



2021 Development Charges Background Study

Town of Cobourg

Office Consolidation

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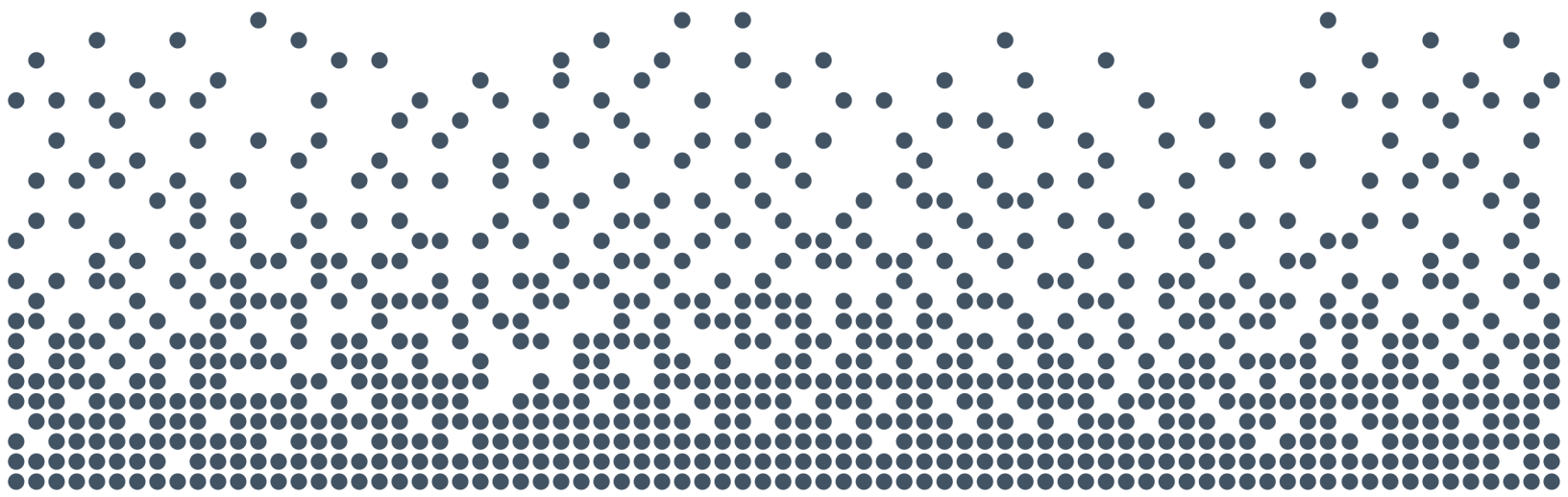
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	<i>Development Charges Act</i> , 1997 as amended
G.F.A.	Gross floor area
LPAT.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
OLT.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
s.s.	Subsection
sq.ft.	square foot
km	kilometer



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the Development Charges Act 1997 (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for the Town of Cobourg (Town).

The Town retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Town in preparing this D.C. analysis and the policy recommendations.

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

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

In addition, the report is designed to set out sufficient background on the legislation, the Town's current D.C. policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. will be scheduled, at the earliest, two weeks after the posting of the D.C. background study and draft D.C. by-law on the Town's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least 60 days prior to by-law passage.

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

- consideration of responses received prior to, at or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Table 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meeting with Town Staff	August 6, 2021
2. Data collection and staff interviews	August 2021 – October 2021
3. Presentation of draft findings and D.C. policy discussion with Town Staff	October 21, 2021
4. D.C. Background Study and draft D.C. by-law available to public	November 5, 2021



Process Steps	Dates
5. Public Meeting of Council	December 6, 2021
6. D.C. By-law passage	January 4, 2022
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Town makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act (Bill 108) the Plan to Build Ontario Together Act (Bill 138), and the COVID-19 Economic Recovery Act (Bill 197)

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined



based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;



- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
and
- Additional services as prescribed.

Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in s.s. 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C. eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are



ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.

Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a Community Benefits Charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

1.4 Other Legislative Changes

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

This statutory exemption to the payment of D.C.s came into effect on the December 8, 2020.



Chapter 2

Current Town of Cobourg D.C. Policy



2. Current Town of Cobourg D.C. Policy

2.1 By-law Enactment

The Town adopted By-law number 087-2017 on December 11, 2017, which provides for Municipal-wide and area-specific D.C.s to be imposed in the Town. By-law 087-2017 will expire on January 4, 2022.

2.2 Services Covered

The following Town-wide services are included under By-law 087-2017:

- Transportation Services;
- Fire Protection Services;
- Police Services;
- Transit Services;
- Administration Studies;
- Parks Services;
- Library Services;
- Marina Services; and
- Municipal Parking Services.

The following area-specific services are included under By-law 087-2017:

Existing Urban Serviced Area:

- Water Services; and
- Wastewater Services

Cobourg East Community Serviced Area:

- Water Services;
- Wastewater Services; and
- Stormwater Management Services.



2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. The By-law also allows the Town to enter into alternative payment agreements with owners.

2.4 Indexing

The by-law provides for annual indexing of the charges on December 11th of each year. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.

Table 2-1
Town of Cobourg
Current Development Charges (2021\$)

Services	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples & Multiples & Apartments - 2 Bedrooms +	Multiples & Multiples & Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Transportation Services	9,137	7,158	4,065	3,597	4.69
Fire Protection Services	518	406	231	205	0.26
Police Services	570	446	253	224	0.30
Transit Services	-	-	-	-	0.00
Municipal Parking Services	105	83	47	41	0.06
Parks and Recreation Services	6,110	4,788	2,719	2,406	1.06
Library Services	1,082	848	482	426	0.19
Administration	411	322	183	162	0.25
Marinas	348	272	155	137	0.21
Total Municipal Wide Services	18,281	14,323	8,134	7,198	7.03
Existing Urban Serviced Area					
Wastewater Services	633	495	282	249	0.44
Water Services	736	576	328	290	0.53
Total Existing Urban Serviced Area	1,369	1,071	609	539	0.97
Cobourg East Community Serviced Area					
Stormwater Services	4,120	3,228	1,833	1,622	1.82
Wastewater Services	3,956	3,099	1,760	1,558	1.74
Water Services	3,388	2,654	1,507	1,333	1.49
Total Cobourg East Community Serviced Area	11,464	8,981	5,100	4,513	5.05
Total Municipal Wide and Existing Urban Serviced Area	19,649	15,394	8,743	7,737	8.00
Total Municipal Wide and Cobourg East Community Service Area	29,745	23,304	13,234	11,711	12.09

2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that existed within five years prior to the date of payment of the D.C.



2.6 Area to Which the By-law Applies and Exemptions

By-law 087-2017 provides for the following statutory exemptions:

- The Town or local board thereof;
- A board of education;
- The Corporation of the County of Northumberland, or a local board thereof;
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98); and
- Industrial additions of up to and including 50% of the existing gross floor area (G.F.A.) of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s;

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

- Commercial or institutional developments of equal to or less than 4,000 square feet (sq. ft.) of G.F.A.;
- Industrial developments within the Existing Urban Serviced Area; and
- Coach House dwelling units.



Chapter 3

Anticipated Development in the Town of Cobourg



3. Anticipated Development in the Town of Cobourg

3.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Cobourg will be required to provide services, over a 10-year (mid-2021 to mid-2031), 20-year (mid-2021 to mid-2041, and buildout time horizon.

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

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Town over the forecast periods, including:

- Northumberland County Official Plan, as approved by the Ontario Municipal Board on November 23, 2016;
- Northumberland County Housing Forecast by Area Municipality, 2011-2041 by Watson & Associates Economists Ltd., September 30, 2014;
- Town of Cobourg 2016 Development Charge Background Study by Watson & Associates Economists Ltd., November 3, 2016;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential building permit data over the 2011 to 2021 July year-to-date period;
- Residential and non-residential supply opportunities as identified by the Town of Cobourg staff; and



- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Cobourg.

3.3 Summary of Growth Forecast

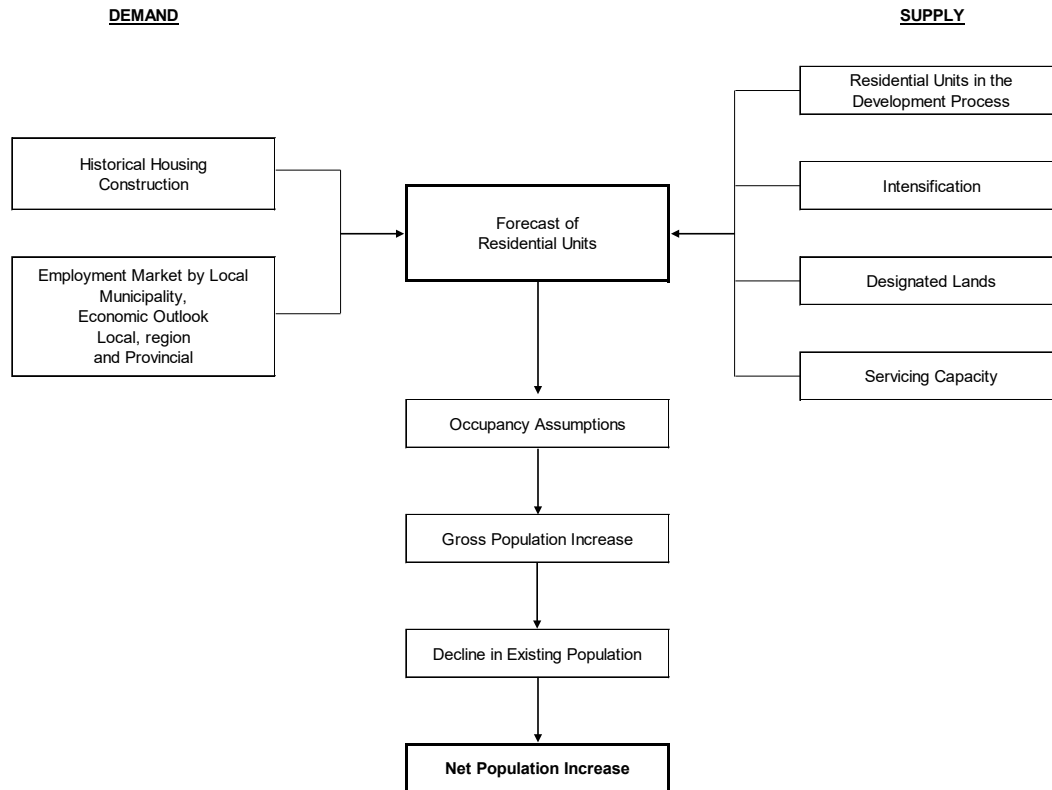
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential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

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in Cobourg is anticipated to reach approximately 23,940 by mid-2031 and 28,140 by mid-2041, and 39,900 by buildout, resulting in an increase of approximately 3,660, 7,850 and 19,620 persons, respectively. ^[1]

^[1] The population figures used in the calculation of the 2021 D.C. exclude the net Census undercount, which is estimated at approximately 2.3%.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Residential Growth Forecast Summary**

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Persons Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	Mid 2006	18,640	18,210	1,065	17,145	4,875	745	1,645	30	7,295	2.496
	Mid 2011	18,950	18,519	669	17,850	5,108	998	1,906	35	8,047	2.301
	Mid 2016	19,900	19,440	720	18,720	5,470	1,165	1,970	40	8,645	2.249
Forecast	Mid 2021	20,760	20,281	755	19,526	5,648	1,268	2,195	40	9,151	2.216
	Mid 2026	22,370	21,856	820	21,036	5,993	1,683	2,230	40	9,946	2.197
	Mid 2031	24,500	23,936	892	23,044	6,155	2,232	2,694	40	11,121	2.152
	Mid 2041	28,800	28,135	1,054	27,081	6,630	3,134	3,297	40	13,101	2.148
	Buildout	40,841	39,904	1,209	38,695	8,599	5,011	5,494	40	19,144	2.084
Incremental	Mid 2006 - Mid 2011	310	309	-396	705	233	253	261	5	752	
	Mid 2011 - Mid 2016	950	921	51	870	362	167	64	5	598	
	Mid 2016 - Mid 2021	860	841	35	806	178	103	225	0	506	
	Mid 2021 - Mid 2026	1,610	1,575	65	1,510	345	415	35	0	795	
	Mid 2021 - Mid 2031	3,740	3,655	137	3,518	507	964	499	0	1,970	
	Mid 2021 - Mid 2041	8,040	7,854	299	7,555	982	1,866	1,102	0	3,950	
	Mid 2021 - Buildout	20,081	19,623	454	19,169	2,951	3,743	3,299	0	9,993	

[1] Census undercount estimated at approximately 2.3%.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Population including the Census undercount has been rounded.

Source: Derived from the Northumberland County Official Plan (2016), discussions with municipal staff at the Town of Cobourg regarding land supply summarized by Watson & Associates Economists Ltd., 2021.



Provided below is a summary of the key assumptions and findings regarding the Town of Cobourg D.C. growth forecast:

1. Housing Unit Mix (Appendix A – Schedules 1 and 6)

- The housing unit mix for the Town was derived from a detailed review of active residential development applications and discussions with Town staff regarding anticipated development trends for Cobourg.
- Based on the above indicators, the 2021 to 2041 household growth forecast for the Town is comprised of a unit mix of 25% low density units (single detached and semi-detached), 47% medium density (multiples except apartments) and 28% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Town of Cobourg.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2021 and 2041 by development type is summarized below.

Development Location	Approximate Amount of Housing Growth, 2021 to 2041	Percentage of Housing Growth, 2021 to 2041
Existing Urban Serviced Lands	1,140	29%
Cobourg East Serviced Area	2,810	71%
Town Total	3,950	100%

3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality



has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

4. Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2041 in the Town of Cobourg over the forecast period is presented in Table 3-1. Over the 2021 to 2041 forecast period, the Town is anticipated to average 198 new housing units per year.
- Institutional population^[1] is anticipated to increase by approximately 300 people between 2021 to 2041.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Town of Cobourg. Due to data limitations, medium and high density P.P.U. data was derived from Northumberland County, which includes the Town of Cobourg, and is outlined in Schedule 8b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.419
 - Medium density: 1.931
 - High density^[2]: 1.514

^[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2- or more bedroom units in collective households.

^[2] Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



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

- Existing households for mid-2021 are based on the 2016 Census households, plus estimated residential units constructed between 2016 and 2020, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2021 to 2041 forecast period is approximately 90.

6. Employment (Appendix A, Schedules 10a, 10b, 10c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data^[1] (place of work) for the Town of Cobourg is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 20 primary (0%);
 - 575 work at home employment (6%);
 - 2,280 industrial (22%);
 - 4,340 commercial/population related (43%); and
 - 2,940 institutional (29%).
- The 2016 employment by usual place of work, including work at home, is 10,155. An additional 865 employees have been identified for the Town in 2016 that have no fixed place of work (N.F.P.O.W.).^[2]
- Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 13,810 by mid-2031, 15,450 by mid-2041, and 21,860 by buildout. This represents an employment increase of approximately

^[1] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[2] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



1,100 for the 10-year forecast period, 2,740 for the 20-year forecast, and 9,150 for the buildout forecast period.

- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Town of Cobourg (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 10,820 by mid-2031, 11,850 by 2041, and 16,750 by buildout. This represents an employment increase of approximately 920 for the 10-year forecast period, 1,950 over the 20-year period, and 6,850 for the buildout forecast period.

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 613,800 sq.ft. over the 10-year forecast period, 1.3 million over the 20-year forecast period, and 4.9 million sq.ft. over the buildout forecast period.
- In terms of percentage growth, the 2021 to 2041 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 22%;
 - commercial/population-related – 40%; and
 - institutional – 38%.

8. Geography of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Town of Cobourg by area.



- The amount and percentage of forecast total non-residential growth between 2021 and 2041 by development type is summarized below.

Development Location	Amount of Non-Residential G.F.A., 2021 to 2041	Percentage of Non-Residential G.F.A., 2021 to 2041
Existing Urban Serviced Area	652,000	50%
Cobourg East Serviced Area	639,400	50%
<i>Town Total</i>	<i>1,291,400</i>	<i>100%</i>



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

s.s.2 (4) of the D.C.A. sets out the eligible services that can be included in a D.C. By-law as follows:

- Water supply services, including distribution and treatment services.
- Wastewater services, including sewers and treatment services.
- Storm water drainage and control services.
- Services related to a highway.
- Electrical power services.
- Toronto-York subway extension, as defined in subsection 5.1 (1).
- Transit services other than the Toronto-York subway extension.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed



In addition to the above eligible services, the D.C.A. also sets out in s.s.7 (3) that a development charge by-law may provide for a class consisting of studies.

Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services).

Table 4-1 identifies the potential components within each service category, whether the Town provides the service, and whether the service has been included in the proposed D.C. by-law.

