Capita**                      **\$1,075.29**

**Allocation of Capital Program**

Residential Sector	90.0%
Non-Residential Sector	10.0%

**Rates for 2021**

Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.4  
TABLE 2

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WASTEWATER SERVICES  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>WASTEWATER SERVICES</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$31.21)	(\$30.45)	(\$31.44)	(\$29.99)	(\$23.74)	(\$20.50)	(\$19.02)	(\$15.05)	(\$8.34)	
<b>2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Wastewater Services: Non Inflated	\$39.2	\$2.4	\$3.6	\$1.3	\$0.0	\$2.6	\$4.4	\$2.4	\$0.4	\$2.3	<b>\$58.6</b>
- Wastewater Services: Inflated	\$39.2	\$2.4	\$3.7	\$1.4	\$0.0	\$2.9	\$5.0	\$2.8	\$0.5	\$2.7	<b>\$60.5</b>
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	399	217	193	193	325	302	303	304	305	433	<b>2,974</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$8.8	\$4.9	\$4.4	\$4.5	\$7.8	\$7.3	\$7.5	\$7.7	\$7.9	\$11.4	<b>\$72.2</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$1.7)	(\$1.7)	(\$1.7)	(\$1.6)	(\$1.3)	(\$1.1)	(\$1.0)	(\$0.8)	(\$0.5)	<b>(\$11.5)</b>
- Interest on In-year Transactions	(\$0.8)	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.0	\$0.1	\$0.1	\$0.2	<b>(\$0.1)</b>
<b>TOTAL REVENUE</b>	<b>\$8.0</b>	<b>\$3.2</b>	<b>\$2.8</b>	<b>\$2.8</b>	<b>\$6.2</b>	<b>\$6.1</b>	<b>\$6.4</b>	<b>\$6.7</b>	<b>\$7.2</b>	<b>\$11.1</b>	<b>\$60.5</b>
CLOSING CASH BALANCE	(\$31.2)	(\$30.5)	(\$31.4)	(\$30.0)	(\$23.7)	(\$20.5)	(\$19.0)	(\$15.0)	(\$8.3)	\$0.0	

**2021 Adjusted Charge Per Square Metre**      **\$22.03**

**Allocation of Capital Program**

Residential Sector      90.0%  
Non-Residential Sector      10.0%

**Rates for 2021**

Inflation Rate      2.0%  
Interest Rate on Positive Balances      3.5%  
Interest Rate on Negative Balances      5.5%



# APPENDIX D

## RESERVE FUNDS

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the estimated uncommitted reserve fund balances, as at December 31, 2020, that are available to help fund the development-related net capital costs identified in this study. All of the available reserve funds are accounted for in this study.

As shown in Table 1, the December 31, 2020 total reserve fund balance was in a positive position of \$212,629. These funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis.

**APPENDIX D  
TABLE 1**

**MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT  
YEAR ENDING DECEMBER 31, 2020**

<b>Service</b>	<b>Uncommitted Reserve Funds</b>
Library Services	\$0
Parks & Recreation	\$4,383
Fire Protection Services	\$8,313
Public Works	\$0
Roads And Related	\$159,800
Water Services	\$17,716
Wastewater Services	<u>\$22,417</u>
<b>Total Development Charge Reserves</b>	<b>\$212,629</b>

*Note: Please note, year-end amounts are estimated and unaudited at the time of study*

# APPENDIX E

## COST OF GROWTH

## ASSET MANAGEMENT PLAN

The *DCA* now requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets funded under the development charges by-law are financially sustainable over their full life cycle.

### i. Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1. Although all capital assets considered in this study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. The exception and the justification is as follows:

- Some projects do not relate to the emplacement of a tangible capital asset – some examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as “not infrastructure” in the table.
- For assets that have been constructed (i.e. recovery of past commitments) it is assumed that the related contribution is already included within the Municipality’s annual provision. As such, these projects are identified as “not applicable” in the table.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (e.g. new buildings include: HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

Table 1 – Summary of Municipal Assets Useful Lives	
Service	Estimated Useful Life
<b>Library Services</b>	
Materials & Equipment	15 years
Studies	Not infrastructure
<b>Parks and Recreation</b>	
Facilities	60 years
<b>Fire Services</b>	
Fire Master Plan	Not Infrastructure
Vehicles and Equipment	15 years

