

# DEVELOPMENT CHARGES BACKGROUND STUDY

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Peterborough Utilities Commission

**HEMSON** Consulting Ltd.

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## EXECUTIVE SUMMARY

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Hemson Consulting Ltd. was retained by the Peterborough Utilities Commission (PUC) to complete a Development Charges (DC) Background Study. This Background Study provides the basis and background to update the PUC's development charges to accurately reflect the servicing needs of new development in the City of Peterborough.

The following summarizes the findings of the Development Charges Study.

- This study calculates development charges for the PUC under an approach that combines a City-wide with an area-specific cost recovery approach within various designated planning areas. This approach is in compliance with the provisions of the *Development Charges Act, 1997 (DCA)* and its related regulation (*Ontario Regulation 82/98*).
- The PUC currently levies development charges for the recovery of water services under By-law 08-011. In order to continue levying development charges, a new by-law will need to be passed by the City of Peterborough prior to the expiration date of the current by-law (December 31, 2013).
- Area-specific development charges are calculated for the recovery of water services in the City of Peterborough. This approach results in ten different charges that vary by planning area. The area-specific approach more closely aligns costs and benefits for services where benefits are more localized and can be identified.
- The PUC needs to continue implementing DCs to help fund capital projects throughout Peterborough so that development continues to be serviced in a fiscally responsible manner. The calculated changes to the development charges rates are required in order to reflect the revised costs associated with the infrastructure requirements.
- The development forecast for the City of Peterborough projects an increase of 17,527 units from the present time to build-out. The population arising from these newly constructed units is anticipated to be roughly 46,298 persons. The growth forecast also projects an additional growth of 778,000 square metres in new non-residential building space.
- The capital program recovers for an additional water storage facility, the Southwest reservoir, a booster pumping station, and various trunk watermains and oversizing mains.

- The total project costs amount to \$34.32 million. The addition of financing costs adds another \$10.69 million to the recoveries. However, not all of the project costs are related to new development, and as such, a share of \$7.39 million has been removed from the DC calculation. The total DC recoverable amount brought forward to the development charges calculation is reduced to \$37.62 million.
- The proposed development charge rates provide for the full recovery of all eligible growth-related costs and is fully defensible under the DCA.
- The calculated charges are the maximum charges the PUC may adopt. Lower charges can be approved; however, this will require a reduction in the capital plan and reduced service levels or financing from other sources, most likely water utility rates.
- The fully calculated residential charges are recommended to vary by unit type, reflecting the difference in occupancy patterns expected in various unit types and the associated differences in demand that would be placed on water services.
- Based on the growth forecast and capital program contained in this study, the following PUC rates for residential and non-residential development have been calculated, and are shown below:

Planning Area	Total Charge Per Capita	Total Residential Development Charge Rates (1)			Non-Residential Charge (\$/square metre)
		Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments	
1. Auburn North	\$ 950.07	\$ 2,755	\$ 2,375	\$ 1,615	\$ 5.99
2. Jackson	\$ 903.80	\$ 2,621	\$ 2,260	\$ 1,536	\$ 5.99
3. Carnegie West	\$ 655.63	\$ 1,901	\$ 1,639	\$ 1,115	\$ 5.99
4. Chemong West	\$ 566.82	\$ 1,644	\$ 1,417	\$ 964	\$ 5.99
5. Lily Lake	\$ 1,175.57	\$ 3,409	\$ 2,939	\$ 1,998	\$ 5.99
6. Liftlock	\$ 537.37	\$ 1,558	\$ 1,343	\$ 914	\$ 5.99
7. Coldsprings	\$ 673.10	\$ 1,952	\$ 1,683	\$ 1,144	\$ 5.99
8. Outside Planning Areas	\$ 473.25	\$ 1,372	\$ 1,183	\$ 805	\$ 5.99
9. Carnegie East	\$ 239.50	\$ 695	\$ 599	\$ 407	\$ 5.99
10. Chemong East	\$ 585.81	\$ 1,699	\$ 1,465	\$ 996	\$ 5.99
(1) Based on Persons Per Unit of:		2.9	2.5	1.7	

## I INTRODUCTION AND BACKGROUND

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In January 2008, the Corporation of the City of Peterborough passed a development charges by-law, By-law 08-011, on behalf of the Peterborough Utilities Commission (PUC), for the recovery of net growth-related capital costs in the City related to water services. Since the passage of By-law 08-011, the PUC has identified future growth-related projects triggered by growth in the planning areas designated by the City of Peterborough and also by water pressure zones as assigned by the PUC. The capital forecast completed by the PUC details the growth-related costs associated with the provision of water services in the City of Peterborough.

The PUC retained Hemson Consulting Ltd. to complete a development charges background study to recover the growth-related capital costs associated with the provision of water service in the City of Peterborough.

The *Development Charges Act, 1997 (DCA)* and its associated *Ontario Regulation 82/98 (O. Reg. 82/98)* allow municipalities in Ontario to recover development-related capital costs from new development. The PUC Development Charges (DC) Background Study is presented as part of a process to establish a DC by-law that complies with this legislation.

The main objective of the study is to calculate development charge rates for the PUC for the provision of water services within the City of Peterborough, in compliance with the provisions of the *DCA* and its regulation *O. Reg. 82/98*. This study identifies the growth-related net capital costs attributable to development that is forecast to occur in the City to build-out. The costs are apportioned to types of development (residential and non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study therefore calculates development charges for each type of development.

The *DCA* provides for a period of public review and comment regarding the calculated development charges. This process includes considering and responding to comments received by members of the public about the calculated charges. Following completion of this process, and in accordance with the *DCA* and Council's review of this study, it is intended that Council will pass a new DC by-law for the PUC.

The remainder of this study sets out the information and analysis upon which the calculated development charges are based.

Section II of the report details the methodology used in the development charges background study. Section III outlines the residential and non-residential growth forecasts on which the development charges are based. Section IV summarizes the future growth-related capital costs associated with the PUC. Section V details the proposed new development charges rates for the PUC and describes the impact of the proposed rates on future operating costs. Section VI provides the approach and requirements for administering an additional development charges by-law, including local services definitions.

## **II METHODOLOGY IS AN AREA-SPECIFIC APPROACH TO ALIGN GROWTH-RELATED COSTS AND BENEFITS**

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Several key steps are required when calculating a development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, we have tailored our approach to the Peterborough Utilities Commission's unique circumstances. The approach to the proposed development charges is focussed on providing a reasonable alignment of growth-related costs with the development that necessitates them. This background study combines a city-wide approach with an area-specific approach for the residential rates. The development charge applicable to non-residential development has been calculated as a city-wide uniform charge. The approach used herein is consistent with the PUC's 2007 DC Background Study.

### **A. BOTH CITY-WIDE AND AREA-SPECIFIC DEVELOPMENT CHARGES HAVE BEEN CALCULATED**

The *DCA* provides municipalities with flexibility to define services that will be included in the development charges by-laws, provided that the other provisions of the *Act* and *Regulation* are met. The *DCA* also requires that the by-laws designate the areas within which the by-laws shall be imposed. Development charges may apply to all lands in the municipality or to other designated development areas as specified in the by-laws.

#### **1. Development Charge Based on a Combined City-wide and Area-specific Approach**

A widely accepted method for sharing the growth-related capital costs for such City services is to apportion them over all new growth anticipated in the City. The resulting development charge for services would be imposed against all development anywhere in the City. A share of growth-related capital cost for the provision of water services such as water supply, storage and major trunk distributions, benefits growth throughout the City and is therefore most appropriately recovered on a City-wide basis.