4.3 Increase in Need for Service

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



Figure 4-1

The Process of Calculating a Development Charge under the Act that must be followed

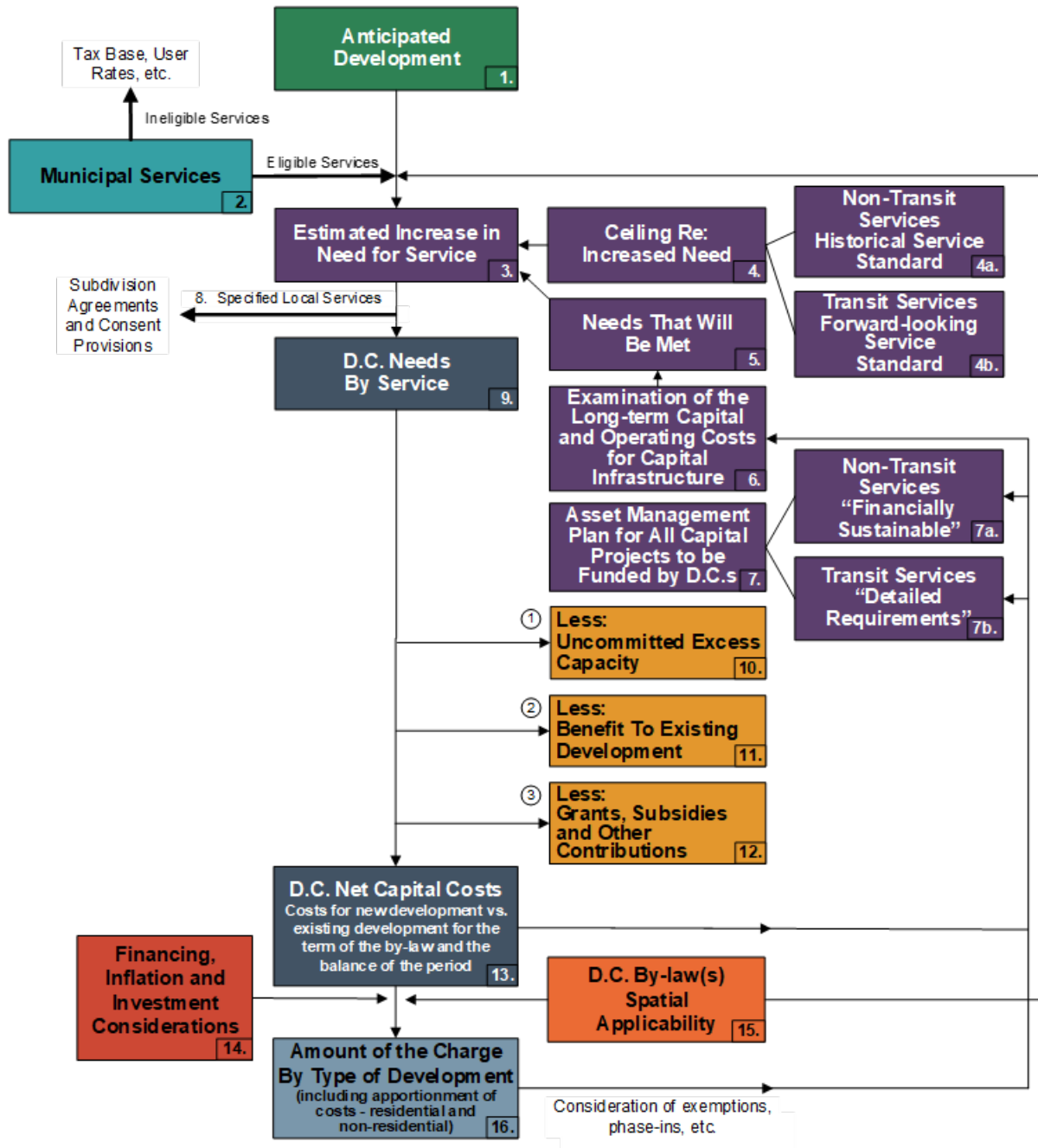




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	1.1 Arterial roads 1.2 Collector roads 1.3 Bridges, Culverts and Roundabouts 1.4 Local municipal roads 1.5 Traffic signals 1.6 Sidewalks and streetlights 1.7 Active Transportation 1.8 Works Yard 1.9 Rolling stock ^[1]
2. Transit Services	Yes No	2.1 Transit vehicles ^[1] & facilities 2.2 Other transit infrastructure
3. Stormwater Drainage and Control Services	Yes Yes Yes Yes	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds 3.4 Centralized retention/detention ponds
4. Fire Protection Services	Yes Yes Yes	4.1 Fire stations 4.2 Fire pumpers, aerials and rescue vehicles ^[1] 4.3 Small equipment and gear

^[1] with 7+ year lifetime

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



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Parks and Recreation Services Outdoor Recreation Services (i.e. Parks and Open Space and Indoor Recreation)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s
	Yes	5.2 Development of area municipal parks
	No	5.3 Development of district parks
	Yes	5.4 Development of municipal-wide parks
	No	5.5 Development of special purpose parks
	Yes	5.6 Parks rolling stock ^[1] and yards
	Yes	5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)
	Yes	5.8 Recreation vehicles and equipment ^[1]
6. Library Services	Yes	6.1 Public library space (incl. furniture and equipment)
	No	6.2 Library vehicles ^[1]
	Yes	6.3 Library materials
7. Electrical Power Services	n/a	7.1 Electrical substations
	n/a	7.2 Electrical distribution system
	n/a	7.3 Electrical system rolling stock
9. Wastewater Services	Yes	9.1 Treatment plants
	Yes	9.2 Sewage trunks
	No	9.3 Local systems
	No	9.4 Vehicles and equipment ^[1]
10. Water Supply Services	Yes	10.1 Treatment plants
	Yes	10.2 Distribution systems
	No	10.3 Local systems
	No	10.4 Vehicles and equipment ^[1]



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
11. Waste Diversion Services	Ineligible Ineligible n/a n/a	11.1 Landfill collection, transfer vehicles and equipment 11.2 Landfills and other disposal facilities 11.3 Waste diversion facilities 11.4 Waste diversion vehicles and equipment ^[1]
12. Policing Services	Yes Yes Yes	12.1 Police detachments 12.2 Police rolling stock ^[1] 12.3 Small equipment and gear
13. Long-Term Care Services	n/a n/a	13.1 Long-Term Care space 13.2 Vehicles ^[1]
14. Child Care and early years services	n/a n/a	14.1 Childcare space 14.2 Vehicles ^[1]
15. Public Health	n/a n/a	15.1 Public Health department space 15.2 Public Health department vehicles ^[1]
16. Housing Services	n/a	16.1 Social Housing space
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space
18. Social Services	n/a	18.1 Social service space
19. Ambulance Services	n/a n/a	19.1 Ambulance station space 19.2 Vehicles ^[1]
20. Emergency Preparedness Services	No No	20.1 Emergency Preparedness Space 20.2 Equipment
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment
23. Other Transportation Services	Ineligible Ineligible Ineligible	23.1 Ferries 23.2 Airports (in the Regional Municipality of Waterloo) 23.2 Other



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
24. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible	24.1 Cultural space (e.g. art galleries, museums and theatres) 24.2 Tourism facilities and convention centres
25. Other	Yes Yes	25.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ^[2] and facilities, including the D.C. background study cost 25.2 Interest on money borrowed to pay for growth-related capital

^[1] with a 7+ year lifetime

^[2] same percentage as service component to which it pertains

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

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The local service guidelines for the Town are summarized in Appendix D.



4.5 Capital Forecast

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

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

The capital costs include:

- costs to acquire land or an interest therein (including a leasehold interest);
- costs to improve land;
- costs to acquire, lease, construct or improve buildings and structures;
- costs to acquire, lease or improve facilities including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- interest on money borrowed to pay for the above-referenced costs;
- costs to undertake studies in connection with the above-referenced matters; and
- costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, municipal council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5(1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O. Reg. 82/98 s.3). The capital program contained herein reflects the Town’s approved capital budget and forecast, approved master plans and servicing studies, and past D.C. background studies.

4.6 Treatment of Credits

Section 8 para. 5 of O. Reg. 82/98 indicates that a D.C. background study must set out, “the estimated value of credits that are being carried forward relating to the service.”



s.s.17 para. 4 of the same Regulation indicates that, "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The Town has no outstanding D.C. credit obligations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth studies. This class is comprised of the following municipal-wide services:

- Growth-Related Studies
 - Fire Services;
 - Police Services;
 - Transportation Services;
 - Transit Services;
 - Parks and Recreation;
 - Library Services;
 - Stormwater - Cobourg East Community Serviced Area;
 - Wastewater Services - Cobourg East Community Serviced Area;
 - Water Services - Cobourg East Community Serviced Area;
 - Wastewater Services - Existing Urban Serviced Area; and
 - Water Services - Existing Urban Serviced Area.



4.8 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O. Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.9 Existing Reserve Funds

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

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

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

The Town’s D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. 2020 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2016 to 2021 period as well as reserve fund adjustments that were identified in the Town’s 2016 D.C. Background Study. Furthermore, the reserve funds have also been adjusted to account for estimated 2021 D.C. revenues to year-end 2021. These balances have been applied against future spending requirements for all services.



Table 4-2
Town of Cobourg
Estimated 2021 Year-End D.C. Reserve Funds Balances

Service	Total
Fire Services	768,852
Police Services	610,016
Transportation Services	1,818,236
Transit Services	144,427
Parking Services	60,714
Parks and Recreation	80,171
Marinas	179,319
Library Services	(6,185)
Administration Studies	(104,440)
Stormwater - Cobourg East Community Serviced Area	-
Wastewater Services - Cobourg East Community Serviced Area	-
Water Services - Cobourg East Community Serviced Area	-
Wastewater Services - Existing Urban Serviced Area	715,954
Water Services - Existing Urban Serviced Area	(921,847)
Total	3,345,219

4.10 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies and other contributions.

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

4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study..."



O. Reg. 82.98 (s.4) goes further to indicate that, "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."

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

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

4.10.2 Reduction for Uncommitted Excess Capacity

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

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

4.10.3 Reduction for Benefit to Existing Development

Section 5(1)6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development." The general guidelines used to consider benefit to existing development included the following:



- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.10.1 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.



4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.11 Municipal-Wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.12 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

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

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

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

This section evaluates the development-related capital requirements for select services and classes of service over the 10-year planning period (2022-2031). Each service is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.1.1 *Transit Services*

Ontario Regulation 82/98 sets forth the requirements for transit services and the available capacity of capital costs to provide for the increase in need. Subsection 8(2) of the regulation states that for transit services the background study shall set out:

1. "The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.



3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study.”

The Town of Cobourg is currently in the process of transitioning their transit services to an on-demand model. The Town is planning that the on-demand transit model will maintain the current ridership and generate the same transit trips per capita as growth occurs. Based on this planned level of service it is anticipated that there will be a 19% increase in annual ridership (i.e. an increase of 19,525 trips from 108,372 to 127,897). Table 5-1 summarizes the estimated current and forecast ridership for the on-demand and wheels modes of transit being offered. Furthermore, based on the anticipated Transit Services needs summarized in the next paragraph, Table 5-1 also summarizes the excess capacity that would remain at the end of the 10-year forecast period.

Table 5-1
Transit Ridership and System Capacity

Transit Mode	Ridership		Excess Capacity Remaining
	Current	10-Year	
On-Demand	98,795	116,595	2%
Wheels	9,577	11,302	41%
Total	108,372	127,897	7%

Anticipated needs of the system included new vehicles and the cost of the on-demand pilot project. The gross capital cost for these projects is \$440,000. Deductions of \$155,000 and \$203,350 are applied for the benefit to development outside of the forecast period and for grants, subsidies and other contributions, respectively. Furthermore, \$33,900 has been deducted for the benefit to existing development of the on-demand pilot project. After these deductions, \$47,750 in D.C. eligible capital costs



remain. The Town's current Transit Services D.C. reserve fund in excess of this amount and as such, no capital costs are included in the calculation of the charge.

5.1.2 Parks and Recreation Services

The Town currently operates their Parks and Recreation Services utilizing 83 park amenities, 36 vehicles and 191,800 sq.ft. of facility space. In total, the current replacement costs of these assets are \$63.6 million, equating to an average per capita level of investment of \$3,654 over the 2012 to 2021 period. Based on this level of investment and the anticipated growth in the 10-year forecast period (i.e. 3,654 population), the maximum D.C.-eligible amount that could be included in the calculation of the charges is \$13.1 million.

The 10-year capital needs required to meet the needs of the anticipated development total \$37.9 million, consisting of \$9.7 million for parkland development, \$1.1 million for vehicles, \$27.0 million for recreational facilities, and \$99,300 for growth-related studies. Deductions of \$9.7 million and \$3.3 million have been made in acknowledgement of benefits to development outside of the forecast period and benefits to existing development, respectively. The capital costs are further reduced by \$12.4 million for the growth-related share of anticipated grants, subsidies and other contributions. Once the existing reserve fund balance of \$80,200 have been deducted from the future needs, a total of \$12.5 million has been included in the calculation of the charge.

These costs are then allocated 95% residential and 5% non-residential as the residential population tends to be the predominant users of Parks and Recreation Services.

5.1.3 Library Services

The Town provides Library Services through the use of one 13,981 sq. ft. facility that contains 211,937 collection items. The Town's level of service over the historical 10-year period averaged \$918 per capita. In total, the maximum D.C.-eligible amount for Library Services over the 10-year forecast period is approximately \$3.4 million based on the established levels of service.

The gross capital costs included in the D.C. calculation for the 10-year forecast period is \$2.5 million. These capital costs include committed oversizing of the existing library facility, additions to library collection materials, a library needs study, and the unfunded



costs of prior completed D.C.-eligible projects. \$15,500 has been deducted from the gross capital costs for the benefit to existing development, resulting in \$2.4 million being included in the calculation of the charge.

The D.C.-eligible costs are then allocated 95% to residential and 5% to non-residential development to acknowledge that residents tend to be the main users of Library Services.



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Transit Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2022-2031	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable	Total	Residential Share 80%	Non- Residential Share 20%
1	On Demand Pilot Project	2021-2022	40,000	-	40,000	33,900		6,100	4,880	1,220
2	Mini Bus	2022-2024	240,000	23,800	216,200	-	179,446	36,754	29,403	7,351
3	Wheels Bus (8m)	2021	160,000	131,200	28,800	-	23,904	4,896	3,917	979
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(47,750)	(38,200)	(9,550)
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Total		440,000	155,000	285,000	33,900	203,350	-	-	-



Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	2022-2031									
	Parkland Development									
1	New Amherst Community Park (6.8 acres)	2022-2031	350,467	-	350,467	-		350,467	332,944	17,523
2	Additional Soccer Pitch & Clubhouse	2022-2031	198,500	-	198,500	-		198,500	188,575	9,925
3	Rugby Clubhouse and Parking	2022-2031	263,700	-	263,700	-		263,700	250,515	13,185
4	Lawnbowling Pitch & Clubhouse	2022-2031	198,500	-	198,500	-	57,098	141,402	134,332	7,070
5	Pitch Lighting	2022-2031	595,600	-	595,600	-		595,600	565,820	29,780
6	CEC Provision (38 hectares)	2022-2031	4,837,000	3,695,200	1,141,800	-		1,141,800	1,084,710	57,090
7	Schickendanz Park (2.5 ha.)	2022-2031	129,000	-	129,000	-		129,000	122,550	6,450
8	Connector Park Improvements (Monks Cove)	2022-2031	159,400	-	159,400	135,100		24,300	23,085	1,215
9	Liesure Park Improvements (Gutteridge, Optimist)	2022-2031	191,500	-	191,500	162,300		29,200	27,740	1,460
10	Portal Park Improvements (6)	2022-2031	573,300	-	573,300	485,800		87,500	83,125	4,375
11	Athletic Park Improvements (Donegan)	2022-2031	636,300	-	636,300	539,200		97,100	92,245	4,855
12	Liesure Park Improvements (3)	2022-2031	775,900	-	775,900	657,400		118,500	112,575	5,925
13	Nature Park Improvements (3)	2022-2031	725,200	-	725,200	614,500		110,700	105,165	5,535
14	Adult Playground	2023	55,600	-	55,600	47,100	3,822	4,678	4,444	234
	Park Vehicles									
15	1 Ton Dump Truck	2022-2031	84,500	-	84,500	-		84,500	80,275	4,225
16	Additional Service Vehicles (13) - CEC	2022-2031	879,667	672,000	207,667	-		207,667	197,283	10,383
17	Mower replacement with wider deck	2022-2031	135,900	-	135,900	98,800		37,100	35,245	1,855
	Recreation Facilities									
18	Cobourg Community Centre (Long Term Debt)	2022-2031	2,529,108	-	2,529,108	-		2,529,108	2,402,652	126,455
19	CEC 3rd Rink Provision	2032	5,294,500	5,294,500	-	-		-	-	-
20	Fitness and Aquatic Centre (Town and YMCA)	2022-2031	18,531,900	-	18,531,900	-	12,354,600	6,177,300	5,868,435	308,865
21	Conversion of Memorial Arena Recreation Facility	2022-2031	308,900	-	308,900	268,500	-	40,400	38,380	2,020
22	Public Works/Parks Operations Facility	2022	383,229	-	383,229	323,900	-	59,329	56,363	2,966
	Studies									
23	Parks & Rec Master Plan	2022	99,300	-	99,300	-		99,300	94,335	4,965
	Reserve Fund Adjustment		-	-	-	-		(80,171)	(76,163)	(4,009)
	Total		37,936,971	9,661,700	28,275,271	3,332,600	12,415,520	12,446,979	11,824,630	622,349



Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2031								95%	5%
	Library Facilities		-	-	-	-		-	-	-
1	Committed Oversizing of Existing Library	2022-2031	107,892	-	107,892	-		107,892	102,497	5,395
	Library Materials		-	-	-	-		-	-	-
2	Additions to Library Collection	2022-2031	2,276,259	-	2,276,259	-		2,276,259	2,162,446	113,813
	Studies		-	-	-	-		-	-	-
3	Library Needs Study	2022-2031	61,800	-	61,800	15,500		46,300	43,985	2,315
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		6,185	5,876	309
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Total		2,445,951	-	2,445,951	15,500	-	2,436,636	2,314,804	121,832



5.2 Service Levels and Build-Out Capital Costs for Municipal-wide D.C. Calculation

5.2.1 Transportation Services

The Town has a current inventory of 236 lane kilometres (km) of rural and urban roads. To service these roads, the Town maintains an inventory of 23 vehicles and 33,376 sq.ft. of facility space. Over the past 10-years, this level of investment equates to, on average, \$25,445 per capita. When applied to the forecast population growth to buildout (i.e. 19,622 persons), a maximum D.C.-eligible amount of \$499.3 million could be included in the calculation of the charge.

To service the forecast growth to buildout, gross capital cost of \$128.5 million in additional roads (including signalizations, sidewalks, and grade separations), \$2.6 million in vehicles, \$574,800 in public works facility space, and \$165,000 in study needs have been identified. In recognition of the benefits these projects will provide to existing development, \$36.8 million has been deducted from the gross capital costs. In addition \$782,800 has been deducted from the calculation of the charge in recognition of the costs to be funded by the County of Northumberland. After accounting for the current reserve fund balance of \$1.8 million, a total of \$92.4 in D.C.-eligible costs have been included in the calculation of the charge.

These D.C.-eligible costs have then been allocated to residential and non-residential development based on the share of population and employment growth (i.e. 74% residential and 26% non-residential).

5.2.2 Fire Protection Services

The Town currently provides Fire Protection Services utilizing one fire hall (10,700 sq. ft of facility space). This facility is outfitted with 10 vehicles and 114 items of equipment. Based on the average per capita investment of \$639 per capita, the resulting maximum D.C.-eligible amount that could be included in the calculation is \$12.5 million.

The identified capital program required to service the forecast population growth consists of additional facility space, fire vehicles, equipment to outfit additional fire fighters, and a fire master plan. The gross capital costs for this program totals \$9.9



million. Deductions of \$468,800 and \$768,800 are made to account for the benefit to existing development these projects will have and the current reserve fund balance, respectively. This results in a total of \$8.7 million being included in the calculation of the charge for Fire Protection Services.

These eligible costs have then been allocated to residential and non-residential development based on the share of population and employment growth (i.e. 74% residential and 26% non-residential).

5.2.3 Policing Services

Policing services are provided to the Town by the Cobourg Police Service (C.P.S.). C.P.S. operates out of one central facility (22,732 sq.ft.) utilizing 13 vehicles and 44 items of small equipment and gear. On a per capita basis, this equates to an average level of investment over the past 10-years of \$713. When the per capital level of service is applied to the forecast population to buildout, the maximum D.C.-eligible cost that can be included in the calculation of the charge is \$14.0 million.

To service the buildout population, the C.P.S. requires an additional 20,000 sq.ft. of facility space, additional officer outfitting to maintain 1 officer per 650 population (i.e. 29 officers) and 7 vehicles. These capital needs have a gross capital cost of \$10.2 million. After accounting for the current reserve fund balance of \$610,000, a total of \$9.6 million has been included in the calculation of the charge.

These eligible costs have then been allocated to residential and non-residential development based on the share of population and employment growth (i.e. 74% residential and 26% non-residential).



