Development Charges Background Study

City of Belleville

This report consolidates the July 6, 2026 D.C. Background Study and the September 9, 2026 Addendum Report

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September 9, 2026

Table of Contents

Table of Contents (Cont'd)

Table of Contents (Cont'd)

Page

List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
B.T.E.	Benefit to existing
D.C.	Development charge
D.C.A.	*Development Charges Act, 1997*, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross Floor Area
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.O.A.	*Provincial Offences Act*
P.P.U.	Persons per unit
sq.ft.	square foot
sq.m	square metre

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,* as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the City of Belleville (City).

The City retained Watson & Associates Economists Ltd. (Watson) in 2025, to undertake the D.C. study process and update the current City-wide D.C. by-law (By-law 2021-201). Watson worked with City staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study 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 City's D.C. background study, as summarized in Chapter 4. The forecast amount, type, and location of development is summarized in Chapter 3, with technical details provided in Appendix A. Chapters 5 and 6 identify the increase in need by service, calculate the D.C. recoverable capital costs and schedule of charges by type of development. The requirement for "rules" governing the imposition of the D.C. is provided in Chapter 7. The proposed D.C. by-law, to be made available to the public as part of the approval process, is included as Appendix F.

The D.C. background study is designed to set out sufficient background on the legislation, the City's current D.C. policies (Chapter 2), and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved. The D.C. background study addresses post-adoption implementation requirements (Chapter 8) 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.

1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. is planned for July 27, 2026. Its purpose is to present the D.C. background study and draft D.C. by-law(s) 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 policies contained within the draft D.C. by-laws. In accordance with the legislation requiring that the D.C. background study and draft by-law be made available the public at least two weeks prior to the public meeting, the D.C. Background Study and proposed D.C. By-law will be available for public review on July 6, 2026. This timing of release also complies with the legislative requirement for the background study to be available for public review at least 60 days prior to by-law passage. The City anticipates Council consideration of the D.C. By-law for adoption on September 14, 2026.

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

- City's consideration of responses received prior to, at, or immediately following the public meeting;
- Finalization of the D.C. background study and draft by-law(s) to address any required changes; and
- Council consideration of the D.C. by-law(s), anticipated to occur on September 14, 2026.

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

Figure 1-1
Schedule of Key D.C. Process Dates for the City of Belleville

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	January 2025 to April 2026
2. Development industry engagement session I	March 12, 2026
3. Council information session	March 23, 2026
4. Development industry engagement session II	June 10, 2026
5. Public release of the D.C. Background study and proposed D.C. by-law	July 6, 2026
6. Public meeting advertisement posted to the City's website	At least 21 days prior to the Public Meeting
7. Public meeting of Council	July 27, 2026
8. Public release of D.C. Addendum Study	September 9, 2026
9. Council considers adoption of background study and passage of by-law	September 14, 2026
10. Notice given of by-law passage	By 20 days after passage
11. Last day for by-law appeal	40 days after passage
12. City makes pamphlet available (where by-law has not been appealed)	By 60 days after the in-force date

1.3 Changes to the Development Charges Act, 1997

Over the past several years, a number of changes to the D.C.A. have been introduced through various legislation, including the following:

- *More Homes for Everyone Act, 2022*
- *More Homes Built Faster Act, 2022*
- *Affordable Homes and Good Jobs Act, 2023*
- *Cutting Red Tape to Build More Homes Act, 2024*
- *Protect Ontario by Building Faster and Smarter Act, 2025*
- *Fighting Delays, Building Faster Act, 2025 and Regulatory Changes*
- *Building Homes and Improving Transportation Act, 2026*

The following provides an overview of the amendments to the D.C.A. that each of these pieces of legislation provided.

1.3.1 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

1.3.2 Bill 109: More Homes for Everyone Act, 2022

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

- The following additional information must be provided for each D.C. service being collected for during the year:

    a. whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and

    b. if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and

- For any service for which a D.C. was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

The D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

1.3.3 Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. This Bill amended a number of pieces of legislation including the *Planning Act* and D.C.A. The following provides a summary of the changes to the D.C.A.:

1.3.3.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- <u>Exemption for residential units in existing rental residential buildings</u> – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- <u>Exemption for additional residential units in existing and new residential buildings</u> – The following developments will be exempt from a D.C.:
  - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
  - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
  - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.3.3.2 Removal of Housing as an Eligible D.C. Service

Housing is removed as an eligible service as of November 28, 2022. Municipalities with by-laws that include a charge for housing services can no longer collect for this service. It is noted that the charge for housing services is still applicable where rates have been frozen for the purposes of instalment payments under the D.C.A.

1.3.3.3 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

1.3.3.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.

Note: The definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134.

- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.

Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: the above Affordable Owned and Rental Unit exemptions came into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.3.5 Historical Level of Service Extended to 15-Year Period Instead of the Historical 10-Year Period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.3.3.6 *Revised Definition of Capital Costs*

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted.

Note: the definition of capital costs was revised to reverse the change related to studies through Bill 185.

1.3.3.7 *Mandatory Phase-in of a D.C.*

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

Note: this change was reversed by Bill 185 (discussed in section 1.3.5).

1.3.3.8 *D.C. By-law Expiry*

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.

1.3.3.9 *Installment Payments*

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of a D.C.

1.3.3.10 *Rental Housing Discount*

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;

- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.3.3.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.3.12 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities are required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.

1.3.4 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the More Homes Built Faster Act (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the "Affordable Residential Units for the Purposes of the Development Charges Act, Bulletin" published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was published on April 5, 2024.

Bill 134 received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm's length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

<table>
<tr><th>Item</th><th>Bill 23 Definition</th><th>Bill 134 Definition
(Current D.C.A. Definition)</th></tr>
<tr><td>Affordable residential unit rent (subsection 4.1 (2), para. 1)</td><td>The rent is no greater than <u>80 per cent of the average market rent</u>, as determined in accordance with subsection (5).</td><td>The rent is no greater than <u>the lesser of</u>,
i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</td></tr>
<tr><td>Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1</td><td>The <u>average market rent for the year in which the residential unit is occupied by a tenant</u>, as identified in the bulletin entitled the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin."</td><td>The Minister of Municipal Affairs and Housing shall,
(a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u>; and
(b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the</u></td></tr>
</table>

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
		household referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than 80 per cent of the average purchase price, as determined in accordance with subsection (6).	The price of the residential unit is no greater than the lesser of, i. the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The average purchase price for the year in which the residential unit is sold, as identified in the bulletin entitled the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin," as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	The Minister of Municipal Affairs and Housing shall, (a) determine the income of a household that, in the Minister's opinion, is at the 60th percentile of gross annual incomes for households in the applicable local municipality; and (b) identify the purchase price that, in the Minister's opinion, would result in annual accommodation costs equal to 30 per cent of the income of the household referred to in clause (a)

As noted above, the bulletin came into effect on June 1, 2024, which provides the information for the City to measure against for determining the applicability of the exemption from the D.C. (as well as Community Benefits Charges and Parkland requirements). The bulletin provides the following information for the City (it is noted that the bulletin will be updated annually):

- For Affordable Ownership Units: the income-based affordable purchase price provides the relevant threshold for the affordable residential units exemption, as it is lower than 90% of the average market purchase price for all unit types. The income-based affordable purchase prices and 90% of average market purchase prices for the City, as established through the most recent bulletin, are summarized by unit type in the table below:

Unit Type	Income-based Affordable Purchase Price	90% of Average Market Purchase Price
Detached House	**$341,500**	$522,000
Semi-Detached House	**$341,500**	$396,000
Row/townhouse	**$341,500**	$459,000
Condominium Apartment	**$341,500**	$369,000

- For Affordable Rental Units: the average market rent provides the relevant threshold for the affordable residential units exemption for all units with 2 or less bedrooms, as it is lower than the income-based affordable rent. For units with 3 or more bedrooms, the relevant threshold is based upon the income-based affordable rent. The income-based affordable rents and average market rents for the City, as established through the most recent bulletin, are summarized in the table below:

Unit Type	Income-based Affordable Rent	Average Market Rent
Bachelor unit	$1,680	**$1,081**
1-Bedroom unit	$1,680	**$1,328**
2-Bedroom unit	$1,680	**$1,513**
3 or more Bedrooms	**$1,680**	$1,877

1.3.5 Bill 185: Cutting Red Tape to Build More Homes Act

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act.* The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes.

1.3.5.1 Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5(3) of the D.C.A.:

5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*

6. *Costs of the development charge background study required under section 10.*

1.3.5.2 Removal of the Mandatory Phase-in

Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in. This change is effective for any D.C. by-laws passed after Bill 185 came into effect.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).

1.3.5.3 Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally require the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items 2 and 3 noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 took effect. Moreover, the amending by-law must be passed within six months of Bill 185 coming into effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

1.3.5.4 Reduction of D.C. Rate Freeze Timeframe

Bill 108 provided for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is "frozen" at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months.

1.3.5.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernized public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available.

1.3.6 Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025

On May 12, 2025, the Province released *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*. The Bill received Royal Assent on June 5, 2025. This Bill introduces some additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes. The following subsections provide a summary of the changes:

1.3.6.1 Deferral of Residential D.C. Payments to Occupancy

Changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities shall not impose interest on the deferral of D.C. payment to occupancy.

1.3.6.2 Removal of Interest for Legislated Instalments

Changes to section 26.1 of the Act remove the ability to charge interest on instalments for rental housing and institutional development. This also applies to future instalments for existing deferrals.

