

## Report

Prepared by Hemson for the City of Peterborough

# Planning Area-Specific Development Charges Background Study

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# Executive Summary

The following summarizes the findings of the City of Peterborough's 2022 Planning Area-Specific Development Charges (ASDC) Background Study.

## A. Study Consistent With Development Charges Legislation

- This ASDC Background Study calculates development charges for the City of Peterborough in compliance with the provisions of the *Development Charges Act, 1997* (DCA) and its associated regulation *Ontario Regulation 82/98* (O. Reg. 82/98).
- In 2017, the Council of the City of Peterborough passed ASDC By-laws 17-072 to 17-079 to impose planning area-specific development charges. The by-laws will expire on August 1, 2022.
- The City needs to continue implementing development charges to help fund capital projects related to development in specific growth areas of Peterborough so that development continues to be serviced in a fiscally responsible manner. Adjustments to the development charge rates are required in order to reflect the revised costs associated with the infrastructure requirements.
- This study identifies the development-related capital costs that are attributable to the development that is forecast to occur in the City to build-out of eight planning areas. The costs are apportioned to types of residential development (single-detached, semi-detached, rows, apartments) and non-residential development in a manner that reflects the increase in the need for each service attributable to each type of development.
- The calculated charges are the maximum charges the City could adopt for each planning area. Lower charges can be implemented.

However, without change to the capital program, lower charges will need to be funded from non-development charge sources, likely property taxes.

## **B. Development Forecast**

City planning staff have revised the planning area development forecasts to reflect recent development activity and updated development plans. The planning areas examined in this study are:

- Jackson;
  - Carnegie East;
  - Carnegie West;
  - Chemong East;
  - Chemong West;
  - Lily Lake;
  - Liftlock; and
  - Coldsprings.
- 
- The residential development forecast for the planning areas consists of high, medium and low density housing units. Altogether there is capacity for an additional 10,620 units to be constructed to build-out of the areas. This translates into a population in the new units of approximately 26,200.
  - The non-residential development forecast for two planning areas (Chemong West and Coldsprings) is for employment growth of 1,760 and associated new building floorspace of 158,400 square metres.

## **C. Development-Related Capital Program**

- City engineering and planning staff, in collaboration with the consulting team, have prepared a development-related capital

program setting out projects that are required to service the anticipated development in each planning area.

- The development-related capital programs are based on a build-out planning horizon for each of the planning areas.
- The ASDCs are calculated for the provision of sanitary trunk sewers, sewage pumping stations, planning and servicing studies, stormwater management facilities, oversizing costs, recovery of negative reserve fund balances, and associated financing costs.
- The total cost associated with all of the planning area-specific development-related works amounts to \$81.6 million.
- The position of the ASDC reserve funds varies by planning area. Overall, there is a \$5.2 million deficit, which is eligible for recovery and has been included in the ASDC calculation.

## **D. Calculated Development Charges**

- The calculated residential development charges are recommended to vary by unit type, reflecting the occupancy patterns expected in different built forms and the associated demand placed on municipal services.
- The calculated non-residential development charges are recommended to be imposed as a charge per square metre of gross floor area of new building space.
- The following summarizes the calculated development charges:

### Calculated Residential Development Charge by Unit Type

Planning Area	Residential A Singles & Semis	Residential B Other Multiples	Residential C Apartments
Jackson	\$4,023	\$3,409	\$2,318
Carnegie East	\$11,257	\$9,540	\$6,487
Carnegie West	\$7,906	\$6,700	\$4,556
Chemong East	\$10,091	\$8,551	\$5,815
Chemong West	\$12,166	\$10,310	\$7,011
Liftlock	\$10,965	\$9,293	\$6,319
Coldsprings	\$9,393	\$7,960	\$5,413
Lily Lake	\$6,386	5,412	\$3,680

### Calculated Non-Residential Development Charge per Square Meter

Planning Area	Non-Residential Development Charge per Sq. M.
Chemong West	\$45.82
Coldsprings	\$35.38

# 1. Introduction and Background

This City of Peterborough Area-Specific Development Charges (ASDC) Background Study is presented as part of a process to approve a new development charge by-law in compliance with the *Development Charges Act, 1997* (DCA) and *Ontario Regulation 82/98* (O.Reg. 82/98).

The DCA and O. Reg. 82/98 require that a development charges background study be prepared in which development charges are determined with reference to:

- a forecast of the amount, type and location of development anticipated in the municipality;
- a review of future capital projects, including an analysis of gross expenditures, funding sources and net expenditures incurred or to be incurred by the municipality to provide for the expected development. This includes the determination of the development and non-development-related components of the capital projects;
- an examination of the long-term capital and operating costs for the infrastructure required for each service to which the development charge by-laws relate; and
- an asset management plan to deal with all assets whose capital costs are proposed to be funded under the DC by-law, demonstrating that all assets included in the capital program are financially sustainable over their full life cycle.

This study presents the results of the review, which determines the development-related net capital costs attributable to development that is forecast to occur in eight planning areas of the City. These development-related net capital costs are then apportioned among various types of

residential and non-residential development in a manner that reflects the increase in the need for each service.

The City currently imposes two types of development charges for the recovery of development-related capital costs:

1. City-wide uniform development charges – for the recovery of development-related costs for the provision of General Government, Library Services, Fire Services, Police Services, Recreation, Parks, Affordable Housing, Waste Management, Public Works, and Transit Services. The City-wide charges also recover development-related costs for Sewage Treatment and Roads and Other City-Wide Engineering works, which include the provision of wastewater treatment and major sewage collection, major roads and roadway structures such as sidewalks, streetlights, and special traffic management and design features, as well as stormwater management projects and related studies.
2. Planning Area-Specific Development Charges (ASDCs) – for the recovery of development-related costs of sanitary trunk sewers, stormwater facilities, and servicing and planning studies with localized benefits that accrue to specific planning areas of the City.

The City-wide development charges are imposed uniformly on all development in the City regardless of its location. The ASDCs are levied on a planning area-specific basis over and above the City-wide charges. This study addresses only the ASDCs.

The DCA provides for a period of public review and comment regarding the proposed ASDCs. The process includes considering and responding to comments received by stakeholders and members of the public about the calculated charges and methodology used at a formal public meeting of Council.

As well as the public meeting, the ASDC process has been undertaken in consultation with a Development Charges Steering Committee comprising senior City staff, representatives of the Peterborough & The Kawartha Home Builders Association, and citizen representatives. The Steering Committee has been presented with background data and details on key inputs and assumptions throughout the study process.

In accordance with the DCA, and following Council's review of the ASDC Background Study, it is intended that Council will pass new area-specific development charges for the City's eight planning areas.