Table 5-5
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost		
								Total	Residential Share 74%	Non-Residential Share 26%
	2022-Buildout									
	Roads		-	-	-	-		-	-	-
1	Kerr Street (West boundary to New Amherst Blvd.) - 215m in length	2022-Buildout	752,500	-	752,500	356,900		395,600	292,744	102,856
2	Kerr St. Extension (New Amherst to Ewing)	2022-Buildout	2,899,800	-	2,899,800	1,375,400		1,524,400	1,128,056	396,344
3	Kerr St. from Ewing to Westwood (300m)	2022-Buildout	600,000	-	600,000	284,600		315,400	233,396	82,004
4	Kerr St. Extension (Westwood Dr. to William St.)	2022-Buildout	7,490,000	-	7,490,000	3,552,500		3,937,500	2,913,750	1,023,750
5	Kerr St. Extension (William St. to 430m east of Ontario St.)	2022-Buildout	2,975,000	-	2,975,000	1,411,100		1,563,900	1,157,286	406,614
6	Kerr St Extension from 430m east of Ontario St. to Division St.	2022-Buildout	800,000	-	800,000	379,400		420,600	311,244	109,356
7	Kerr St. Extension (Division St. to D'Arcy St.)	2022-Buildout	1,275,000	-	1,275,000	255,000		1,020,000	754,800	265,200
8	Kerr St. Extension (D'Arcy St. to Brook Rd.)	2022-Buildout	3,150,000	-	3,150,000	630,000		2,520,000	1,864,800	655,200
9	Kerr St. Extension (Brook Rd. to Workman Rd.)	2022-Buildout	4,460,800	-	4,460,800	1,115,200		3,345,600	2,475,744	869,856
10	Kerr St. Extension (Workman Rd. to Hwy. 2)	2022-Buildout	3,568,600	-	3,568,600	892,200		2,676,400	1,980,536	695,864
11	White Street Connection Cobourg Creek	2022-Buildout	2,362,500	-	2,362,500	1,120,500		1,242,000	919,080	322,920
12	White St. Extension (Ontario St. to Cobourg Creek)	2022-Buildout	2,161,900	-	2,161,900	1,025,400		1,136,500	841,010	295,490
13	White St. Connection/Realignment (Cobourg Creek to Division St.)	2022-Buildout	4,564,300	-	4,564,300	2,164,800		2,399,500	1,775,630	623,870
14	D'Arcy St./CP and CN Rail Grade Separation	2022-Buildout	24,022,500	-	24,022,500	14,414,000		9,608,500	7,110,290	2,498,210
15	New Amherst Grade Separation	2022-Buildout	21,259,700	-	21,259,700	2,126,000		19,133,700	14,158,938	4,974,762
16	Rogers Rd. North Extension (Elgin St. to Depalma Dr. W. extension)	2022-Buildout	2,141,200	-	2,141,200	535,300		1,605,900	1,188,366	417,534
17	Depalma Dr. Extension (Strathy Rd. to Rogers Rd. N. extension)	2022-Buildout	1,070,500	-	1,070,500	107,100		963,400	712,916	250,484
18	Danforth Rd. Urban Reconstruction (E. property line of Parkview Subd. to Brook Rd.)	2022-Buildout	1,606,000	-	1,606,000	193,500		1,412,500	1,045,250	367,250
19	Danforth Rd. Urban Reconstruction (Brook Rd. to Nagle Rd.)	2022-Buildout	2,288,100	-	2,288,100	267,100		2,021,000	1,495,540	525,460
20	Danforth Rd. Urban Reconstruction (Nagle Rd. to Jarvis Rd.)	2022-Buildout	981,300	-	981,300	118,100		863,200	638,768	224,432
21	Elgin St. Sidewalks and Streetlighting (Conger St. to Brook Rd.)	2022-Buildout	225,500	-	225,500	22,600		202,900	150,146	52,754
22	Elgin St. Urban Widening (Brook Rd. to Workman Rd.)	2022-Buildout	2,723,800	-	2,723,800	318,000		2,405,800	1,780,292	625,508
23	Elgin St. Urban Reconstruction (Workman Rd. to Jarvis Rd.)	2022-Buildout	713,700	-	713,700	85,900		627,800	464,572	163,228
24	Brook Rd. Sidewalks and Streetlighting (Elgin St. to Kerr St.)	2022-Buildout	765,400	-	765,400	76,500		688,900	509,786	179,114
25	Brook Rd. Sidewalks and Streetlighting (Kerr St. to King St.)	2022-Buildout	300,700	-	300,700	30,100		270,600	200,244	70,356
26	Workman Rd. Urban Reconstruction (Elgin St. to Kerr St.)	2022-Buildout	2,676,500	-	2,676,500	322,400		2,354,100	1,742,034	612,066
27	Workman Rd. Urban Reconstruction (Kerr St. to Highway 2)	2022-Buildout	1,695,200	-	1,695,200	204,100		1,491,100	1,103,414	387,686
28	Jarvis Rd./Stanton Rd. Urban Reconstruction (Danforth Rd. to Elgin St.)	2022-Buildout	802,900	-	802,900	96,700		706,200	522,588	183,612
29	Nagle Rd. Urban Reconstruction (Danforth Rd. to Hwy 401)	2022-Buildout	871,600	-	871,600	101,700		769,900	569,726	200,174
30	Traffic Signals (Kerr St. and Ontario St.)	2022-Buildout	220,000	-	220,000	104,300		115,700	85,618	30,082
31	Traffic Signals (Kerr St. and William St.)	2022-Buildout	220,000	-	220,000	104,300		115,700	85,618	30,082
32	Traffic Signals (Kerr St. and Westwood Dr.)	2022-Buildout	220,000	-	220,000	104,300		115,700	85,618	30,082
33	Traffic Signals (Kerr St. and New Amherst Blvd.)	2022-Buildout	220,000	-	220,000	104,300		115,700	85,618	30,082
34	Traffic Signals (Elgin St. and Brook Rd.)	2022-Buildout	220,000	-	220,000	22,100	98,950	98,950	73,223	25,727
35	Traffic Signals (Elgin St. and Greer Rd.)	2022-Buildout	220,000	-	220,000	22,100		197,900	146,446	51,454
36	Traffic Signals (Kerr St. and Brook Rd.)	2022-Buildout	220,000	-	220,000	22,100	98,950	98,950	73,223	25,727
37	Traffic Signals (Kerr St. and Workman Rd.)	2022-Buildout	220,000	-	220,000	22,100		197,900	146,446	51,454
38	Traffic Signals (Kerr St. and King St.)	2022-Buildout	220,000	-	220,000	22,100	98,950	98,950	73,223	25,727
39	Traffic Signals (Nagle Rd. and Danforth Rd.)	2022-Buildout	220,000	-	220,000	22,100		197,900	146,446	51,454
40	Traffic Signals (Elgin St. and D'Arcy St.)	2022-Buildout	220,000	-	220,000	22,100	98,950	98,950	73,223	25,727
41	Traffic Signals (Kerr St. and D'Arcy St.)	2022-Buildout	220,000	-	220,000	22,100		197,900	146,446	51,454
42	Traffic Signals (King St. and Willmott St.)	2022-Buildout	220,000	-	220,000	22,100		197,900	146,446	51,454
45	Willmott Street Extension (Grade Separation)	2022-Buildout	23,414,400	-	23,414,400	2,341,400		21,073,000	15,594,020	5,478,980
46	Elgin St. Sidewalks and Streetlighting (Conger St. to D'Arcy)	2022-Buildout	107,578	-	107,578	10,800		96,778	71,616	25,162
48	King St Left Turn Widening at Brook Rd N. (and reconfigure Traffic signals)	2022-Buildout	860,000	-	860,000	86,000	387,000	387,000	286,380	100,620



Table 5-5 Cont'd
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost		
								Total	Residential Share 74%	Non-Residential Share 26%
	2022-Buildout									
	Roads and Related Vehicles		-	-	-	-		-	-	-
49	Plow Truck	2022-Buildout	267,700	-	267,700	-		267,700	198,098	69,602
50	Working Truck (1 ton)	2022-Buildout	68,900	-	68,900	-		68,900	50,986	17,914
51	Loader Attachment (snow thrower)	2022-Buildout	330,900	-	330,900	-		330,900	244,866	86,034
52	CEC Rolling Stock (plows, working trucks, sweepers, supervisor veh.)	2022-Buildout	1,974,100	-	1,974,100	-		1,974,100	1,460,834	513,266
	Depots and Domes		-	-	-	-		-	-	-
53	Public Works/Parks Operations Facility (Principal and Interest)	2022	574,844	-	574,844	194,800		380,044	281,232	98,811
	Studies		-	-	-	-		-	-	-
54	Transportation Master Plan	2022-Buildout	100,000	-	100,000	-		100,000	74,000	26,000
55	Traffic Control Measures Study - Various Sites	2022-Buildout	65,000	-	65,000	-		65,000	48,100	16,900
	Reserve Fund Adjustment							(1,818,236)	(1,345,495)	(472,741)
	Total		131,828,422	-	131,828,422	36,831,200	782,800	92,396,186	68,373,177	24,023,008



Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
	2022-Buildout									
	Fire Stations		-	-	-	-		-	-	-
1	Additional Facility Space and Land (14,000 sq.ft)	2030	6,878,512	-	6,878,512	-		6,878,512	5,090,099	1,788,413
2	Facility Renovation for Additional Sleeping Quarters	2022	600,000	-	600,000	450,000		150,000	111,000	39,000
	Fire Vehicles		-	-	-	-		-	-	-
3	Pumper (2nd Station)	2030	800,000	-	800,000	-		800,000	592,000	208,000
4	Light Attack Vehicle (2nd Station)	2030	750,000	-	750,000	-		750,000	555,000	195,000
	Equipment		-	-	-	-		-	-	-
6	Full-Time Firefighters (16 FT)	2030	249,600	-	249,600	-		249,600	184,704	64,896
7	Part-Time Firefighters - (20 PT)	2030	312,000	-	312,000	-		312,000	230,880	81,120
8	SCBA (24)	2030	240,000	-	240,000	-		240,000	177,600	62,400
9	Fire Prevention Officer	2025	10,600	-	10,600	-		10,600	7,844	2,756
10	Training Officer	2025	10,600	-	10,600	-		10,600	7,844	2,756
			-	-	-	-		-	-	-
	Studies		-	-	-	-		-	-	-
11	Fire Master Plan	2022	75,000	-	75,000	18,800		56,200	41,588	14,612
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(768,852)	(568,951)	(199,902)
	Total		9,926,312	-	9,926,312	468,800	-	8,688,660	6,429,609	2,259,052



Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Policing Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
	2022-Buildout									
	Facilities		-	-	-	-		-	-	-
1	Additional Police Space (10,000 sq.ft.) and Land	2022-Buildout	4,697,000	-	4,697,000	-		4,697,000	3,475,780	1,221,220
2	CEC Facility Space Provision (10,000 sq.ft.) and Land	2022-Buildout	4,697,000	-	4,697,000	-		4,697,000	3,475,780	1,221,220
	Equipment		-	-	-	-		-	-	-
3	Police Officer Outfitting (1 officer /650 pop.)	2022-Buildout	286,783	-	286,783	-		286,783	212,219	74,564
4	Vehicles (7)	2022-Buildout	560,000	-	560,000	-		560,000	414,400	145,600
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(610,016)	(451,412)	(158,604)
			-	-	-	-		-	-	-
	Total		10,240,783	-	10,240,783	-	-	9,630,767	7,126,768	2,503,999



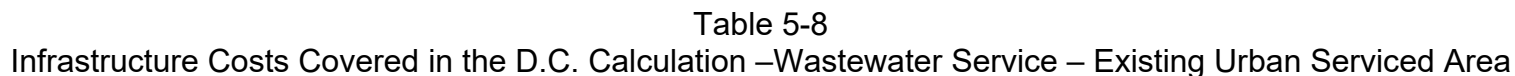
5.3 Build-Out Capital Costs for Existing Urban Serviced Area

5.3.1 Wastewater Services

Capital needs including a new pumping station, forcemain, various studies, and the a share of the additional treatment capacity being created at Wastewater Treatment Plant #2 have been identified at gross capital costs of \$4.9 million to service buildout development in the Existing Urban Serviced area. After deducting approximately \$716,000 for the existing reserve fund balance, \$9,600 for the benefit to existing development of studies, and \$31,600 for other contributiosn towards the Wastewater T treatment plant expansion, \$4.1 million in potential D.C. capital costs have been included in the calculation of the charge. These costs have been allocated to residential and non-residential development on the basis of the incremental population to employment growth over the buildout period as follows: 53% residential, 47% non-residential.

5.3.2 Water Services

Gross capital costs of approximately \$20.4 million have been identified for growth-related water infrastructure needs in the Existing Urban Serviced area over the buildout period. The needs have been informed by the recently completed Town of Cobourg Drinking Water Master Plan. Deductions of \$12.2 million have been applied to account for the benefits to existing development and a further \$344,700 has been deducted to recognize the local service share of new linear water mains. After accounting for the reserve fund deficit of \$921,800, a total of \$8.3 million in net capital costs are included in the D.C. calculation. Costs have been apportioned as 53% residential and 47% non-residential on the basis of incremental buildout population to employment growth.



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Table 5-9
Infrastructure Costs Covered in the D.C. Calculation –Water Service – Existing Urban Serviced Area

Prj.No	Increased Service Needs Attributable to Anticipated Development		Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-Urban Buildout								53%	47%	
1	Linear Water Mains		2022-Buildout	4,659,100	-	4,659,100	2,620,400	344,739	1,693,961	897,799	796,162
2	S2a	New 5,000 m3 Zone 1 Elevated Tank	2022-Buildout	7,150,000	-	7,150,000	5,434,000		1,716,000	909,480	806,520
3	P4a	New Zone 2 BPS with a 120 L/s Firm Rated Capacity at Same Site as New Zone 1 Elevated Tank - EUSA Share	2022-Buildout	312,000	-	312,000	-		312,000	165,360	146,640
4	P4b	Expand the Existing Ewart Street BPS to Firm Rated Capacity of 312 L/s - EUSA Share	2022-Buildout	312,000	-	312,000	-		312,000	165,360	146,640
5	S4 (Mod.)	1,360 m3 of New In-Ground Storage at the WTP - EUSA Share	2022-Buildout	967,200	-	967,200	-		967,200	512,616	454,584
6	C5	Provide Redundant Dissolved Air Floatation Clarification System - Option C5 - EUSA Share	2022-Buildout	5,699,200	-	5,449,600	4,160,000		1,289,600	683,488	606,112
7	C5	Provide Third Filter Train - Option C5 - EUSA Share	2022-Buildout	1,298,700	-	1,088,100	-		1,088,100	576,693	511,407
				-	-	-	-		-	-	-
	Reserve Fund Adjustment								921,847	488,579	433,268
	Total			20,398,200	-	19,938,000	12,214,400	344,739	8,300,708	4,399,375	3,901,333



5.4 Build-Out Capital Costs for Cobourg East Community Serviced Area

5.4.1 Stormwater Services

The stormwater capital program identified herein includes gross capital costs of \$29.4 million which are comprised primarily of trunk sewer networks. Deductions of approximately \$1.7 million to reflect other contributions towards these needs and \$1.7 million for the benefit to existing development have been applied. The net growth-related capital costs to be included in the D.C. calculation total \$26.1 million. These costs have been allocated to residential and non-residential development on the basis of incremental population to employment growth within the Cobourg Community Serviced area over the buildout period. The resultant distribution is 83% residential and 17% non-residential.

5.4.2 Wastewater Services

The capital program for wastewater services includes the expansion of the Wastewater Treatment Plant #2 as identified in the 2015 Cobourg Water Pollution Control Plant No. 2 Municipal Class EA as well as linear infrastructure needs (SPS and Forcemain and sewer network) to accommodate growth within the Cobourg East Community Serviced area. Additionally, two service specific studies have been included in the capital program.

In total, the gross capital cost estimates amount to \$48.0 million. Of the gross capital costs, \$2.5 million has been deducted for the share of the Wastewater Treatment Plant expansion that will benefit growth within the existing urban serviced area. \$429,600 has been deducted from the gross capital costs of the Wastewater Treatment Plant expansion for other contributions towards the project and \$11,800 has been recognized as a benefit to existing development for anticipated studies. The net capital costs identified for inclusion in the calculation of the charge total \$45.1 million.

These costs have been allocated 83% residential and 17% non-residential on the basis of incremental population growth to employment growth over the forecast period to buildout.



5.4.3 Water Services

The buildout capital program includes \$38.1 million gross capital costs for water infrastructure as identified in the Cobourg Drinking Water Master Plan including linear watermain (>300 mm diameter), and additional pumping and storage capacity needs.

\$7.2 million in has been deducted from the capital costs to recognize the estimated local service share of the linear watermain network within plans of subdivision. A deduction for the benefit to existing development of \$200,000 has also been recognized, resulting in a net cost of \$30.8 million to be recovered from growth over the buildout period.

The growth-related costs have been allocated to 83% residential and 17% non-residential development on the basis of the incremental population to employment growth over the buildout period.