<b>Table 1 – Summary of Municipal Assets Useful Lives</b>	
<b>Development Related Services</b>	
Studies	Not Infrastructure
<b>Public Works</b>	
Buildings	60 years
Vehicles & Equipment	15 years
Studies	Not infrastructure
<b>Roads and Related</b>	
Roads and Related Infrastructure	50 years
Storm Infrastructure	80 years
Studies	Not Infrastructure
<b>Water Services</b>	
Water Infrastructure	30 years
<b>Wastewater Services</b>	
Wastewater Infrastructure	40 years

## ii. Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the information obtained from Municipality staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

Consistent with the requirements of the *DCA*, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing (BTE) development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to benefit-to-existing (BTE) and post-period benefit have also been calculated.



Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2021-2030 DC recoverable portion for General Services and Engineering Services. The year 2031 has been included to calculate the annual contribution for the 2021-2030 period as the expenditures in 2030 will not trigger asset management contributions until 2031. As shown in Table 2, by 2031, the Municipality will need to fund an additional \$199,700 per annum in order to properly fund the full life cycle costs of the new assets related to General and Engineering Services supported under the development charges by-law.

<b>Table 2</b>				
<b>Calculated Annual AMP Provisions</b>				
<b>Services</b>	<b>2021-2030 Capital Program</b>		<b>Annual AMP Provision by 2031</b>	
	<b>DC-Eligible</b>	<b>Non DC-Eligible</b>	<b>DC-Related</b>	<b>Non DC-Related</b>
LIBRARY SERVICES	\$57,000	\$73,000	\$3,000	\$3,000
PARKS & RECREATION	\$125,000	\$1,400,000	\$2,000	\$25,000
FIRE PROTECTION SERVICES	\$260,000	\$270,000	\$17,100	\$20,100
PUBLIC WORKS	\$229,000	\$2,106,000	\$13,600	\$44,100
ROADS AND RELATED	\$502,000	\$6,528,000	\$9,000	\$126,000
WATER SERVICES	\$465,000	\$4,016,000	\$139,000	\$139,000
WASTEWATER SERVICES	\$608,000	\$5,101,000	\$16,000	\$151,000
<b>TOTAL</b>	<b>\$2,246,000</b>	<b>\$19,494,000</b>	<b>\$199,700</b>	<b>\$508,200</b>

### iii. Financial Sustainability of the Program

#### a) Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Municipality's projected growth. Over the next ten years (to 2030) the Municipality is projected to increase by 200 households, which represents a 10 per cent increase over the existing base. In addition, the Municipality will also add 59 new employees that will result in approximately 2,970 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Municipality's reserves for the future replacement of these assets.

## LONG-TERM CAPITAL AND OPERATING IMPACT ANALYSIS

As shown in Table 3, by 2030, the Municipality's net operating costs are estimated to increase by \$110,300 for property tax supported services. Increases in net operating costs would be experienced if new facilities such as park facilities are opened. Operating and maintenance costs will also increase as additions to in the Municipality's road network are made. Water and Wastewater capital expenditures are expected to be off-set by user fees and water/wastewater rates rather than property taxes and therefore no impact is reflected in the analysis. Capital costs related to studies are not expected to have an impact on property tax supported costs.

Table 4 summarizes the components of the development-related capital forecast that will require funding from non-DC sources. In total, \$9.48 million will need to be financed from non-DC sources over the 2021-2030 planning period. In addition, \$6.04 million in interim DC financing related to post-period shares of projects may be required. However, because DC by-laws must be revisited at least every five years, it is difficult to determine the quantum of interim financing that may be necessary.

Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the Study.