1.3.6.3 Early Payment for Residential/Institutional

Changes provide that a person required to pay a D.C. for residential or institutional development (i.e. instalments or at occupancy), can pay earlier without the requirement to enter into an early payment agreement.

1.3.6.4 Exemption for Long-term Care Homes

Before this change, long-term care homes were subject to the instalment payment provisions of the D.C.A. As of June 5, 2025, Long-term care homes are exempt from D.C.s, as well as all future instalment payments, where applicable.

1.3.6.5 Revised Definition of Capital Costs

Section 5(3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: "Subject to the regulations". As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.

1.3.6.6 Expanded Simplified D.C. By-law Amendment Process

In addition to the reason for the simplified process set out in Section 1.3.5.3, a D.C. by-law may now also be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

1.3.6.7 Lower Charge – Current vs. Rate Freeze

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.

1.3.6.8 Grouping of Services for the Purposes of Using Credits

This change provides the Province with the ability to make changes through the regulations to group D.C. services together for the purposes of applying D.C. credits.

1.3.7 Bill 60: Fighting Delays, Building Faster Act, 2025

The Provincial government introduced Bill 60, *Fighting Delays, Building Faster Act*, 2025 and Regulatory Proposals on October 23, 2025. The Bill received Royal Assent on November 27, 2025. The following subsections provide a summary of the changes:

1.3.7.1 Addition of Class of Service for Land Acquisition

The legislative change provides for land acquisition as a separate class of service[1]. Anticipated land acquisition capital needs are to be grouped together for the purposes

[1] Section 7 of the D.C.A. states that a class of service may be established for the purposes of a D.C. by-law that is a combination of D.C. eligible services or a subset of a D.C. eligible service.

of the D.C. calculations. Land acquisition capital needs are also to be excluded from the historical Level of Service calculations.

The anticipated capital costs for land are restricted to 10 years for all services except the following:

- Water;
- Wastewater;
- Stormwater;
- Service related to a Highway;
- Electrical;
- Transit;
- Police; and
- Fire.

As land acquisition is considered a class of service, municipalities are required to establish a separate reserve fund for these capital costs. As such, funds are to be segregated for this purpose only and used solely for land costs. Similar to other reserve funds, monies in this reserve fund can be borrowed and repaid, with interest. With respect to credits, municipalities need to ensure appropriate accounting of credits for land separately from credits for other applicable services.

Section 35 of the D.C.A. is amended to add an exception to the use of monies in established reserve funds. This section states that monies in a reserve fund can be used for land acquisition, however, they cannot be used for land acquisition if those costs are to be paid for with the reserve fund established for land acquisition.

1.3.7.2 Required Timelines for the Annual Treasurer's Statement

Section 43(1) of the Act has been amended to require the Treasurer's statements to be completed by June 30 of each year (previously based on a date determined by Council). Further, Section 43(3) of the Act is amended to require a copy of the Treasurer's statement to be submitted to the Minister by July 15 of each year.

1.3.7.3 Addition of Requirements for Local Service Policies

Subsections 59(2.2) through 59(2.11) of the Act generally set out the following:

- A Local Service Policy is required for all D.C. eligible services to which a D.C. by-law imposes a charge and where some part of the service will be provided as a local service;
- A Local Service Policy is required to impose a condition of local services on development and only to the extent it has been identified in the Local Service Policy. That is, a municipality could not require a work or classes of work to be provided as a local service if it is not identified as such in the Local Service Policy;
  - This does not apply where a municipality does not impose a D.C. for that service;
  - This applies the day a municipality establishes the Local Services Policy or 18 months after Bill 60 received Royal Assent;
- Required content for a Local Service Policy:
  - Works or classes of works related to development that are intended to be required as a Local Service
- Optional content for a Local Service Policy:
  - Works or classes of works that are not intended to be required as a Local Service;
  - Works or classes of works that are partially required as a Local Service;
- The municipality shall give a copy of the Local Service Policy to the Minister of Municipal Affairs and Housing upon request, by the date requested; and
- The Local Service Policy must be reviewed, requiring a resolution of Council declaring if a revision is needed. The Resolution shall be passed at the time of passing any D.C. by-law or when a revision to the policy is required.

1.3.7.4 Requirement to Provide Documents to the Minister

Changes to Section 10 and Section 13 of the D.C.A. require municipalities to provide copies of documents to the Minister upon request, by the date requested.

In addition, section 59(2.8) of the Act requires a copy of the Local Service Policy to be provided to the Minister upon request, by the date requested.

1.3.7.5 Regulatory Changes

Bill 60 also provided for regulatory changes to *Ontario Regulation 82/98.* These changes are with respect to the following matters:

Merging of Credits

This change merges water supply services and wastewater services for the purposes of credits. As provided in subsection 2 (4) of the D.C.A., the D.C.-eligible services of water supply and wastewater include distribution and treatment, and sewers and treatment, respectively.

Transparency of B.T.E. Calculations

Regulatory changes require municipalities to provide greater details with respect to how capital costs are determined and how the growth-related and non-growth-related shares of the costs are determined. This appears to be required for each service, rather than on a project-by-project basis.

Details of Land Acquisition

Section 8 of Ontario Regulation 82/98 has been amended to require land acquisition costs to be included in the D.C. background presentation of:

- The total of the estimated capital costs relating to the service;
- The allocation of the total of the estimated costs between costs that would benefit new development and costs that would benefit existing development;
- The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law;
- The allocation of the costs incurred during the term of the proposed by-law between costs that would benefit new development and costs that would benefit existing development; and
- The estimated and actual value of credits that are being carried forward relating to the service.

Information Accessibility

The changes increase reporting requirements for the Annual Treasurer's Statements to include:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and

- Identify where in the D.C. background study the project's capital costs were estimated.

This does not apply in circumstances where a municipality uses a unique identifier in both background studies and treasurer's statements to identify each project.

1.3.8 Bill 98: Building Homes and Improving Transportation Act, 2026

On June 2, 2026, Bill 98 received Royal Assent. The most notable change included the exemption of non-profit retirement homes from the payment of D.C.s. As a result, this mandatory exemption will be included in the D.C. by-law.

Chapter 2
Current City of Belleville's D.C. Policies

2. Current City of Belleville D.C. Policies

2.1 By-law Enactment

City Council enacted the By-law 2021-021 (City-wide D.C. By-law) on December 13, 2021. It is noted that this by-law was amended by By-law 2025-123. The City-wide D.C. By-law came into effect on January 26, 2022, and is set to expire on January 26, 2027. Additionally, the City imposes area-specific D.C.s for the Stanley Park area through By-law 2020-030.

2.2 Services Covered

The following services/classes of service are covered under the City-wide D.C. By-law:

- Services Related to a Highway;
- Fire Protection;
- Policing Services;
- Parks and Recreation Service;
- Library Services;
- Ambulance Services;
- Social Housing Services[1];
- Growth-related studies (class of service);
- Water Services; and
- Wastewater Services.

2.3 Current Development Charges Rates

Table 2-1 provides the City-wide D.C.s currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service. It is noted that the non-residential rates currently in effect were adopted at levels lower than those fully calculated. Please see section 6.1 for further details.

[1] Note: Social Housing became an ineligible service as of November 28, 2022 (as a result of the More Homes Built Faster Act). The City has not been collecting D.C.s related to Social Housing services since that time.

Table 2-1
City of Belleville
Current City-wide D.C. Rates

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
City-Wide Services/Class of Service:					
Services Related to a Highway	12,007	7,841	8,494	4,902	5.35
Fire Protection Services	596	390	422	244	0.27
Policing Services	302	197	213	124	0.14
Parks and Recreation Services	8,169	5,336	5,778	3,334	0.24
Library Servuces	-	-	-	-	-
Ambulance	152	99	107	63	0.05
Growth Studies	1,018	664	720	417	0.39
Total City -Wide Services	**$22,244**	**$14,527**	**$15,734**	**$9,084**	**$6.44**
Urban Services:					
Wastewater Services	8,722	5,695	6,170	3,561	2.52
Water Services	1,217	793	860	498	0.88
Total Urban Services	**$9,939**	**$6,488**	**$7,030**	**$4,059**	**$3.40**
Grand Total Rural Area	**$22,244**	**$14,527**	**$15,734**	**$9,084**	**$6.44**
Grand Total Urban Area	**$32,183**	**$21,015**	**$22,764**	**$13,143**	**$9.84**

2.4 Timing of D.C. Calculation and Payment

D.C.s are calculated and generally payable on the date that the first building permit is issued in relation to a building or structure on land to which the D.C. relates. For non-rental residential, D.C.s are payable on the earlier of occupancy or the issuance of an occupancy permit. Where D.C.s apply to land in relation to which a building permit is required, the building permit shall not be issued until the D.C. has been paid in full.

D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment application are frozen at the time the application is submitted. Once the application is approved, the applicant has 18 months to obtain the building permits related to the development, otherwise, the current D.C. is applicable.

D.C.s for rental housing and institutional development shall be paid in 6 equal annual instalments, with the first payment due upon occupancy or occupancy permit. Each subsequent installment, including interest, is payable on the anniversary date thereafter.

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 D.C.A.

2.5 Indexing

Indexing of the D.C.s shall occur annually on January 1st, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).[1]

2.6 Redevelopment Credit

As a result of the redevelopment of land, a building or structure existing on the same land within five (5) years prior to the date of payment of D.C.s 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 D.C.s 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 D.C.s 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 D.C.s 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 D.C.s otherwise payable with respect to the redevelopment.