City-wide charges are proposed for the PUC, combined with area-specific charges.

## **2. Area-Specific Charges Are Proposed**

For some of the infrastructure the PUC provides, the need for growth-related capital additions to support anticipated development is more localized. For such infrastructure where costs and benefits are more localized, an alternative technique - the area-specific approach - is employed. The area-specific charges are consistent with the PUC's existing development charges for such works. The water distribution systems require different additional, identifiable and independent projects in order to provide for anticipated development.

With regard to the PUC, a share of the growth-related water infrastructure costs can be triggered by specific planning areas and water pressure zones and therefore area-specific charges are proposed.

The area-specific approach also facilitates front-end financing arrangements for the designated services if the PUC chooses to use the front-ending provisions of the *DCA*. As an alternative, the area-specific charges also facilitate the use of developer group agreements.

## **B. KEY STEPS WHEN DETERMINING DEVELOPMENT CHARGES FOR FUTURE GROWTH-RELATED PROJECTS**

Several key steps are required when calculating development charges for future growth-related projects. These are summarized below.

### **1. Growth Forecast**

The first step in the methodology requires a development forecast to be prepared for the study period, in this case from mid-year 2013 to build-out. The forecast of future residential development potential of approved and potential units was provided by the City of Peterborough planning department. The total number of units is then translated into a population in new dwelling units.

### **2. Service Categories and Historic Service Levels**

The *Development Charges Act* stipulates that development charges cannot be recovered for the shares of the capital program that exceed the historic ten-year average service level for each service. However, this provision does not apply to water servicing as engineering standards, Provincial health, and environmental requirements take precedent.



### **3. Growth-Related Capital Forecast and Analysis of Net Capital Costs to Be Included in the Development Charges**

A growth-related capital forecast has been prepared by the staff at the PUC as part of the current study. The capital forecast identifies growth-related projects required to service new development. There are no capital grants, subsidies or other contributions that require deductions. The capital program includes some benefit to existing population, and this portion, identified by the PUC, has been excluded from the calculation of the development charges.

The capital forecast 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.)

The growth-related capital forecast prepared for this study ensures that development charges are only imposed to pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. There must also be a demonstrated commitment to continue to install 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.

Finally, when calculating development charges, the growth-related net capital costs must be reduced by ten per cent for all services except water, wastewater, storm drainage, services related to highways, police services and fire (*DCA, s.5.(1)8.*). As this study deals with water service capital costs, 100 per cent of the net growth-related costs are recoverable through development charges.

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

The next step in the determination of development charges is the allocation of the growth-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 and consideration of other factors affecting the demand for specific municipal services.

Finally, the residential component of the city-wide development 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. This unit breakdown is consistent with the City's current development charges by-law.

## **5. Final Adjustment**

The final determination of the development charge results from adjustments made to growth-related net capital costs for each project resulting from a cashflow analysis that takes account of the timing of projects and receipt of development charges. Borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

### **III DEVELOPMENT FORECAST**

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This section provides the basis for the growth forecasts used in calculating the development charges and provides a summary of the forecast results. The forecast is largely based on the forecast completed by the City of Peterborough's Planning Department for the June 2012 Planning Area-Specific DC Background Study. The 2012 forecast has been updated to reflect building activity in the City over the period from 2012 to mid-2013. This is followed by a summary of the results of the housing unit and population forecast and of the non-residential employment and space forecast.

#### **A. RESIDENTIAL FORECAST**

The PUC has defined the City by water pressure zones, versus the City of Peterborough that defines the City into planning areas. To be consistent with the City's current by-law, the City's planning areas have been allocated to the PUC-defined water pressure zones for the purposes of calculating the development charges per planning area. The PUC Water Pressure Zone 1 costs will then be allocated to: Auburn North, Coldsprings, Liftlock and the area defined as Outside the Planning Areas. It should be noted that the area designated as "Outside the Planning Areas" is to encompass development that falls outside of all of the other planning areas, and is not intended to capture any development outside of the City of Peterborough's municipal boundaries.

Water Pressure Zone 3W encompasses the Lily Lake and Jackson planning areas and finally, the costs in Water Pressure Zone 3N will be shared by the Carnegie West, Chemong East and Chemong West Areas. Water Pressure Zone 2 costs will be shared City-wide and although Carnegie lies geographically within this zone, it is not allocated Water Pressure Zone 2 costs due to its small proportionate share. Carnegie East, therefore, will only recover planning area costs and the City-wide uniform charge. The planning areas in the City are shown on Map 1.

Table 1 provides a summary of the residential forecast for all of the planning areas within the City. The planning period for the forecast is from mid-2013 to build-out. This is the planning period used throughout this study.

Over the planning period from mid-2013 to build-out, the total number of new residential units in the growth areas will increase by approximately 17,527 which

translates into a population in new units of approximately 46,298. The planning area with the largest proportion of growth is Coldsprings with over 4,600 approved and potential units.

Of the 17,527 new units, 3,803 units have been approved by the City, and the remainder are potential new units. The forthcoming units are predominantly low density (roughly 56 per cent), 34 per cent will be medium density and the remainder will be high density units. The forecast of new units is translated into a population in new units forecast by applying a persons per unit (PPU) factor of 2.9, 2.5, and 1.7 to low, medium and high density units, respectively.

As part of this update, the Chemong planning area has been split into two planning areas, Chemong East and Chemong West. The planning area was split to recognize the works required to service this area provide benefit to the two distinct East and West areas. The division of the area results in a more equitable recovery of development-related costs.

#### **B. NON-RESIDENTIAL FORECAST**

The non-residential space forecast prepared for development charges purposes is the basis for the non-residential development charge calculation. About 778,000 square metres of building space is forecast to come on-stream over the planning period to build-out. Keeping the City's activity rate consistent with historical trends, the employment to build-out is forecasted to grow by 19,445 jobs..