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

Section II sets out the planning areas of the City to which the ASDCs would apply. It also reviews the methodology that has been used to calculate the charges.

Section III outlines the residential and non-residential development forecasts for each planning area over planning period to build out.

Section IV summarizes the future development-related capital costs required to meet the increased need for area-specific services in each planning area.

Section V sets out the proposed new ASDC rates for the planning areas and compares the new rates to those with currently in force.

Section VI examines the long-term capital and operating cost impacts for the infrastructure included in the Background Study. It also addresses the asset management provisions required to maintain the development-related components of the capital projects included in the analysis.

Finally, Section VII provides a discussion of other issues and considerations including by-law administration and local service policies.

## 2. Area-Specific Approach Used to Align Development-Related Costs and Benefits

Several key steps are required when calculating a development charge. However, specific circumstances arise in each municipality that must be reflected in the calculation. In this study, we have tailored our approach to the City of Peterborough’s unique circumstances, particularly with respect to each individual planning area. The planning areas examined are:

- Jackson;
- Carnegie East;
- Carnegie West;
- Chemong East;
- Chemong West;
- Lily Lake;
- Liftlock; and
- Coldsprings.

The planning areas (or “growth areas”) are shown in Map 1.

The approach to the proposed development charges focusses on providing a reasonable alignment of development-related costs with the development that necessitates them. This background study focusses only on the City’s planning areas, which is consistent with past practice and is deemed the best way to align development-related costs and benefits in the newly developing areas of the City.

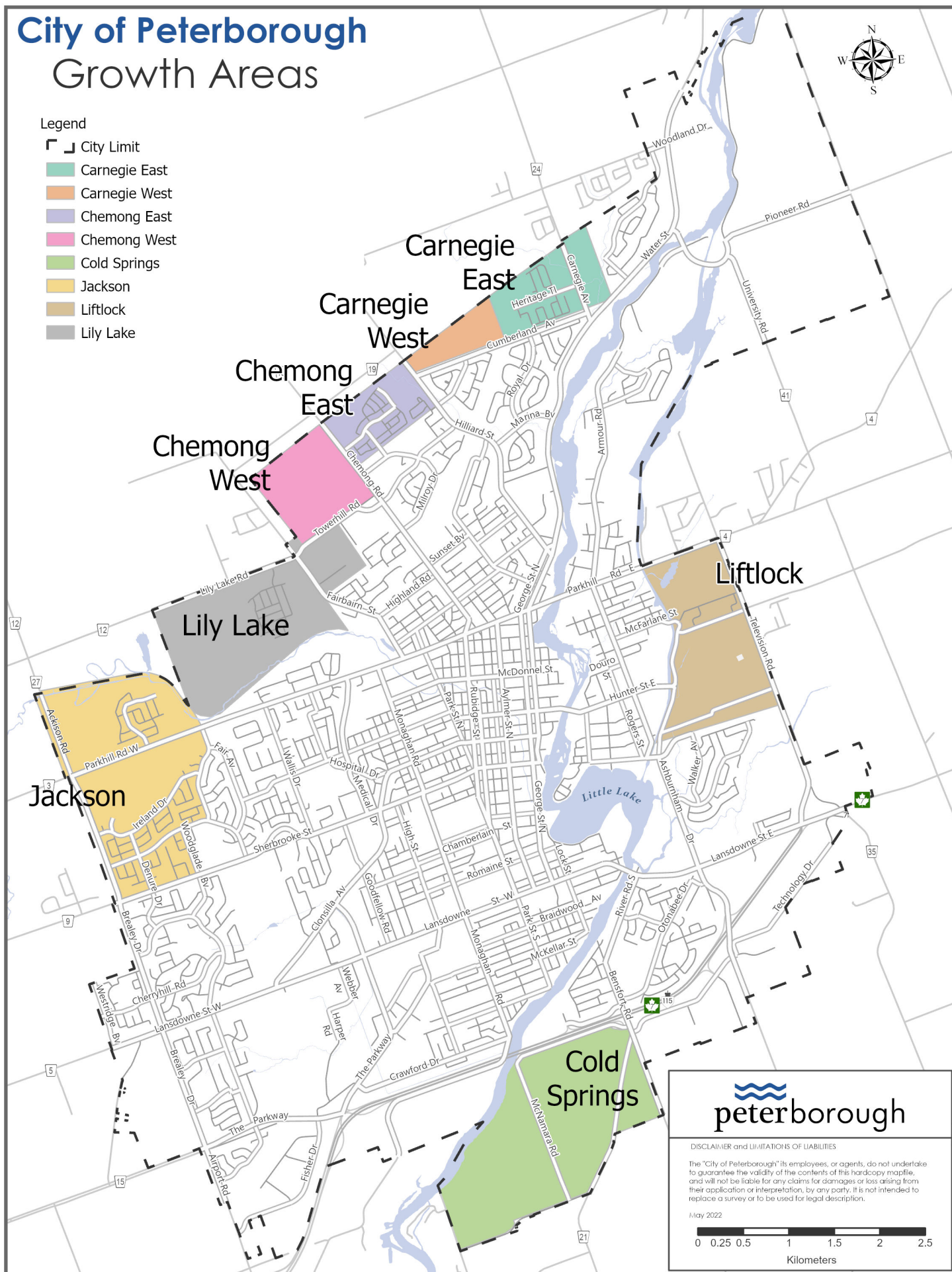
# City of Peterborough

## Growth Areas



### Legend

- City Limit
- Carnegie East
- Carnegie West
- Chemong East
- Chemong West
- Cold Springs
- Jackson
- Liftlock
- Lily Lake



## **A. Area-Specific Approach is Appropriate in Peterborough**

The DCA provides municipalities with flexibility to define services that will be included in the development charges by-laws, provided that other provisions of the Act and Regulation are met. The DCA also requires that the by-laws designate the areas within which they shall be imposed. Development charges may apply to all lands in the City or to specifically designated development areas as specified in the by-laws. The City currently imposes development charges on both a City-wide and area-specific basis.

The City-wide development charges recover costs related General Government (i.e. studies), Library Services, Fire Services, Police Services, Recreation, Parks, Affordable Housing, Waste Management, Public Works, and Transit Services. The City-wide charges also recover development-related costs for Sewage Treatment and Roads and Other City-Wide Engineering works, which include the provision of wastewater treatment and major sewage collection, major roads and roadway structures such as sidewalks, streetlights, and special traffic management and design features, as well as stormwater management projects and related studies.