Table 5-10
Infrastructure Costs Covered in the D.C. Calculation –Stormwater Service – Cobourg East Community Serviced Area

Prj.No	Increased Service Needs Attributable to Anticipated Development 2022-Urban Buildout	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non- Residential Share 17%
								-	-	-
1	In-Line Storage Ponds	2022-Buildout	3,037,100	-	3,037,100	759,300		2,277,800	1,890,574	387,226
2	Diversion Channel	2022-Buildout	911,200	-	911,200	607,500		303,700	252,071	51,629
3	Trunk Sewer Networks	2022-Buildout	22,778,300	-	22,778,300	-		22,778,300	18,905,989	3,872,311
4	Coverdale Storm Outfall	2022-Buildout	2,733,300	-	2,733,300	311,600	1,697,379	724,321	601,186	123,135
	Total		29,459,900	-	29,459,900	1,678,400	1,697,379	26,084,121	21,649,820	4,434,301



Table 5-11
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Service – Cobourg East Community Serviced Area

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
	2022-Urban Buildout										
	Cobour East Community Serviced Area		-	-		-	-		-	-	-
1	SPS and Forcemain	2022-Buildout	1,214,800	-		1,214,800	-		1,214,800	1,008,284	206,516
2	250 mm dia. and Greater Sewer Network	2022-Buildout	10,933,600	-		10,933,600	-		10,933,600	9,074,888	1,858,712
3	Wastewater Treatment Plant Expansion (Plant #2)	2022-Buildout	35,794,000	-	2,451,323	33,342,677	-	429,623	32,913,053	27,317,834	5,595,219
	Studies										
4	Sewer Capacity Allocation Study - CEC Share	2022-Buildout	47,000	-		47,000	11,800		35,200	29,216	5,984
5	CEC Sanitary Servicing Costs Review	2022-Buildout	20,000	-		20,000	-		20,000	16,600	3,400
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		48,009,400	-	2,451,323	45,558,077	11,800	429,623	45,116,653	37,446,822	7,669,831



Table 5-12
Infrastructure Costs Covered in the D.C. Calculation – Water Service – Cobourg East Community Serviced Area

Prj.No	Increased Service Needs Attributable to Anticipated Development		Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-Urban Buildout								83%	17%	
1		Linear Water Mains	2022-Buildout	19,473,500	-	19,473,500	-	7,177,180	12,296,320	10,205,945	2,090,374
2	Ex. BPS2	Replace Ewart Street BPS Stand-By Power System	2022-Buildout	400,000	-	400,000	200,000		200,000	166,000	34,000
3	P4a	New Zone 2 BPS with a 120 L/s Firm Rated Capacity at Same Site as New Zone 1 Elevated Tank - CEC Share	2022-Buildout	1,248,000	-	1,248,000	-		1,248,000	1,035,840	212,160
4	P4b	Expand the Existing Ewart Street BPS to Firm Rated Capacity of 312 L/s - CEC Share	2022-Buildout	1,248,000	-	1,248,000	-		1,248,000	1,035,840	212,160
5	S7a	First of Two (Twin) 2,000 m3 Zone 2 at Grade Tanks	2022-Buildout	2,925,000	-	2,925,000	-		2,925,000	2,427,750	497,250
6	S7b	Second of Two (Twin) 2,000 m3 Zone 2 at Grade Tanks	2022-Buildout	1,950,000	-	1,950,000	-		1,950,000	1,618,500	331,500
7	z3	New Booster Pumping Station to Supply Future Zone 3	2022-Buildout	3,445,000	-	3,445,000	-		3,445,000	2,859,350	585,650
8	S4 (Mod.)	1,360 m3 of New In-Ground Storage at the WTP - CEC Share	2022-Buildout	2,152,800	-	2,152,800	-		2,152,800	1,786,824	365,976
9	C5	Provide Redundant Dissolved Air Floatation Clarification System - Option C5 - CEC Share	2022-Buildout	2,870,400	-	2,870,400	-		2,870,400	2,382,432	487,968
10	C5	Provide Third Filter Train - Option C5 - CEC Share	2022-Buildout	2,421,900	-	2,421,900	-		2,421,900	2,010,177	411,723
				-	-	-	-		-	-	-
				</							



5.5 Growth-Related Studies Class of Service

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Town's capital works program. As discussed in Section 4.7, these studies have been included within a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All studies have been allocated to the classes of services in the following manner:

- Fire Services – 3.7%
- Police Services – 4.0%
- Transportation Services – 36.8%
- Transit Services – 0.1%
- Parks and Recreation – 9.3%
- Library Services – 1.8%
- Administration Studies – 0.2%
- Stormwater - Cobourg East Community Serviced Area – 10.2 %
- Wastewater Services - Cobourg East Community Serviced Area – 17.6%
- Water Services - Cobourg East Community Serviced Area – 12.0%
- Wastewater Services - Existing Urban Serviced Area – 1.6%
- Water Services - Existing Urban Serviced Area – 2.9%

The following provides a list of the studies that have been identified for the 2022- 2031 forecast period:

- OP Review - 2022
- Integrated Community Sustainability Plan – 2022-2031
- Tannery District Sustainable Master Plan/Secondary Plan/Zoning By-law – 2022-2031
- Asset Management Plan – 2022-2031
- D.C. Background Studies – 2022-2031

The cost of these studies is \$595,500 of which \$313,200 is a benefit to existing development. A deduction of \$20,600 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing



reserve fund deficit of \$104,400 (reflecting the unfunded costs of prior completed projects) has been included, resulting in a net D.C.-eligible cost of \$319,200 over the 10-year forecast period as presented in Table 5-13 below

The forecast period for a number of the D.C. eligible services to which the growth-related studies relate, extends beyond the 10-year forecast period to buildout. As such, the capital cost estimates for those services have been increased by \$254,900 to reflect the further increase in need for service for growth-related studies to buildout.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-14 below.



Table 5-13
Infrastructure Costs Covered in the D.C. Calculation –Growth-Related Studies Class of Service (2022-2031)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2022-2031								
1	OP Review	2022	132,300	-	6,610	125,690	66,200		59,490
2	Integrated Community Sustainability Plan	2022-2031	132,300	-	6,610	125,690	66,200	26,440	33,050
3	Tannery District Sustainable Master Plan/Secondary Plan/Zoning	2022-2031	100,000	-	5,000	95,000	50,000	20,000	25,000
4	Asset Management Plan	2022-2031	154,400	-	2,360	152,040	130,800		21,240
5	D.C. Background Studies	2022-2031	76,000	-		76,000	-		76,000
			-	-		-	-		-
	Reserve Fund Adjustment			-		-	-		104,440
	Total		595,000	-	20,580	574,420	313,200	46,440	319,220



Table 5-14
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies Class of Service (2022-Buildout)

Service	2022-2031	2022-Buildout	2022-Urban Buildout	Total	Residential Share	Non-Residential Share
Fire Services	11,780	22,382	-	22,382	16,563	5,819
Police Services	12,756	24,236	-	24,236	17,934	6,301
Transportation Services	117,350	222,965	-	222,965	164,994	57,971
Transit Services	113	-	-	113	90	23
Parks and Recreation	29,646	-	-	29,646	28,164	1,482
Library Services	5,766	-	-	5,766	5,478	288
Administration Studies	508	-	-	508	-	-
Stormwater - Cobourg East Community Serviced Area	32,489	-	61,730	61,730	51,236	10,494
Wastewater Services - Cobourg East Community Serviced Area	56,196	-	106,772	106,772	88,621	18,151
Water Services - Cobourg East Community Serviced Area	38,310	-	72,790	72,790	60,415	12,374
Wastewater Services - Existing Urban Serviced Area	5,114	-	9,717	9,717	5,150	4,567
Water Services - Existing Urban Serviced Area	9,191	-	17,463	17,463	9,255	8,207
Total	319,220	269,583	268,471	574,087	447,900	125,678



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 shows the D.C. calculation for the Existing Urban Serviced Area services, 6-2 shows the D.C. calculation for the Cobourg East Community Serviced Area services, and 6-3 shows the D.C. calculation for the municipal-wide services assessed over the build out period. Table 6-4 shows the municipal-wide services assessed over the 10-year forecast period (2022-2031).

The total D.C.-eligible costs in Tables 6-1 through 6-4 include the attribution of growth-related studies by service area identified in Table 5-13. The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, other multiples, and special care/special dwelling units). The non-residential D.C. for has been calculated on a per sq.ft. of G.F.A. basis.

Table 6-5 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and non-residential G.F.A. for Town-wide and area-specific services.

Table 6-6 and 6-7 compare the existing charges to the charges proposed herein (Table 6-5), for a single detached residential dwelling unit and per square foot of G.F.A. for non-residential development. The current charges within the Town will have been indexed by 11.6% on December 11, 2021 in accordance with By-law 087-2017.

In total, the calculated charge for a single detached unit in the Existing Urban Serviced Area would increase by 1% (+ \$248) and decrease by 4% (- \$1,438) in the Cobourg East Community Serviced Area. For non-residential development the calculated D.C. would increase by 7% (+ \$0.59 per sq.ft. of G.F.A.) and 7% (+ \$0.97 per sq.ft. of G.F.A.) in the Existing Urban Serviced Area and Cobourg East Community Serviced Area, respectively.



Table 6-1
Area Specific – Existing Urban Serviced Area
2022-Urban Buildout

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. Wastewater Services	2,176,065	1,929,718	1,217	0.78
2. Water Services	4,399,375	3,901,333	2,459	1.58
TOTAL	\$6,575,440	\$5,831,051	3,676	2.36
Growth-Related Studies	\$14,405	\$12,774		
D.C.-Eligible Capital Cost	\$6,589,845	\$5,843,825		
Buildout Gross Population/GFA Growth (sq.ft.)	4,336	2,479,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,519.80	\$2.36		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.419	\$3,676		
Other Multiples	1.931	\$2,935		
Apartments - 2 Bedrooms +	1.684	\$2,559		
Apartments - Bachelor and 1 Bedroom	1.237	\$1,880		
Special Care/Special Dwelling Units	1.100	\$1,672		

Table 6-2
Area Specific – Cobourg East Community Serviced Area
2022-Urban Buildout

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. Stormwater Services	21,649,820	4,434,301	3,391	1.87
4. Wastewater Services	37,446,822	7,669,831	5,866	3.23
5. Water Services	25,528,658	5,228,761	3,999	2.20
TOTAL	\$84,625,301	\$17,332,893	13,256	7.30
Growth-Related Studies	\$200,272	\$41,020		
D.C.-Eligible Capital Cost	\$84,825,572	\$17,373,912		
Buildout Gross Population/GFA Growth (sq.ft.)	15,479	2,381,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,480.04	\$7.30		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.419	\$13,256		
Other Multiples	1.931	\$10,582		
Apartments - 2 Bedrooms +	1.684	\$9,228		
Apartments - Bachelor and 1 Bedroom	1.237	\$6,779		
Special Care/Special Dwelling Units	1.100	\$6,028		



Table 6-3
Municipal-wide Services
2022-Buildout

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. Transportation Services	\$ 68,373,177	\$ 24,023,008	\$ 8,367	\$ 4.96
7. Fire Protection Services	6,429,609	2,259,052	787	0.47
8. Policing Services	7,126,768	2,503,999	872	0.52
TOTAL	\$81,929,554	\$28,786,059	\$10,026	\$5.95
Growth-Related Studies	\$199,491	\$70,091		
D.C.-Eligible Capital Cost	\$82,129,045	\$28,856,151		
Buildout Gross Population/GFA Growth (sq.ft.)	19,815	4,860,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,144.79	\$5.94		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.419	\$10,026		
Other Multiples	1.931	\$8,004		
Apartments - 2 Bedrooms +	1.684	\$6,980		
Apartments - Bachelor and 1 Bedroom	1.237	\$5,127		
Special Care/Special Dwelling Units	1.100	\$4,559		

Table 6-4
Municipal-wide Services
2022-2031

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
9. Transit Services	-	-	-	-
10. Parks and Recreation Services	11,824,630	622,349	7,088	1.01
11. Library Services	2,314,804	121,832	1,387	0.20
TOTAL	\$14,139,435	\$744,181	\$8,475	\$1.21
Transit Surplus Reserve	\$91,844	\$4,834		
Growth-Related Studies	\$33,733	\$1,793		
D.C.-Eligible Capital Cost	\$14,081,324	\$741,140		
10-Year Gross Population/GFA Growth (sq.ft.)	4,019	613,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,503.69	\$1.21		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.419	\$8,475		
Other Multiples	1.931	\$6,766		
Apartments - 2 Bedrooms +	1.684	\$5,900		
Apartments - Bachelor and 1 Bedroom	1.237	\$4,334		
Special Care/Special Dwelling Units	1.100	\$3,854		



Table 6-5
Schedule of Calculated D.C.s

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	
Municipal Wide Services/Class of Service:						
Fire Services	785	627	546	401	357	0.46
Police Services	870	694	606	445	396	0.51
Transportation Services	8,347	6,663	5,811	4,268	3,796	4.94
Transit Services	-	-	-	-	-	-
Parks and Recreation	7,071	5,645	4,923	3,616	3,215	1.00
Library Services	1,384	1,105	963	708	629	0.20
Growth-Related Studies	44	35	31	23	20	0.05
Total Municipal Wide Services/Class of Services	18,501	14,769	12,880	9,461	8,413	7.16
Existing Urban Serviced Area						
Wastewater Services - Existing Urban Serviced Area	1,214	969	845	621	552	0.81
Water Services - Existing Urban Serviced Area	2,454	1,959	1,708	1,255	1,116	1.64
Growth-Related Studies	8	6	6	4	4	(0.09)
Total Existing Urban Serviced Area	3,676	2,934	2,559	1,880	1,672	2.36
Cobourg East Community Serviced Area						
Stormwater - Cobourg East Community Serviced Area	3,383	2,701	2,355	1,730	1,538	1.86
Wastewater Services - Cobourg East Community Serviced Area	5,852	4,671	4,074	2,993	2,661	3.22
Water Services - Cobourg East Community Serviced Area	3,990	3,185	2,778	2,040	1,814	2.20
Growth-Related Studies	31	25	22	16	14	0.02
Total Cobourg East Community Serviced Area	13,256	10,582	9,228	6,779	6,028	7.30
Total Municipal Wide and Existing Urban Serviced Area	22,177	17,703	15,439	11,341	10,085	9.52
Total Municipal Wide and Cobourg East Community Serviced Area	31,757	25,350	22,108	16,240	14,441	14.46



Table 6-6
Comparison of Current (Indexed) and Calculated Residential (Single Detached) D.C.s

Service/Class	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Class of Service:				
Fire Services	578	785	207	36%
Police Services	636	870	234	37%
Transportation Services	10,197	8,347	(1,850)	-18%
Transit Services	-	-	-	n/a
Parking Services	117	-	(117)	-100%
Parks and Recreation	6,819	7,071	252	4%
Marinas	388	-	(388)	-100%
Library Services	1,208	1,384	176	15%
Growth-Related Studies	459	44	(415)	-90%
Total Municipal Wide Services/Class of Services	20,401	18,501	(1,900)	-9%
Existing Urban Serviced Area				
Wastewater Services - Existing Urban Serviced Area	706	1,214	508	72%
Water Services - Existing Urban Serviced Area	821	2,454	1,633	199%
Growth-Related Studies	-	8	8	n/a
Total Existing Urban Serviced Area	1,527	3,676	2,149	141%
Cobourg East Community Serviced Area				
Stormwater - Cobourg East Community Serviced Area	4,598	3,383	(1,215)	-26%
Wastewater Services - Cobourg East Community Serviced Area	4,414	5,852	1,438	33%
Water Services - Cobourg East Community Serviced Area	3,781	3,990	209	6%
Growth-Related Studies	-	31	31	n/a
Total Cobourg East Community Serviced Area	12,794	13,256	462	4%
Total Municipal Wide and Existing Urban Serviced Area	21,929	22,177	248	1%
Total Municipal Wide and Cobourg East Community Serviced Area	33,195	31,757	(1,438)	-4%



Table 6-7
Comparison of Current (Indexed) and Calculated Non-Residential D.C.s
(per sq.ft. of G.F.A.)

Service/Class	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Class of Service:				
Fire Services	0.29	0.46	0.17	57%
Police Services	0.33	0.51	0.18	53%
Transportation Services	5.24	4.94	(0.30)	-6%
Transit Services	-	-	-	n/a
Parking Services	0.07	-	(0.07)	-100%
Parks and Recreation	1.19	1.00	(0.19)	-16%
Marinas	0.24	-	(0.24)	-100%
Library Services	0.21	0.20	(0.01)	-6%
Growth-Related Studies	0.28	0.05	(0.23)	-82%
Total Municipal Wide Services/Class of Services	7.85	7.16	(0.69)	-9%
Existing Urban Serviced Area				
Wastewater Services - Existing Urban Serviced Area	0.49	0.81	0.32	64%
Water Services - Existing Urban Serviced Area	0.59	1.64	1.05	180%
Growth-Related Studies	-	(0.09)	(0.09)	n/a
Total Existing Urban Serviced Area	1.08	2.36	1.28	119%
Cobourg East Community Serviced Area				
Stormwater - Cobourg East Community Serviced Area	2.03	1.86	(0.17)	-8%
Wastewater Services - Cobourg East Community Serviced Area	1.95	3.22	1.27	65%
Water Services - Cobourg East Community Serviced Area	1.67	2.20	0.53	32%
Growth-Related Studies	-	0.02	0.02	n/a
Total Cobourg East Community Serviced Area	5.64	7.30	1.66	29%
Total Municipal Wide and Existing Urban Serviced Area	8.93	9.52	0.59	7%
Total Municipal Wide and Cobourg East Community Serviced Area	13.49	14.46	0.97	7%



Chapter 7

D.C. Policy Recommendations and D.C. Policy Rules



7. D.C. Policy Recommendations and D.C. Policy Rules

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

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

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

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

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

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

The rules provided are based on the Town’s existing policies; with consideration for the updates from Bill 108 and Bill 197.



7.2 D.C. By-law Structure

It is recommended that:

- the Town uses a uniform municipal-wide D.C. calculation for all municipal-wide services and one for each of the area specific charges for the Existing Urban Serviced Area and the Cobourg East Community Serviced Area; and
- one municipal D.C. by-law be encompassing all municipal-wide and area-specific services.

7.3 D.C. By-law Rules

The following sets out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with subsection 6 of the D.C.A.

It is recommended that the following provides the basis for the D.C.s:

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25 years. Costs allocated to non-residential uses will be assigned to industrial and non-industrial (commercial and institutional) uses based on the forecast G.F.A. constructed.
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit. If longer than 60 months is required to allow for redevelopment, the owner may make a written request to the Town. The Town's Treasurer or designate, in his or her sole discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the building permit for the redevelopment must be issued.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.



7.3.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)). The exemption for an existing industrial building provided shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law.
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3)
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98). To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. it is proposed that an “existing residential building” is defined as:
 - A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of January 4, 2022, and which was not exempt from the payment of D.C.s pursuant to Section 2(3)(b) of the Act; or
 - The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after January 4, 2022, and for which D.C.s were paid.
- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O. Reg. 82/98.
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



Non-statutory exemptions

- Industrial developments within the Existing Urban Serviced Areas

7.3.5 Phase in Provision(s)

The proposed D.C. By-law will come into effect on January 4, 2022, and no transition policy has been proposed.

7.3.6 Timing of Collection

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

As of January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning application approval (for applications made after January 1, 2020), shall be determined based on the D.C. in effect on the day the Site Plan or Zoning By-law Amendment application was made.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges as outlined in the Town's Interest Rate Policy.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454-19:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act*, 2007;



- b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act*, 2010;
- c) by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act*, 2017;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on January 1st, in accordance with provisions under the D.C.A.

7.3.8 D.C. Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. Amendments to the D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C.



by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing and historical practice in the Town, it is proposed that area-specific D.C.s continue to be imposed for Water and Wastewater services for the Existing Urban Serviced Area and Water, Wastewater and Stormwater services for the Cobourg East Community Serviced Area. The recommendations are:

- to apply municipal-wide D.C.s for Transportation Services, Fire Protection Services, Policing Services, Parks and Recreation Services, Transit Services, Library Services and Growth-Related Studies;
- to apply an area-specific D.C.s for Water and Wastewater services, as well as the area-specific share of Growth-Related Studies, within the Existing Urban Serviced area; and
- to apply an area-specific D.C. for Water, Wastewater and Stormwater services, as well as the area-specific share of Growth-Related Studies, within the Cobourg East Community Serviced Area.

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Town's D.C. collections be contributed into twelve (12) separate reserve funds, including:

- Transportation Services;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Transit Services;
- Library Services;
- Growth-Related Studies;
- Water Services – Existing Urban Serviced Area;
- Water Services – Cobourg East Community Area;



- Wastewater Services – Existing Urban Serviced Area;
- Wastewater Services – Cobourg East Community Area; and
- Stormwater Services - Cobourg East Community Area.

7.4.2 By-law In-force Date

The proposed by-law under D.C.A. will come into force at the time of by-law passage.

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

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

7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated November 5, 2021, as amended, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated November 5, 2021, as amended”

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

“Approve the D.C. By-law as set out in Appendix E.”