TABLE 1

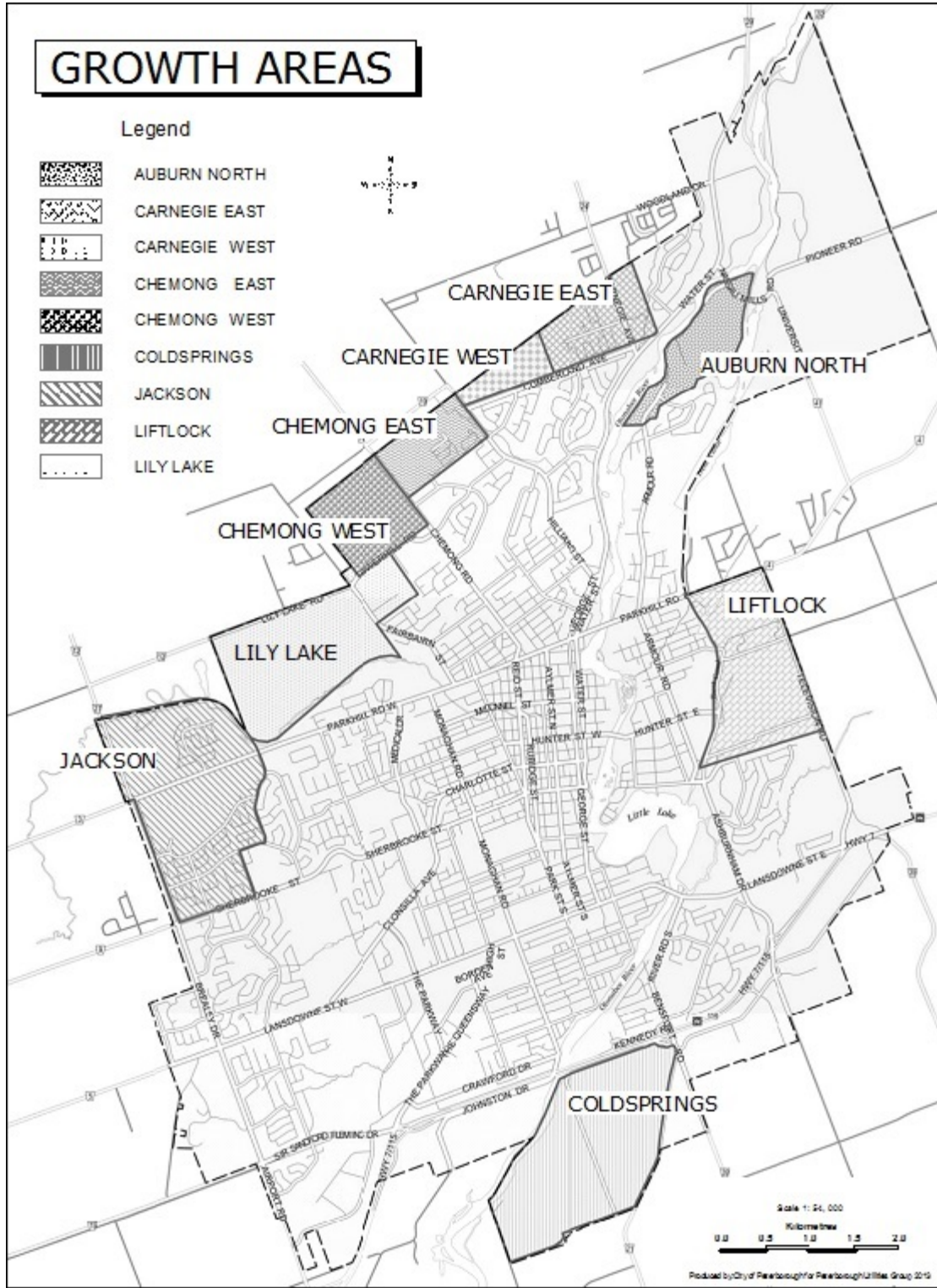
**PETERBOROUGH UTILITIES COMMISSION  
RESIDENTIAL DEVELOPMENT POTENTIAL**

Growth Areas	Approved Units	Potential Units	Total Units	Population in New Units <sup>1</sup>	Share of Water Pressure Zone 1 Growth
<b>Auburn North Planning Area</b>					
Low Density Units	167	149	316	916	7.53%
Medium Density Units	294	86	380	950	
High Density Units	0	0	0	0	
<b>Total Auburn North Planning Area</b>	<b>461</b>	<b>235</b>	<b>696</b>	<b>1,866</b>	
<b>Liftlock Planning Area</b>					
Low Density Units	0	866	866	2,511	15.52%
Medium Density Units	0	416	416	1,040	
High Density Units	0	173	173	294	
<b>Total Liftlock Planning Area</b>	<b>0</b>	<b>1,455</b>	<b>1,455</b>	<b>3,846</b>	
<b>Coldsprings Planning Area</b>					
Low Density Units	501	2,244	2,745	7,961	49.64%
Medium Density Units	352	1,077	1,429	3,573	
High Density Units	0	449	449	763	
<b>Total Coldsprings Planning Area</b>	<b>853</b>	<b>3,770</b>	<b>4,623</b>	<b>12,296</b>	
<b>Outside the Planning Areas</b>					
Low Density Units	136	766	902	2,616	27.31%
Medium Density Units	819	567	1,386	3,465	
High Density Units	288	114	402	683	
<b>Total Outside the Planning Areas</b>	<b>1,243</b>	<b>1,447</b>	<b>2,690</b>	<b>6,764</b>	
Growth Areas	Approved Units	Potential Units	Total Units	Population in New Units <sup>1</sup>	Share of Water Pressure Zone 3W Growth
<b>Lily Lake Planning Area</b>					
Low Density Units	0	1,851	1,851	5,368	66.22%
Medium Density Units	0	773	773	1,933	
High Density Units	0	322	322	547	
<b>Total Lily Lake Planning Area</b>	<b>0</b>	<b>2,946</b>	<b>2,946</b>	<b>7,848</b>	
<b>Jackson Planning Area</b>					
Low Density Units	243	791	1,034	2,999	33.78%
Medium Density Units	138	240	378	945	
High Density Units	0	35	35	60	
<b>Total Jackson Planning Area</b>	<b>381</b>	<b>1,066</b>	<b>1,447</b>	<b>4,003</b>	
Growth Areas	Approved Units	Potential Units	Total Units	Population in New Units <sup>1</sup>	Share of Water Pressure Zone 3N Growth
<b>Carnegie East Planning Area</b>					
Low Density Units	89	418	507	1,470	0.00%
Medium Density Units	82	201	283	708	
High Density Units	0	84	84	143	
<b>Total Carnegie East Planning Area</b>	<b>171</b>	<b>703</b>	<b>874</b>	<b>2,321</b>	
<b>Carnegie West Planning Area</b>					
Low Density Units	0	388	388	1,125	23.43%
Medium Density Units	0	186	186	465	
High Density Units	0	78	78	133	
<b>Total Carnegie West Planning Area</b>	<b>0</b>	<b>652</b>	<b>652</b>	<b>1,723</b>	
<b>Chemong East Planning Area</b>					
Medium Density Units	344	0	344	998	24.47%
High Density Units	259	0	259	648	
Total Lily Lake Planning Area	91	0	91	155	
<b>Total Chemong East Planning Area</b>	<b>694</b>	<b>0</b>	<b>694</b>	<b>1,800</b>	
<b>Chemong West Planning Area</b>					
Low Density Units	0	863	863	2,503	52.10%
Medium Density Units	0	414	414	1,035	
High Density Units	0	173	173	294	
<b>Total Chemong West Planning Area</b>	<b>0</b>	<b>1,450</b>	<b>1,450</b>	<b>3,832</b>	
<b>Total</b>	<b>3,803</b>	<b>13,724</b>	<b>17,527</b>	<b>46,298</b>	

1) Based on persons per unit of:

Low	2.9
Medium	2.5
High	1.7

### PETERBOROUGH UTILITIES COMMISSION MAP OF PLANNING AREAS



## IV GROWTH-RELATED CAPITAL FORECAST

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The growth-related capital forecast has been compiled by PUC staff. The capital costs to be recovered through the development charges are consistent with the PUC capital budget with long-term servicing plans and objectives. The costs are shown in Table 2.

The PUC's capital works projects are separated into three components: city-wide capital projects, PUC-designated water pressure zone-specific costs, and planning-area-specific costs. The total value of the capital program after adjusting for cash flow consideration is \$45.01 million.

The total construction cost of the works is \$34.32 million; \$9.88 million of this cost is for city-wide water pumping and storage works. A further \$20.13 million of works are water pressure zone costs and are largely trunk watermains works related to servicing to the proposed Southwest Reservoir. The final \$4.31 million is for planning area-specific water distribution works. Financing costs have been added to projects over one million dollars. A total of \$10.69 million is included in the capital forecast for financing costs.

A share of the capital forecast is deemed to benefit the existing development within the City of Peterborough. Portions of the low lift pump (\$80,000), Clearwell storage facility (\$1.80 million), Southwest reservoir (\$2.56 million), the trunk main along Sir Sandford Fleming Drive (\$1.53 million), the trunk main on Sherbrooke (\$1.04 million), and the trunk river crossing in Auburn North (\$375,000) all have non-growth shares associated with the projects. In total, \$7.39 million is identified as the non-growth share and this has been removed from the development charges calculation. The DC recoverable share is then reduced to \$37.62 million.