[1] Ontario Regulation (O. Reg.) 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.

2.7 Exemptions

The City's existing by-law provides for the following statutory and non-statutory exemptions:

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Land used for Municipal or Board of Education purposes;
- 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);
- Private schools as defined in the *Education Act*;
- Development of land, buildings or structures owned by a College of applied arts and technology established pursuant to the *Ministry of Training, Colleges and Universities Act*, and used for teaching-related purposes on lands owned by and used for the purposes of the College but not including student residences;
- A place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
- Hospitals under the *Public Hospitals Act*;
- Non-residential farm buildings;
- Non-residential (other than industrial) land uses located within the Belleville Downtown Improvement Area (B.D.I.A.);
- Development creating or adding an accessory use or structure not exceeding ten square meters of non-residential floor area;
- May exempt lands that are designated in the City's Official Plan as part of a Community Improvement Area and the City implements a Community Improvement Plan that includes these specific lands.

Chapter 3
Anticipated Development in the City of Belleville

3. Anticipated Development in the City of Belleville

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services over a 10-year (mid-2026 to mid-2036), 20-year (mid-2026 to mid-2046) and a longer-term (mid-2026 to mid-2051) time horizon.

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 subsection 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."

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

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

- City of Belleville Housing Needs Assessment Final Report, May 29, 2025, by Watson & Associate Economists Ltd.
- City of Belleville 2024 Employment Lands Strategy Update, August 29, 2024, by Watson & Associates Economists Ltd;
- City of Belleville 2022 Population, Housing and Employment Growth Forecast Update, December 21, 2022, by Watson & Associates Economists Ltd;
- City of Belleville 2021 Development Charges Background Study Report, October 6, 2021, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2016 to 2025 period;
- Residential and non-residential supply opportunities as identified by City staff; and
- Discussions with City staff regarding anticipated residential and non-residential development in the City of Belleville.

3.2 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 City 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, the population in the City of Belleville (excluding census undercount) is anticipated to reach approximately 66,190 by mid-2036, 71,140 by mid-2046 and 72,440 by mid-2051, resulting in an increase of approximately 6,800, 11,750 and 13,050 persons, respectively. [1]

[1] The population figures used in the calculation of the 2026 D.C. exclude the net Census undercount, which is estimated at approximately 3.8%. Population figures presented herein have been rounded.

Figure 3-1
Population and Household Forecast Model

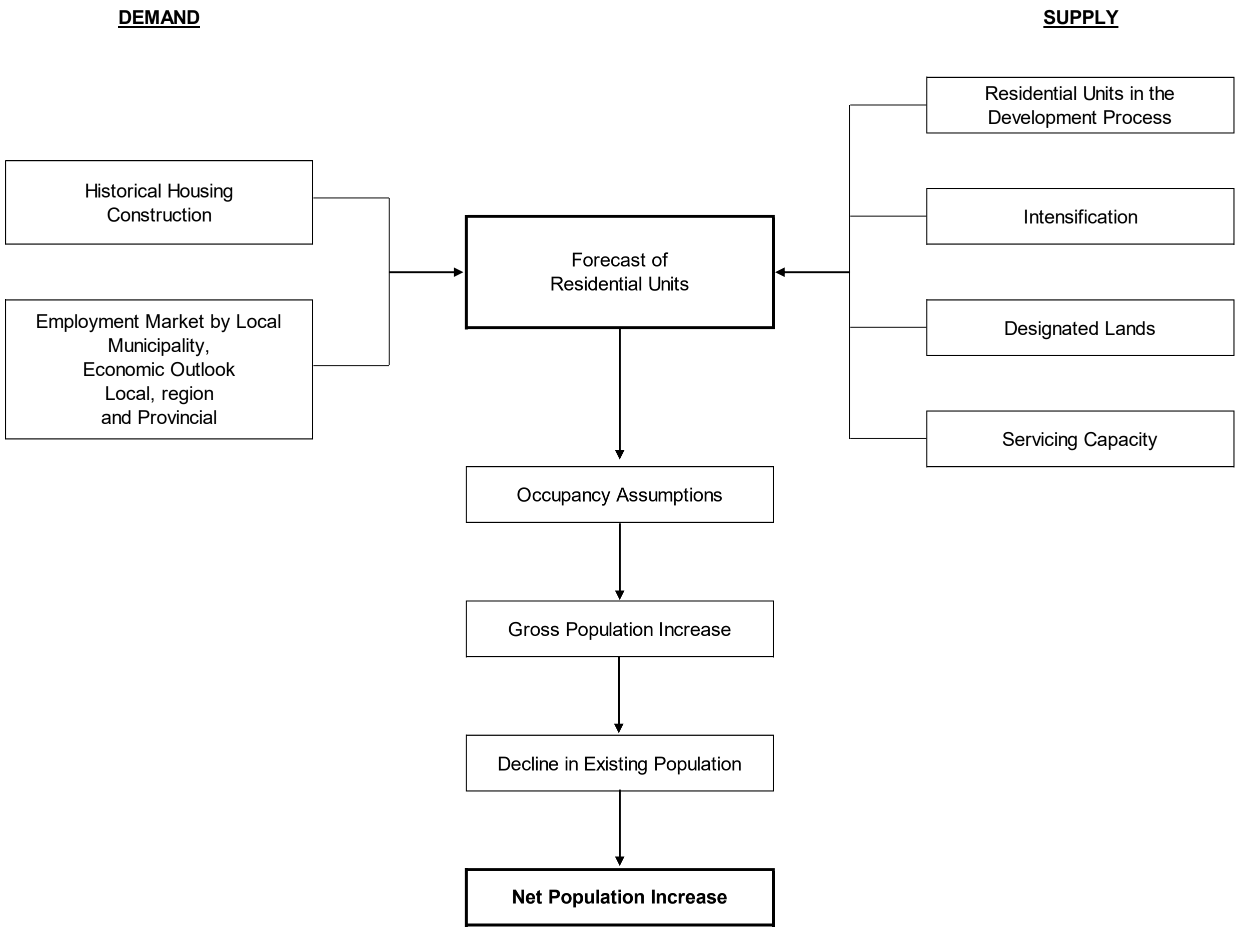


Table 3-1
City of Belleville
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) [1]	Excluding Census Undercount			Housing Units						Person 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	Equivalent Institutional Households	
Historical	*Mid 2011*	51,330	49,454	1,344	48,110	13,044	2,083	5,829	109	21,065	1,222	2.348
Historical	*Mid 2016*	52,640	50,716	1,366	49,350	13,600	2,225	5,800	110	21,735	1,242	2.333
Historical	*Mid 2021*	57,160	55,071	1,276	53,795	14,685	2,475	6,260	120	23,540	1,160	2.339
Forecast	*Mid 2026*	61,640	59,391	1,371	58,020	15,203	2,946	7,057	120	25,326	1,246	2.345
Forecast	*Mid 2036*	68,700	66,188	1,508	64,680	17,224	3,867	8,334	120	29,545	1,371	2.240
Forecast	*Mid 2046*	73,840	71,140	1,641	69,499	18,912	4,519	9,169	120	32,720	1,492	2.174
Forecast	*Mid 2051*	75,190	72,441	1,719	70,722	19,388	4,858	9,659	120	34,025	1,563	2.129
Incremental	**Mid 2011 - Mid 2016**	**1,310**	**1,262**	**22**	**1,240**	**556**	**142**	**-29**	**1**	**670**	**20**	
Incremental	**Mid 2016 - Mid 2021**	**4,520**	**4,355**	**-90**	**4,445**	**1,085**	**250**	**460**	**10**	**1,805**	**-82**	
Incremental	**Mid 2021 - Mid 2026**	**4,480**	**4,320**	**95**	**4,225**	**518**	**471**	**797**	**0**	**1,786**	**86**	
Incremental	**Mid 2026 - Mid 2036**	**7,060**	**6,797**	**137**	**6,660**	**2,021**	**921**	**1,277**	**0**	**4,219**	**125**	
Incremental	**Mid 2026 - Mid 2046**	**12,200**	**11,749**	**270**	**11,479**	**3,709**	**1,573**	**2,112**	**0**	**7,394**	**246**	
Incremental	**Mid 2026 - Mid 2051**	**13,550**	**13,050**	**348**	**12,702**	**4,185**	**1,912**	**2,602**	**0**	**8,699**	**317**	

[1] Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Numbers may not add due to rounding.
Source: Derived from City of Belleville 2022 Population, Housing and Employment Growth Forecast Update, December 21, 2022, by Watson & Associates Economists Ltd.

Provided below is a summary of the key assumptions and findings regarding the City's D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1, 6 and 7)

    - The housing unit mix for the City was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6), and discussions with City staff regarding anticipated development trends for the City of Belleville.
    - Based on the above indicators, the 2026 to 2051 household growth forecast for the City is comprised of a unit mix of 48% low density units (single detached and semi-detached), 22% medium density (row and townhouses, and apartments in duplexes) and 30% high density (bachelor, 1-bedroom and 2-bedroom apartments, and secondary suites).

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

    - Schedule 2 summarizes the anticipated amount, type, and location of development by area for the City.
    - In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent housing growth between 2026 and 2051 by development location is summarized below.