The City's current ASDCs recover development-related costs for the provision of some sanitary trunk sewers, pumping stations, stormwater facilities, and servicing and planning studies to service future growth areas in the City with unique infrastructure and servicing needs. The area-specific approach is applied to these services to more closely align the capital costs for these services with the development in the planning areas that will directly benefit from the required infrastructure.

The area-specific approach can facilitate front-end financing arrangements for the designated services should the City choose to use the front-ending provisions of the DCA. As an alternative, area-specific charges can also facilitate the use of developer group cost-sharing agreements and similar agreements.

## **B. Key Steps in Determining Development Charges for Future Development-Related Projects**

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

### **i. Development Forecast**

The first step in the methodology requires a development forecast to be prepared over a planning period for each planning area, in this case from 2022 to build-out. The development forecast is based on information on previously constructed, approved, and future development by type provided by City staff with reference to existing development plans and master servicing studies.

For each planning area, future housing units are forecasted based on built form (low, medium and high density) to build-out of the area. When calculating the residential development charges, the development-related net capital costs are divided by the additional population that will occupy the new housing units. As such, the population in each type of dwelling unit in each planning area is forecasted using occupancy factors based on Census data.

For two planning areas—Chemong West and Coldsprings—a non-residential forecast estimates the amount of building space to be developed over the planning period build out. The forecast is based on the projected increase in employment in each area and the anticipated amount of new building space required to accommodate it.

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

The DCA stipulates that development charges cannot be used to increase the average level of service in the City beyond what has been provided over the previous ten years on a service-by-service basis. However, if the average level of service determined is lower than the standard level of service required under another Act, the standard level of service required under the other Act may be deemed to be the average level of service. For the services considered under this study, the level of service is established through engineering standards, Provincial health regulations, and environmental legislation.

## **iii. Development-Related Capital Program and Analysis of Costs to be Recovered Through Development Charges**

A development-related capital program has been prepared by City engineering and planning staff in consultation with the consulting team. The program identifies development-related projects and gross and net costs, allowing for capital grants, subsidies or other recoveries as required by the 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.)

The development-related capital programs prepared for this study ensure that DCs 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 in each planning area. 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, O. Reg. 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.

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

The next stop in the determination of development charges is the allocation of the development-related net capital costs between the benefitting sectors. This is typically based on apportionments for different services in accordance with the demands placed and the benefits derived by the residential and non-residential sectors. In six of the planning areas all future development will be residential in nature; as such, all costs are allocated to the population growth in new units, which yields a development charge per capita. The per capita charge is applied to different housing types on the basis of average occupancy, informed by the City of Peterborough Census data.

Services in the Chemong West and Coldsprings planning areas are deemed to benefit both the residential and non-residential sectors. The apportionment of costs for in these areas is based on the expected demand for, and use of, the service by each sector reflected in shares of population and employment growth. The non-residential development charges are calculated based on the growth that is forecast in non-residential building space in square metres.

## **v. Final Adjustments**

The final determination of the development charges results from adjustments made to development-related net capital costs to account for existing ASDC reserve fund balances (negative or positive) and other outstanding funding needs.

### 3. Development Forecast

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

This section provides the basis for the development forecast used to calculate the development charges for each planning area and summarizes the forecast results. The area of each planning area remains the same as it was under the 2012 and 2017 ASDC Background Studies. However, the development forecasts for each area have been updated based on recent construction activity, updated development plans, and City Official Plan and secondary plan updates that have taken place in recent years.

#### A. Residential Development Forecast By Planning Area

Development charges are levied on residential development as a charge per new unit. Therefore, a projection of both the dwelling units and population in new units is required. Table 1 summarizes the residential forecast for all eight planning areas in the City. The planning period for the forecast and throughout this ASDC study is from 2022 to build-out.

Table 1 shows the total number of previously approved units, which refer to units that have been built, are currently under construction, or those units that have been approved and have paid ASDCs. Also shown is the future residential units by planning area that can be accommodated to build-out of each area. Over the planning period from 2022 to build-out, the total number of new residential units in the planning areas is forecast to increase by

TABLE 1

CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
PLANNING AREA-SPECIFIC RESIDENTIAL DEVELOPMENT FORECAST

	Previously Approved			Previously Approved Total	Future Residential Units		Future Residential Unit Total	Population in New Units	
	Built or Under Construction, ASDC Paid	Built Prior to ASDC (pre- 2005)	Approved ASDCs Paid		Approved ASDCs Not Yet Paid	Potential		PPU	Population
<b>Carnegie East Planning Area</b>									
Low Density	353	36	-	389	-	172	172	2.95	507
Medium Density	181	-	-	181	-	194	194	2.50	485
High Density	-	-	-	-	96	147	243	1.70	413
<b>Total</b>	<b>534</b>	<b>36</b>	<b>-</b>	<b>570</b>	<b>-</b>	<b>513</b>	<b>609</b>		<b>1,406</b>
<b>Carnegie West Planning Area</b>									
Low Density	-	-	-	-	-	201	201	2.95	593
Medium Density	-	4	-	4	-	290	290	2.50	725
High Density	-	-	-	-	-	140	140	1.70	238
<b>Total</b>	<b>-</b>	<b>4</b>	<b>-</b>	<b>4</b>	<b>-</b>	<b>631</b>	<b>631</b>		<b>1,556</b>
<b>Chemong East Planning Area</b>									
Low Density	460	25	98	583	-	-	-	2.95	-
Medium Density	143	-	-	143	-	-	-	2.50	-
High Density	-	-	-	-	91	-	91	1.70	155
<b>Total</b>	<b>603</b>	<b>25</b>	<b>98</b>	<b>726</b>	<b>91</b>	<b>-</b>	<b>91</b>		<b>155</b>
<b>Chemong West Planning Area</b>									
Low Density	-	21	-	21	-	284	284	2.95	838
Medium Density	-	-	-	-	-	459	459	2.50	1,148
High Density	-	-	-	-	-	451	451	1.70	767
<b>Total</b>	<b>-</b>	<b>21</b>	<b>-</b>	<b>21</b>	<b>-</b>	<b>1,194</b>	<b>1,194</b>		<b>2,752</b>
<b>Coldsprings Planning Area</b>									
Low Density	-	29	-	29	-	1,089	1,089	2.95	3,213
Medium Density	-	-	-	-	-	1,225	1,225	2.50	3,063
High Density	-	-	-	-	-	594	594	1.70	1,010
<b>Total</b>	<b>-</b>	<b>29</b>	<b>0</b>	<b>29</b>	<b>-</b>	<b>2,908</b>	<b>2,908</b>		<b>7,285</b>
<b>Jackson Planning Area</b>									
Low Density	804	483	2	1,289	163	435	598	2.95	1,764
Medium Density	303	-	39	342	40	424	464	2.50	1,160
High Density	-	-	-	-	-	328	328	1.70	558
<b>Total</b>	<b>1,107</b>	<b>483</b>	<b>41</b>	<b>1,631</b>	<b>203</b>	<b>1,187</b>	<b>1,390</b>		<b>3,482</b>
<b>Liftlock Planning Area</b>									
Low Density	4	90	-	94	501	232	733	2.95	2,162
Medium Density	-	-	-	-	56	271	327	2.50	818
High Density	-	-	-	-	150	174	324	1.70	551
<b>Total</b>	<b>4</b>	<b>90</b>	<b>-</b>	<b>94</b>	<b>707</b>	<b>677</b>	<b>1,384</b>		<b>3,531</b>
<b>Lily Lake Planning Area</b>									
Low Density	154	52	208	414	1,034	45	1,079	2.95	3,183
Medium Density	-	-	19	19	592	160	752	2.50	1,880
High Density	-	-	172	172	442	140	582	1.70	989
<b>Total</b>	<b>154</b>	<b>52</b>	<b>399</b>	<b>605</b>	<b>2,068</b>	<b>345</b>	<b>2,413</b>		<b>6,052</b>
<b>ALL GROWTH AREAS</b>									
Low Density	1,775	736	308	2,819	1,698	2,458	4,156	2.95	12,260
Medium Density	627	4	58	689	688	3,023	3,711	2.50	9,278
High Density	-	-	172	172	779	1,974	2,753	1.70	4,680
<b>Total</b>	<b>2,402</b>	<b>740</b>	<b>538</b>	<b>3,680</b>	<b>3,165</b>	<b>7,455</b>	<b>10,620</b>		<b>26,218</b>