Not included in this report are the costs associated with the Lily Lake booster pumping station. These costs are considered to be a local service as required by the developer, and as such, no costs are brought forward to the development charges calculation.

All of the individual projects, costing, financing assumptions and non-growth share assumptions are included in Table 2.

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF GROWTH-RELATED CAPITAL COSTS

PUC CAPITAL PROJECTS	Project Costs	Financing Costs <sup>1</sup>	Non-Growth Shares	DC Recoverable
<b>CITY-WIDE COSTS</b>				
<b>Projects</b>				
Low Lift Pump	\$ 100,000	\$ -	\$ 80,000	\$ 20,000
Clearwell Storage	\$ 4,076,000	\$ 1,422,000	\$ 1,800,000	\$ 3,698,000
SW Reservoir	\$ 5,700,000	\$ 1,989,000	\$ 2,563,000	\$ 5,126,000
<b>Total City-Wide Costs</b>	<b>\$ 9,876,000</b>	<b>\$ 3,411,000</b>	<b>\$ 4,443,000</b>	<b>\$ 8,844,000</b>
<b>WATER PRESSURE ZONE COSTS</b>				
<b>Water Pressure Zone 1</b>				
Cameron PI W to SW Reservoir via SS Fleming Dr	\$ 3,448,000	\$ 1,203,000	\$ 1,150,000	\$ 3,501,000
Guthrie - Neal Dr/Bensfort - River	\$ 1,280,000	\$ 447,000	\$ -	\$ 1,727,000
Across the river - Johnston to east side	\$ 562,500	\$ -	\$ -	\$ 562,500
<b>Subtotal Water Pressure Zone 1</b>	<b>\$ 5,290,500</b>	<b>\$ 1,650,000</b>	<b>\$ 1,150,000</b>	<b>\$ 5,790,500</b>
<b>Water Pressure Zone 2</b>				
Cameron PI W to SW Reservoir via SS Fleming Dr	\$ 1,150,400	\$ 401,000	\$ 380,000	\$ 1,171,400
Reservoir to Lansdowne @ Spillsbury	\$ 2,688,000	\$ 938,000	\$ -	\$ 3,626,000
SW Reservoir BPS	\$ 750,000	\$ 261,500	\$ -	\$ 1,011,500
<b>Subtotal Water Pressure Zone 2</b>	<b>\$ 4,588,400</b>	<b>\$ 1,600,500</b>	<b>\$ 380,000</b>	<b>\$ 5,808,900</b>
<b>Water Pressure Zone 3N</b>				
Cameron PI W to SW Reservoir via SS Fleming Dr	\$ 1,148,800	\$ 401,000	\$ -	\$ 1,549,800
SW Reservoir BPS	\$ 375,000	\$ 130,750	\$ -	\$ 505,750
<b>Subtotal Water Pressure Zone 3N</b>	<b>\$ 1,523,800</b>	<b>\$ 531,750</b>	<b>\$ -</b>	<b>\$ 2,055,550</b>
<b>Water Pressure Zone 3W</b>				
Cameron PI W to SW Reservoir via SS Fleming Dr	\$ 1,148,800	\$ 401,000	\$ -	\$ 1,549,800
SW Reservoir to Sherbrooke/Brealey	\$ 3,984,000	\$ 1,390,000	\$ -	\$ 5,374,000
Sherbrooke - Brealey to Storage Tank	\$ 1,384,000	\$ 483,000	\$ 1,040,000	\$ 827,000
Parkhill Rd - Brealey to Ravenwood	\$ 1,840,000	\$ 642,000	\$ -	\$ 2,482,000
SW Reservoir BPS	\$ 375,000	\$ 130,750	\$ -	\$ 505,750
<b>Subtotal Water Pressure Zone 3W</b>	<b>\$ 8,731,800</b>	<b>\$ 3,046,750</b>	<b>\$ 1,040,000</b>	<b>\$ 10,738,550</b>
<b>Total Water Pressure Zone Costs</b>	<b>\$ 20,134,500</b>	<b>\$ 6,829,000</b>	<b>\$ 2,570,000</b>	<b>\$ 24,393,500</b>

Note 1:

Debt Repayment Terms		
Amortization Period	Financing Rate	Debt Factor
15	4.00%	0.089927



PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF GROWTH-RELATED CAPITAL COSTS

PUC CAPITAL PROJECTS	Project Costs	Financing Costs <sup>1</sup>	Non-Growth Shares	DC Recoverable
<b>PLANNING AREA COSTS</b>				
<b>Auburn North</b>				
250m Trunk Watermain	\$ 400,000	\$ -	\$ -	\$ 400,000
100m Trunk Watermain (River Crossing)	\$ 750,000	\$ -	\$ 375,000	\$ 375,000
1,000m Oversizing Main	\$ 90,000	\$ -	\$ -	\$ 90,000
<b>Subtotal Auburn North</b>	<b>\$ 1,240,000</b>	<b>\$ -</b>	<b>\$ 375,000</b>	<b>\$ 865,000</b>
<b>Carnegie East</b>				
215m Oversizing Main	\$ 19,350	\$ -	\$ -	\$ 19,350
<b>Subtotal Carnegie East</b>	<b>\$ 19,350</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,350</b>
<b>Carnegie West</b>				
1,160m Oversizing Main	\$ 104,400	\$ -	\$ -	\$ 104,400
<b>Subtotal Carnegie West</b>	<b>\$ 104,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,400</b>
<b>Chemong East</b>				
1,230m Oversizing Main	\$ 110,700	\$ -	\$ -	\$ 110,700
<b>Subtotal Chemong East</b>	<b>\$ 110,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 110,700</b>
<b>Chemong West</b>				
1,930m Oversizing Main	\$ 173,700	\$ -	\$ -	\$ 173,700
<b>Subtotal Chemong West</b>	<b>\$ 173,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 173,700</b>
<b>Coldsprings</b>				
800m Trunk Watermain	\$ 1,280,000	\$ 447,000	\$ -	\$ 1,727,000
75m Trunk Watermain (River Crossing)	\$ 562,500	\$ -	\$ -	\$ 562,500
1,400m Oversizing Main	\$ 126,000	\$ -	\$ -	\$ 126,000
<b>Subtotal Coldsprings</b>	<b>\$ 1,968,500</b>	<b>\$ 447,000</b>	<b>\$ -</b>	<b>\$ 2,415,500</b>
<b>Jackson</b>				
2,725m Oversizing Main	\$ 245,250	\$ -	\$ -	\$ 245,250
<b>Subtotal Jackson</b>	<b>\$ 245,250</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 245,250</b>
<b>Liftlock</b>				
2,400m Oversizing Main	\$ 216,000	\$ -	\$ -	\$ 216,000
<b>Subtotal Liftlock</b>	<b>\$ 216,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 216,000</b>
<b>Lily Lake</b>				
2,610m Oversizing Main	\$ 234,900	\$ -	\$ -	\$ 234,900
<b>Subtotal Lily Lake</b>	<b>\$ 234,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 234,900</b>
<b>Total Planning Area Costs</b>	<b>\$ 4,312,800</b>	<b>\$ 447,000</b>	<b>\$ 375,000</b>	<b>\$ 4,384,800</b>
<b>GRAND TOTAL</b>	<b>\$ 34,323,300</b>	<b>\$ 10,687,000</b>	<b>\$ 7,388,000</b>	<b>\$ 37,622,300</b>

Note 1:

Debt Repayment Terms		
Amortization Period	Financing Rate	Debt Factor
15	4.00%	0.089927

## **V PROPOSED DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE DCA**

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This section summarizes the calculation of development charges and the resulting total development charge by type of development. For City-wide and planning areas, the calculation of the per capita (residential) and per square metre (non-residential) charges is reviewed. For residential development, an adjusted total per capita amount is applied to different housing types on the basis of average occupancy factors. For non-residential development, the calculated development charges rates are based on gross floor area (GFA) of building space

The PUC has brought forward growth-related capital costs which can be linked to specific planning areas that trigger these costs. The proposed development charges combine city-wide and area-specific development charges for the recovery of all growth-related capital costs.