## THE PROGRAM IS DEEMED FINANCIALLY SUSTAINABLE

In summary, the asset management plan and long-term capital and operating analysis included in this appendix demonstrates that the Municipality can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period. Importantly, the Municipality's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

APPENDIX G  
TABLE 3

**MUNICIPALITY OF CENTRE HASTINGS**  
**COST OF GROWTH ANALYSIS**  
**ESTIMATED NET OPERATING COST OF THE PROPOSED DEVELOPMENT-RELATED CAPITAL PROGRAM**  
(in constant 2020 dollars)

Category	Cost Driver (in 2020 \$)			Additional Operating Costs at 2030 (\$000)
	\$	unit measure	Quantity	
<b>Library Service</b>				<b>\$0.8</b>
- New Library Materials	\$0.01	per \$1.00 of addt'l capital	\$75,000	\$0.8
<b>Parks and Indoor Recreation</b>				<b>\$22.8</b>
- Development-Related Capital Projects Parks	\$0.05	per \$1.00 of addt'l capital	\$455,000	\$22.8
<b>Fire Protection Services</b>				<b>\$0.0</b>
- No additional operating costs		N/A		\$0.0
<b>Development Related Studies</b>				<b>\$0.0</b>
- Development-Related Capital Projects		N/A		\$0.0
<b>Public Works</b>				<b>\$46.8</b>
- Development-Related Capital Projects	\$0.05	per \$1.00 of addt'l capital	\$935,000	\$46.8
<b>Roads And Related</b>				<b>\$40.0</b>
- Development-Related Roads Infrastructure	\$200	per household	\$200	\$40.0
<b>TOTAL ESTIMATED OPERATING COSTS</b>				<b>\$110.3</b>

APPENDIX E  
TABLE 4

MUNICIPALITY OF CENTRE HASTINGS  
SUMMARY OF TAX AND RATE SUPPORTED FUNDING REQUIREMENTS  
CAPITAL PROGRAM FOR NON-DISCOUNTED SERVICES

Service	Development-Related Capital Program (2021 - 2030)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit (\$000)	
1.0 LIBRARY SERVICES	\$130.0	\$40.0	\$0.0	\$33.2	\$56.8
2.0 PARKS & RECREATION	\$587.0	\$132.0	\$4.4	\$330.0	\$120.6
3.0 FIRE PROTECTION SERVICES	\$530.0	\$270.0	\$8.3	\$0.0	\$251.7
4.0 DEVELOPMENT RELATED STUDIES	\$165.0	\$30.0	\$0.0	\$0.0	\$135.0
5.0 PUBLIC WORKS	\$935.0	\$0.0	\$0.0	\$706.5	\$228.5
6.0 ROADS AND RELATED	\$7,029.5	\$5,661.2	\$159.8	\$866.8	\$341.7
7.0 WATER SERVICES	\$2,889.0	\$2,319.1	\$17.7	\$105.0	\$447.2
8.0 WASTEWATER SERVICES	\$5,634.1	\$1,026.0	\$22.4	\$4,000.0	\$585.7
<b>TOTAL 10 YEAR NON-DISCOUNTED SERVICES</b>	<b>\$17,899.6</b>	<b>\$9,478.3</b>	<b>\$212.6</b>	<b>\$6,041.4</b>	<b>\$2,167.2</b>

**APPENDIX F**

**DRAFT 2020 DEVELOPMENT CHARGES BY-LAW**

# THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS

## BY-LAW NUMBER 2020-XX

**Being** a By-law with respect to Development Charges for the Municipality of Centre Hastings.

**WHEREAS** Section 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in Subsection 2(2) of the Act;

**AND WHEREAS** the Municipality of Centre Hastings will experience growth through development and re-development;

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

**AND WHEREAS** the Council has given Notice in accordance with Section 12 of the Development Charges Act, 1997 of its development charges proposal and held a public meeting on October 21<sup>st</sup> 2020;

**AND WHEREAS** the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting and provided a subsequent period for written communications to be made;

**AND WHEREAS** by passing this by-law the Municipality of Centre Hastings has determined that no additional public meeting is required;

**AND WHEREAS** a copy of the Study was made available on October 7, 2020 and copy of the proposed Development Charges by-law was also made available on October 7, 2020 to the public in accordance with Section 12 of the Act;

**AND WHEREAS** the Council of the Municipality of Centre Hastings, had before it a report entitled Development Charges Background Study dated October 7, 2020 prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Municipality of Centre Hastings will increase the need for services as defined herein;

**AND WHEREAS** by passing this by-law Council intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

**AND WHEREAS** Council by passing this by-law intends that the future excess capacity identified in the Development Charges Background Study, dated October 7, 2020, shall be paid for by development charges or other similar charges;