Source: City of Peterborough Planning

10,620. The anticipated mix of new housing is 39% low density (single and semi-detached units), 35% medium density (rowhouses and other multiple dwelling types), and 26% high density (apartments). This represents a higher density housing mix than was forecast under the 2017 ASDC Background Study.

The housing unit forecast translates into a population in new units of approximately 26,200 across all planning areas. The population growth in new units was determined by applying occupancy factors to each type of dwelling unit, based on 2016 Census data (2021 Census data is as yet unavailable). The Persons Per Unit (PPU) factors used in the study were 2.95, 2.50, and 1.70 for low, medium and high density units respectively.

## **B. Non-Residential Development Forecast for Chemong West and Coldsprings**

The City is now planning to designate 110 hectares of employment area within the Chemong West and Coldsprings planning areas. The non-residential development forecast is for total growth of 158,400 square metres of new non-residential building space with an accompanying employment growth of 1,760 (see Table 2).

TABLE 2

**CITY OF PETERBOROUGH**  
**2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY**  
**PLANNING AREA-SPECIFIC NON-RESIDENTIAL DEVELOPMENT FORECAST**

	<b>Developable Employment Area (ha)</b>	<b>Net Land Area (ha)</b>	<b>Employees per Net Ha</b>	<b>Employment Growth</b>	<b>Floor Space per Employee (sq.m.)</b>	<b>Gross Floor Area Growth (sq.m.)</b>
Chemong West Planning Area	30	24	20	480	90	43,200
Coldsprings Planning Area	80	64	20	1,280	90	115,200
<b>ALL GROWTH AREAS</b>	<b>110</b>	<b>88</b>	<b>20</b>	<b>1,760</b>	<b>90</b>	<b>158,400</b>

Source: Hemson Consulting

## 4. Development-Related Capital Program

The DCA requires that the Council of a municipality express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above 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. A Development-Related Capital Program is Provided for Council's Approval

Based on the development forecasts summarized in Section III, City staff, in collaboration with the consultants, have developed a development-related capital program setting out projects required to service anticipated growth in each of the City's planning areas.

One of the recommendations contained in this background study is for Council to adopt the development-related capital programs developed for the purposes of the ASDC 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 the City. It is acknowledged that changes to the capital program presented here may occur through the City's normal capital budget review and approval process.

## **B. Development-Related Capital Program Includes \$81.6 Million in Eligible Costs**

All of the cost of the works identified in the development-related capital program are proposed to be recovered through the ASDCs. Several projects provide a benefit to more than one planning area and the cost of these projects has been apportioned between the benefiting areas based on build-out development potential:

- The total eligible cost of the Bethune Street Sanitary Trunk Sewer and road reconstruction is \$11.1 million, including financing, engineering, and design, and is shared between the Carnegie East (29%), Carnegie West (18%), Chemong East (15%), and Chemong West (38%) planning areas.
- The Parkway Sanitary Trunk Sewer, Parkhill Sewage Pumping Station, and Jackson Valley Trunk Sewer projects are shared between the Jackson and Lily Lake planning areas.
- The Chemong Road/Wolsely Street Sanitary Trunk Sewer (\$1.4 million in eligible costs) is shared between the Chemong East, Chemong West, and Carnegie West planning areas.
- The Hilliard Street Sanitary Trunk Sewer (\$2.6 million in eligible costs) is shared between the Chemong East and Chemong West planning areas.

The total cost of the planning ASDC development-related works is \$81.6 million, including \$56.9 million in net capital cost (i.e. net of grants, subsidies or other external funding sources), \$21.2 million in financing (including interest on existing debt), \$1.2 million in studies, and \$7.5 million in engineering, design, and contingency costs (see Table 3).

TABLE 3

**CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM BY PLANNING AREA**

Planning Area	Growth-Related Net Capital Cost <sup>1</sup>	Financing <sup>2</sup>	Studies	Reserve Fund Adjustment	Engineering, Design & Contingency	Total Cost Eligible for Recovery
Jackson	\$ 6,078,161	\$ 1,082,632	\$ 200,000	\$ (2,612,503)	\$ -	\$ 4,748,289
Carnegie East	\$ 2,124,700	\$ 841,600	\$ 75,000	\$ 1,897,056	\$ 424,940	\$ 5,363,296
Carnegie West	\$ 2,524,360	\$ 1,031,000	\$ 100,000	\$ 9,816	\$ 504,872	\$ 4,170,048
Chemong East	\$ 2,644,419	\$ 1,040,561	\$ 14,163	\$ (3,441,856)	\$ 271,874	\$ 529,161
Chemong West	\$ 7,884,873	\$ 3,197,919	\$ 285,837	\$ 785,522	\$ 1,174,985	\$ 13,329,134
Liftlock	\$ 8,028,000	\$ 3,363,300	\$ 150,000	\$ (23,129)	\$ 1,605,600	\$ 13,123,771
Coldsprings	\$ 16,906,933	\$ 6,758,300	\$ 250,000	\$ (25,809)	\$ 3,381,387	\$ 27,270,811
Lily Lake	\$ 10,666,499	\$ 3,859,651	\$ 150,000	\$ (1,756,945)	\$ 182,912	\$ 13,102,117
<b>TOTAL</b>	<b>\$ 56,857,945</b>	<b>\$ 21,174,963</b>	<b>\$ 1,225,000</b>	<b>\$ (5,167,849)</b>	<b>\$ 7,546,569</b>	<b>\$ 81,636,628</b>

1. Costs are net of grants, subsidies, and other recoveries.

2. Financing includes interest on issued debt.

Each planning area has its own ASDC reserve fund. Overall, the reserve funds are in a deficit position of \$5.2 million, which is included as a recovery in the development-related capital program.