### **A. CALCULATED DEVELOPMENT CHARGES FOR CITY-WIDE COSTS**

A share of the capital costs has been identified as providing a broad City-wide benefit and is proposed to be recovered by a City-wide uniform charge. The balance of the growth-related costs is triggered by, or provides direct benefit to, development within specific planning areas or water pressure zones. These costs are proposed to be recovered on an area-specific basis which will yield a different development charge in each of the planning areas.

The costs to be recovered on a city-wide basis are shown in Table 3. The total cost of the works is \$19.55 million. The cost is comprised of three types of works: infrastructure works are the bulk of the cost at \$19.10 million, or 98% of the costs. Also included in the calculation of the development charges are studies which the PUC will undertake within the planning horizon. Also brought forward is the recovery of committed excess capacity which represents the existing negative position in the City-wide development charge reserve fund balance and has a value of -\$642,700. Of the total costs, \$4.44 million has been identified as a replacement, or benefit to existing share and thus is removed from the development charges calculation.

TABLE 3

**PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
CITY-WIDE DEVELOPMENT CHARGES CAPITAL FORECAST**

<b>Development Potential:</b>	
Growth in Population in New Units	46,298
Growth in Number of New Units	17,527
Growth in Square Metres	778,000

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share	
	Total Gross Costs	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs	%	\$	%	\$	%	\$
<b>PROJECTS</b>										
Low Lift Pump	\$ 100,000	\$ 80,000	\$ -	\$ 20,000	70%	\$ 14,085	30%	\$ 5,915		
Clearwell Storage	\$ 5,498,000	\$ 1,800,000	\$ -	\$ 3,698,000	70%	\$ 2,604,225	30%	\$ 1,093,775		
SW Reservoir	\$ 7,689,000	\$ 2,563,000	\$ -	\$ 5,126,000	70%	\$ 3,609,859	30%	\$ 1,516,141		
City-wide Pressure Zone 2 Costs	\$ 5,808,900	\$ -	\$ -	\$ 5,808,900	70%	\$ 4,090,775	30%	\$ 1,718,125		
<b>STUDIES</b>										
Development Charges Studies	\$ 100,000	\$ -	\$ -	\$ 100,000	70%	\$ 70,423	30%	\$ 29,577		
Capacity Study	\$ 175,000	\$ -	\$ -	\$ 175,000	70%	\$ 123,239	30%	\$ 51,761		
Master Servicing Study	\$ 175,000	\$ -	\$ -	\$ 175,000	70%	\$ 123,239	30%	\$ 51,761		
<b>RECOVERY OF NEGATIVE RESERVE FUND BALANCE</b>										
City-wide Balance	\$ -	\$ -	\$ 642,679	\$ 642,679	70%	\$ 452,591	30%	\$ 190,088		
<b>TOTAL COSTS</b>	\$ 19,545,900	\$ 4,443,000	\$ 642,679	\$ 15,745,579		\$ 11,088,436		\$ 4,657,143		
Unadjusted Development Charge Per Capita (\$)						\$ 239.50		\$ 5.99		
Unadjusted Development Charge Per Sq.M. (\$)								\$		

Water: Residential	Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Calculated Water Charge	\$ 239.50	\$ 695	\$ 599	\$ 407

<b>Water: Non-Residential</b>	
<b>Calculated Charge</b>	\$ 5.99
Per Square Metre of GFA	\$ 0.56
Per Square Foot of GFA	\$

**Notes:**  
1) Based on Persons Per Unit Of:

2.90	2.50	1.70
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The remaining \$15.75 million is growth-related and has been attributed: \$11.09 million to residential development and \$4.66 to non-residential development. The City-wide cost are then allocated 70% to residential, and 30% to non-residential, reflecting proportional shares in anticipation of future new water demands.

The residential development charge is calculated by taking the total cost of the residential share (\$11.09 million) and dividing that by the growth in population in the new units expected in the planning areas (46,298). This results in a charge per capita of \$239.50. This value is then multiplied by the persons per unit factor to each respective residential unit type. The resulting residential City-wide charges range from a high of \$695 for a single or semi-detached unit to a low of \$407 per apartment unit. The ranges in DC rate reflect the different occupancy patterns of each development type.

The non-residential development charge is calculated in a similar manner by taking the total non-residential share (\$4.66 million) and dividing it by the non-residential growth in square metres (778,000 sq.m.). The resulting non-residential charge is \$5.99 per square metre.

## **B. ALLOCATION OF WATER PRESSURE ZONE COSTS**

The next costs that are recovered are the PUC-designated water pressure zone costs. To calculate area-specific charges, the water pressure zone costs have been allocated to planning areas to be consistent with the recovery of other planning area-specific charges.

These costs are then allocated to the planning areas based upon their share of population growth in their respective water pressure zones (see Table 1). The allocation of these costs is shown in Table 4. For example the planning areas that lie within Water Pressure Zone 1 are Auburn North, Liftlock, Coldsprings, and Outside the Planning Area. The population in new dwellings is used to determine each of the planning area's share of the Water Pressure Zone 1 costs. As most of the development in Water Pressure Zone 1 is occurring in Coldsprings, more of the costs are allocated to this planning area.

TABLE 4  
 PETERBOROUGH UTILITIES COMMISSION  
 ALLOCATION OF PRESSURE ZONE COSTS TO PLANNING AREAS

	Allocation of Pressure Zone Costs to Planning Areas <sup>1</sup>												
	Pressure Zone 1				Pressure Zone 2			Pressure Zone 3N				Pressure Zone 3W	
	Auburn North	Liftlock	Coldsprings	Outside Planning Area	City-Wide	Carnegie East	Carnegie West	Chemong East	Chemong West	Jackson	Lily Lake		
Pressure Zone 1 Costs	\$ 5,790,500	\$ 898,878	\$ 2,874,236	\$ 1,581,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Zone 2 Costs	\$ 5,808,900	\$ -	\$ -	\$ -	\$ 5,808,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Zone 3N Costs	\$ 2,055,550	\$ -	\$ -	\$ -	\$ -	\$ 481,521	\$ 503,043	\$ 1,070,986	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Zone 3W Costs	\$ 10,738,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,627,361	\$ 7,111,189	\$ -	\$ -	\$ -
<b>TOTAL COSTS</b>	<b>\$ 24,393,500</b>	<b>\$ 898,878</b>	<b>\$ 2,874,236</b>	<b>\$ 1,581,119</b>	<b>\$ 5,808,900</b>	<b>\$ 481,521</b>	<b>\$ 503,043</b>	<b>\$ 1,070,986</b>	<b>\$ 3,627,361</b>	<b>\$ 7,111,189</b>			
	7.53%	15.52%	49.64%	27.31%		23.43%	24.47%	52.10%	33.78%	66.22%			

1) Based on Development Potential.