Table 3-2
City of Belleville
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2026 to 2051	Percentage of Housing Growth, 2026 to 2051
Urban	8,510	98%
Rural	190	2%
City of Belleville	**8,700**	**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 and land for certain 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 Units (Appendix A – Schedules 3, 4 and 5)

    - The number of housing units to be constructed by 2051 in the City over the forecast period is presented in Table 3-1. Over the 2026 to 2051 forecast period, the City is anticipated to average 348 new housing units per year.
    - Institutional population is anticipated to increase by approximately 350 people between 2026 to 2051.[1]
    - 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 2021 custom Census data for the City. Due to data limitations, high-density P.P.U. data was derived from the Hastings County Census Division, which includes the City of Belleville, 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: 2.845
        - Medium density: 1.877
        - High density: 1.749

[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.

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

- Existing households for mid-2026 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.[1] The forecast population change in existing households over the 2026 to 2051 forecast period is forecast to decline by approximately 7,340.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the City 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 [2],[3] (place of work) for the City is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
    - 40 primary (<1%);
    - 1,065 work at home employment (4%);
    - 8,445 industrial (29%);
    - 11,335 commercial/population-related (39%); and
    - 8,330 institutional (28%).

---

[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
[2] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.
[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

- The 2016 employment by usual place of work, including work at home, is 29,185. An additional 3,630 employees have been identified for the City in 2016 who have no fixed place of work (N.F.P.O.W.).[1]
- Total employment, including work at home and N.F.P.O.W. for the City is anticipated to reach approximately 39,440 by mid-2036, 40,260 by mid-2026, and 41,000 by 2051. This represents an employment increase of approximately 2,940 for the 10-year forecast period, 3,770 for the 20-year forecast period, and 4,510 for the longer-term 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 G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the City (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 32,990 by mid-2036, 33,640 by mid-2046, and 34,220 by mid-2051. This represents an employment increase of approximately 2,280 for the 10-year forecast period, 2,920 for the 20-year forecast period and 3,510 for the longer-term forecast period.[2]

[1] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."
[2] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b and 10c. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 10b is anticipated to reach approximately 32,920 by mid-2036, 33,510 by mid-2046 and 34,050 by mid-2051.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 3,000 sq.ft. per employee for primary;
  - 1,700 sq.ft. per employee for industrial;
  - 500 sq.ft. per employee for commercial / population related;
  - 675 sq.ft. per employee for institutional employment.
- The City-wide incremental G.F.A. is anticipated to increase by approximately 2.02 million sq.ft. over the 10-year forecast period, 2.58 million sq.ft over the 20-year forecast period, and 3.08 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the mid-2026 to mid-2051 incremental G.F.A. forecast by sector is broken down as follows:
  - Primary – 2%
  - Industrial – 57%;
  - Commercial/ population related – 27%; and
  - Institutional – 14%.

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

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by area for the City.
- The amount and percentage of forecast total non-residential growth between 2026 and 2051 by development location is summarized below.

Table 3-3
City of Belleville
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2026 to 2051	Percentage of Non-Residential G.F.A., 2026 to 2051
Urban	3,009,100	98%
Rural	75,000	2%
City of Belleville	**3,084,100**	**100%**

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 subsection 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

Table 4-1 lists the full range of municipal services that are provided within the City.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 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). Services that are potentially eligible for inclusion in the City’s D.C. are indicated with a “Yes.”

4.3 Increase in the 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, subsection 5 (1) 3, which requires that City 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

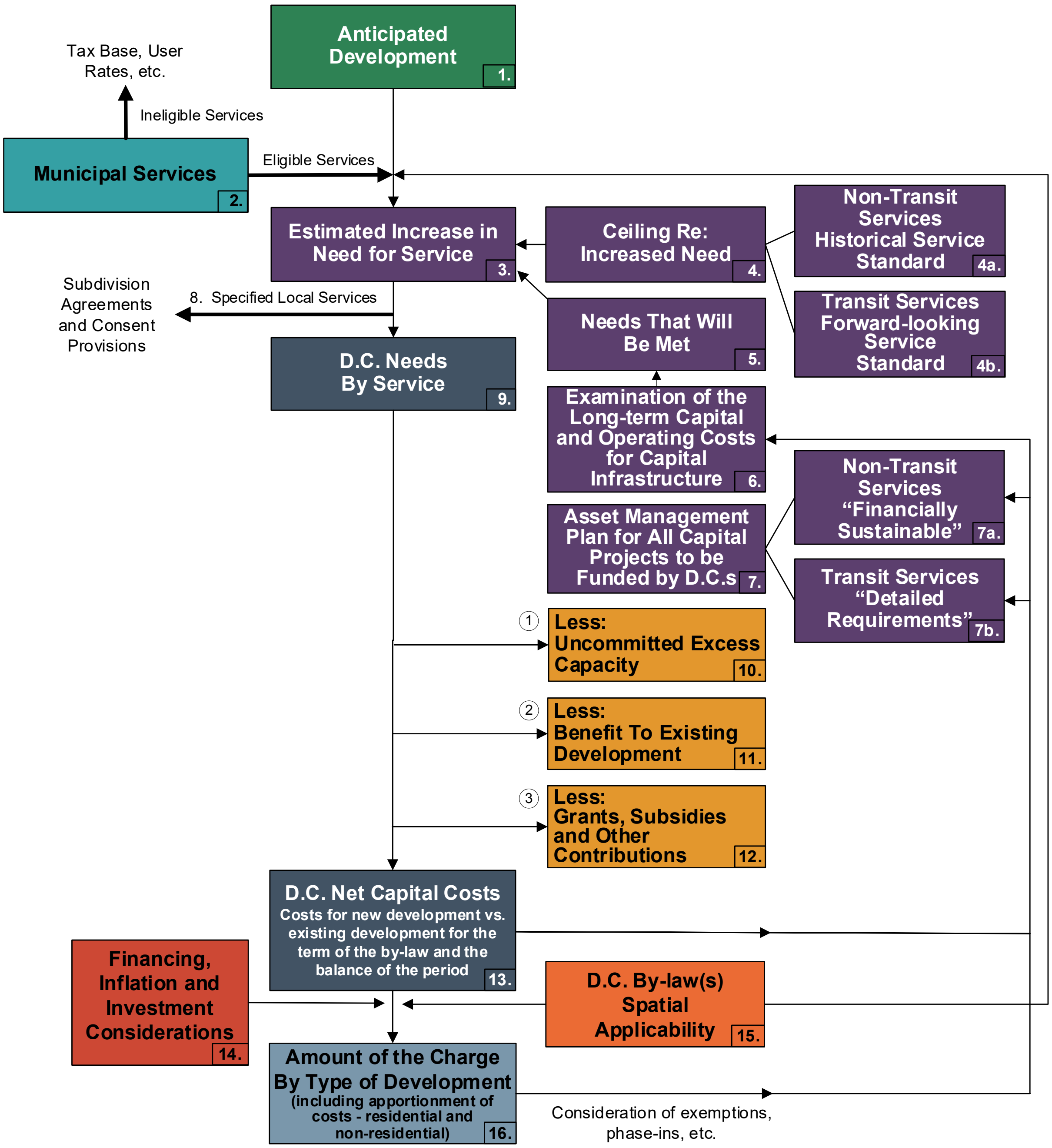


Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes Yes No Yes	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment[1]
2. Wastewater services, including sewers and treatment services	Yes Yes No Yes	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment[1]
3. Stormwater Drainage and Control Services	Yes No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock[1]
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock[1]
6. Transit Services	Yes Yes	6.1 Transit vehicles[1] & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment[1]
8. Policing Services	Yes Yes Yes	8.1 Police detachments 8.2 Police rolling stock[1] 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles[1] 9.3 Fire Equipment and gear

[1] with a 7+ year useful life

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
10. Ambulance Services	Yes Yes	10.1 Ambulance station space 10.2 Vehicles[1]
11. Services provided by a board within the meaning of the *Public Libraries Act*	Yes Yes Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles[1] 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles[1]
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock[1] and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment[1]
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles[1]
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the *Child Care and Early Years Act, 2014* and any related services.	No	15.1 Childcare space
16. Services related to proceedings under the *Provincial Offences Act, including by-law enforcement services and municipally administered court services*	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles[1]
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment

[1] with a 7+ year useful life

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports
19. Other	Yes Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Growth Studies, including the D.C. background study cost

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	City provides the service – service has been included in the D.C. calculation.
No	City provides the service – service has not been included in the D.C. calculation.
n/a	City 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 (e.g., capital works located internally to subdivision lands). As such, they will be required as a condition of subdivision agreements or consent conditions. The City's detailed Local Service Policy is provided in Appendix D.

4.5 Capital Forecast

Paragraph 7 of subsection 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:

a) costs to acquire land or an interest therein (including a leasehold interest);

b) costs to improve land;

c) costs to acquire, lease, construct or improve buildings and structures;

d) 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;

e) Costs to undertake studies in connection with any of the matters referred to in paragraphs a to d;

f) Costs of the development charge background study required under section 10; and

g) interest on money borrowed to pay for the above-referenced costs.

In order for an increase in need for service to be included in the D.C. calculation, City Council must indicate "that it intends to ensure that such an increase in need will be met" (subsection 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 section 3). The capital program contained herein reflects the City's approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8, paragraph 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." Subsection 17, paragraph 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 City has no outstanding D.C. credit obligations to include in the D.C. calculations.

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 service.

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 by-law provided herein have identified growth-related studies as a class of service.

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.

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 7 of subsection 5 (1).”

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

For services that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the future forecast periods, which underlie the D.C. calculation herein.

The alternative would involve the City spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the City will use these reserve funds for the City’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The City’s adjusted D.C. Reserve Fund balances by service as of December 31, 2025, are shown below in Table 4-3.