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

The D.C.A. (new section 10(c.2)) requires that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

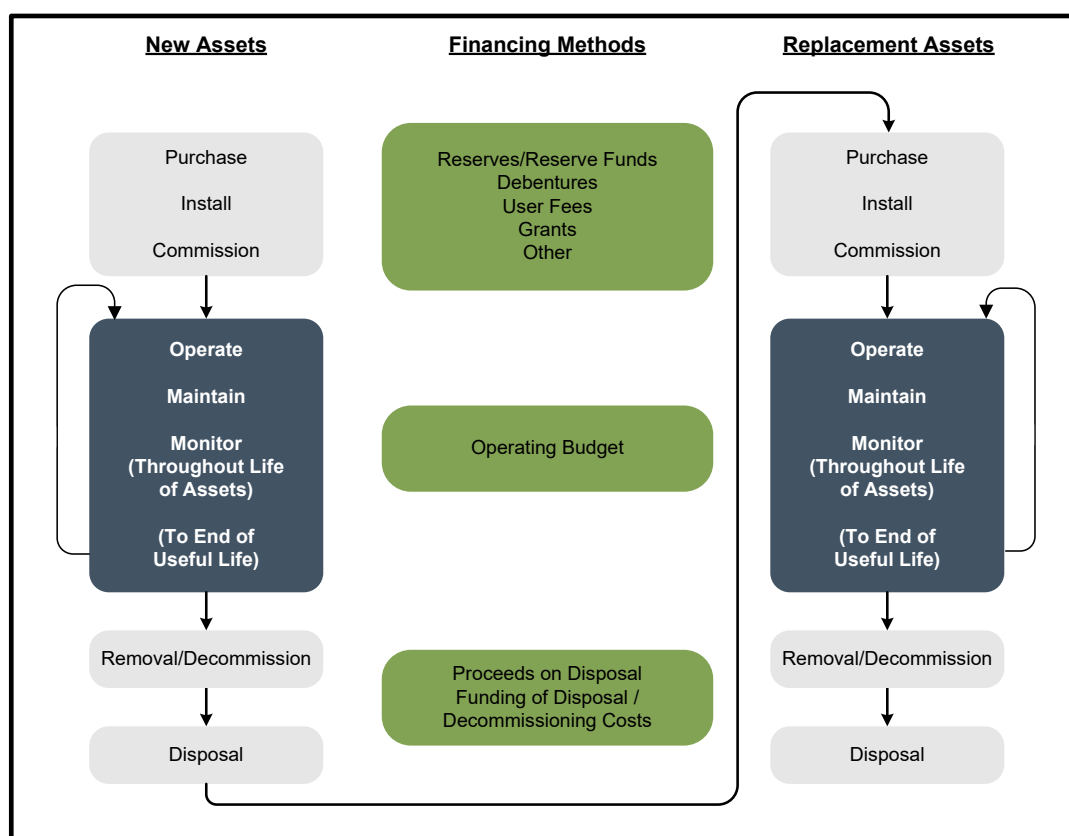
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared in the prescribed manner.**

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).



Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Town's most recent A.M.P. does not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the Town's A.M.P.



8.2 Non-Transit Municipal Services

In recognition to the schematic in Section 8.1, the following table (presented in 2021\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Town financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2021 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$33.0 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$39.6 million. This amount, totalled with the existing operating revenues of \$55.0 million, provides annual revenues of \$94.7 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2021\$)

Description	Buildout (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	5,927,298
Annual Debt Payment on Post Period Capital ¹	722,330
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	7,329,306
Annual Lifecycle - Area-specific Services ²	3,635,914
Sub-Total - Annual Lifecycle	10,965,219
Incremental Operating Costs (for D.C. Services)	15,421,879
Total Expenditures	33,036,726
Revenue (Annualized)	
Total Existing Revenue ³	55,044,068
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	39,610,626
Total Revenues	94,654,694
Net	61,617,969

¹ Interim Debt Financing for Post Period Benefit

² All infrastructure costs included in Area Specific by-laws have been

³ As per Sch. 10 of FIR

8.3 Transit Services

In regard to the D.C.A. requirements for asset management for transit services, Ontario Regulation 82/98 (as amended) provides the following:

“8(3) If a council of a municipality proposes to impose a development charge in respect of transit services, the asset management plan referred to in subsection 10 (2) (c.2) of the Act shall include the following in respect of those services”

Provided in Table 8-2 are the individual items prescribed by subsection 8(3) of the Regulation (as amended), which are addressed in the following sections.



Table 8-2
Transit Services D.C. Background Study A.M.P. Requirements

Ontario Regulation 82/98, as amended subsection 8(3) Requirements	
1. A section that sets out the state of local infrastructure and that sets out,	<ul style="list-style-type: none"> i. the types of assets and their quantity or extent, ii. the financial accounting valuation and replacement cost valuation for all assets, iii. the asset age distribution and asset age as a proportion of expected useful life for all assets, and iv. the asset condition based on standard engineering practices for all assets.
2. A section that sets out the proposed level of service and that,	<ul style="list-style-type: none"> i. defines the proposed level of service through timeframes and performance measures, ii. discusses any external trends or issues that may affect the proposed level of service or the municipality's ability to meet it, and iii. shows current performance relative to the targets set out.
3. An asset management strategy that,	<ul style="list-style-type: none"> i. sets out planned actions that will enable the assets to provide the proposed level of service in a sustainable way, while managing risk, at the lowest life cycle cost, ii. is based on an assessment of potential options to achieve the proposed level of service, which assessment compares, <ul style="list-style-type: none"> A. life cycle costs, B. all other relevant direct and indirect costs and benefits, and C. the risks associated with the potential options, iii. contains a summary of, in relation to achieving the proposed level of service, (not defined clearly) <ul style="list-style-type: none"> A. non-infrastructure solutions, B. maintenance activities, C. renewal and rehabilitation activities, D. replacement activities, E. disposal activities, and F. expansion activities, iv. discusses the procurement measures that are intended to achieve the proposed level of service, and v. includes an overview of the risks associated with the strategy and any actions that will be taken in response to those risks.
4. A financial strategy that,	<ul style="list-style-type: none"> i. shows the yearly expenditure forecasts that are proposed to achieve the proposed level of service, categorized by, <ul style="list-style-type: none"> A. non-infrastructure solutions, B. maintenance activities, C. renewal and rehabilitation activities, D. replacement activities, E. disposal activities, and F. expansion activities, ii. provides actual expenditures in respect of the categories set out in sub-subparagraphs i A to F from the previous two years, if available, for comparison purposes, iii. gives a breakdown of yearly revenues by source, iv. discusses key assumptions and alternative scenarios where appropriate, (see associated text) and v. identifies any funding shortfall relative to financial requirements that cannot be eliminated by revising service levels, asset management or financing strategies, and discusses the impact of the shortfall and how the impact will be managed.

8.3.1 State of Local Infrastructure

To present an overall state of the infrastructure for transit assets, asset inventory, asset valuation, age and general condition have been summarized from information provided by Town staff.

The transit assets included in this AMP include vehicles, a transit facility and other transit route infrastructure, including bus stops and shelters. Provided in Table 8-3 is a



high-level summary of the transit assets, useful life estimates, age, and 2021\$ replacement costs. In total, transit assets within the Town have a replacement value of \$2.6 million.

Table 8-3
Asset Inventory and Valuation

Description	Inventory	Useful Life (Years)	Asset Age (Years)	Remaining Useful Life (Years)	Total Replacement Cost (2021\$)
Wheels Bus - Ford E450 (8m bus)	1	8	3	5	185,300
Transit Bus - 30ft bus	3	15	13	2	1,704,900
Bus Stop Signs	119	30	25	5	35,700
Bus Stop	119	30	25	5	309,400
Shelters	26	30	25	5	330,200
Transit Terminal	1	40	13	27	80,300
Total	269	30	25	5	2,645,800

Asset age and useful life has also been compiled from data received from the Town. In aggregate, transit assets have a weighted average useful life of 30 years and are 25 years old. Summarized in Table 8-4 is the distribution of total asset replacement value by the percentage of estimated useful life consumed. Based on the distribution of replacement value, 90% of the transit assets have consumed between 75% and 100% of their respective useful lives. This is reflective of the relatively short lifespan of transit vehicles.

Table 8-4
Distribution of Asset Value by Percentage of Useful Life Consumed

Description	Percentage of Useful Life Consumed			
	0% - 25%	25% - 50%	50% - 75%	75% - 100%
Total Asset Replacement Value	-	265,600	-	2,380,200
% of Asset Replacement Value	0%	10%	0%	90%

The Town maintains a regular replacement schedule of transit vehicles along with upgrades to its other transit infrastructure as required on a condition basis or to meet with changes in regulations.



8.3.2 Expected Levels of Service

A level of service (L.O.S.) analysis gives the Town an opportunity to document the L.O.S. that is currently being provided and compare it to the L.O.S. that is expected. This can be done through a review of current practices and procedures, an examination of trends or issues facing the Town, or through an analysis of performance measures and targets that staff can use to measure performance.

Expected L.O.S. can be impacted by a number of factors, including:

- Legislative requirements;
- Strategic planning goals and objectives;
- Resident expectations;
- Council or Town staff expectations; and
- Financial or resource constraints.

The previous task of determining the state of the Town's asset infrastructure establishes the asset inventory and condition, to guide the refinement and upkeep of asset infrastructure. It is important to document an expected L.O.S. that is realistic to the Town. It is common to strive for the highest L.O.S., however these service levels usually come at a cost. It is also helpful to consider the risk associated with a certain L.O.S. Therefore, expected L.O.S. should be determined in a way that balances both level of investment and associated risk to the Town.

The level of estimated current annual ridership of 108,372 trips equates to approximately 5.3 rides per capita. The Town is currently implementing an on-demand service pilot project to inform the desired L.O.S. in the Town. It is anticipated that the on-demand service will maintain the current annual ridership generated from existing residents and provide capacity for the same ridership per capita over the forecast period. (i.e. 5.3 rides per capita).

8.3.3 Asset Management Strategy

The asset management strategy provides the recommended course of actions required to deliver the expected L.O.S. discussed in the previous section in a sustainable fashion. The course of actions, when combined together, form a long-term operating and capital forecast that includes:



- a) Non-infrastructure solutions: reduce costs and/or extend expected useful life estimates;
- b) Maintenance activities: regularly scheduled activities to maintain existing useful life levels, or repairs needed due to unplanned events;
- c) Renewal/Rehabilitation: significant repairs or maintenance planned to increase the useful life of assets;
- d) Replacement/Disposal: complete disposal and replacement of assets, when renewal or rehabilitation is no longer an option; and
- e) Expansion: given planned growth as outlined in Chapter 3

As discussed in Section 5.1.1, the Town is transitioning to an on-demand model of providing Transit Services, in addition to continuing to provide the Wheels accessible Transit Services. The on-demand service, which will commence with a pilot project, will require five new mini-buses to provide the current level of service in terms of ridership per capita and one additional mini bus to provide additional capacity over the forecast period. The Wheels component of the service delivery will require one additional Wheels bus over the 10-year forecast period to maintain the same level of service for growth in the community. The existing full sized transit buses within the Town will not be replaced once they reach the end of their useful life and have not been included in the lifecycle cost assessment.

Table 8-5 presents the annual lifecycle costs for the transit service based on the recommended actions described above. A fundamental approach to calculating the cost of using a capital asset and for the provision of the revenue required when the time comes to retire and replace it is the “sinking fund method”. This method first estimates the future value of the asset at the time of replacement, by inflating the current value of the asset at an assumed annual capital inflation rate. A calculation is then performed to determine annual contributions which, when invested in a reserve fund, will grow with interest to a balance equal to the future replacement cost. The contributions are calculated such that they also increase annually with inflation.



Table 8-5
Annual Lifecycle Cost

Description	Annual Lifecycle Costs
Wheels Bus - Ford E450 (8m bus)	23,969
Transit Bus - 30ft bus	n/a
Bus Stop Signs	1,368
Bus Stop	11,854
Shelters	12,651
Transit Terminal	2,417
Total	52,259

8.3.4 Financing Strategy

The financing strategy outlines the suggested financial approach to fund the recommended asset management strategy outlined in Section 8.3.3. This forecast has been designed based on the expenditures and revenues for Transit Services with the Town's 2019 FIR and the needs identified in the Section 8.3.3. This section of the A.M.P. includes:

- 1) Annual expenditure forecasts broken down by:
 - a) Maintenance/non-infrastructure solutions;
 - b) Replacement/disposal activities; and
 - c) Expansion activities.
- 2) A breakdown of annual funding/revenue by source;

The financing strategy forecast, presented in Table 8-6, assumes that the annual costs to provide the on-demand service for the same ridership will be equal to the current transit services costs¹. Furthermore, of the service expansion costs (both D.C. eligible and non D.C.-eligible will be debt funded. Revenues have been forecast such that the existing relationship of fare revenue to ridership is maintained while incorporating increased revenue from recommended fare increases.

Tax based support is forecast to increase by 25% over the period or an increase of \$293,100. A significant portion of this increase (i.e. \$88,300) is related to the annual

¹ Current costs taken from the Town's 2019 Financial Information Return



debt financing costs for new mini-buses to provide on-demand services to existing residents.



Table 8-6
Financing Strategy

Expenditure Forecast (2021\$)											
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Maintenance / Non-Infrastructure Solutions											
<u>Operating</u>											
Base Operating Budget	1,292,000	1,315,278	1,338,556	1,361,833	1,385,111	1,408,389	1,431,667	1,454,945	1,478,222	1,501,500	1,524,778
On Demand Pilot Project		40,000									
Replacement/Disposal											
<u>Capital</u>											
Capital Replacement	52,259	52,259	52,259	52,259	52,259	52,259	52,259	52,259	52,259	52,259	52,259
Expansion Activities											
<u>Capital</u>											
Mini Buses (5) for Current Service Levels (Debt Financed)		88,298	88,298	88,298	88,298	88,298	88,298	88,298	88,298	88,298	88,298
Mini Bus for Expansion (Debt Financed)		17,660	17,660	17,660	17,660	17,660	17,660	17,660	17,660	17,660	17,660
Wheels Bus (8m) for Expansion (Debt Financed)		11,773	11,773	11,773	11,773	11,773	11,773	11,773	11,773	11,773	11,773
Total	1,344,259	1,525,267	1,508,545	1,531,823	1,555,101	1,578,378	1,601,656	1,624,934	1,648,212	1,671,490	1,694,767

Revenue Forecast (2021\$)											
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Ridership	108,372	109,999	111,626	113,253	114,880	116,508	118,135	119,762	121,389	123,016	127,897
<u>Operating</u>											
Fare Revenue	156,000	158,000	161,000	163,000	165,000	168,000	170,000	172,000	175,000	177,000	184,000
Advertising	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
<u>Capital</u>											
Development Charges Reserve Fund		29,433	29,433	29,433	29,433	29,433	29,433	29,433	29,433	29,433	29,433
Taxation	1,183,259	1,332,835	1,313,112	1,334,390	1,355,668	1,375,946	1,397,224	1,418,501	1,438,779	1,460,057	1,476,335
Total	1,344,259	1,525,267	1,508,545	1,531,823	1,555,101	1,578,378	1,601,656	1,624,934	1,648,212	1,671,490	1,694,767



Chapter 9

By-Law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution). It is noted that Council's decision regarding additional public meetings, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)).

9.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Municipal D.C. policy:



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Municipal policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other Town capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.



9.3 Implementation Requirements

9.3.1 Introduction

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

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

The sections which follow overview the requirements in each case.

9.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the Town clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

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

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

9.3.3 By-law Pamphlet

In addition to the "notice" information, the Town must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be received by the public.

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

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

9.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Town Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

9.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Council imposing the charge that:

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

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Town Council to the OLT.

9.3.6 Credits

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



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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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

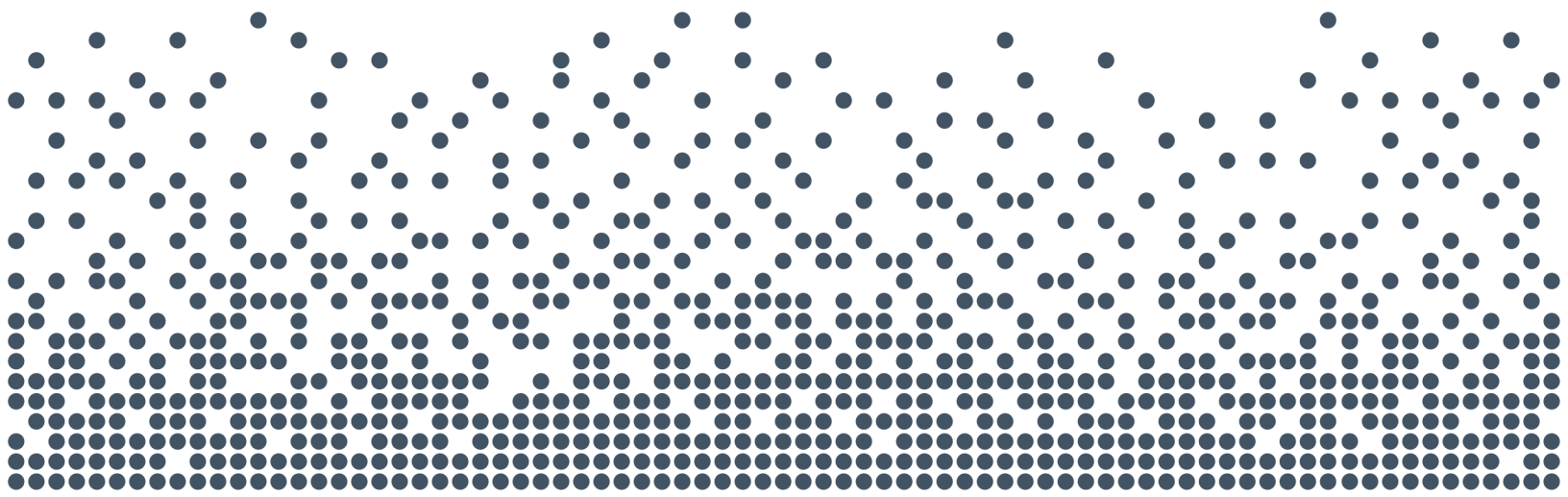
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the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



In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59(4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable Municipality D.C.s related to the site.

If the Town is an approval authority for the purposes of section 51 of the Planning Act, it would be responsible to ensure that it collects information from all entities which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Town of Cobourg Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Persons Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	Mid 2006	18,640	18,210	1,065	17,145	4,875	745	1,645	30	7,295	2.496
	Mid 2011	18,950	18,519	669	17,850	5,108	998	1,906	35	8,047	2.301
	Mid 2016	19,900	19,440	720	18,720	5,470	1,165	1,970	40	8,645	2.249
Forecast	Mid 2021	20,760	20,281	755	19,526	5,648	1,268	2,195	40	9,151	2.216
	Mid 2026	22,370	21,856	820	21,036	5,993	1,683	2,230	40	9,946	2.197
	Mid 2031	24,500	23,936	892	23,044	6,155	2,232	2,694	40	11,121	2.152
	Mid 2041	28,800	28,135	1,054	27,081	6,630	3,134	3,297	40	13,101	2.148
	Buildout	40,841	39,904	1,209	38,695	8,599	5,011	5,494	40	19,144	2.084
Incremental	Mid 2006 - Mid 2011	310	309	-396	705	233	253	261	5	752	
	Mid 2011 - Mid 2016	950	921	51	870	362	167	64	5	598	
	Mid 2016 - Mid 2021	860	841	35	806	178	103	225	0	506	
	Mid 2021 - Mid 2026	1,610	1,575	65	1,510	345	415	35	0	795	
	Mid 2021 - Mid 2031	3,740	3,655	137	3,518	507	964	499	0	1,970	
	Mid 2021 - Mid 2041	8,040	7,854	299	7,555	982	1,866	1,102	0	3,950	
	Mid 2021 - Buildout	20,081	19,623	454	19,169	2,951	3,743	3,299	0	9,993	

[1] Census undercount estimated at approximately 2.3%.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Population including the Census undercount has been rounded.