**AND WHEREAS** Council of the Municipality of Centre Hastings on DATE determined that the increase in the need for services attributable to the anticipated development as contemplated in the Study, including any capital costs, will be met by updating the capital budget and forecast for the Municipality of Centre Hastings, where appropriate;

**AND WHEREAS** the Council of the Municipality of Centre Hastings has given consideration of the use of more than one Development Charge By-law to reflect different needs for services in different areas, also known as "area rating" or "area specific development charges", and has determined that for the services, and associated infrastructure proposed to be funded by development charges under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide and area-specific

basis;

**AND WHEREAS** the Study dated October 7, 2020 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the Development Charge By-law and that such assets are considered to be financially sustainable over their full life-cycle.

**AND WHEREAS** the Council of the Municipality of Centre Hastings adopted the applicable Development Charges Background Study, dated DATE;

**AND WHEREAS** the Council, in adopting the Municipality of Centre Hastings Development Charges Background Report on October 7 2020, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided;

**NOW THEREFORE** the Council enacts as follows: In this By-law:

## **1. DEFINITIONS**

- (1) "Act" means the Development Charges Act, S.O. 1997, c. 27;
- (2) "accessory use" means where used to describe a use, building or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure;
- (3) "agricultural use" means the growing of crops, including nursery, biomass, and horticultural crops; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of operation requires additional employment;
- (4) "apartment dwelling unit" means any residential dwelling unit within a building containing more than two dwelling units where the residential units are connected by an interior corridor;
- (5) "bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (6) "benefitting area" means an area defined by a map, plan, or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- (7) "capital costs" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
  - (a) to acquire land or an interest in land,
  - (b) to improve land,
  - (c) to acquire, construct or improve buildings and structures,
  - (d) to acquire, construct or improve facilities including:
    - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more;
    - (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, 1990 c.P.44;
    - (iii) furniture and equipment, other than computer equipment;

- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d), as required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth-related;
- (8) "Council" means the Council of the municipality;
- (9) "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size of or usability thereof, and includes redevelopment;
- (10) "development charge" means a charge imposed with respect to growth-related net capital costs against land in the municipality under this by-law;
- (11) "duplex dwelling unit" means the whole of a dwelling house that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from the outside or through a public corridor;
- (12) "dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- (13) "existing" means the number, use and size that existed as of the date of passage of this by-law;
- (14) "front-end payment" means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- (15) "front-ending agreement" means an agreement that:
- (a) applies with respect to work that relates to the provision of services for which there will be an increased need as a result of development and that will benefit an area of the municipality, defined in the agreement, to which the development charge by-law applies;
  - (b) provides for the costs of the work to be borne by one or more of the parties to the agreement; and
  - (c) provides for persons who, in the future, develop land within the area defined in the agreement to pay an amount to reimburse some part of the costs or the work.
- (16) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls (O. Reg. 82/98, s.1(1));
- (18) "growth-related net capital cost" means that portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from new development in all or a defined part of the Municipality;
- (19) "local board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health,



board of commissioner or police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Municipality of Centre Hastings or any part or parts thereof;

- (20) "local services" means those Services or facilities which are under the jurisdiction of the Municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) "mixed-use development" means a use, building or structure with portions which are to be used for residential development or use and other portions for non-residential development or use;
- (22) "municipality" means the Municipality of Centre Hastings;
- (23) "multiple dwelling unit" means all dwellings other than single detached dwellings, semi-detached dwellings and apartment dwellings;
- (24) "net capital cost" means the capital cost less capital grants, subsidies and other contributions made to the Municipality or that the Council of the Municipality anticipates will be made, including conveyances or payments under sections 41, 51 and 53 of the *Planning Act*, 1998 in respect of the capital cost;
- (25) "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 but not agricultural uses;
- (26) "owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- (27) "Planning Act" means the *Planning Act*, 1990, c. P. 13, as amended, or any successor thereto;
- (28) "place of worship" means land, buildings or structures dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as nursery school, a school of religious education, convent, monastery, or parish hall;
- (29) "rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- (30) "regulation" means O. Reg. 82/98 as of February 20, 1998, or any pursuant amendments made to the Act, including Regulations;
- (31) "residential use" means land or buildings or structure of any kind whatsoever used, designed, or intended to be used as living accommodations, for one or more individuals;
- (32) "semi-detached dwelling unit" means a building divided vertically into two dwelling units;
- (33) "services" (or "service") means those services designated in Schedules "A" to this by-law or specified in an agreement made under Section 44 of the Act;
- (34) "services in lieu" means those services specified in an agreement made under Section 9 of this by-law;
- (35) "service standards" means the prescribed level of services on which the schedule of charges in Schedule Bare based;
- (36) "servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified lands within the Municipality;