Table 4-3
Summary of Development Charges Reserve Fund Balances
As of December 31, 2025

DC Reserve Fund	Adjusted Dec. 31, 2025 Balance
Roads & Related	$ 35,104,437
Fire & Police	$ 934,572
Parks and Recreation	$ 7,066,991
Library	$ 28,952
Ambulance	$ 358,996
Transit	$ -
Growth-Related Studies	$ 1,354,382
Wastewater	$ 25,938,961
Water	$ 10,173,844
Total	**$ 80,961,135**

4.10 Deductions

The D.C.A. requires that four potential deductions be considered against 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 below.

4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 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 15-year period immediately preceding the preparation of the background study" (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 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 factors are multiplied together, they produce a measure of the level of service which meets the requirements of the Act, i.e., cost per unit.

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

"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 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 service cap in section 4.9.1 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. Alternatively, 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 City-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 Wednesdays in one arena and Thursdays 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 (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.11 Municipal-wide vs. Area Rating

This step involves determining whether all of 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 amended 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 7.3.7 of this report.

4.12 Allocation by Type 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.

4.13 Asset Management

The legislation requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix E.

Chapter 5

D.C.-Eligible Cost Analysis by Service

5. D.C.-Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-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.

The nature of the capital projects and timing identified in the chapter reflects Council’s current intention. Over time, however, City projects and Council priorities change; accordingly, Council’s intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

Note that due to recent legislative amendments to the D.C.A. and O. Reg. 82/98, the value of land has been excluded from the 15-year level of service analysis. In addition, Table 5-1 details the methodology for determining the benefit to existing deductions (B.T.E.s) for all capital projects included in the calculation of D.C.s. Notes included in this table are referenced in the “BTE Note” column of each service’s listing of capital infrastructure.

Table 5-1
Benefit to Existing (B.T.E.) Methodology
For All Services/Class of Services

Note	Methodology
1	No B.T.E. calculated for incremental new assets to service growth
2	B.T.E. based on existing population relative to forecasted population by end of service's planning horizon
3	B.T.E. based on facility's existing gross floor area relative to planned gross floor area

Note	Methodology
4	B.T.E. based on marginal cost of rural cross-section relative to urban cross-section
5	B.T.E. based on existing number of lanes relative to planned number of lanes
6	B.T.E. based on calculated share of total ridership growth attributable to existing population
7	B.T.E. based on share of calculated flows attributable to existing unserviced development relative to total flows for all existing & potential development
8	B.T.E. based on flow capacity of existing pumping stations relative to flow capacity of planned new pumping stations
9	B.T.E. based on marginal cost of existing pipe relative to upsized pipe
10	B.T.E. based on share of calculated peak secondary flows attributable to existing deficiencies relative to planned total peak secondary flow capacity
11	B.T.E. based on share of total project cost attributable to replacement of existing mains relative to total project cost
12	No B.T.E. identified for water or wastewater specific master plans or fully growth-related studies
13	B.T.E. of 25% identified for other master plans or similar studies that are primarily needed to understand future infrastructure requirements as the City grows
14	B.T.E. of 50% identified for studies that generally address growth-related needs, but also have a considerable benefit to the existing community
15	B.T.E. as determined through prior D.C. Studies
16	B.T.E. for debt repayments based on underlying project's B.T.E. as determined through prior D.C. Studies
17	B.T.E. based on share of water storage requirements attributable to existing equivalent population relative to planned water storage capacity (within Zone 2)
18	B.T.E. based on share of existing pump's capacity relative to planned pump's capacity

5.2 Service Levels and 10-Year Capital Costs for the D.C. Calculation

This section evaluates the development-related capital requirements for all of the City - wide services/class of services assessed over a 10-year planning period (mid-2026 to mid-2036).

5.2.1 Fire Protection Services

The City currently operates five fire stations, totalling 46,037 sq.ft. of building space. The fire department also has a current inventory of 33 vehicles. These vehicles include various trucks, rescue boats, and other support vehicles. Furthermore, the fire department has 380 items of small equipment and gear, sufficient to outfit 81 full-time and 47 volunteer firefighters. In total, the inventory of fire protection assets provides a historical average level of service of $1,091 per capita. The historical level of investment in fire protection services provides for a D.C. eligible amount over the forecast period of approximately $7.4 million.

The capital program for fire protection services is presented in Table 5-2. Based on the anticipated growth over the forecast period, the City has identified the need for the expansion of fire halls #2 and #4. Furthermore, debt repayments related to previously completed works and previously unfunded amounts have been included in the capital program. In total, the gross estimated capital cost of these works is approximately $23.88 million. A deduction recognizing the benefit to existing development of approximately $9.44 million has been made. Additionally, approximately $6.09 million has been deducted related to post-period benefits. Finally, an adjustment related to the existing reserve fund balance of $934,572 has been made. The resulting net growth-related capital cost included in the D.C. calculations is approximately $7.41 million.

These costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 75% (approximately $5.56 million) of costs have been allocated to residential development and 25% (approximately $1.85 million) of costs have been allocated to non-residential development.

5.2.2 Policing Services

The City currently operates one police station, along with an emergency dispatch location and a downtown satellite location, totalling approximately 68,196 sq.ft. of building space related to policing services. The police department also has an inventory of 51 vehicles, which include various police fleet along with prisoner transportation vehicles. The police department also has a variety of gear and equipment to outfit 108 police officers, 20 volunteer constables, and 15 auxiliary members, as well as communication equipment. In total, the inventory of police assets provides a historical average level of service of $656 per capita. The historical level of investment in policing services provides for a D.C. eligible amount over the forecast period of approximately $4.46 million.

The capital program for policing services is presented in Table 5-3. Based on the anticipated growth over the 10-year forecast period, the City has identified the need for additional police officers and police vehicles. Additionally, a provision for an expansion to the police station has also been included, along with debt repayments for the existing police station. Finally, previously unfunded amounts related to the existing police station have been included in the capital program.

In total, the gross estimated capital cost of these works is approximately $23.27 million. A deduction of approximately $8.87 million has been made to reflect the benefit to the existing community. Further, approximately $9.94 million has been deducted related to the post-period benefits of the capital works. The resulting net growth-related capital cost included in the D.C. calculations is approximately $4.46 million.

These costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 75% (approximately $3.34 million) of costs have been allocated to residential development and 25% (approximately $1.11 million) of costs have been allocated to non-residential development.

5.2.3 Library Services

The Belleville Public Library is currently the City's only library, and provides 31,636 sq.ft. of facility space. The library houses a variety of items such as books, periodicals, CDs and audiovisuals, along with electronic collections. These assets amount to a total of 88,693 collection materials. In total, the inventory of library assets provides a historical average level of service of $696 per capita. The historical level of investment in library services provides for a D.C. eligible amount over the forecast period of approximately $4.73 million.

Table 5-4 provides the capital program for library services. Based on the anticipated growth over the forecast period, the City has identified the need for additional collection materials, book vending machines, and a bookmobile. In total, the gross estimated capital cost of these works is approximately $960,400. A benefit to existing deduction of $358,500 has been made in the calculations. To reflect the existing reserve fund balance, an adjustment of $28,952 has been made. The resulting net growth-related capital cost included in the D.C. calculations is approximately $573,000.

As the predominant users of library services tend to be residents of the City, the D.C. recoverable costs have been allocated 95% to residential development and 5% to non-residential development. Therefore, approximately $544,300, and $28,700 have been allocated to residential and non-residential developments, respectively.

5.2.4 Ambulance Services

Ambulance services are provided in the City by Hastings-Quinte Paramedic Services. The City's share of the service and its assets has varied over the past 15 years, from 40.7% to 41.5%. In total, the historical average level of service within the City is $182 per capita. Applying this per capita level of service to the 10-year growth in population results in a maximum D.C.-eligible amount of approximately $1.24 million.

Table 5-5 provides the capital program for ambulance services included in the D.C. calculations. Based on the anticipated growth in the 10-year forecast period, capital projects related to additional ambulances and an ambulance facility master plan have been included in the capital program. The debt repayments for the Stirling EMS Base and previously unfunded amounts have also been included. In total, the gross estimated capital cost of these works is approximately $9.72 million. A deduction related to the funding share from other municipalities of approximately $5.63 million has been made, along with a deduction of $10,500 for the benefit to the existing community. Additionally, a deduction of approximately $2.49 million has been made related to the post-period benefit. Finally, $358,996 has been deducted to reflect the existing reserve fund balance. The resulting net growth-related capital cost included in the D.C. calculations is $1.24 million.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 75% (approximately $930,000) of costs have been allocated to residential development and 25% (approximately $310,000) of costs have been allocated to non-residential development.

5.2.5 Parks and Recreation Services

The City has a variety of park spaces, including regional, community, and neighbourhood parks, along with specialized areas and trail systems. In total, these provide 645 acres of parkland space. The City also has 388,793 sq.ft. of recreational space and 65,876 sq.ft. of parks facilities. Additionally, the City owns a variety of vehicles and equipment that support parks and recreation services. In total, the inventory of parks and recreation assets provides a historical average level of service of $6,538 per capita. The historical level of investment provides for a D.C. eligible amount over the forecast period of approximately $44.43 million.