Source: Derived from the Northumberland County Official Plan (2016), discussions with municipal staff at the Town of Cobourg regarding land supply summarized by Watson & Associates Economists Ltd., 2021.



Schedule 2
Town of Cobourg
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Existing Urban Serviced Area	2021 - 2026	129	120	35	284	597	-179	418	65	483
	2021 - 2031	98	167	355	620	1,097	-326	771	137	908
	2021 - 2041	104	223	812	1,139	1,912	-92	1,820	299	2,119
	2021 - Buildout	267	292	1,765	2,324	3,882	-193	3,689	454	4,143
Cobourg East Serviced Area	2021 - 2026	216	295	0	511	1,092	0	1,092	0	1,092
	2021 - 2031	409	797	144	1,350	2,746	0	2,746	0	2,746
	2021 - 2041	878	1,643	290	2,811	5,735	0	5,735	0	5,735
	2021 - Buildout	2,684	3,451	1,534	7,669	15,479	0	15,479	0	15,479
Town of Cobourg	2021 - 2026	345	415	35	795	1,689	-179	1,510	65	1,575
	2021 - 2031	507	964	499	1,970	3,843	-326	3,517	137	3,654
	2021 - 2041	982	1,866	1,102	3,950	7,647	-92	7,555	299	7,854
	2021 - Buildout	2,951	3,743	3,299	9,993	19,361	-193	19,168	454	19,622

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Source: Derived from the Northumberland County Official Plan (2016), discussions with municipal staff at the Town of Cobourg regarding land supply summarized by Watson & Associates Economists Ltd., 2021.



Schedule 3 Town of Cobourg Current Year Growth Forecast Mid 2016 to Mid 2021

		Population
Mid 2016 Population		19,440
Occupants of New Housing Units, Mid 2016 to Mid 2021	Units (2)	506
	<i>multiplied by P.P.U. (3)</i>	1.974
	<i>gross population increase</i>	999
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2021	Units	31
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	34
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2021	Units (4)	8,645
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.022
	<i>total decline in population</i>	-192
Population Estimate to Mid 2021		20,281
Net Population Increase, Mid 2016 to Mid 2021		841

(1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.368	35%	0.833
<i>Multiples (6)</i>	2.000	20%	0.407
<i>Apartments (7)</i>	1.650	44%	0.734
Total		100%	1.974

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

(4) 2016 households taken from Statistics Canada Census.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 4a Town of Cobourg 5 Year Growth Forecast Mid 2021 to Mid 2026

		Population
Mid 2021 Population		20,281
Occupants of New Housing Units, Mid 2021 to Mid 2026	Units (2)	795
	multiplied by P.P.U. (3)	2.124
	gross population increase	1,689
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2026	Units	59
	multiplied by P.P.U. (3)	1.100
	gross population increase	65
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2026	Units (4)	9,151
	multiplied by P.P.U. decline rate (5)	-0.020
	total decline in population	-179
Population Estimate to Mid 2026		21,856
Net Population Increase, Mid 2021 to Mid 2026		1,575

(1) Mid 2021 Population based on:

2016 Population (19,440) + Mid 2016 to Mid 2021 estimated housing units to beginning of forecast period (506 x 1.974 = 999) + (31 x 1.1 = 34) + (8,645 x -0.022 = -192) = 20,281

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.419	43%	1.050
<i>Multiples (6)</i>	1.931	52%	1.008
<i>Apartments (7)</i>	1.514	4%	0.067
<i>one bedroom or less</i>	1.237		
<i>two bedrooms or more</i>	1.684		
Total		100%	2.124

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2021 households based upon 2016 Census (8,645 units) + Mid 2016 to Mid 2021 unit estimate (506 units) = 9,151 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4b
Town of Cobourg
Ten Year Growth Forecast
Mid 2021 to Mid 2031**

			Population
Mid 2021 Population			20,281
Occupants of New Housing Units, Mid 2021 to Mid 2031	Units (2)	1,970	
	<i>multiplied by P.P.U. (3)</i>	1.951	
	<i>gross population increase</i>	3,843	3,843
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2031	Units	125	
	<i>multiplied by P.P.U. (3)</i>	1.100	
	<i>gross population increase</i>	138	138
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2031	Units (4)	9,151	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.036	
	<i>total decline in population</i>	-326	-326
Population Estimate to Mid 2031			23,936
<i>Net Population Increase, Mid 2021 to Mid 2031</i>			3,655

(1) Mid 2021 Population based on:

2016 Population (19,440) + Mid 2016 to Mid 2021 estimated housing units to beginning of forecast period (506 x 1.974 = 999) + (31 x 1.1 = 34) + (8,645 x -0.022 = -192) = 20,281

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.419	26%	0.623
<i>Multiples (6)</i>	1.931	49%	0.945
<i>Apartments (7)</i>	1.514	25%	0.384
<i>one bedroom or less</i> 1.237			
<i>two bedrooms or more</i> 1.684			
Total		100%	1.951

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2021 households based upon 2016 Census (8,645 units) + Mid 2016 to Mid 2021 unit estimate (506 units) = 9,151 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 4c Town of Cobourg 20-Year Growth Forecast Mid 2021 to Mid 2041

		Population
Mid 2021 Population		20,281
Occupants of New Housing Units, Mid 2021 to Mid 2041	<i>Units (2)</i>	3,950
	<i>multiplied by P.P.U. (3)</i>	1.936
	<i>gross population increase</i>	7,647
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2041	<i>Units</i>	272
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	299
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2041	<i>Units (4)</i>	9,151
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.010
	<i>total decline in population</i>	-92
Population Estimate to Mid 2041		28,135
Net Population Increase, Mid 2021 to Mid 2041		7,854

(1) Mid 2021 Population based on:

2016 Population (19,440) + Mid 2016 to Mid 2021 estimated housing units to beginning of forecast period (506 x 1.974 = 999) + (31 x 1.1 = 34)
+ (8,645 x -0.022 = -192) = 20,281

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.419	25%	0.601
<i>Multiples (6)</i>	1.931	47%	0.912
<i>Apartments (7)</i>	1.514	28%	0.422
<i>one bedroom or less</i>	1.237		
<i>two bedrooms or more</i>	1.684		
Total		100%	1.936

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2021 households based upon 2016 Census (8,645 units) + Mid 2016 to Mid 2021 unit estimate (506 units) = 9,151 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 5 Town of Cobourg Buildout Growth Forecast

			Population
Mid 2021 Population			20,281
Occupants of New Housing Units, Mid 2021 to Buildout	<i>Units (2)</i>	9,993	
	<i>multiplied by P.P.U. (3)</i>	1.937	
	<i>gross population increase</i>	19,361	19,361
Occupants of New Equivalent Institutional Units, Mid 2021 to Buildout	<i>Units</i>	413	
	<i>multiplied by P.P.U. (3)</i>	1.100	
	<i>gross population increase</i>	454	454
Decline in Housing Unit Occupancy, Mid 2021 to Buildout	<i>Units (4)</i>	9,993	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.019	
	<i>total decline in population</i>	-193	-193
Population Estimate to Buildout			39,904
<i>Net Population Increase, Mid 2021 to Buildout</i>			<i>19,623</i>

(1) Mid 2021 Population based on:

2016 Population (19,440) + Mid 2016 to Mid 2021 estimated housing units to beginning of forecast period (506 x = 999) + (8,645 x -0.0183 = -158) = 20,281

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.419	30%	0.714
<i>Multiples (6)</i>	1.931	37%	0.723
<i>Apartments (7)</i>	1.514	33%	0.500
<i>one bedroom or less</i> 1.237			
<i>two bedrooms or more</i> 1.684			
Total		100%	1.937

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2021 households based upon 8,645 (2016 Census) + 506 (Mid 2016 to Mid 2021 unit estimate) = 9,151

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 6
Town of Cobourg
Summary of Vacant Land Supply Housing Potential as of 2020

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	-	-	-	-
<i>% Breakdown</i>				
Draft Plans Approved	275	154	396	825
<i>% Breakdown</i>	33%	19%	48%	100%
Application Under Review	-	40	113	153
<i>% Breakdown</i>				
Vacant Lands Designated for Residential	2,676	3,500	1,805	7,981
<i>% Breakdown</i>	34%	44%	23%	100%
Additional Intensification	-	49	985	1,034
<i>% Breakdown</i>	0%	5%	95%	100%
Total	2,951	3,743	3,299	9,993
<i>% Breakdown</i>	30%	37%	33%	100%

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartment units.

Source: Town of Cobourg Planning and Development Division Department summarized by Watson & Associates Economists Ltd., 2021.



Schedule 6a
Town of Cobourg
Summary of Vacant Land Supply Housing Potential as of 2020
Existing Urban Serviced Area

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	-	-	-	-
% Breakdown				
Draft Plans Approved	129	120	396	645
% Breakdown	20%	19%	61%	100%
Application Under Review	-	40	113	153
% Breakdown				
Vacant lands designated for Residential	138	83	271	492
% Breakdown	28%	17%	55%	100%
Additional Intensification	-	49	985	1,034
% Breakdown	0%	5%	95%	100%
Total	267	292	1,765	2,324
% Breakdown	11%	13%	76%	100%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartment units.

Source: Town of Cobourg Planning and Development Division Department summarized by Watson & Associates Economists Ltd., 2021.



Schedule 6b
Town of Cobourg
Summary of Vacant Land Supply Housing Potential as of 2020
Cobourg East Serviced Area

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	-	-	-	-
% Breakdown				
Draft Plans Approved	146	34	-	180
% Breakdown				
Application Under Review	-	-	-	-
% Breakdown				
Vacant lands designated for Residential	2,538	3,417	1,534	7,489
% Breakdown	34%	46%	20%	100%
Additional Intensification	-	-	-	-
% Breakdown				
Total	2,684	3,451	1,534	7,669
% Breakdown	35%	45%	20%	100%

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartment units.

Source: Town of Cobourg Planning and Development Division Department summarized by Watson & Associates Economists Ltd., 2021.



Schedule 7
Town of Cobourg
Historical Residential Building Permit

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2012	63	41	0	104
2013	100	49	1	150
2014	87	24	27	138
2015	74	8	2	84
2016	34	17	5	56
Sub-total	358	139	35	532
Average (2012 - 2016)	72	28	7	106
% Breakdown	67.3%	26.1%	6.6%	100.0%
2017	61	35	15	111
2018	31	5	120	156
2019	26	36	38	100
2020	26	10	47	83
Sub-total	144	86	220	450
Average (2017 - 2020)	36	22	55	113
% Breakdown	32.0%	19.1%	48.9%	100.0%
2012 - 2020				
Total	502	225	255	982
Average	56	25	28	109
% Breakdown	51.1%	22.9%	26.0%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartment units.

Source: Town of Cobourg Planning and Development Division Department summarized by Watson & Associates Economists Ltd., 2021.



Schedule 8a
Town of Cobourg
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.061	2.538	-	2.368		
6-10	-	-	2.063	2.419	-	2.569		
11-15	-	-	1.500	2.579	-	2.310		
16-20	-	-	1.909	2.424	-	2.268		
20-25	-	-	1.750	2.787	-	2.581	2.419	2.406
25-35	-	-	-	2.663	-	2.732		
35+	-	1.286	1.843	2.461	3.063	2.362		
Total	-	1.118	1.859	2.521	3.717	2.424		

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.844	-	-	1.857		
6-10	-	-	1.536	2.438	-	1.875		
11-15	-	-	-	-	-	1.750		
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	2.714	2.049	1.842
25-35	-	-	-	-	-	2.381		
35+	-	-	1.737	2.517	-	2.329		
Total	-	0.944	1.725	2.525	-	2.140		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-		
6-10	-	1.150	1.621	-	-	1.420		
11-15	-	-	1.684	-	-	1.536		
16-20	-	-	-	-	-	1.231		
20-25	-	-	1.563	-	-	1.565	1.438	1.693
25-35	-	1.353	1.483	-	-	1.551		
35+	-	1.115	1.709	2.500	-	1.529		
Total	-	1.156	1.640	2.545	-	1.513		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.956	2.535	-	2.212
6-10	-	1.304	1.640	2.483	-	1.982
11-15	-	1.500	1.558	2.625	-	2.000
16-20	-	1.000	1.593	2.410	-	2.105
20-25	-	1.133	1.700	2.768	-	2.403
25-35	-	1.333	1.636	2.649	-	2.361
35+	-	1.110	1.798	2.460	3.147	2.136
Total	0.900	1.191	1.746	2.520	3.544	2.163

¹ Includes townhouses and apartments in duplexes.

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

³ Adjusted based on 2001-2016 historical trends.

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

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



Schedule 8b
Northumberland County
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.056	2.678	4.364	2.485		
6-10	-	-	2.000	2.627	3.471	2.552		
11-15	-	-	1.789	2.877	3.829	2.720		
16-20	-	-	1.804	2.535	3.500	2.497		
20-25	-	1.083	1.750	2.692	3.400	2.632	2.577	2.589
25-35	-	-	1.803	2.620	3.667	2.646		
35+	-	1.557	1.849	2.471	3.313	2.368		
Total	-	1.528	1.865	2.557	3.484	2.471		

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.826	2.400	-	2.000		
6-10	-	-	1.432	2.208	-	1.742		
11-15	-	-	1.333	-	-	1.536		
16-20	-	-	-	-	-	1.875		
20-25	-	-	1.909	-	-	2.500	1.931	1.677
25-35	-	-	2.000	2.933	-	2.289		
35+	-	1.179	2.064	2.640	-	2.244		
Total	-	1.200	1.790	2.586	2.700	2.084		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	1.650		
6-10	-	1.190	1.559	-	-	1.418		
11-15	-	-	1.650	-	-	1.484		
16-20	-	1.182	1.765	-	-	1.433		
20-25	-	1.364	1.519	-	-	1.585	1.514	1.573
25-35	-	1.321	1.571	-	-	1.537		
35+	1.333	1.132	1.787	2.372	-	1.529		
Total	1.267	1.169	1.709	2.286	-	1.523		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.389	1.976	2.648	3.857	2.362
6-10	-	1.226	1.771	2.589	3.361	2.300
11-15	-	1.391	1.711	2.840	3.786	2.558
16-20	-	1.217	1.802	2.512	3.658	2.399
20-25	-	1.320	1.736	2.694	3.692	2.517
25-35	-	1.447	1.770	2.620	3.716	2.524
35+	1.467	1.242	1.839	2.479	3.264	2.245
Total	1.611	1.270	1.824	2.553	3.483	2.337

¹ Includes townhouses and apartments in duplexes.

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

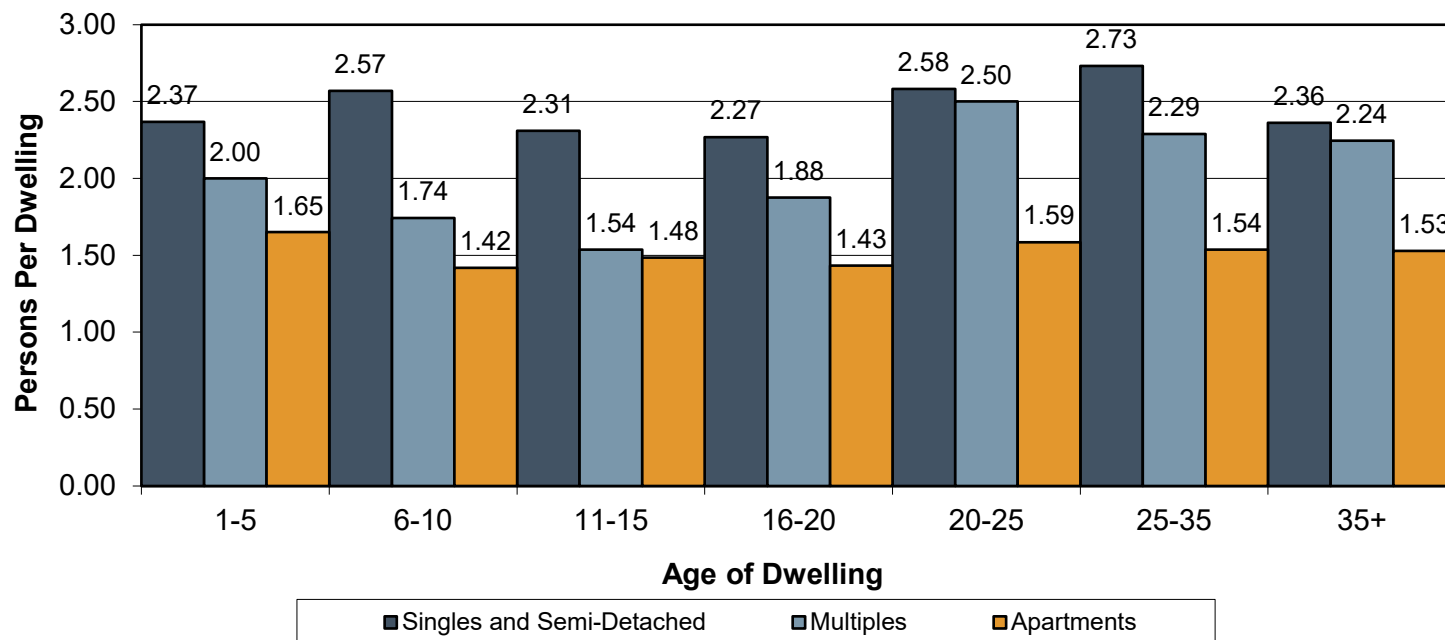
³ Adjusted based on 2001-2016 historical trends.

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

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



Schedule 9
Town of Cobourg
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)



Multiple and Apartment P.P.U.s are based on Northumberland County.