- (37) "single-detached dwelling unit" and "single detached" means a residential building consisting of one dwelling unit and not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this by-law

## **2. SCHEDULE OF DEVELOPMENT CHARGES**

- (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules "B" and "C" which relate to the services designated as set out in Schedule "A".
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) in the case of residential development or redevelopment, or a residential portion of a mixed-use development or redevelopment, the sum of the product of the number of Dwelling Units of each type multiplied by the corresponding total amount for such dwelling Unit type, as set out in Schedule "B";
  - (b) in the case of non-residential development or redevelopment, or a non-residential portion of a mixed-use development or redevelopment, the Development Charge shall be the Gross Floor Area of such area multiplied by the corresponding total dollar amount per square foot of Gross Floor Area, as set out in Schedule "C".
- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses will require the provision, enlargement, expansion or improvement of the services referenced in Schedule "A".
- (4) Notwithstanding subsection (2), the Development Charges for Water and Wastewater services shall only be applied to lands within the urban area where water and wastewater services are available. Development that will not be serviced by Water and Wastewater infrastructure will pay the Municipality-wide rural charges as identified in Schedules "B" and "C".

## **3. APPLICABLE LANDS**

- (1) Subject to Subsections (2), (3), (4), and (5), this by-law applies to all lands in the Municipality of Centre Hastings whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1980, c.A.31.
- (2) This by-law shall not apply to land, buildings or structures that are owned by and used for the purposes of:
- (a) a board of education exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
  - (b) the Municipality of Centre Hastings or any local board or commission thereof, exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
  - (c) a place of worship and land used in connection therewith, and a churchyard, cemetery, and burial ground exempt from taxation under Section 3 of the Assessment Act R.S.O. 1990, c.A.31, as amended;
  - (d) an agricultural use which does not receive municipal sanitary sewer or water supply services;
  - (e) public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended.
- (3) This by-law shall not apply to that category of exempt development described in

Subsection 2(3) of the Development Charges Act, 1997, c 27 and Section 2 of O.Reg.82/98.

- (4) That where a conflict exists between the provisions of the new by-law and any other agreement between the Municipality and the owner, with respect to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.

#### **4. APPLICATION OF DEVELOPMENT CHARGES**

- (1) Subject to Subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with, the provisions of this by-law on land to be developed for residential where:

- (a) the development of that land will increase the need for services, and
- (b) the development requires:
  - (i) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under Section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act*;
  - (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
  - (v) a consent under Section 53 of the *Planning Act*;
  - (vi) the approval of a description under Section 50 of the *Condominium Act*, or
  - (vii) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.

- (2) Subsection (1) shall not apply in respect of:

- (a) local services installed at the expense of the owner within a plan of subdivision or within the area to which the plan relates as a condition of approval under Section 51 of the Planning Act, 1990;
- (b) local services installed at the expense of the owner as a condition of approval under Section 53 of the Planning Act, 1990;

#### **5. EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- (1) Notwithstanding Section 4 above, no Development Charge shall be imposed with respect to developments or portions of developments as identified under subsection 2 (3) of the Development Charges Act.

#### **6. EXISTING INDUSTRIAL USES EXPANSION EXEMPTION**

- (1) Where the expansion of an existing industrial use or buildings is proposed, the amount of development charges payable shall be zero if the total expansion of gross floor area does not exceed 50% of the floor area as it existed as of the effective date of this by-law. With the following conditions:
- (a) Where both the enlargement and existing industrial building are constructed on lands owned by the same beneficial owner; and
  - (b) Shall only apply to the enlargement or enlargements of the existing industrial buildings to a maximum of the aggregate of fifty percent of the gross floor area of the existing industrial buildings while this by-law remains in force.