The capital forecast for parks and recreation services is presented in Table 5-6. Based on the anticipated growth over the forecast period, the City has identified several capital costs such as outdoor facilities, equipment, and trails. The need for fleet and equipment along with studies specific to parks and recreation have also been included. Further, the debt payments related to the Multiplex Recreation Facility have also been included in the calculations. In total, the gross estimated capital cost of these works is approximately $31.02 million. A benefit to the existing community of approximately $7.48 million has been deducted from the calculations along with an anticipated grant of approximately $806,600. To reflect the existing reserve balance, an adjustment of approximately $7.06 million has been made. The resulting net growth-related capital cost included in the D.C. calculations is $15.67 million.

Similar to library services, the predominant users of parks and recreation services tend to be residents of the City. Therefore, the D.C. recoverable costs have been allocated 95% to residential development and 5% to future non-residential development. Therefore, approximately $14.89 million, and $783,500 have been allocated to residential and non-residential developments, respectively.

5.2.6 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."

Transit ridership has increased 5.8% annually from 2019 to 2024. Based on this historical growth, annual ridership is forecasted to increase by approximately 1.27 million trips by the end of the 10-year forecast period.

Based on the forecast ridership and the fact that transit improvements will be used by both new and existing residents, approximately 10% of the incremental ridership is attributed to new development (i.e., incremental population growth represents 10% of the anticipated 2036 population).

Table 5-7 presents the capital program included in the D.C. calculations. Based on the anticipated growth over the forecast period, the City identified the need of 40 new bus shelters. The gross estimated capital cost of capital program is $432,600. A benefit to the existing community of $387,700 has been deducted from the calculations. The resulting net growth-related capital cost included in the D.C. calculations is $44,900.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 75% (approximately $33,700) of costs have been allocated to residential development and 25% (approximately $11,200) of costs have been allocated to non-residential development.

5.2.7 Growth-related Studies

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, subsection 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-related studies. All studies included in the D.C. calculations have been allocated across the different services that impose D.C.s, based on the proportion of the total net growth-related capital costs. The following provides a breakdown of these allocations:

- Services Related to a Highway – 40%
- Fire Protection Services – 6%
- Policing Services – 3%
- Parks and Recreation Services – 12%
- Ambulance Services – 1%
- Wastewater Services – 24%
- Water Services – 14%

The list of growth-related studies, as provided in Table 5-8 has an estimated gross capital cost of approximately $2.09 million. A deduction of $375,300, recognizing the benefit to existing development, has been made, along with a deduction of $41,900 reflecting the benefiting portion related to non-D.C. services. Lastly, an adjustment related to the existing reserve fund of approximately $1.35 million has been made. As a result, approximately $319,200 in growth-related study costs has been included in the D.C. calculation.

Costs relating to studies that benefit multiple services have been allocated 75% residential and 25% non-residential, based on the incremental growth in population relative to employment for the 10-year forecast period. Costs of any studies that benefit specific services have been allocated based on each respective service's allocation. As a result, approximately $239,400 and $79,800 have been allocated to residential and non-residential development, respectively.

Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 75%	Non-Residential Share 25%
	Facilities											
1	New Fire Hall #2	3	2030-2032	8,750,000	5,968,700		2,781,300	2,781,300		-	-	-
2	New Fire Hall #4 (incl. Training Facility)	3	2027-2029	12,400,000	2,244,100		10,155,900	3,308,345		6,847,555	5,135,666	1,711,889
	Debt Repayments											
3	Fire Hall #1 - Bettis Rd	16		2,379,114	1,230,700		1,148,414	-		1,148,414	861,311	287,104
4	Satellite Fire Station #5 - Plainfield	16		294,417	-		294,417	-		294,417	220,813	73,604
	Previously Unfunded											
5	Fire Hall #1 - Bettis Rd (debt repayment)			58,693	-		58,693	-		58,693	44,020	14,673
	Reserve Fund Adjustment									(934,572)	(700,929)	(233,643)
	Total			**23,882,224**	**9,443,500**	**-**	**14,438,724**	**6,089,645**	**-**	**7,414,507**	**5,560,881**	**1,853,627**

Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Policing Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 75%	Non-Residential Share 25%
	Facilities											
1	Expansion of Police Station (Provision)	1	2026-2035	3,090,000	-		3,090,000	3,090,000		-	-	-
	Fleet and Equipment											
2	Outfit Police Officers (14)	1	2026-2035	201,600	-		201,600	-		201,600	151,200	50,400
3	New Police Vehicles (8)	1	2028-2035	1,029,600	-		1,029,600	-		1,029,600	772,200	257,400
	Debt Repayments											
4	New Police Station	16		17,733,640	8,866,800		8,866,840	6,853,031		2,013,809	1,510,357	503,452
	Previously Unfunded											
5	New Police Station			33,027	-		33,027	-		33,027	24,770	8,257
6	New Police Station (debt repayment)			1,179,708	-		1,179,708	-		1,179,708	884,781	294,927
	Reserve Fund Adjustment									-	-	-
	Total			**23,267,575**	**8,866,800**	**-**	**14,400,775**	**9,943,031**	**-**	**4,457,744**	**3,343,308**	**1,114,436**

Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 95%	Non-Residential Share 5%
	Collection Materials											
1	Additional Collection Materials	1	2026-2035	560,413	-		560,413	-		560,413	532,392	28,021
	Fleet and Equipment											
2	Hold Lockers/Vending Machines (3)	2	2026-2035	150,000	134,400		15,600	-		15,600	14,820	780
3	Bookmobile (1)	2	2030	250,000	224,100		25,900	-		25,900	24,605	1,295
	Reserve Fund Adjustment									(28,952)	(27,504)	(1,448)
	Total			**960,413**	**358,500**	**-**	**601,913**	**-**	**-**	**572,961**	**544,313**	**28,648**

Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Ambulance Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less:			Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Other Deduction[A]	Benefit to Existing Development	Grants, Subsidies and Other Contributions		Post Period Benefit	Other Deductions	Total	Residential Share 75%	Non-Residential Share 25%
	Fleet and Equipment												
	Additional Ambulances (3)	1	2026-2035	1,266,900	752,000	-		514,900	-		514,900	386,175	128,725
	Studies												
	Ambulance Facility Master Plan	13	2026	103,000	61,000	10,500		31,500	-		31,500	23,625	7,875
	Debt Repayments												
	Stirling EMS Base	16		8,115,025	4,815,000	-		3,300,025	2,485,654		814,371	610,778	203,593
	Previously Unfunded												
	Stirling EMS Base (City's Share - debt repayment)			143,150		-		143,150	-		143,150	107,363	35,788
	New Ambulance (City's Share)			95,120		-		95,120	-		95,120	71,340	23,780
	Reserve Fund Adjustment										(358,996)	(269,247)	(89,749)
	Total			**9,723,195**	**5,628,000**	**10,500**	**-**	**4,084,695**	**2,485,654**	**-**	**1,240,045**	**930,034**	**310,011**

[A] Other Deductions reflect other municipalities' funding share of Ambulance Services.

Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 95%	Non-Residential Share 5%
	Trails											
1	Hydro Trail (Phase 1) - Sidney St to Harris Cres	15	2026-2027	1,100,000	146,700	806,630	146,670	-		146,670	139,337	7,334
2	Hydro Trail (Phase 2) - Harris Cres to Moira River (incl. North Front St Crossing)	15	2035	1,250,000	625,000		625,000	-		625,000	593,750	31,250
3	North River Front Trail Extension	15	2026	6,300,000	3,150,000		3,150,000	-		3,150,000	2,992,500	157,500
	Fleet and Equipment											
4	Wide-area Mower	1	2027-2034	191,000	-		191,000	-		191,000	181,450	9,550
	Outdoor Facilities											
5	New Diamonds (3)	1	2027-2028	1,538,000	-		1,538,000	-		1,538,000	1,461,100	76,900
6	New Rectangular Fields (4)	1	2029	1,858,000	-		1,858,000	-		1,858,000	1,765,100	92,900
7	New Playground (Lion's Park)	1	2036	518,000	-		518,000	-		518,000	492,100	25,900
8	New Playground (Former YMCA Site)	1	2030	257,000	-		257,000	-		257,000	244,150	12,850
9	New Outdoor Mechanical Ice Rink	1	2031	3,112,000	-		3,112,000	-		3,112,000	2,956,400	155,600
10	Bird Park Phase 2	1	2026	800,000	-		800,000	-		800,000	760,000	40,000
11	New Basketball Courts	1	2027	311,000	-		311,000	-		311,000	295,450	15,550
12	New Tennis Courts & Pickleball Courts	1	2030	2,650,000	-		2,650,000	-		2,650,000	2,517,500	132,500
13	New Emerging Sports Fields	1	2027-2031	617,000	-		617,000	-		617,000	586,150	30,850
	Studies											
14	Parks and Recreation Master Plan	13	2032	350,000	87,500		262,500	-		262,500	249,375	13,125
15	Waterfront Master Plan	14	2027	180,000	90,000		90,000	-		90,000	85,500	4,500
16	Meyers Pier EA	14	2026-2027	750,000	375,000		375,000	-		375,000	356,250	18,750
	Debt Repayments											
17	Multiplex Recreation Facility	16		8,697,753	3,007,700		5,690,053	-		5,690,053	5,405,550	284,503
	Previously Unfunded											
18	Off-Road Cycling/Multi-Purpose Trails			546,190	-		546,190	-		546,190	518,881	27,310
	Reserve Fund Adjustment									(7,066,991)	(6,713,641)	(353,350)
	Total			**31,025,943**	**7,481,900**	**806,630**	**22,737,413**	**-**	**-**	**15,670,422**	**14,886,901**	**783,521**

Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Transit Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 75%	Non-Residential Share 25%
1	New Bus Shelters (40)	6	2026-2036	432,600	387,700		44,900	-		44,900	33,675	11,225
	Total			**432,600**	**387,700**	**-**	**44,900**	**-**	**-**	**44,900**	**33,675**	**11,225**

Table 5-8
Infrastructure Cost Included in the Development Charges Calculation
Growth-Related Class of Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions (to recognize benefit to non-D.C. services)	Potential D.C. Recoverable Cost: Total	Residential Share	Non-Residential Share
1	Development Charges Study	12	2026	81,600	-		81,600	-	2,000	79,600	59,700	19,900
2	Development Charges Study	12	2035	140,000	-		140,000	-	3,400	136,600	102,450	34,150
3	Official Plan	14	2027	220,700	110,400		110,300	-	2,700	107,600	80,700	26,900
4	Waterfront Master Plan and Servicing Study	13	2027-2036	400,000	100,000	-	300,000	-	7,300	292,700	219,525	73,175
5	Stormwater Master Plan	13	2027-2036	349,100	87,300		261,800	-	6,400	255,400	191,550	63,850
6	Loyalist Secondary Plan Update	15	2026	231,700	23,200		208,500	-	5,100	203,400	152,550	50,850
7	Cannifton Development Strategy	12	2027	492,700	-		492,700	-	12,100	480,600	360,450	120,150
8	Natural Heritage Study	15	2027-2036	125,000	29,400	-	95,600	-	2,300	93,300	69,975	23,325
9	Cannifton Official Plan Amendment	14	2028	50,000	25,000	-	25,000	-	600	24,400	18,300	6,100
	Reserve Fund Adjustment									(1,354,382)	(1,015,787)	(338,596)
	Total			**2,090,800**	**375,300**	**-**	**1,715,500**	**-**	**41,900**	**319,218**	**239,414**	**79,805**

5.3 Service Levels and 20-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for those services with capital costs associated with the 2046 forecast period.

5.3.1 Services Related to a Highway

The City owns and maintains approximately 393.7 lane kilometers of rural, urban, and semi-urban collector and arterial roads, as well as 66 bridges and culverts. Furthermore, the City also operates 78,172 sq.ft. of public work facility space along with 137 vehicles and equipment. In total, the inventory of assets provides a historical average level of service of $10,435 per capita. The historical level of investment in ambulance services provides for a D.C. eligible amount over the forecast period of approximately $122.6 million.

Table 5-9 provides the capital program for services related to a highway. Based on the anticipated growth in the 20-year forecast period, capital projects such as road urbanizations, widenings, and upgrades have been identified, along with new roads, major crossings, and on-road cycling infrastructure. Additionally, provisions for additional facilities, fleet, and equipment have been included. Lastly, several studies and previously unfunded amounts have been included. In total, the estimated gross capital cost of these works totals approximately $384.02 million. A deduction of approximately $217.76 million has been made reflecting the benefit to the existing community. Further deductions of approximately $3.01 million and $30.30 million have been made for anticipated grant funding and contributions from neighbouring municipalities, respectively. Additionally, approximately $35.1 million has been deducted to reflect the existing reserve fund balance. The resulting net growth-related capital costs included in the D.C. calculations are $97.86 million.

The capital costs are shared between residential and non-residential growth based on the incremental growth in population to employment over the forecast period. As a result, 81% (approximately $79.27 million) of costs have been allocated to residential development and 19% (approximately $18.59 million) of costs have been allocated to non-residential development.

Table 5-9
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2046	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Other Deduction	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 81%	Non-Residential Share 19%
	Road Urbanization												
1	Farnham Rd Phase 2 - Kipling Dr to Scott Dr	4	2027	5,000,000		2,750,000		2,250,000	-		2,250,000	1,822,500	427,500
2	Farnham Rd Phase 3 - Scott Dr to Hwy 62	4	2036-2046	5,000,000		2,750,000		2,250,000	-		2,250,000	1,822,500	427,500
3	Avonlough Rd - Dundas St W to Moira St W	4	2031-2035	16,250,000		10,833,300		5,416,700	-		5,416,700	4,387,527	1,029,173
4	Tracey St and Fahey St	4	2027-2032	11,000,000		8,300,000		2,700,000	-		2,700,000	2,187,000	513,000
5	Bridge St W & Marshall Rd - Palmer Rd to Moira St W (incl. On-road Cycling)	4	2036-2046	6,000,000		3,235,000		2,765,000	-		2,765,000	2,239,650	525,350
6	Moira St W - Palmer Rd to Marshall Rd (incl. On-road Cycling)	4	2036-2046	4,000,000		2,160,000		1,840,000	-		1,840,000	1,490,400	349,600
7	Moira St W - Marshall Rd to Wallbridge Loyalist Rd (incl. On-road Cycling)	4	2036-2046	8,000,000		4,360,000		3,640,000	-		3,640,000	2,948,400	691,600
8	Tank Farm Rd - Cannifton Rd to Hwy 37 (incl. On-road Cycling)	4	2036-2046	6,000,000		3,265,000		2,735,000	-		2,735,000	2,215,350	519,650
	Road Widenings							-					
9	Sidney St - Over Hwy 401 (City's Share)	5	2035	18,500,000		9,250,000		9,250,000	-		9,250,000	7,492,500	1,757,500
10	Wallbridge Loyalist Rd (Widening, Intersection Improvement, & Structure Widening) - Loyalist College to Hwy 401	5	2031-2046	40,600,000	20,300,000	10,150,000		10,150,000	-		10,150,000	8,221,500	1,928,500
11	Adam St and University Ave (Widening & Upgrade)	5	2036-2046	14,800,000		7,400,000		7,400,000	-		7,400,000	5,994,000	1,406,000
12	Bell Blvd - Jenland Way to Wallbridge Loyalist Rd	5	2036-2046	20,300,000		10,150,000		10,150,000	-		10,150,000	8,221,500	1,928,500
13	Avonlough SPS Phase 1 (Roads Portion, incl. Second Northbound Lane & Intersection Improvement)	5	2027	21,822,535		17,621,300	1,905,240	2,295,995	-		2,295,995	1,859,756	436,239
	Road Upgrades							-					
14	North Front St - Bell Blvd to College St	2	2029-2034	13,000,000		10,832,300		2,167,700	-		2,167,700	1,755,837	411,863
	New Road Construction							-					
15	Belleville East Arterial Road (incl. Interchange) - Hwy 401 to Airport Pkwy	15	2028-2046	53,800,000		26,900,000		26,900,000	-		26,900,000	21,789,000	5,111,000
16	Belleville East Arterial Road - Hwy 401 to Hwy 37	15	2036-2046	8,300,000		4,150,000		4,150,000	-		4,150,000	3,361,500	788,500
	Intersection Improvements							-					
17	Sidney St and College St W	15	2026-2030	6,707,104		5,030,300		1,676,804	-		1,676,804	1,358,211	318,593

Table 5-9 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2046	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Other Deduction	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 81%	Non-Residential Share 19%
	Major Crossings					-		-					
18	Dundas St E CPKC Grade Separation	15	2036-2046	23,500,000		11,750,000		11,750,000	-		11,750,000	9,517,500	2,232,500
19	Wallbridge Loyalist Rd CPKC Grade Separation	15	2036-2046	20,000,000	10,000,000	5,000,000		5,000,000	-		5,000,000	4,050,000	950,000
	On-Road Cycling Infrastructure												
	Old Hwy 2 - Haig Rd to Point Anne Rd												
20	Phase 1	15	2028	13,000,000		12,500,000		500,000	-		500,000	405,000	95,000
21	Phase 2	15	2030	13,000,000		12,500,000		500,000	-		500,000	405,000	95,000
22	Phase 3	15	2033	13,500,000		13,000,000		500,000	-		500,000	405,000	95,000
23	Dundas St Bridge (Moira River) Rehabilitation	15	2028	9,750,000		8,162,100	1,099,950	487,950	-		487,950	395,240	92,711
24	Pinnacle St	15	2031-2032	8,050,000		7,350,000		700,000	-		700,000	567,000	133,000
25	Coleman St - Moira St W to Dundas St W	15	2036-2046	5,000,000		4,550,000		450,000	-		450,000	364,500	85,500
26	Moira St - Coleman St to St. Charles St	15	2036-2046	4,000,000		3,650,000		350,000	-		350,000	283,500	66,500
	Facilities												
27	Provision for Facilities	1		5,640,000		-		5,640,000	-		5,640,000	4,568,400	1,071,600
	Fleet and Equipment							-					
28	Provision for Vehicles and Equipment	1		4,924,000		-		4,924,000	-		4,924,000	3,988,440	935,560
	Studies							-					
29	Transportation Master Plan Review	13	2026	113,900		28,500		85,400	-		85,400	69,174	16,226
30	Transportation Master Plan Update	13	2030	515,000		128,800		386,200	-		386,200	312,822	73,378
	Previously Unfunded							-					
31	Avondale Road, Harder Drive to Dundas West			270,353		-		270,353	-		270,353	218,986	51,367
32	Farnham Road (Maitland Dr to Kipling Dr)			141,719		-		141,719	-		141,719	114,792	26,927
33	Tracey-Sidney Intersection Improvements/ Bell-Sidney Intersection Improvements/ Sidney St Widening - Tracey St to Bell Blvd			614,763		-		614,763	-		614,763	497,958	116,805
34	Bell Blvd Widening (Sidney St to Jenland Way)			2,336,516		-		2,336,516	-		2,336,516	1,892,578	443,938
35	Maitland Dr Paved Shoulder (Sidney St to Hwy 62)			72,626		-		72,626	-		72,626	58,827	13,799
36	Bike Lanes (Bridge St W to Loyalist College)			300,487		-		300,487	-		300,487	243,394	57,093

Table 5-9 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2046	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Other Deduction	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Residential Share 81%	Non-Residential Share 19%
37	Additional Plow Truck			101,490		-		101,490	-		101,490	82,207	19,283
38	Additional Sidewalk Plow			90,245		-		90,245	-		90,245	73,098	17,147
39	Additional Vehicles and Equipment			23,569		-		23,569	-		23,569	19,091	4,478
	Reserve Fund Adjustment										(35,104,437)	(28,434,594)	(6,669,843)
	Total			**384,024,307**	**30,300,000**	**217,756,600**	**3,005,190**	**132,962,517**	**-**	**-**	**97,858,080**	**79,265,045**	**18,593,035**

5.4 26-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for those services with capital costs associated with the 2051 forecast period.