Schedule 10a
Town of Cobourg
Employment Forecast, 2021 to Buildout

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding N.F.P.O.W. and Work at Home)
Mid 2006	18,210	0.002	0.027	0.170	0.250	0.140	0.589	0.039	0.628	45	490	3,095	4,550	2,545	10,725	705	11,430	10,235
Mid 2011	18,519	0.000	0.025	0.167	0.234	0.148	0.575	0.048	0.623	0	470	3,085	4,340	2,750	10,645	890	11,535	10,175
Mid 2016	19,440	0.001	0.030	0.117	0.223	0.151	0.522	0.044	0.567	20	575	2,280	4,340	2,940	10,155	865	11,020	9,580
Mid 2021	20,281	0.001	0.033	0.115	0.224	0.148	0.521	0.106	0.627	20	669	2,323	4,548	3,007	10,567	2,143	12,710	9,898
Mid 2026	21,856	0.001	0.031	0.109	0.218	0.144	0.503	0.101	0.604	20	684	2,379	4,772	3,149	11,004	2,200	13,204	10,320
Mid 2031	23,936	0.001	0.031	0.101	0.209	0.140	0.483	0.094	0.577	20	751	2,428	5,014	3,356	11,569	2,243	13,812	10,818
Mid 2041	28,135	0.001	0.032	0.090	0.198	0.132	0.453	0.096	0.549	20	898	2,541	5,570	3,717	12,746	2,708	15,454	11,848
Buildout	39,904	0.001	0.032	0.089	0.198	0.132	0.452	0.096	0.548	20	1,274	3,553	7,900	5,272	18,019	3,841	21,860	16,745
Incremental Change																		
Mid 2006 - Mid 2011	309	-0.002	-0.002	-0.003	-0.016	0.009	-0.014	0.009	-0.005	-45	-20	-10	-210	205	-80	185	105	-60
Mid 2011 - Mid 2016	921	0.001	0.004	-0.049	-0.011	0.003	-0.052	-0.004	-0.056	20	105	-805	0	190	-490	-25	-515	-595
Mid 2016 - Mid 2021	841	0.000	0.003	-0.003	0.001	-0.003	-0.001	0.061	0.060	0	94	43	208	67	412	1,278	1,690	318
Mid 2021 - Mid 2026	1,575	0.000	-0.002	-0.006	-0.006	-0.004	-0.018	-0.005	-0.023	0	15	56	224	142	437	57	494	422
Mid 2021 - Mid 2031	3,655	0.000	-0.002	-0.013	-0.015	-0.008	-0.038	-0.012	-0.050	0	82	105	466	349	1,002	100	1,102	920
Mid 2021 - Mid 2041	7,854	0.000	-0.001	-0.024	-0.026	-0.016	-0.068	-0.009	-0.077	0	229	218	1,022	710	2,179	565	2,744	1,950
Mid 2021 - Buildout	19,623	0.000	-0.001	-0.025	-0.026	-0.016	-0.069	-0.009	-0.079	0	605	1,230	3,352	2,265	7,452	1,698	9,150	6,847
Annual Average																		
Mid 2006 - Mid 2011	62	0.000	0.000	-0.001	-0.003	0.002	-0.003	0.002	-0.001	-9	-4	-2	-42	41	-16	37	21	-12
Mid 2011 - Mid 2016	184	0.000	0.001	-0.010	-0.002	0.001	-0.010	-0.001	-0.011	4	21	-161	0	38	-98	-5	-103	-119
Mid 2016 - Mid 2021	168	0.000	0.001	-0.001	0.000	-0.001	0.000	0.012	0.012	0	19	9	42	13	82	256	338	64
Mid 2021 - Mid 2026	315	0.000	0.000	-0.001	-0.001	-0.001	-0.004	-0.001	-0.005	0	3	11	45	28	87	11	99	84
Mid 2021 - Mid 2031	366	0.000	0.000	-0.001	-0.001	-0.001	-0.004	-0.001	-0.005	0	8	11	47	35	100	10	110	92
Mid 2021 - Mid 2041	393	0.000	0.000	-0.001	-0.001	-0.001	-0.003	0.000	-0.004	0	11	11	51	36	109	28	137	98
Mid 2021 - Buildout	467	0.000	0.000	-0.001	-0.001	0.000	-0.002	0.000	-0.002	0	14	29	80	54	177	40	218	163

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.
Source: Derived from the Northumberland County Official Plan (2016), discussions with municipal staff at the Town of Cobourg regarding land supply summarized by Watson & Associates Economists Ltd., 2021.



Schedule 10b
Town of Cobourg
Employment and Gross Floor Area (G.F.A.) Forecast, 2021 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	18,210	45	3,095	4,550	2,545	10,235				
Mid 2011	18,519	0	3,085	4,340	2,750	10,175				
Mid 2016	19,440	20	2,280	4,340	2,940	9,580				
Mid 2021	20,281	20	2,323	4,548	3,007	9,898				
Mid 2026	21,856	20	2,379	4,772	3,149	10,320				
Mid 2031	23,936	20	2,428	5,014	3,356	10,818				
Mid 2041	28,135	20	2,541	5,570	3,717	11,848				
Buildout	39,904	20	3,553	7,900	5,272	16,745				
Incremental Change										
Mid 2006 - Mid 2011	309	-45	-10	-210	205	-60				
Mid 2011 - Mid 2016	921	20	-805	0	190	-595				
Mid 2016 - Mid 2021	841	0	43	208	67	318	55,900	104,000	46,900	206,800
Mid 2021 - Mid 2026	1,575	0	56	224	142	422	72,800	112,000	99,400	284,200
Mid 2021 - Mid 2031	3,655	0	105	466	349	920	136,500	233,000	244,300	613,800
Mid 2021 - Mid 2041	7,854	0	218	1,022	710	1,950	283,400	511,000	497,000	1,291,400
Mid 2021 - Buildout	19,623	0	1,230	3,352	2,265	6,847	1,599,200	1,676,000	1,585,500	4,860,700
Annual Average										
Mid 2006 - Mid 2011	62	-9	-2	-42	41	-12				
Mid 2011 - Mid 2016	184	4	-161	0	38	-119				
Mid 2016 - Mid 2021	168	0	9	42	13	64	11,180	20,800	9,380	41,360
Mid 2021 - Mid 2026	315	0	11	45	28	84	14,560	22,400	19,880	56,840
Mid 2021 - Mid 2031	366	0	11	47	35	92	13,650	23,300	24,430	61,380
Mid 2021 - Mid 2041	393	0	11	51	36	98	14,170	25,550	24,850	64,570
Mid 2021 - Buildout	467	0	29	80	54	163	38,076	39,905	37,750	115,731

[1] Square Foot Per Employee Assumptions
Industrial 1,300
Commercial/Population-Related 500
Institutional 700

Note: Numbers may not add precisely due to rounding.
Source: Derived from the Northumberland County Official Plan (2016), discussions with municipal staff at the Town of Cobourg regarding land supply summarized by Watson & Associates Economists Ltd., 2021.



Schedule 10c
Town of Cobourg
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[2]
Existing Urban Serviced Area	2021 - 2026	63,700	107,500	74,900	246,100	371
	2021 - 2031	102,700	202,500	114,100	419,300	647
	2021 - 2041	156,000	335,000	161,000	652,000	1,020
	2021 - Buildout	791,700	1,212,000	476,000	2,479,700	3,713
Cobourg East Serviced Area	2021 - 2026	9,100	4,500	24,500	38,100	51
	2021 - 2031	33,800	30,500	130,200	194,500	273
	2021 - 2041	127,400	176,000	336,000	639,400	930
	2021 - Buildout	807,500	464,000	1,109,500	2,381,000	3,134
Town of Cobourg	2021 - 2026	72,800	112,000	99,400	284,200	422
	2021 - 2031	136,500	233,000	244,300	613,800	920
	2021 - 2041	283,400	511,000	497,000	1,291,400	1,950
	2021 - Buildout	1,599,200	1,676,000	1,585,500	4,860,700	6,847

^[1] Square Foot Per Employee Assumptions

Industrial 1,300

Commercial/Population-Related 500

Institutional 700

Note: Numbers may not add precisely due to rounding.

Source: Derived from the Northumberland County Official Plan (2016), discussions with municipal staff at the Town of Cobourg regarding land supply summarized by Watson & Associates Economists Ltd., 2021.



Schedule 11
Town of Cobourg
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	1,106	20	0	1,126	9,146	5,148	0	14,294	7,390	3,690	0	11,080	17,642	8,858	0	26,500
2008	0	153	912	1,065	4,127	2,662	0	6,789	91	4,820	482	5,393	4,218	7,635	1,394	13,247
2009	0	59	0	59	580	2,161	8,265	11,005	0	2,102	0	2,102	580	4,321	8,265	13,166
2010	195	178	0	374	31,220	353	1,227	32,800	0	1,441	0	1,441	31,415	1,972	1,227	34,614
2012	0	906	0	906	6,926	352	3,216	10,494	38	169	0	207	6,964	1,427	3,216	11,607
2013	210	421	736	1,368	5,318	2,258	0	7,575	0	45	0	45	5,528	2,724	736	8,988
2014	310	2,459	0	2,769	7,998	3,775	1,032	12,805	11,868	12,620	0	24,488	20,176	18,855	1,032	40,062
2015	5,944	23	0	5,966	1,497	1,273	0	2,770	0	197	0	197	7,440	1,493	0	8,933
2016	248	2,787	0	3,035	3,356	884	245	4,484	16	3,728	0	3,745	3,620	7,399	245	11,264
Subtotal	9,536	7,848	1,648	19,033	74,287	22,426	13,984	110,697	19,403	29,249	482	49,134	103,226	59,523	16,115	178,863
Percent of Total	50%	41%	9%	100%	67%	20%	13%	100%	39%	60%	1%	100%	58%	33%	9%	100%
Average	1,362	785	824	1,903	7,429	2,243	2,797	11,070	3,881	2,925	482	4,913	10,323	5,952	2,302	17,886
2007 - 2011 Period Total				4,989				72,568				20,452				98,009
2007 - 2011 Average				998				14,514				4,090				19,602
% Breakdown				5.1%				74.0%				20.9%				100.0%
2012 - 2016 Period Total				14,044				38,129				28,682				80,854
2012 - 2016 Average				2,809				7,626				5,736				16,171
% Breakdown				17.4%				47.2%				35.5%				100.0%
2007 - 2016 Period Total				19,033				110,697				49,134				178,863
2007 - 2016 Average				1,903				11,070				4,913				17,886
% Breakdown				10.6%				61.9%				27.5%				100.0%

Note: Inflated to year-end 2017 (January 2018) dollars using Reed Construction Cost Index.

Source: Statistics Canada Publication, 64-001-XIB



Schedule 12
Town of Cobourg
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							Categories which relate to local land-based resources
	<u>Primary Industry Employment</u>						
11	Agriculture, forestry, fishing and hunting	45	0	0	-45	0	
21	Mining and oil and gas extraction	0	0	20	0	20	
Sub-total		45	0	20	-45	20	
<u>Industrial and Other Employment</u>							Categories which relate primarily to industrial land supply and demand
22	Utilities	60	45	40	-15	-5	
23	Construction	250	220	255	-30	35	
31-33	Manufacturing	2,280	2,225	1,680	-55	-545	
41	Wholesale trade	225	225	150	0	-75	
48-49	Transportation and warehousing	120	205	155	85	-50	
56	Administrative and support	233	243	128	10	-115	
Sub-total		3,168	3,163	2,408	-5	-755	
44-45	<u>Population Related Employment</u>						Categories which relate primarily to population growth within the municipality
	Retail trade	1,765	1,830	1,920	65	90	
51	Information and cultural industries	170	140	130	-30	-10	
52	Finance and insurance	295	325	335	30	10	
53	Real estate and rental and leasing	155	250	215	95	-35	
54	Professional, scientific and technical services	405	480	435	75	-45	
55	Management of companies and enterprises	0	0	0	0	0	
56	Administrative and support	233	243	128	10	-115	
71	Arts, entertainment and recreation	230	120	120	-110	0	
72	Accommodation and food services	1,075	745	990	-330	245	
81	Other services (except public administration)	585	490	430	-95	-60	
Sub-total		4,913	4,623	4,703	-290	80	
	<u>Institutional</u>						
61	Educational services	610	570	515	-40	-55	
62	Health care and social assistance	1,485	1,610	2,025	125	415	
91	Public administration	505	680	485	175	-195	
Sub-total		2,600	2,860	3,025	260	165	
Total Employment		10,725	10,645	10,155	-80	-490	
Population		18,210	18,519	19,440	309	921	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.17	0.17	0.12	0.00	-0.05	
Population Related Employment		0.27	0.25	0.24	-0.02	-0.01	
Institutional Employment		0.14	0.15	0.16	0.01	0.00	
Primary Industry Employment		0.00	0.00	0.00	0.00	0.00	
Total		0.59	0.57	0.52	-0.01	-0.05	

Note: 2006-2016 employment figures are classified by the North American Industry Classification System (NAICS) Code.

Source: Statistics Canada Employment by Place of Work.



Appendix B

Historical Level of Service Calculations



Service: Fire Protection Services - Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Elgin Street Fire Hall	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	\$475	\$566
Total	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700		

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.5737	0.5686	0.5608	0.5543	0.5504	0.5478	0.5421	0.5353	0.5309	0.5276

10 Year Average	2012-2021
Quantity Standard	0.5492
Quality Standard	\$566
Service Standard	\$311

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$311
Eligible Amount	\$6,098,910



Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
30m Aerial Ladder	1	1	1	1	1	1	1	1	1	1	\$1,500,000
Triple Combination Pumper - 371	1	1	1	1	1	1	1	1	1	1	\$950,000
Triple Combination Pumper - 372	1	1	1	1	1	1	1	1	1	1	\$800,000
Light Attack Pumper (mini)	1	1	1	1	1	1	1	1	1	1	\$750,000
Operations Car (Dodge Journey)	1	1	1	1	1	1	1	1	1	1	\$45,000
Dodge 3/4 Pick Up	1	1	1	1	1	1	1	1	1	1	\$65,000
Hose Trailer - 14th Box Trailer	1	1	1	1	1	1	1	1	1	1	\$10,000
Command Vehicle	1	1	1	-	-	-	-	-	-	-	\$67,800
Fire Safety Trailer - 31ft	1	1	1	1	1	1	1	1	1	1	\$53,000
Heavy Rescue Vehicle	1	1	1	-	-	-	-	-	-	-	\$397,100
Fire Prevention car (Jeep)	-	-	1	1	1	1	1	1	1	1	\$45,000
Command/Rescue Vehicle	-	-	-	1	1	1	1	1	1	1	\$600,000
Total	10	10	11	10	10	10	10	10	10	10	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.0005	0.0005	0.0006	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

10 Year Average	2012-2021
Quantity Standard	0.0005
Quality Standard	\$489,280
Service Standard	\$245

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$245
Eligible Amount	\$4,800,326



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/item)
Number of Fire Fighters (Full Time)	15	15	15	15	15	15	15	16	17	17	\$10,600
Number of Fire Fighters (Part Time)	16	16	16	16	16	20	20	20	20	20	\$10,600
Diesel Generator	1	1	1	1	1	1	1	1	1	1	\$93,800
Communications Equipment	1	1	1	1	1	1	1	1	1	1	\$145,000
Extrication system	1	1	1	1	1	1	2	2	2	2	\$55,600
Air Bags	1	1	1	1	1	1	1	1	1	1	\$22,200
Zumro Air Shelter	1	1	1	1	1	1	1	1	1	1	\$14,800
Thermal Camera	2	2	2	2	2	2	2	2	2	2	\$18,500
Defibs	4	4	4	4	4	4	4	5	5	5	\$4,900
Air Compressor	1	1	1	1	1	1	1	1	1	1	\$49,400
SCBA	24	24	24	24	24	24	24	24	24	24	\$10,000
PPE	31	31	31	31	31	35	35	36	37	37	\$5,000
Extractor	1	1	1	1	1	1	1	1	1	1	\$14,000
Hoses	1	1	1	1	1	1	1	1	1	1	\$400,000
Total	100	100	100	100	100	108	109	112	114	114	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.0054	0.0053	0.0052	0.0052	0.0051	0.0055	0.0055	0.0056	0.0057	0.0056

10 Year Average	2012-2021
Quantity Standard	0.0054
Quality Standard	\$15,550
Service Standard	\$84

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$84
Eligible Amount	\$1,647,659



Service: Policing Services - Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Police Station	22,732	22,732	22,732	22,732	22,732	22,732	22,732	22,732	22,732	22,732	\$453	\$541
Total	22,732	22,732	22,732	22,732	22,732	22,732	22,732	22,732	22,732	22,732		

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	1.2187	1.2080	1.1915	1.1775	1.1693	1.1639	1.1516	1.1372	1.1280	1.1209

10 Year Average	2012-2021
Quantity Standard	1.1667
Quality Standard	541
Service Standard	\$631

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$631
Eligible Amount	\$12,384,622



Service: Policing Services - Vehicles
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
Front Line Vehicles	6	6	6	6	6	6	6	6	6	6	\$70,000
Administration Vehicles	7	7	7	7	7	7	7	7	7	7	\$45,000
Total	13	13	13	13	13	13	13	13	13	13	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0006	0.0006

10 Year Average	2012-2021
Quantity Standard	0.0007
Quality Standard	\$53,886
Service Standard	\$38

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$38
Eligible Amount	\$740,142



Service: Policing Services - Small Equipment and Gear
Unit Measure: No. of equipment and gear

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/item)
# of equipped Police officers	32	32	32	32	32	34	36	36	36	36	\$9,500
Generator	1	1	1	1	1	1	1	1	1	1	\$43,000
Generator	1	1	1	1	1	1	1	1	1	1	\$92,700
Projector System	1	1	1	1							\$7,400
Cash Register	1	1	1	1	1	1	1	1	1	1	\$11,000
Communications System	1	1	1	1	1						\$423,500
Radio System						1	1	1	1	1	\$216,200
Rifle Cleaning Station							1	1	1	1	\$6,600
Dictation Software					1	1	1	1	1	1	\$51,900
Automatic Plate Recognition Software						1	1	1	1	1	\$41,300
VOIP System								1	1	1	\$48,200
Total	37	37	37	37	37	40	43	44	44	44	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.0020	0.0020	0.0019	0.0019	0.0019	0.0020	0.0022	0.0022	0.0022	0.0022

10 Year Average	2012-2021
Quantity Standard	0.0021
Quality Standard	\$21,014
Service Standard	\$44

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$44
Eligible Amount	\$865,919



Service: Services Related to a Highway - Roads
Unit Measure: lane km of roadways

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/km)
Rural (2 lanes)	19	19	19	19	19	19	19	19	19	19	\$1,297,200
Urban (2 lanes)	190	191	191	191	191	191	191	191	194	194	\$2,162,100
Urban (4 lanes)	23	23	23	23	23	23	23	23	23	23	\$2,162,100
Total	232	233	233	233	233	233	233	233	236	236	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012	0.012

10 Year Average	2012-2021
Quantity Standard	0.0120
Quality Standard	\$2,088,658
Service Standard	\$25,064

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$25,064
Eligible Amount	\$491,803,846



Service: Services Related to a Highway - Domes & Depots
Unit Measure: ft² of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Building	7,436	7,436	7,436	7,436	7,436	-	-	-	7,436	7,436	\$200	\$248
Salt Shed	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	\$200	\$248
Public Works Building - Stockroom Trailer	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	\$34	\$56
Public Works Building - Office Trailer	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	\$47	\$71
Parks & Public Works Operations Building #7	-	-	-	-	-	23,700	23,700	23,700	23,700	23,700	\$130	\$168
Total	11,676	11,676	11,676	11,676	11,676	25,940	25,940	25,940	33,376	33,376		

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.6260	0.6205	0.6120	0.6048	0.6006	1.3281	1.3141	1.2977	1.6561	1.6457

10 Year Average	2012-2021
Quantity Standard	1.0306
Quality Standard	\$192
Service Standard	\$198

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$198
Eligible Amount	\$3,891,043