#### **7. EXISTING AGREEMENTS**

- (1) An agreement with respect to charges related to development registered prior to passage of this by-law remains in effect after enactment of this by-law.

## **8. MULTIPLE CHARGES**

- (1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.

## **9. SERVICES IN LIEU**

- (1) Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu provided such credit shall not exceed the total development charge payable by an owner to the municipality.
- (2) In any agreement under Subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.

## **10. TIMING OF CALCULATION AND PAYMENT**

- (1) Development charges shall be calculated and payable in accordance with Section 26, Section 26.1, and section 26.2 of the Act.
- (2) Notwithstanding subsection (1), development charges with respect to development requiring approval of a Plan of Subdivision under Section 51 or the Planning Act or a consent under Section 53 of the Planning Act and for which a subdivision agreement or consent agreement is entered into shall be payable immediately upon the parties entering into the agreement.
- (3) In accordance with Section 27 of the Act, the Municipality may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

## **11. INTEREST PAYMENTS**

- (1) The Municipality may charge interest on the installments required by Section 26.1(3) of the Act from the date the development charge would have been payable in accordance with Section 26 of the Act to the date the installment is paid.
- (2) Where Section 26.2 (1) (a) or (b) of the Act applies, the Municipality may charge interest on the development charge from the date of the application referred to in the applicable clause to the date the development charge is payable under Section 26.2 (3) of the Act.
- (3) The Municipality may determine, by Council resolution or policy external to this by-law, interest rates in relation to subsections (1) and (2).

## **12. FRONT-END AGREEMENTS**

- (1) Council may enter into a front-ending agreement with any or all owners within a benefitting area pursuant to Section 27 of the Development Charges Act, 1997, providing for the payment by the owner or owners of a front-end payment or for the installation of services by the owners or any combination of front-end payments and installation of services, which may be in addition to the required development charge.
- (2) Front-end payments made by benefitting owners under a front- ending agreement relating to the provision of services for which a development charge is payable shall be

credited with an amount equal to the reasonable cost to the owner of providing the services, against the development charges otherwise payable under Schedules "B" and "C" of this by-law.

- (3) No credit given pursuant to Subsection 10(1) shall exceed the total development charge payable by the owner for the applicable service component or the standard of service outlined in Schedules "B" and "C" and referenced in Section 7.
- (4) The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually.

### **13. DEVELOPMENT CHARGE CREDITS**

- (1) In the case of the demolition of all or part of a residential or non-residential building or structure:
  - (a) a credit shall be allowed, provided that the land was improved by occupied structures within the five years prior to the issuance of the building permit, and the building permit has been issued for the Development or redevelopment within five years from the date the demolition permit has been issued; and
  - (b) if a Development or redevelopment involves the demolition of and replacement of a building or structure, a credit shall be allowed equivalent to:
    - (i) the number of Dwelling Units demolished multiplied by the applicable residential Development Charge in place at the time the Development Charge is payable, and/or
    - (ii) the Gross Floor Area of the building demolished multiplied by the current non-residential Development Charge in place at the time the Development Charge is payable.
- (2) If a Development or redevelopment involves the conversion from one principle use to another, a credit shall be allowed equivalent to:
  - (a) the number of Dwelling Units converted multiplied by the applicable residential Development Charge in place at the time the Development Charge is payable, and/or
  - (b) the Gross Floor Area of the building converted multiplied by the current non-residential Development Charge in place at the time the Development Charge is payable.
- (3) A credit can, in no case, exceed the amount of the Development Charge that would otherwise be payable.

### **14. TIMING OF CALCULATION AND PAYMENT**

- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding Subsections (1) and (2), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

- (4) Any amount of a development charge which remains unpaid after the date specified above shall be added to the tax roll and collected as unpaid taxes.

#### **15. BY-LAW REGISTRATION**

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

#### **16. RESERVE FUND(S)**

- (1) Monies received from payment of development charges shall be maintained in a separate reserve fund or funds and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- (2) Council directs the Municipal Treasurer to divide the reserve funds(s) created hereunder into the separate sub-accounts in accordance with the service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (3) Where any unpaid development charges are collected as taxes under Subsection (2) the monies so collected shall be credited to the development charge reserve fund or funds referred to in Subsection (1).