All of the infrastructure required to service development is considered to be entirely growth-related and, as such, no “benefit to existing” shares have been deducted. As well, no post-period share has been identified for the works as they have been designed to service each area to build-out.

Table 3 summarizes the development-related costs eligible for ASDC funding for each planning area. Details on individual capital works are provided in Appendix A.

# 5. ASDCs Calculated in Accordance with DCA

This section summarizes the calculation of development charges for each planning area by type of development. The calculation of the per capita residential charge is converted to a variable charge by housing unit type as discussed in Section II of this report. The non-residential charge is established as a charge per square metre of new gross floor area.

It is noted that the calculation of the ASDCs does not include any provision for exemptions required under the DCA, for example, the exemption for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charges revenue for the affected types of development. Any such revenue loss may not be offset by increasing other portions of the calculated charge.

## A. Calculated Residential Development Charges

The development-related costs of the works under review are triggered by or provide direct benefit to development within eight specific planning areas. The costs are proposed to be recovered on an area-specific basis, which will yield different development charges in each specific planning area to be levied in addition to the City-wide development charges that are imposed through By-laws 19-095 and 19-096.

Table 4 summarizes the residential ASDC rate calculations by planning area. The table displays the DC-eligible costs, the share of costs that can be attributable to residential development, the population growth in new housing units based on future development potential and the calculated development charge rates per capita and by unit type for each area. The

**CITY OF PETERBOROUGH**  
**2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY**  
**SUMMARY OF CALCULATED RESIDENTIAL DEVELOPMENT CHARGES BY PLANNING AREA**

Note 1: Based on Person Per Unit of	2.95	2.50	1.70
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charge per single-detached unit ranges from a low of \$4,023 per unit in the Jackson area to a high of \$12,166 per unit in Chemong West.

## **B. Non-Residential Development Charges**

The non-residential ASDC rate calculations by planning area are set out in Table 5. As with Table 4, the table displays the DC-eligible costs, the share of costs that can be attributable to non-residential development, the growth in building space (GFA) based on future development potential, and the calculated development charge rates per square metre for Chemong West and Coldsprings (\$45.82 per square metre and \$35.38 per square metre respectively).

## **C. Comparison of Calculated and Current ASDCs**

Table 6 compares the newly calculated residential ASDCs with the current in-force charges. It demonstrates that the calculated charge is higher in six of the eight planning areas and lower in the Liftlock and Lily Lake areas. The fluctuations reflect different rates of development expectations as well as changes to project costs across the planning areas. In particular:

- The increase in the Jackson area (55%) is largely attributable to the addition of the \$2.1 million Parkhill Road West Pumping Station.
- Increases in Carnegie East and West, and Chemong East and West, are attributable to higher costs associated with the \$11.1 million Bethune Street Sanitary Trunk Sewer.
- The current higher cost of borrowing contributes to higher charges for all planning areas.

**TABLE 5**

**CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
SUMMARY OF CALCULATED NON-RESIDENTIAL DEVELOPMENT CHARGES BY PLANNING AREA**

<b>Planning Area</b>	<b>Total Costs Eligible for DC Recovery</b>	<b>Non-Residential Share</b>	<b>Non-Residential Share of Costs</b>	<b>Development Potential - Sq.M. of GFA</b>	<b>Development Charge Per Sq.M.</b>
Chemong West	\$13,329,134	15%	\$1,979,574	43,200	\$45.82
Coldsprings	\$27,270,811	15%	\$4,075,569	115,200	\$35.38

TABLE 6

**CITY OF PETERBOROUGH**  
**2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY**  
**COMPARISON OF CURRENT & CALCULATED AREA-SPECIFIC DEVELOPMENT CHARGES**

Planning Area	Charge per Single Detached Unit		Difference in Charge	
	Current Charge	Calculated Charge	\$	%
Jackson	\$2,589	\$4,023	\$1,434	55.4%
Carnegie East	\$9,533	\$11,257	\$1,724	18.1%
Carnegie West	\$6,790	\$7,906	\$1,116	16.4%
Chemong East	\$9,571	\$10,091	\$520	5.4%
Chemong West	\$10,678	\$12,166	\$1,488	13.9%
Liftlock	\$12,222	\$10,965	(\$1,257)	-10.3%
Coldsprings	\$7,891	\$9,393	\$1,502	19.0%
Lily Lake	\$9,210	\$6,386	(\$2,824)	-30.7%

If implemented, the non-residential charges calculated for Chemong West and Coldsprings would be the first non-residential ASDCs to be imposed in the City.

## **6. Long-Term Capital and Operating Costs and Asset Management Provisions**

This section provides a brief examination of the long-term capital and operating costs for the capital infrastructure to be included in the development charges by-law. Also addressed is the required asset management provisions that must be by considered.

### **A. Net Operating Costs for City Services to Increase**

The development-related capital costs discussed herein are fully fundable from development charges. The operating cost impacts of the expanded infrastructure are anticipated to be fully funded from additional tax revenues generated by the development-related increase in the property assessment base. Furthermore, new households will generate additional sewer utility rate revenue that will be utilized to fund any incremental sewage servicing operating costs.

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 as set out in this study.

### **B. Annual Asset Management Plan Provision Requirements**

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

The City's current Asset Management Plan (AMP) addresses the infrastructure required to service growth in Peterborough. The plan considers the state of existing infrastructure and available capacity to service development and makes reference to the infrastructure needs required to service development in the planning areas. The plan addresses service expansion in the City from a capacity perspective and speaks to intensification, growth, and future subdivision development.

Given that the timing of the infrastructure works, as well as the timing of future development, in the planning areas is unknown, annual provisions required for the eventual repair and replacement of the infrastructure in this study are based on the estimated useful life of each asset type. Table 7 demonstrates that the City should consider budgeting for annual contributions to reserves of \$1.4 million to fully fund the eventual replacement of ASDC recoverable costs in this study.