Service: Services Related to a Highway - Vehicles
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/item)
Articulated Loader	1	1	1	1	1	1	1	1	1	1	\$154,700
1/2 Ton Truck	1	1	1	1	1	1	1	1	1	1	\$45,000
5-Ton Dump Truck	1	1	1	1	1	1	1	1	1	1	\$278,620
1 Ton Truck	1	1	1	1	1	1	1	1	1	1	\$75,000
1/2 Ton Truck	2	2	2	2	2	2	2	2	2	2	\$45,000
Tractor c/w blade, bucket, broom	1	-	-	-	-	-	-	-	-	-	\$59,500
1/2 Ton Truck	1	1	1	1	1	1	1	1	1	1	\$45,000
Tandem Truck	1	1	1	1	1	1	1	1	1	1	\$301,071
Trackless	1	2	2	2	2	2	2	2	2	2	\$185,000
Bucket Truck	1	1	1	1	1	1	1	1	1	1	\$41,400
Backhoe	1	1	1	1	1	1	1	1	1	1	\$166,500
Chipper	1	1	1	1	1	1	1	1	1	1	\$40,000
Sweeper	1	1	1	1	1	1	1	1	1	1	\$250,000
4 x 4 - 1/2 Ton	1	1	1	1	1	1	1	1	1	1	\$45,000
6 Ton Dump Truck	1	1	1	1	1	1	1	1	1	1	\$315,000
1/2 Ton Truck	1	1	1	1	1	1	1	1	1	1	\$38,500
1 Ton Truck	1	1	1	1	1	1	1	1	1	1	\$75,000
1/2 Ton Truck	1	1	1	1	1	1	1	1	1	1	\$45,000
Loader	1	1	1	1	1	1	1	1	1	1	\$195,075
Sewer Vacuum Truck	1	1	1	1	1	1	1	1	1	1	\$550,000
Sewer Camera Truck	1	1	1	1	1	1	1	1	1	1	\$197,800
Communications Equipment	1	1	1	1	1	1	1	1	1	1	\$264,800
Total	23	23	23	23	23	23	23	23	23	23	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0011	0.0011

10 Year Average	2012-2021
Quantity Standard	0.0012
Quality Standard	\$152,667
Service Standard	\$183

D.C. Amount (before deductions)	Buildout
Forecast Population	19,622
\$ per Capita	\$183
Eligible Amount	\$3,594,750



Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/item)
Ball Diamonds	14	14	14	14	14	14	14	14	14	14	\$130,000
Lit Ball Diamonds	2	2	2	2	2	2	2	2	2	2	\$180,000
Soccer/Rugby Field	13	13	13	13	13	13	17	17	17	17	\$100,000
Playground Equipment	30	30	30	30	30	34	34	34	34	34	\$60,000
Tennis Court	2	2	2	2	2	2	2	2	2	2	\$275,000
Seasonal Rink	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$30,000
Batting Cage	2	2	2	2	2	2	2	2	2	2	\$25,000
Victoria Park Bandshell	1	1	1	1	1	1	1	1	1	1	\$1,500,000
Park Buildings	7	7	7	7	7	7	7	7	7	7	\$300,000
Skate Park	1	1	1	1	1	1	1	1	1	1	\$112,500
Splash Pad	1	1	1	1	1	1	1	1	1	1	\$350,000
Total	75	75	75	75	75	79	83	83	83	83	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.0040	0.0040	0.0039	0.0039	0.0039	0.0040	0.0042	0.0042	0.0041	0.0041

10 Year Average	2012-2021
Quantity Standard	0.0040
Quality Standard	\$146,853
Service Standard	\$587

D.C. Amount (before deductions)	10 Year
Forecast Population	3,654
\$ per Capita	\$587
Eligible Amount	\$2,146,396



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
Ice Edger	2	2	2	2	2	2	2	2	2	2	\$6,500
Zamboni - Natural Gas	2	2	2	2	2	2	2	2	2	2	\$79,700
Zamboni - Electric	1	1	1	1	1	1	1	1	1	1	\$185,800
Tractor Mounted Zamboni	1	1	1	1	1	1	1	1	1	1	\$117,200
1/2 Ton Truck	2	2	3	4	4	5	5	5	5	5	\$36,200
1/2 ton 4x4 crewcab	1	1	1	1	1	2	3	3	3	3	\$45,000
3/4 & 1 Ton crew cabs	1	1	1	1	1	2	2	2	2	2	\$52,000
1 Ton Truck	1	1	1	1	1	1	1	1	1	1	\$84,500
1 Ton Dump Truck	3	3	3	3	3	3	3	3	3	3	\$84,500
3 Ton Dump Truck	-	-	-	-	1	1	1	1	1	1	\$181,000
5-Ton Dump Truck	1	1	1	1	1	1	1	1	1	1	\$147,200
Tractor 4 -WD (B2650 Kabota)	1	1	1	1	1	1	1	1	1	1	\$56,700
Tractor 4-WD (4066R John Dear)	1	1	1	1	1	1	1	1	1	1	\$90,000
Tractor 4-WD (M100GX Kabota)	1	1	1	1	1	1	1	1	1	1	\$100,000
Backhoe	1	1	1	1	1	1	1	1	1	1	\$217,200
Top Dresser	1	1	1	1	1	1	1	1	1	1	\$25,500
Riding Mower - 16 Foot	1	1	1	1	1	1	1	1	1	1	\$135,900
Riding Lawn Mower - 11 Foot	2	2	2	2	2	2	2	2	2	2	\$98,800
6' Mower (parks)	1	1	1	1	1	1	1	1	1	1	\$30,300
Riding Mower (6' ccc)	1	1	1	1	1	1	1	1	1	1	\$30,300
Vacuum	1	1	1	1	1	1	1	1	1	1	\$49,400
Diamond Groomer	1	1	1	1	1	1	1	1	1	1	\$25,100
Beach Rake	1	1	1	1	1	1	1	1	1	1	\$115,300
supersized golf cart/utility work vehicle	1	1	1	1	1	1	1	1	1	1	\$13,000
Total	29	29	30	31	32	35	36	36	36	36	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.0016	0.0015	0.0016	0.0016	0.0016	0.0018	0.0018	0.0018	0.0018	0.0018

10 Year Average	2012-2021
Quantity Standard	0.0017
Quality Standard	\$74,241
Service Standard	\$126

D.C. Amount (before deductions)	10 Year
Forecast Population	3,654
\$ per Capita	\$126
Eligible Amount	\$461,171



Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Memorial Arena	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000			\$216	\$255
Jack Heenan Arena	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	\$230	\$271
Cobourg Community Centre	151,000	151,000	151,000	151,000	151,000	151,000	151,000	151,000	151,000	151,000	\$224	\$264
Parks & Public Works Operations Building	12,000	12,000	12,000	12,000	12,000	15,800	15,800	15,800	15,800	15,800	\$130	\$161
Total	223,000	223,000	223,000	223,000	223,000	226,800	226,800	226,800	191,800	191,800		

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	11.9558	11.8504	11.6882	11.5514	11.4712	11.6123	11.4899	11.3462	9.5172	9.4571

10 Year Average	2012-2021
Quantity Standard	11.1940
Quality Standard	\$257
Service Standard	\$2,878

D.C. Amount (before deductions)	10 Year
Forecast Population	3,654
\$ per Capita	\$2,878
Eligible Amount	\$10,515,810



Service: Library Services - Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
C. Gordon King Centre Library (library spa)	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981	\$327	\$412
Total	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981		

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	0.7496	0.7430	0.7328	0.7242	0.7192	0.7159	0.7083	0.6994	0.6938	0.6894

10 Year Average	2012-2021
Quantity Standard	0.7176
Quality Standard	\$412
Service Standard	\$296

D.C. Amount (before deductions)	10 Year
Forecast Population	3,654
\$ per Capita	\$296
Eligible Amount	\$1,080,232



Service: Library Services - Collection Materials

Unit Measure: No. of library collection items

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/item)
Books	71,406	71,748	70,581	65,679	66,845	56,172	55,921	58,442	57,644	55,386	\$54
Electronic Resources	41,652	65,552	100,202	124,904	142,050	136,266	287,186	317,539	117,759	141,530	\$58
CD's and DVD's	9,149	10,937	11,109	11,206	12,311	14,070	14,785	14,523	14,886	15,021	\$20
Total	122,207	148,237	181,892	201,789	221,206	206,508	357,892	390,504	190,289	211,937	

Population	18,652	18,818	19,079	19,305	19,440	19,531	19,739	19,989	20,153	20,281
Per Capita Standard	6.55	7.88	9.53	10.45	11.38	10.57	18.13	19.54	9.44	10.45

10 Year Average	2012-2021
Quantity Standard	11.3927
Quality Standard	\$55
Service Standard	\$623

D.C. Amount (before deductions)	10 Year
Forecast Population	3,654
\$ per Capita	\$623
Eligible Amount	\$2,276,259



Appendix C

Long Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's 2019 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Fire Services	480,277	2,536,327	3,016,604
2. Police Services	429,092	7,521,657	7,950,749
3. Transportation Services	5,759,738	751,468	6,511,206
4. Transit Services	13,004	174,260	187,265
5. Parks and Recreation	619,638	4,224,730	4,844,368
6. Library Services	248,439	213,437	461,876
7. Growth-Related Studies	-	-	-
8. Wastewater Services - Existing Urban Serviced Area	280,891	-	280,891
9. Water Services - Existing Urban Serviced Area	1,146,587	-	1,146,587
10. Stormwater - Cobourg East Community Serviced Area	557,584	-	557,584
11. Wastewater Services - Cobourg East Community Serviced Area	1,067,742	-	1,067,742
12. Water Services - Cobourg East Community Serviced Area	583,110	-	583,110
Total	11,186,102	15,421,879	26,607,981



Appendix D

Local Service Policy



Local Service Policy

Local Service guidelines are summarized as follows:

Collector Roads

- 1.1 Collector roads internal or abutting development up to 10m width plus on street parking, two sidewalks, and two lifts of asphalt – Direct developer responsibility under s.59 of the D.C.A. (as a local service)
- 1.2 Roads (collector and arterial) external to development and oversizing of collector roads internal to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances)
- 1.3 Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Town or rail corridors - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals

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

3. Intersection Improvements

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



4. Streetlights

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

5. Sidewalks

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

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

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

7. Noise Abatement Measures

- 7.1. Internal to Development - Direct developer responsibility though local service provisions (s.59 of D.C.A.)

8. Traffic Control Systems

- 8.1. Include in D.C. calculation.

9. Land Acquisition for Road Allowances



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

10. Land Acquisition for Easements

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

11. Storm Water Management

- 11.1. Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- 11.2. Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by Town.

12. Water

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

13. Wastewater



- 13.1. Pumping stations shall be included in the D.C.
- 13.2. Sanitary sewers external to subdivisions included in the D.C.
- 13.3. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 13.4. Marginal costs of sanitary sewer works within the subdivision included in D.C. at 250mm nominal diameter and above and extra depth to accommodate external lands.

14. Parkland Development

- 14.1. The following requirements are part of the conditions of s.51 and 53 *Planning Act* agreements. The Town 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 D.C. calculation.
 - a. Preparation of the park plan and landscape plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development.
 - b. Provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and wastewater services to the lot line.
 - c. Construct and implement landscaping, parking, lighting, park furniture, pathways (including multi-use paths and trails), gateway & signage features, pillars, and other design features as specified in the Parks Plan and Landscape Plan.
- 14.2. Other parkland development costs are included the D.C. calculation, including the necessary fields, diamonds, playground equipment, and park buildings.



Appendix E

Draft D.C. By-law

THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 2022-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

WHEREAS the Town of Cobourg will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Cobourg;

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

AND WHEREAS the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Town of Cobourg has given notice of and held a public meeting on the 6th day of December, 2021 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COBOURG ENACTS AS FOLLOWS:

1. INTERPRETATION

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the *Development Charges Act*, as amended, or any successor thereof;

“accessory use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Despite the foregoing, an apartment includes Stacked Townhouse dwellings;

“bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

“benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

“board of education” has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“bona fide farm uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of and as authorized by the Town or local board,

- (1) to acquire land or an interest in land, including a leasehold interest,
- (2) to improve land,
- (3) to acquire, lease, construct or improve buildings and structures,
- (4) to acquire, construct or improve facilities including,
 - (1) furniture and equipment other than computer equipment, and
 - (2) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (3) rolling stock with an estimated useful life of seven years or more, and
- (5) to undertake studies in connection with any matter under the Act and any of the matters in clauses (1) to (5) above, including the development charge background study

required for the provision of services designated in this by-law within or outside the Town, including interest on borrowing for those expenditures under clauses (1) to (5) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Town;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this by-law;

“dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and may be provide with culinary and sanitary facilities for their exclusive use;

“existing” means the number, use and size that existed as of the date this by-law was passed;

“farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“gross floor area” means:

- (1) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (2) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured

between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (1) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (2) loading facilities above or below grade; and
- (3) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“Institutional” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c) by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,

- ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act*, 2017;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Town of Cobourg or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“multiple dwellings” means all dwellings other than single-detached, semi-detached, apartment, and special care dwelling units;

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

“Town” means the Corporation of the Town of Cobourg;

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed’

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“residential use” means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

“service” means a service or class of service designated in Section 2 by-law, and “services” shall have a corresponding meaning;

“servicing agreement” means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the Town;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“special care dwelling unit” means a building not otherwise defined herein containing more than four dwelling units: where the occupants have the right to use in common, halls, stairs, yards, common room and accessory buildings; which dwelling units may or may not have exclusive sanitary and/or culinary facilities; that is designed to accommodate individuals with specific needs, where meals are provided within the development on a regular basis and includes a bedroom, student residence, retirement home and lodge, nursing home, granny flat, accessory dwelling and group home.

“stacked townhouse dwelling unit” means two row dwellings, one on top of each other.

2. DESIGNATION OF SERVICES

2.1 The categories of services and classes of service for which development charges are imposed under this By-law are as follows:

- (1) Transportation Services;
- (2) Fire Protection Services;
- (3) Police Services;
- (4) Transit Services;
- (5) Parks and Recreation Services;
- (6) Library Services;
- (7) Administrative Services;
- (8) Water Services-Existing Urban Serviced Area
- (9) Wastewater Services-Existing Urban Serviced Area
- (10) Water Services-Cobourg East Community Serviced Area
- (11) Wastewater Services-Cobourg East Community Serviced Area; and
- (12) Storm Water Management Services-Cobourg East Community Serviced Area.

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in Section 3.2 and identified in Schedule B; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

- 3.2 Subject to Section 3.3, this By-law applies to all lands in the Town of Cobourg whether or not the land or use thereof is exempt from taxation under s. 13 or the Assessment Act.
- 3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the municipality or a local board thereof;
 - (b) a board of education;
 - (c) the Corporation of the County of Northumberland or a local board thereof;
or
 - (d) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;

- (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in Section 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite Subsection 3.4(b), if two or more of the actions described in Subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) The creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling;
- (c) The creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units. The additional dwelling units may be within the existing residential rental building or within a structure ancillary to such residential building;

- (d) The creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling;
- (e) The creation of a second dwelling unit in a proposed new Single Detached, Semi-Detached or Row Townhouse dwelling or in a building ancillary to such dwelling, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

3.6 For the purposes of Section 3.5 “existing residential building/dwelling”, means:

- (a) A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of January 4, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- (b) The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after October 1, 2021 and for which development charges were paid.

3.7 In addition to the restrictions outlined in Subsection 3.5(e), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.

3.8 For the purposes of Subsection 3.5(e), “parcel of land” means a lot or block within a registered plan of subdivision or draft plan of subdivision or any land that may be legally conveyed under the exemption provided in clause 50 (3) (b) or clause 50 (5) (a) of the Planning Act.

3.9 Exemption for Industrial Development:

3.9.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

3.9.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- (b) divide the amount determined under subsection 1) by the amount of the enlargement

3.9.3 For the purpose of Section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.9.4 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law

3.10 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Industrial developments within the Existing Urban Service Area.

Amount of Charges

Residential

3.11 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

- 3.12 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

- 3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

- 3.14 Notwithstanding Section 3.13 of this By-law, If longer than 60 months is required to allow for redevelopment, the owner may make a written request to the Town for an extension to the period between that date of demolition permit and redevelopment for which redevelopment credits will be granted. The Town's Treasurer or designate, in his or her sole discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the building permit for the redevelopment must be issued.

Time of Payment of Development Charges

- 3.15 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.16 Notwithstanding Section 3.15, development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.17 Notwithstanding Section 3.15, development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Sections 3.15, 3.16 and 3.17 shall be calculated on the rates set out in Schedule "A" on the date the planning application was made, including interest. Where both planning applications apply, Development Charges under Sections 3.15, 3.16 and 3.17 shall be calculated on the rates, including interest, set out in Schedule "A" on the date the later planning application was made, including interest.

3.18 Interest for the purposes of Sections 3.16, 3.17 and 3.18 shall be determined as defined in the Town's Council approved Development Charge Interest Rate Policy.

3.19 Notwithstanding Sections 3.15, 3.16, 3.17, and 3.18, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on January 1st, in accordance with the prescribed index in the Act.

6. SCHEDULES

6.1 The following schedules shall form part of this By-law:

Schedule "A" - Residential and Non-Residential Development Charges

Schedule "B" Map of Existing Urban Service Area and Cobourg East Community

7. CONFLICTS

7.1 Where the Town and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at the time of by-law passage.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on January 4, 2027 unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

11.1 By-law Number 087-2017 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 4th day of January 2022.

Mayor

Town Clerk

SCHEDULE "A" TO BY-LAW 2022-____
SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Fire Services	785	627	546	401	357	0.46
Police Services	870	694	606	445	396	0.51
Transportation Services	8,347	6,663	5,811	4,268	3,796	4.94
Transit Services	-	-	-	-	-	-
Parks and Recreation	7,071	5,645	4,923	3,616	3,215	1.00
Library Services	1,384	1,105	963	708	629	0.20
Growth-Related Studies	44	35	31	23	20	0.05
Total Municipal Wide Services/Class of Services	18,501	14,769	12,880	9,461	8,413	7.16
Existing Urban Serviced Area						
Wastewater Services - Existing Urban Serviced Area	1,214	969	845	621	552	0.81
Water Services - Existing Urban Serviced Area	2,454	1,959	1,708	1,255	1,116	1.64
Growth-Related Studies	8	6	6	4	4	(0.09)
Total Existing Urban Serviced Area	3,676	2,934	2,559	1,880	1,672	2.36
Cobourg East Community Serviced Area						
Stormwater - Cobourg East Community Serviced Area	3,383	2,701	2,355	1,730	1,538	1.86
Wastewater Services - Cobourg East Community Serviced Area	5,852	4,671	4,074	2,993	2,661	3.22
Water Services - Cobourg East Community Serviced Area	3,990	3,185	2,778	2,040	1,814	2.20
Growth-Related Studies	31	25	22	16	14	0.02
Total Cobourg East Community Serviced Area	13,256	10,582	9,228	6,779	6,028	7.30
Total Municipal Wide and Existing Urban Serviced Area	22,177	17,703	15,439	11,341	10,085	9.52
Total Municipal Wide and Cobourg East Community Serviced Area	31,757	25,350	22,108	16,240	14,441	14.46

SCHEDULE B

MAP OF EXISTING URBAN SERVICE AREA AND COBOURG EAST COMMUNITY SERVICED AREA

TOWN OF COBOURG

KEY MAP