### C. CALCULATED DEVELOPMENT CHARGES FOR THE PLANNING AREAS

The PUC designated water pressure zone costs are then added to the planning area-specific costs to determine the development charge. The development charge is expressed in a per capita basis, and is then translated into a charge-by-unit-type basis. The residential unit types are singles/semi-detached, other multiples and apartments and they are based on a persons per unit of 2.9, 2.5 and 1.7, respectively. The calculated area-specific development charges can be found in Appendix A, Tables 2-11.

The City-wide combined with the planning area charges are summarized below in Table 5.

**Table 5**  
**Summary of City-Wide and Planning Area Charges**

Planning Area	Charge Per Capita		
	City-Wide Charge	Planning Area Charge	Total Charge Per Capita
1. Auburn North	\$ 239.50	\$ 710.57	\$ 950.07
2. Jackson	\$ 239.50	\$ 664.30	\$ 903.80
3. Carnegie West	\$ 239.50	\$ 416.13	\$ 655.63
4. Chemong West	\$ 239.50	\$ 327.32	\$ 566.82
5. Lily Lake	\$ 239.50	\$ 936.07	\$ 1,175.57
6. Liftlock	\$ 239.50	\$ 297.87	\$ 537.37
7. Coldsprings	\$ 239.50	\$ 433.60	\$ 673.10
8. Outside Planning Areas	\$ 239.50	\$ 233.75	\$ 473.25
9. Carnegie East	\$ 239.50	\$ -	\$ 239.50
10. Chemong East	\$ 239.50	\$ 346.31	\$ 585.81

The total development charge would be the addition of the city-wide and area-specific charges. The total development charges for residential and non-residential is shown in Table 6.

**Table 6**  
**Residential and Non-Residential Development Charges**

Planning Area	Total Charge Per Capita	Total Residential Development Charge Rates (1)			Non-Residential Charge (\$/square metre)
		Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments	
1. Auburn North	\$ 950.07	\$ 2,755	\$ 2,375	\$ 1,615	\$ 5.99
2. Jackson	\$ 903.80	\$ 2,621	\$ 2,260	\$ 1,536	\$ 5.99
3. Carnegie West	\$ 655.63	\$ 1,901	\$ 1,639	\$ 1,115	\$ 5.99
4. Chemong West	\$ 566.82	\$ 1,644	\$ 1,417	\$ 964	\$ 5.99
5. Lily Lake	\$ 1,175.57	\$ 3,409	\$ 2,939	\$ 1,998	\$ 5.99
6. Liftlock	\$ 537.37	\$ 1,558	\$ 1,343	\$ 914	\$ 5.99
7. Coldsprings	\$ 673.10	\$ 1,952	\$ 1,683	\$ 1,144	\$ 5.99
8. Outside Planning Areas	\$ 473.25	\$ 1,372	\$ 1,183	\$ 805	\$ 5.99
9. Carnegie East	\$ 239.50	\$ 695	\$ 599	\$ 407	\$ 5.99
10. Chemong East	\$ 585.81	\$ 1,699	\$ 1,465	\$ 996	\$ 5.99
(1) Based on Persons Per Unit of:		2.9	2.5	1.7	

## D. SUMMARY

The development charges brought forward are supportable and defensible under the *Development Charges Act*. The calculated development charges are deemed as the maximum permissible charges under the *Development Charges Act* and provides for full growth-related cost recovery.

Summaries for the calculated development charges rates are shown below. This side-by-side comparison displays the variances between the proposed and current development charge. Many of the calculated charges are experiencing decreases from the rate that is currently being levied. This is due to higher development forecasts than in the last Study and the utilization of existing DC reserves to offset the cost of new capital projects. The exception to this is the Lily Lake planning area where a sharp increase is shown. Lily Lake lies in Water Pressure Zone 3W which has a significant amount of capital to recover. It is also one of the hardest areas in the City to service as lies at a very high elevation and is located a far distance from the water treatment plant which requires more pumping facilities and dependence on lower pressure zone feeds. Further, growth in the Lily Lake planning area is in its early stages and as such, has not built up any reserves to help offset the capital costs.

**Table 7**  
**Development Charge Rate Comparison**  
**For Single and Semi-detached Units**

Development Charges by Planning Area	Charge Per Single & Semi-Detached Unit - Residential A			
	Proposed Charge	Existing Charge	% Difference	
			\$	%
1. Auburn North	\$ 2,755	\$ 3,039	\$ (284)	-9%
2. Jackson	\$ 2,621	\$ 2,706	\$ (85)	-3%
3. Carnegie West	\$ 1,901	\$ 2,095	\$ (194)	-9%
4. Chemong West	\$ 1,644	\$ 2,093	\$ (449)	-21%
5. Lily Lake	\$ 3,409	\$ 1,868	\$ 1,541	82%
6. Liftlock	\$ 1,558	\$ 1,754	\$ (196)	-11%
7. Coldsprings	\$ 1,952	\$ 1,644	\$ 308	19%
8. Outside Planning Areas	\$ 1,372	\$ 1,609	\$ (237)	-15%
9. Carnegie East	\$ 695	\$ 1,366	\$ (671)	-49%
10. Chemong East	\$ 1,699	\$ 2,093	\$ (394)	-19%



**Table 8**  
**Development Charge Rate Comparison**  
**Non-Residential Charge**

Development Charges by Planning Area	Non-Residential (\$/square metre)				
	Proposed Charge	Existing Charge	% Difference		
			\$	%	
1. Auburn North	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
2. Jackson	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
3. Carnegie West	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
4. Chemong West	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
5. Lily Lake	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
6. Liftlock	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
7. Coldsprings	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
8. Outside Planning Areas	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
9. Chemong East	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	
10. Chemong East	\$ 5.99	\$ 12.53	\$ (6.54)	-52%	

As with the residential City-wide charge, the non-residential rate is also experiencing a decrease from the existing to proposed charge. The non-residential charge only recovers for City-wide costs (see Table 3). The reason for the decrease in the rate is that this Study is now recovering for fewer City-wide related costs, over a larger employment forecast.

## **VI DEVELOPMENT CHARGES ADMINISTRATION AND LOCAL SERVICE DEFINITIONS**

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### **A. DEVELOPMENT CHARGES BY-LAW ADMINISTRATION**

As the City currently has a development by-law in force on behalf of the PUC and the proposed by-law is identical with respect to policies, practices and exemptions, no changes to the existing by-law administration are required.

### **B. LOCAL SERVICE DEFINITIONS**

The following provides the definition of “local service”, under the *Development Charges Act (DCA)*, for a number of services provided by the PUC. The purpose in establishing these definitions is to determine the eligible capital costs for inclusion in the development charges calculation for the provision of water services in the City of Peterborough. The functions or services deemed to be local in nature are not to be included in the determination of the development charges rates. The provision of local services is considered to be a direct developer responsibility under s.59 of the *DCA* and will (or may) be recovered under other agreement(s) with the landowner or developer. The issue of “local services” is being specifically considered for water services since it is the only service relevant to this background study.

1. All water supply, storage and treatment facilities as well as booster pumping stations are to be included in the development charges calculation.
2. Watermains within the development that are larger than 300 mm are to be included in the development charges calculation. The amount of cost contribution for watermains within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 300 mm pipe diameter.
3. Watermains 300 mm and under are deemed to be a local service and are a direct funding responsibility of the developer.
4. Connections to trunk mains and pumping stations to service specific areas are to be a direct developer responsibility.