TABLE 7

**CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
SUMMARY OF ASSET MANAGEMENT PROVISIONS BY ASSET TYPE**

<b>Asset Type</b>	<b>DC Recoverable Costs</b>	<b>Estimated Useful Life</b>	<b>Calculated AMP Annual Provision</b>
Pumping Stations	\$ 13,333,752	75 years	\$ 177,783
Linear Infrastructure	\$ 30,112,763	75 years	\$ 401,504
Stormwater Facilities	\$ 20,928,000	25 years	\$ 837,120
Studies	\$ 1,225,000	not infrastructure	\$ -
<b>Total</b>	<b>\$ 65,599,515</b>		<b>\$ 1,416,407</b>

## 7. Development Charges Administration

Many of the administrative requirements of the DCA will be similar to those presently followed by the City in terms of collection practices. However, changes will likely be required in the use of and reporting on the new development charges. In this regard:

- It is recommended that the current practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the DCA, the City 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 City continue to report policies consistent with the requirements of the DCA;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter services-in-lieu agreements; and
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the City's normal capital budget process.

### A. Local Service Definitions

The following provides the definition of “local service” under the DCA for Roads and Other City-Wide Engineering, Sanitary Sewer, and Stormwater Services. These definitions are consistent with those included in the 2017 ASDC Background Study.

The purpose of establishing these definitions is to determine the eligible capital costs for inclusion in the ASDC calculations for the City. 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.

Although not all are applicable to this background study process, the City has “local service” policies for the following services:

- Roads and Related
- Sanitary Sewer
- Stormwater Services
- Parkland Development

**i. Roads and Related**

**Collector Roads**

- Collector roads internal to a development are a direct developer responsibility as a local service under s.59 of the DCA.
- Collector roads external to a development are a local service if the works are within the area to which the plan relates and therefore a direct developer responsibility under s.59 of the DCA. Otherwise, the works are included in the development charges calculations to the extent permitted under s.5(1) of the DCA.

**Arterial Roads**

- New arterial roads and arterial road improvements are included as part of road costing funded through development charges.

**Local Roads**

- Local roads are local services and a direct developer responsibility under s.59 of the DCA.

### **Subdivision/Site Entrances and Related**

- Entrances and all related costs (including, but not limited to: signalization, turn lanes, utility conduits and extensions, etc.), no matter the class of road, are a local service and a direct developer responsibility under s.59 of the DCA.

### **Streetlights**

- Streetlights internal to a development or site are a direct developer responsibility through local service provisions under s.59 of the DCA.
- Streetlights external to a development but related to the subject lands are a direct developer responsibility through local service provisions under s.59 of the DCA.

### **Sidewalks**

- Sidewalks internal to a development or site are a direct developer responsibility through local service provisions under s.59 of the DCA.
- Sidewalks external to a development but related to the subject lands are a direct developer responsibility through local service provisions under s.59 of the DCA.

### **Bikeways**

- Bike lanes within road allowance are included in development charges roads costs.
- Bike lanes outside road allowance are included in development charges roads costs.

### **Noise Abatement Measures**

- Noise Abatement Measures internal to a development are a direct developer responsibility through local service provisions under s.59 of the DCA.

### **Street Tree Planting**

- Street tree planting is considered a local service and a direct developer responsibility.

### **Land Acquisition for Roads Allowances**

- Land acquisition for roads is a dedication under the Planning Act subdivision provisions (s.51) through development lands.
- In areas with limited or no development land, acquisition needs to be included in the City development charges to the extent eligible as identified and included in the Development Charges Background Study.
- Land acquisition for grade separations (beyond normal dedication requirements) is to be included in the City development charges to the extent eligible as identified and included in the Development Charges Background Study.

## **ii. Sanitary Sewer**

- Major external trunk sanitary sewers (those with sizes over 300mm) and major pumping stations are to be included in the development charges. Oversizing within subdivisions is also to be included in the development charges above 300mm for sanitary sewers.
- Connections to trunk mains and minor pumping stations to service specific areas are to be a direct developer responsibility as a local service provision under s.59 of the DCA. Minor pumping stations are those that service a single subdivision or adjacent or adjoining subdivisions.

## **iii. Stormwater Services**

- The costs of stormwater management facilities (SWM) that are internal to a subdivision or are related to a single plan of subdivision

are considered to be a local service under the DCA and the associated costs are not included in the development charges calculations. Local SWM facilities would typically include:

- Storm sewer oversizing associated with local drainage areas; and
  - Storm sewer works on existing roads.
- The costs of stormwater management facilities benefiting more than one subdivision are largely to be recovered through development charges to the extent eligible as identified and included in the Development Charges Background Study.

#### **iv. Parkland Development**

For the purpose of parkland development, local service includes the requirement for the owner to undertake preparation of the park plan, to retain necessary consultants to prepare, design and to grade plans for the park prior to development. In addition, the owner is required to provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing (consistent with the plan), and services to the lot line. These requirements are part of the conditions of s.51 and s.53 of the Planning Act agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the Planning Act provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the development charges calculations.

With respect to other parkland development costs, the municipal policy is to include all other components of parkland development in the development charges calculations, including parking, park furniture, signage, landscaping and walkways/trails, in addition to the necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.

# **Appendix A**

## **Planning Area-Specific Development- Related Forecast and Development Charges Calculation**

# 1. Planning Area-Specific Development-Related Capital Program and Development Charges Calculation

This appendix provides an overview of the planning area-specific development-related capital program and development charges calculation. The scope of work being recovered for under the area-specific development charges is similar to that in the City's 2017 Planning Area-Specific Development Charges Background Study. The proposed area-specific charges recover primarily for the following services:

- Sanitary trunk sewers;
- Sewage pumping stations;
- Planning and servicing studies;
- Negative reserve fund balances;
- Stormwater management facilities; and
- Associated financing costs of pre-emplacing infrastructure.

In some situations, the charges will recover for existing negative reserve fund balances related to area-specific projects that have already been constructed by the City.

The boundaries of the planning areas under review are consistent with those included in the City's 2017 ASDC Background Study. The forecast of future development potential in each area has been updated to reflect development that has taken place over the last five years as well as updated development plans. The planning areas for which ASDCs have been calculated are:

- Jackson;
- Carnegie East;
- Carnegie West;
- Chemong East;
- Chemong West;
- Lily Lake;
- Liftlock; and
- Coldsprings.