#### **17. BY-LAW AMENDMENT OR REPEAL**

- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal or the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under Subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid. Refunds that are required to be paid under Subsection (1) shall be paid with interest to be calculated as follows:
  - (a) interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
  - (b) the refund shall include the interest owed under this Section;
  - (c) interest shall be paid at the Bank of Canada rate in effect on the later of:
    - (i) the date of enactment of this by-law, or
    - (ii) the date of the last quarterly adjustment, in accordance with the provisions of Subsection (3).
- (3) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarter-yearly thereafter in January, April, July and October to the rate established by the Bank of Canada on the day of adjustment.

#### **18. DEVELOPMENT CHARGE SCHEDULE INCREASES AND INDEXING**

- (1) The development charges referred to in Schedules "B" and "C" shall be adjusted annually, without amendment to this by-law, commencing January 1, 2022 and annually thereafter while this by-law is in force, in accordance with the most recent twelve month change in Statistics Canada Quarterly, *Construction Price Statistics*, catalogue number 62- 007.

**19. BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the Treasurer or designate.

**20. SCHEDULES TO THE BY-LAW**

- (1) The following schedules to this by-law form an integral part of this by- law:

Schedule "A" – Service Areas

Schedule "B" – Development Charges – Residential

Schedule "C" – Development Charges – Non-Residential

**21. DATE BY-LAW EFFECTIVE**

- (1) This by-law shall come into force and effect on the date of its enactment.
- (2) This by-law shall continue in force and effect for a term not to exceed five years from the date of its enactment unless it is repealed at an earlier date.

**22. SHORT TITLE**

- (1) This by-law may be cited as the Development Charges By-law.

Read a first and second time this 16<sup>th</sup> day of December, 2020.

Read a third time and finally passed this 16<sup>th</sup> day of December, 2020.

\_\_\_\_\_  
NAME, Mayor

\_\_\_\_\_  
NAME, Clerk

## Schedule "A" of By-law 2020-XX Service Areas

### Services (Municipality-wide)

1. Library Services
2. Parks & Recreation
3. Fire Protection Services
4. Development Related Studies

### Services Related to a Highway:

5. Public Works
6. Roads and Related

### Services (Urban)

7. Water Services;
8. Wastewater Services

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**Municipality of Centre Hastings  
BY-LAW 2020-XX  
SCHEDULE B - Development Charges – Residential**

Service	Charge By Unit Type		
	Single & Semi-Detached	Rows & Other Multiples	Apartments
Library Services	\$316	\$218	\$145
Parks & Recreation	\$660	\$455	\$304
Fire Protection Services	\$1,253	\$865	\$576
Development Related Studies	\$693	\$478	\$319
<b>Services Related to a Highway</b>			
Public Works	\$1,136	\$784	\$523
Roads And Related	\$1,745	\$1,204	\$803
<b>TOTAL RESIDENTIAL RURAL CHARGE BY UNIT TYPE</b>	<b>\$5,803</b>	<b>\$4,004</b>	<b>\$2,670</b>
Municipal-Wide Rural Charge	\$5,803	\$4,004	\$2,670
Water Services	\$2,630	\$1,815	\$1,210
Wastewater Services	\$3,505	\$2,419	\$1,613
<b>TOTAL URBAN RESIDENTIAL CHARGE BY UNIT TYPE</b>	<b>\$11,938</b>	<b>\$8,238</b>	<b>\$5,493</b>

**Municipality of Centre Hastings**  
**BY-LAW 2020-XX**  
**SCHEDULE C - Development Charges – Non-Residential**

<b>Service</b>	<b>Non-Residential Charge (\$/sq.m)</b>
Library Services	\$0.00
Parks & Recreation	\$0.00
Fire Protection Services	\$7.85
Development Related Studies	\$4.82
<b>Services Related to a Highway</b>	
Public Works	\$7.13
Roads And Related	\$10.95
<b>TOTAL NON-RESIDENTIAL RURAL CHARGE PER SQ M</b>	<b>\$30.75</b>
Municipal-Wide Rural Charge	\$30.75
Water Services	\$16.53
Wastewater Services	\$22.03
<b>TOTAL NON-RESIDENTIAL URBAN CHARGE PER SQ M</b>	<b>\$69.31</b>