5. Trunk watermains, generally outside the development area, identified by a Class Environmental Assessment, Servicing Study or by City staff will be included in the development charges calculation.

**APPENDIX A**

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***CALCULATED DEVELOPMENT CHARGES***

APPENDIX A  
TABLE 1

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
CITY-WIDE DEVELOPMENT CHARGES CAPITAL FORECAST

<b>Development Potential:</b>	
Growth in Population in New Units	46,298
Growth in Number of New Units	17,527
Growth in Square Metres	778,000

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share	
	Total Gross Costs	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs	%	\$	%	\$	%	\$
<b>PROJECTS</b>										
Low Lift Pump	\$ 100,000	80,000	\$ -	\$ 20,000	70%	\$ 14,085	30%	\$ 5,915		
Clearwell Storage	\$ 5,498,000	1,800,000	\$ -	\$ 3,698,000	70%	\$ 2,604,225	30%	\$ 1,093,775		
SW Reservoir	\$ 7,689,000	2,563,000	\$ -	\$ 5,126,000	70%	\$ 3,609,859	30%	\$ 1,516,141		
City-wide Water Pressure Zone 2 Costs	\$ 5,808,900	-	\$ -	\$ 5,808,900	70%	\$ 4,090,775	30%	\$ 1,718,125		
<b>STUDIES</b>										
Development Charges Studies	\$ 100,000	-	\$ -	\$ 100,000	70%	\$ 70,423	30%	\$ 29,577		
Capacity Study	\$ 175,000	-	\$ -	\$ 175,000	70%	\$ 123,239	30%	\$ 51,761		
Master Servicing Study	\$ 175,000	-	\$ -	\$ 175,000	70%	\$ 123,239	30%	\$ 51,761		
<b>RECOVERY OF NEGATIVE RESERVE FUND BALANCE</b>										
City-wide Balance	\$ -	-	\$ -	\$ 642,679	70%	\$ 452,591	30%	\$ 190,088		
<b>TOTAL COSTS</b>	<b>\$ 19,545,900</b>	<b>\$ 4,443,000</b>	<b>\$ 642,679</b>	<b>\$ 15,745,579</b>		<b>\$ 11,088,436</b>		<b>\$ 4,657,143</b>		
Unadjusted Development Charge Per Capita (\$)						<b>\$ 239.50</b>		<b>\$ 5.99</b>		
Unadjusted Development Charge Per Sq.M. (\$)										

Water: Residential	Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Calculated Water Charge	\$ 239.50	695	599	407

<b>Water: Non-Residential</b>	
Calculated Charge Per Square Metre of GFA	\$ 5.99
Per Square Foot of GFA	\$ 0.56

Notes:  
1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70



APPENDIX A  
TABLE 2

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
AUBURN NORTH PLANNING AREA

Total Approved & Potential Units	696
Population Growth in New Units	1,866

	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
<b>AUBURN NORTH PLANNING AREA</b>				
<b>Projects</b>				
1 250m Trunk Watermain	\$ 400,000	\$ -	\$ -	\$ 400,000
2 100m Trunk Watermain (River Crossing)	\$ 750,000	\$ 375,000	\$ -	\$ 375,000
3 1,000m Oversizing Main	\$ 90,000	\$ -	\$ -	\$ 90,000
<b>Allocation of Water Pressure Zone 1 Costs</b>	\$ 436,267	\$ -	\$ -	\$ 436,267
<b>Recovery of Negative Reserve Fund Balance</b>	\$ 24,934	\$ -	\$ -	\$ 24,934
<b>TOTAL AUBURN NORTH PLANNING AREA</b>	<b>\$ 1,701,202</b>	<b>\$ 375,000</b>	<b>\$ -</b>	<b>\$ 1,326,202</b>
Development Charge Per Capita				\$ 710.57

	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
<b>AUBURN NORTH PLANNING AREA</b>				
	\$ 710.57	\$ 2,061	\$ 1,776	\$ 1,208
<b>AUBURN NORTH PLANNING AREA</b>				

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

APPENDIX A  
TABLE 3

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
CARNEGIE WEST PLANNING AREA

Total Approved & Potential Units	652
Population Growth in New Units	1,723

CARNEGIE WEST PLANNING AREA	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
<b>Projects</b>				
1 1,930m Oversizing Main	\$ 104,400	- \$	- \$	104,400
Allocation of Water Pressure Zone 3N Costs	\$ 481,521	- \$	- \$	481,521
Recovery of Negative Reserve Fund Balance	\$ 130,990	- \$	- \$	130,990
<b>TOTAL CARNEGIE WEST PLANNING AREA</b>	<b>\$ 716,911</b>	<b>- \$</b>	<b>- \$</b>	<b>716,911</b>
Development Charge Per Capita				\$ 416.13

CARNEGIE WEST PLANNING AREA	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
CARNEGIE WEST PLANNING AREA	\$ 416.13	\$ 1,207	\$ 1,040	\$ 707

(1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70

APPENDIX A  
TABLE 4

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
CHEMONG WEST PLANNING AREA

Total Approved & Potential Units	1,450
Population Growth in New Units	3,832

CHEMONG WEST PLANNING AREA	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
<b>Projects</b>				
1 1,930m Oversizing Main	\$ 173,700	- \$	- \$	173,700
Allocation of Water Pressure Zone 3N Costs	\$ 1,070,986	- \$	- \$	1,070,986
Recovery of Negative Reserve Fund Balance	\$ 9,549	- \$	- \$	9,549
<b>TOTAL CHEMONG WEST PLANNING AREA</b>	<b>\$ 1,254,234</b>	<b>- \$</b>	<b>- \$</b>	<b>1,254,234</b>
Development Charge Per Capita			\$	327.32

CHEMONG WEST PLANNING AREA	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
CHEMONG WEST PLANNING AREA	\$ 327.32	\$ 949	\$ 818	\$ 556

(1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70



APPENDIX A  
TABLE 5

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
CARNEGIE EAST PLANNING AREA

Total Approved & Potential Units	874
Population Growth in New Units	2,321

	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
<b>CARNEGIE EAST PLANNING AREA</b>				
<b>Projects</b>				
1 215m Oversizing Main	\$ 19,350	\$ -	\$ -	\$ 19,350
Allocation of Water Pressure Zone 3N Costs	\$ -	\$ -	\$ -	\$ -
Allocation of Available Reserve Fund Balance	\$ (19,350)	\$ -	\$ -	\$ (19,350)
<b>TOTAL CARNEGIE EAST PLANNING AREA</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Development Charge Per Capita				\$ -

	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
<b>CARNEGIE EAST PLANNING AREA</b>				
CARNEGIE EAST PLANNING AREA	\$ -	\$ -	\$ -	\$ -

(1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70

APPENDIX A  
TABLE 6

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
CHEMONG EAST PLANNING AREA

Total Approved & Potential Units	694
Population Growth in New Units	1,800

CHEMONG EAST PLANNING AREA	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
<b>Projects</b>				
1 1,230m Oversizing Main	\$ 110,700	- \$	- \$	110,700
Allocation of Water Pressure Zone 3N Costs	\$ 503,043	- \$	- \$	503,043
Recovery of Negative Reserve Fund Balance	\$ 9,549	- \$	- \$	9,549
<b>TOTAL CHEMONG EAST PLANNING AREA</b>	<b>\$ 623,292</b>	<b>- \$</b>	<b>- \$</b>	<b>623,292</b>
Development Charge Per Capita				\$ 346.31

CHEMONG EAST PLANNING AREA	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
CHEMONG EAST PLANNING AREA	\$ 346.31	\$ 1,004	\$ 866	\$ 589