As permitted under the DCA, the area-specific services are planned for the period from 2021 to build-out of the planning areas so that the development-related capital costs are apportioned over the development anticipated within the designated urban boundary.

The need, cost, and benefitting areas of the projects identified in the capital program have been provided by the City engineering and planning staff based on capital budget and forecast documents. Many of the cost estimates reflect recent tenders and servicing study estimates or are adjusted for inflation from the City's previous ASDC Background Study. The estimates include provision for engineering, design, and contingencies, and associated financing costs (including interest on previously issued debt).

The planning area boundaries are designed to represent a reasonable basis on which to calculate the area-specific development charges so that costs may be fairly attributed to the benefitting areas. In general, the areas represent development communities that can be serviced relatively independently from one another. The development-related net capital costs required to provide services are allocated to each development area. In some cases, projects and related project costs are shared between planning areas to reflect the location of benefitting development.

The area-specific capital programs are designed to accommodate build-out of the planning areas based on previously constructed units and potential additional residential and non-residential development as permitted under the City's Official Plan. Tables 8 to 15 display the capital programs and resulting development charges for the each planning area.

A summary of the calculated ASDCs for all areas is provided in Tables 4 and 5 (see above).

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TABLE 8

CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
JACKSON GROWTH AREA SPECIFIC PROJECTS

Jackson Growth Area							
Project Description		Cost Estimate				Total Costs	
		Sewers		Studies	Reserve Fund Adjustment		Engineering & Contingency
		Growth-Related Capital Cost	Interest				
1	Jackson North Peer Review / Planning & Servicing Studies	\$0	\$0	\$200,000	\$0	\$0	\$200,000
2	Loggerhead Marsh	\$864,000	\$0	\$0	-\$94,754	\$0	\$769,246
3	Parkhill Road West Pumping Station	\$2,116,000	\$0	\$0	\$0	\$0	\$2,116,000
4	Parkway Sanitary Trunk Sewer	\$1,025,811	\$470,217	\$0	-\$598,411	\$0	\$897,617
5	Parkhill Sewage Pumping Station	\$1,442,350	\$452,665	\$0	-\$661,299	\$0	\$1,233,716
6	Jackson Valley Trunk Sewer	\$630,000	\$159,749	\$0	-\$240,824	\$0	\$548,925
7	DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	-\$1,017,215	\$0	-\$1,017,215
Sub-Total Jackson Growth Area		\$6,078,161	\$1,082,632	\$200,000	-\$2,612,503	\$0	\$4,748,289

Notes:

- 4) Shared with Lily Lake. Costs shown above only reflect Jackson Share (32%)
- 5) Shared with Lily Lake. Costs shown above only reflect Jackson Share (35%)
- 6) Shared with Lily Lake. Costs shown above only reflect Jackson Share (50%)

Jackson Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	598	2.95	1,764
Medium Density	464	2.50	1,160
High Density	328	1.70	558
<b>Total</b>	<b>1,390</b>		<b>3,482</b>

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Jackson Growth Area	\$1,364	\$4,023	\$3,409	\$2,318

Based on Persons Per Unit Of:

2.95

2.50

1.70

APPENDIX A

TABLE 9

CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
CARNEGIE EAST GROWTH AREA SPECIFIC PROJECTS

Carnegie East Growth Area						
Project Description	Cost Estimate					Total Costs
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	
	Growth-Related Capital Cost	Interest on Debt				
1 Bethune Street Sanitary Trunk Sewer	\$2,124,700	\$841,600	\$0	-\$138,893	\$424,940	\$3,252,347
2 Peer Review / Servicing & Planning Studies	\$0	\$0	\$75,000	\$0	\$0	\$75,000
3 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	\$2,035,949	\$0	\$2,035,949
Sub-Total Carnegie East Growth Area	\$2,124,700	\$841,600	\$75,000	\$1,897,056	\$424,940	\$5,363,296

Notes:

- 1) Shared work with Carnegie West, Chemong East and Chemong West. Cost shown above only reflect Carnegie East Share (25%)

Carnegie East Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	172	2.95	507
Medium Density	194	2.50	485
High Density	243	1.70	413
<b>Total</b>	<b>609</b>		<b>1,406</b>

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
<b>Carnegie East Growth Area</b>	\$3,816	\$11,257	\$9,540	\$6,487

Based on Persons Per Unit Of: 2.95 2.50 1.70

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TABLE 10

CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
CARNEGIE WEST GROWTH AREA SPECIFIC PROJECTS

Carnegie West Growth Area						
Project Description	Cost Estimate					Total Costs
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	
	Growth-Related Capital Cost	Interest				
1 Bethune Street Sanitary Trunk Sewer	\$1,318,779	\$525,900	\$0	-\$76,030	\$263,756	\$2,032,405
2 Carnegie West Centralized SWM Facility	\$1,003,200	\$420,300	\$0	\$0	\$200,640	\$1,624,140
3 Peer Review / Servicing & Planning Studies	\$0	\$0	\$100,000	\$0	\$0	\$100,000
4 Chemong Rd / Wolsely St Sanitary Trunk	\$202,381	\$84,800	\$0	\$0	\$40,476	\$327,657
5 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	\$85,846	\$0	\$85,846
Sub-Total Carnegie West Growth Area	\$2,524,360	\$1,031,000	\$100,000	\$9,816	\$504,872	\$4,170,048

Notes:

- 1) Shared work with Carnegie East, Chemong East and Chemong West. Cost shown above only reflect Carnegie West Share (18%)
- 4) Shared work with Chemong East and West. Cost shown above only reflect Carnegie West Share (21%)

Carnegie West Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	201	2.95	593
Medium Density	290	2.50	725
High Density	140	1.70	238
<b>Total</b>	<b>631</b>		<b>1,556</b>

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
<b>Carnegie West Growth Area</b>	\$2,680	\$7,906	\$6,700	\$4,556

Based on Persons Per Unit Of: 2.95 2.50 1.70

**CITY OF PETERBOROUGH**  
**2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY**  
**CHEMONG EAST GROWTH AREA SPECIFIC PROJECTS**

1) Shared work with Carnegie East, Carnegie West and Chemong West. Cost shown above only reflect Chemong East Share (15%)

3) Shared work with Carnegie West and Chemong West. Cost shown above only reflect Chemong East Share (28%)

4) Shared work with Chemong West. Cost shown above only reflect Chemong East Share (39%)

Based on Persons Per Unit Of:	2.95	2.50	1.70
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TABLE 12

CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
CHEMONG WEST GROWTH AREA SPECIFIC PROJECTS

Chemong West Growth Area						
Project Description	Cost Estimate					Total Costs
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	
	Growth-Related Capital Cost	Interest				
1 Bethune Street Sanitary Trunk Sewer	\$2,784,090	\$1,087,500	\$0	-\$225,998	\$556,818	\$4,202,409
2 Chemong Rd / Wolsely St Sanitary Trunk	\$387,233	\$162,200	\$0	\$0	\$77,447	\$626,879
3 Chemong West Oversizing - 300 to 375	\$350,000	\$146,600	\$0	\$0	\$70,000	\$566,600
4 Chemong West SWM Ponds	\$2,353,600	\$986,000	\$0	\$0	\$470,720	\$3,810,320
5 Peer Review / Servicing & Planning Studies	\$0	\$0	\$185,837	\$0	\$0	\$185,837
6 Chemong West Servicing Study	\$0	\$0	\$100,000	\$0	\$0	\$100,000
7 Hilliard Street Sanitary Trunk Sewer	\$2,009,950	\$815,619	\$0	-\$1,249,266	\$0	\$1,576,303
8 DC Reserve Fund Recovery / (Adjustment)	\$0		\$0	\$2,260,786	\$0	\$2,260,786
Sub-Total Chemong West Growth Area	\$7,884,873	\$3,197,919	\$285,837	\$785,522	\$1,174,985	\$13,329,134

Notes:

- 1) Shared work with Carnegie East, Carnegie West and Chemong East. Cost shown above only reflect Chemong East Share (42%)
- 2) Shared work with Carnegie West and Chemong East. Cost shown above only reflect Chemong West Share (51%)
- 7) Shared work with Chemong East. Cost shown above only reflect Chemong West Share (61%)

Chemong West Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	284	2.95	838
Medium Density	459	2.50	1,148
High Density	451	1.70	767
<b>Total</b>	<b>1,194</b>		<b>2,752</b>

Allocation Split

Residential	85%	\$ 11,349,560
Non-Residential	15%	\$ 1,979,574

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Chemong West Growth Area	\$4,124.11	\$12,166	\$10,310	\$7,011

Based on Persons Per Unit Of: 2.95 2.50 1.70

NON-RESIDENTIAL CHARGE	Development Charge Per Sq.M.
Chemong West Growth Area	\$ 45.82

**CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
LILY LAKE GROWTH AREA SPECIFIC PROJECTS**

Notes:

- 7) Shared work with Jackson. Cost shown above only reflect Lily Lake Share (68%)
- 8) Shared work with Jackson. Cost shown above only reflect Lily Lake Share (65%)
- 9) Shared work with Jackson. Cost shown above only reflects Lily Lake portion (50%)

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Lily Lake Growth Area	\$2,164.76	\$6,386	\$5,412	\$3,680

**HEMSON**

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TABLE 14

CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
LIFTLOCK GROWTH AREA SPECIFIC PROJECTS

Liftlock Growth Area						
Project Description	Cost Estimate					Total Costs
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	
	Growth-Related Capital Cost	Interest				
1 Eastern Sanitary Trunk Sewer	\$5,000,000	\$2,094,700	\$0	\$0	\$1,000,000	\$8,094,700
2 Lift Lock Centralized SWM Facilities	\$2,328,000	\$975,300	\$0	\$0	\$465,600	\$3,768,900
3 Peer Review / Servicing & Planning Studies	\$0	\$0	\$150,000	\$0	\$0	\$150,000
4 Lift Lock Internal Oversizing	\$700,000	\$293,300	\$0	\$0	\$140,000	\$1,133,300
5 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	-\$23,129	\$0	-\$23,129
Sub-Total Liftlock Growth Area	\$8,028,000	\$3,363,300	\$150,000	-\$23,129	\$1,605,600	\$13,123,771

Liftlock Development Potential				
Total Future Units	Total Future Units	PPU in New Units	Potential	Population in New Units
Low Density	733	2.95	232	2,162
Medium Density	327	2.50	271	818
High Density	324	1.70	174	551
<b>Total</b>	<b>1,384</b>		<b>677</b>	<b>3,531</b>

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
<b>Liftlock Growth Area</b>	\$3,717.10	\$10,965	\$9,293	\$6,319

Based on Persons Per Unit Of: 2.95 2.50 1.70

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TABLE 15

CITY OF PETERBOROUGH  
2022 PLANNING AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
COLDSPRINGS GROWTH AREA SPECIFIC PROJECTS

Coldsprings Growth Area						
Project Description	Cost Estimate					Total Costs
	Sewers		Studies	Reserve Fund Adjustment	Engineering & Contingency	
	Growth-Related Capital Cost	Interest				
1 Otonabee River Sanitary Force Main	\$1,966,667	\$823,900	\$0	\$0	\$393,333	\$3,183,900
2 Coldsprings Centralized SWM Facilities	\$7,499,200	\$3,141,700	\$0	\$0	\$1,499,840	\$12,140,740
3 South Park Drive Sanitary Trunk Sewer	\$1,041,667	\$436,400	\$0	\$0	\$208,333	\$1,686,400
4 Coldsprings Sewage Pumping Stations	\$5,624,400	\$2,356,300	\$0	\$0	\$1,124,880	\$9,105,580
5 Coldsprings Planning / Servicing Studies	\$0	\$0	\$250,000	\$0	\$0	\$250,000
6 675 Trunk to WWTP	\$566,667	\$0	\$0	\$0	\$113,333	\$680,000
7 Coldsprings Oversizing from 300 to 450	\$208,333	\$0	\$0	\$0	\$41,667	\$250,000
8 DC Reserve Fund Recovery / (Adjustment)	\$0	\$0	\$0	-\$25,809	\$0	-\$25,809
Sub-Total Coldsprings Growth Area	\$16,906,933	\$6,758,300	\$250,000	-\$25,809	\$3,381,387	\$27,270,811

Coldsprings Development Potential			
Unit Type	Total Future Units	PPU in New Units	Population in New Units
Low Density	1,089	2.95	3,213
Medium Density	1,225	2.50	3,063
High Density	594	1.70	1,010
<b>Total</b>	<b>2,908</b>		<b>7,285</b>

Allocation Split

Residential	85%	\$	23,195,242
Non-Residential	15%	\$	4,075,569

RESIDENTIAL CHARGE	Development Charge Per Capita	Charge By Unit Type		
		Residential A Singles/Semi	Residential B Other Multiples	Residential C Apartments
Coldsprings Growth Area	\$3,184.04	\$9,393	\$7,960	\$5,413

Based on Persons Per Unit Of: 2.95 2.50 1.70

NON-RESIDENTIAL CHARGE	Development Charge Per Sq.M.
Coldsprings Growth Area	\$ 35.38