(1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70

APPENDIX A  
TABLE 7

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
COLDSPRINGS PLANNING AREA

Total Approved & Potential Units	4,623
Population Growth in New Units	12,296

COLDSPRINGS PLANNING AREA	Growth-Related Capital Forecast				Total DC Eligible Costs
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total	
<b>Projects</b>					
1 800m Trunk Watermain	\$ 1,727,000	\$ -	\$ -	\$ -	1,727,000
2 75m Trunk Watermain (River Crossing)	\$ 562,500	\$ -	\$ -	\$ -	562,500
3 1,400m Oversizing Main	\$ 126,000	\$ -	\$ -	\$ -	126,000
<b>Allocation of Water Pressure Zone 1 Costs</b>	\$ 2,874,236	\$ -	\$ -	\$ -	2,874,236
<b>Recovery of Negative Reserve Fund Balance</b>	\$ 41,990	\$ -	\$ -	\$ -	41,990
<b>TOTAL COLDSPRINGS PLANNING AREA</b>	<b>\$ 5,331,726</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>5,331,726</b>
Development Charge Per Capita				\$	433.60

COLDSPRINGS PLANNING AREA	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
COLDSPRINGS PLANNING AREA	\$ 433.60	\$ 1,257	\$ 1,084	\$ 737

(1) Based on Persons Per Unit Of:

2.90

2.50

1.70

APPENDIX A  
TABLE 8

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
JACKSON PLANNING AREA

Total Approved & Potential Units	1,447
Population Growth in New Units	4,003

JACKSON PLANNING AREA	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
<b>Projects</b>				
1 2,725m Oversizing Main	\$ 245,250	- \$	- \$	245,250
Allocation of Water Pressure Zone 3W Costs	\$ 3,627,361	- \$	- \$	3,627,361
Allocation of Available Reserve Fund Balance	\$ (1,213,347)	- \$	- \$	(1,213,347)
<b>TOTAL JACKSON PLANNING AREA</b>	<b>\$ 2,659,264</b>	<b>- \$</b>	<b>- \$</b>	<b>2,659,264</b>
Development Charge Per Capita				\$ 664.30

JACKSON PLANNING AREA	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
JACKSON PLANNING AREA	\$ 664.30	\$ 1,926	\$ 1,661	\$ 1,129

(1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70

APPENDIX A  
TABLE 9

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
LIFTLOCK PLANNING AREA

Total Approved & Potential Units	1,455
Population Growth in New Units	3,846

LIFTLOCK PLANNING AREA	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
<b>Projects</b>				
1 2,400m Oversizing Main	\$ 216,000	- \$	- \$	216,000
<b>Allocation of Water Pressure Zone 1 Costs</b>	\$ 898,878	- \$	- \$	898,878
<b>Recovery of Negative Reserve Fund Balance</b>	\$ 30,569	- \$	- \$	30,569
<b>TOTAL LIFTLOCK PLANNING AREA</b>	<b>\$ 1,145,447</b>	<b>- \$</b>	<b>- \$</b>	<b>1,145,447</b>
Development Charge Per Capita			\$	297.87

LIFTLOCK PLANNING AREA	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
LIFTLOCK PLANNING AREA	\$ 297.87	864 \$	745 \$	506

(1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70

APPENDIX A  
TABLE 10

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
LILY LAKE PLANNING AREA

Total Approved & Potential Units	2,946
Population Growth in New Units	7,848

LILY LAKE PLANNING AREA	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
<b>Projects</b>				
1 2,610m Oversizing Main	\$ 234,900	\$ -	\$ -	\$ 234,900
<b>Allocation of Water Pressure Zone 3W Costs</b>				
	\$ 7,111,189	\$ -	\$ -	\$ 7,111,189
<b>TOTAL LILY LAKE PLANNING AREA</b>	<b>\$ 7,346,089</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,346,089</b>
Development Charge Per Capita			\$	936.07

LILY LAKE PLANNING AREA	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
LILY LAKE PLANNING AREA	\$ 936.07	\$ 2,715	\$ 2,340	\$ 1,591

(1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70

APPENDIX A  
TABLE 11

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF PLANNING AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES  
OUTSIDE THE PLANNING AREAS

Total Approved & Potential Units	2,690
Population Growth in New Units	6,764

	Growth-Related Capital Forecast			
	Total Gross Cost	Non-Growth Share	Available DC Reserves	Total DC Eligible Costs
OUTSIDE THE PLANNING AREAS				
Allocation of Water Pressure Zone 1 Costs	\$ 1,581,119	\$ -	\$ -	\$ 1,581,119
<b>TOTAL OUTSIDE THE PLANNING AREAS</b>	<b>\$ 1,581,119</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,581,119</b>
Development Charge Per Capita				\$ 233.75

	Development Charge Per Capita	Charge By Unit Type (1)		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
OUTSIDE THE PLANNING AREAS				
OUTSIDE THE PLANNING AREAS	\$ 233.75	\$ 678	\$ 584	\$ 397

(1) Based on Persons Per Unit Of:

2.90                      2.50                      1.70

APPENDIX A  
TABLE 12

PETERBOROUGH UTILITIES COMMISSION  
SUMMARY OF RESIDENTIAL DEVELOPMENT CHARGES

Planning Area	Charge Per Capita		
	City-Wide Charge	Planning Area Charge	Total Charge Per Capita
1. Auburn North	\$ 239.50	\$ 710.57	\$ 950.07
2. Jackson	\$ 239.50	\$ 664.30	\$ 903.80
3. Carnegie West	\$ 239.50	\$ 416.13	\$ 655.63
4. Chemong West	\$ 239.50	\$ 327.32	\$ 566.82
5. Lily Lake	\$ 239.50	\$ 936.07	\$ 1,175.57
6. Liftlock	\$ 239.50	\$ 297.87	\$ 537.37
7. Coldsprings	\$ 239.50	\$ 433.60	\$ 673.10
8. Outside Planning Areas	\$ 239.50	\$ 233.75	\$ 473.25
9. Carnegie East	\$ 239.50	-	\$ 239.50
10. Chemong East	\$ 239.50	\$ 346.31	\$ 585.81

Planning Area	Total Charge Per Capita	Total Residential Development Charge Rates (1)			Non-Residential Charge (\$/square metre)
		Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments	
1. Auburn North	\$ 950.07	\$ 2,755	\$ 2,375	\$ 1,615	\$ 5.99
2. Jackson	\$ 903.80	\$ 2,621	\$ 2,260	\$ 1,536	\$ 5.99
3. Carnegie West	\$ 655.63	\$ 1,901	\$ 1,639	\$ 1,115	\$ 5.99
4. Chemong West	\$ 566.82	\$ 1,644	\$ 1,417	\$ 964	\$ 5.99
5. Lily Lake	\$ 1,175.57	\$ 3,409	\$ 2,939	\$ 1,998	\$ 5.99
6. Liftlock	\$ 537.37	\$ 1,558	\$ 1,343	\$ 914	\$ 5.99
7. Coldsprings	\$ 673.10	\$ 1,952	\$ 1,683	\$ 1,144	\$ 5.99
8. Outside Planning Areas	\$ 473.25	\$ 1,372	\$ 1,183	\$ 805	\$ 5.99
9. Carnegie East	\$ 239.50	\$ 695	\$ 599	\$ 407	\$ 5.99
10. Chemong East	\$ 585.81	\$ 1,699	\$ 1,465	\$ 996	\$ 5.99
(1) Based on Persons Per Unit of:		2.9	2.5	1.7	