5.4.1 Water Services

The City has identified the need for various capital investments related to water services through the City's 10-year capital forecast and various planning studies, including the Wet Weather Master Plan, Infrastructure Phasing Strategy, and Black Bear Ridge Master Servicing Study. These projects, as presented in Table 5-10, will effectively increase water servicing for new development, and in some cases, benefit the existing population as well. Capital works such as new watermains, facilities, and studies related to water services have been identified. Ongoing debt repayment costs and previously unfunded amounts have also been included in the calculations. In total, the gross estimated capital cost of these works is approximately $149.60 million. A deduction reflecting benefits to the existing community of approximately $29.79 million has been included. Further, a deduction related to the post-period benefit of approximately $72.87 million has been made to benefit future growth. Lastly, an adjustment to reflect the current reserve fund balance of approximately $10.17 million has been made. As a result, the resulting net growth-related capital cost included in the D.C. calculations is approximately $36.78 million.

These costs are shared between residential and non-residential growth based on projected flows (consistent with assumptions contained within the Infrastructure Phasing Strategy). As a result, 49% of costs (approximately $18.02 million) have been allocated to residential development and 51% of costs (approximately $18.76 million) have been allocated to non-residential development.

5.4.2 Wastewater Services

The City has identified the need for various capital investments related to wastewater services through the City's 10-year capital forecast and various planning studies, including the Wet Weather Master Plan, Infrastructure Phasing Strategy, and Black Bear Ridge Master Servicing Study. These projects, as presented in Table 5-11, include new and upgraded gravity mains, additional facilities, and studies related to wastewater services. Ongoing debt repayment costs and previously unfunded amounts have also been included in the calculations. In total, the gross estimated capital cost of these works is approximately $404.74 million. A benefit to the existing community of approximately $182.94 million has been deducted from the calculations. Grants, subsidies, and other contributions totalling approximately $27.58 million have also been deducted. Furthermore, a post-period deduction of approximately $105.00 million has been made, accounting for the benefit to future development. Lastly, an adjustment reflecting the current reserve fund balance of approximately $25.94 million has been made. As a result, the resulting net growth-related capital cost included in the D.C. calculations is approximately $63.28 million.

These costs are shared between residential and non-residential growth based on projected flows (consistent with assumptions contained within the Infrastructure Phasing Strategy). As a result, 53% of costs have been allocated to residential development and 47% of costs have been allocated to non-residential development, or $33.54 million and $29.74 million, respectively.

Table 5-10
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051 (Urban)	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less:		Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions		Post Period Benefit	Other Deductions	Total	Residential Share 49%	Non-Residential Share 51%
	Watermains											
1	Moira St W - Wallbridge Loyalist Rd to Marshall Rd	1	2036-2051	4,000,000	-		4,000,000	2,184,200		1,815,800	889,742	926,058
2	Avonlough Rd - Dundas St W to Moira St W	11	2031-2035	8,125,000	5,666,100		2,458,900	-		2,458,900	1,204,861	1,254,039
3	Bridge St W/ Marshall St - Haslett Ct to Moira St W	1	2036-2051	3,000,000	-		3,000,000	1,638,200		1,361,800	667,282	694,518
4	Moira St W - Marshall Rd to Palmer Rd	1	2036-2051	2,000,000	-		2,000,000	1,092,100		907,900	444,871	463,029
5	Wallbridge Loyalist Rd - Extension to Bell Blvd	1	2036-2051	17,000,000	-		17,000,000	9,283,100		7,716,900	3,781,281	3,935,619
6	Farnham Rd - Kipling Dr to Scott Dr (Phase 2)	7	2027	2,500,000	761,800		1,738,200	-		1,738,200	851,718	886,482
7	Farnham Rd - Scott Dr to Hwy 62 (Phase 3)	7	2036-2051	2,500,000	761,800		1,738,200	949,200		789,000	386,610	402,390
8	Hwy 62 - Extension to Farnham Rd	7	2036-2051	4,000,000	1,218,900		2,781,100	1,518,700		1,262,400	618,576	643,824
9	Parks Dr	7	2036-2051	3,250,000	2,853,700		396,300	216,400		179,900	88,151	91,749
10	Tank Farm Rd - Cannifton Rd N to Hwy 37	1	2036-2051	3,000,000	-		3,000,000	1,638,200		1,361,800	667,282	694,518
11	Short St - Tank Farm Rd to Cannifton Rd N	1	2036-2051	4,000,000	-		4,000,000	2,184,200		1,815,800	889,742	926,058
12	Cannifton Rd N & River Rd	1	2036-2051	4,125,000	-		4,125,000	2,252,500		1,872,500	917,525	954,975
13	Putman Industrial Rd - Hwy 37 to Black Diamond Rd	1	2036-2051	3,250,000	-		3,250,000	1,774,700		1,475,300	722,897	752,403
14	Scott Dr - Essex Dr to River Rd (incl. River Crossing)	1	2036-2051	6,000,000			6,000,000	3,276,300		2,723,700	1,334,613	1,389,087
	Facilities											
15	New Elevated Tank (Cannifton Planning Area)	17	2027-2031	15,650,000	12,880,000		2,770,000	-		2,770,000	1,357,300	1,412,700
16	New BPS (Bell Blvd Area)	1	2036-2051	2,500,000	-		2,500,000	1,365,200		1,134,800	556,052	578,748
17	Treatment Plant Second Feed	2	2027	1,971,000	1,642,300		328,700	-		328,700	161,063	167,637
18	BPS Upgrade (North Park Area)	1	2036-2051	161,200	-		161,200	88,000		73,200	35,868	37,332
19	New In-ground Storage in Pressure Zone 2 (10 ML)	1	2036-2051	32,960,000	-		32,960,000	20,714,700		12,245,300	6,000,197	6,245,103
20	Upgrade to Adam St BPS	18	2036-2051	2,575,000	643,800		1,931,200	1,050,900		880,300	431,347	448,953
21	Treament Plant Expansion (77 ML MDD)	1	2036-2051	5,150,000	-		5,150,000	5,150,000		-	-	-
22	New Water Storage (6ML) and BPS in Pressure Zone 1	1	2036-2051	16,480,000	-		16,480,000	16,480,000		-	-	-
	Studies											
23	Water Master Plan	12	2027-2029	500,000	-		500,000	-		500,000	245,000	255,000
	Debt Repayments											
24	North East Feedermain	16		4,480,850	3,360,600		1,120,250	-		1,120,250	548,923	571,328
	Previously Unfunded											
25	212 - Water Main (Farnham Rd - Maitland Dr to Kipling Dr)			107,949	-		107,949	-		107,949	52,895	55,054
26	215 - Water Main Oversizing (Riverstone Way - Farnham Rd to Essex Dr)			310,660	-		310,660	-		310,660	152,223	158,437
	Reserve Fund Adjustment									(10,173,844)	(4,985,184)	(5,188,660)
	Total			**149,596,659**	**29,789,000**	**-**	**119,807,659**	**72,856,600**	**-**	**36,777,215**	**18,020,835**	**18,756,380**

Table 5-11
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051 (Urban)	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Net Capital Cost	Less: Post Period Benefit	Less: Other Deductions	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 53%	Potential D.C. Recoverable Cost: Non-Residential Share 47%
	New Gravity Mains											
1	Avonlough Rd - Dundas St W to Moira St W	1	2031-2035	8,125,000	-		8,125,000	-		8,125,000	4,306,250	3,818,750
2	Dundas St W - Avonlough Rd to Wallbridge Loyalist Rd	1	2036-2051	8,000,000	-		8,000,000	5,725,700		2,274,300	1,205,379	1,068,921
3	Farnham Rd - Kipling Dr to Scott Dr (Phase 2)	7	2027	2,500,000	725,600		1,774,400	-		1,774,400	940,432	833,968
4	Farnham Rd - Scott Dr to Hwy 62 (Phase 3)	7	2036-2051	2,500,000	725,600		1,774,400	1,269,900		504,500	267,385	237,115
5	Parks Dr - Moira Lea SPS Easement to South End of Parks Dr	7	2036-2051	3,250,000	2,853,700		396,300	283,600		112,700	59,731	52,969
	Trunk Mains (Loyalist Secondary Plan)											
6	Avonlough Rd SPS to Bridge St W/ Marshall Rd	1	2036-2051	5,500,000	-	4,488,100	1,011,900	724,300		287,600	152,428	135,172
7	CNR to Cascade SPS	1	2036-2051	2,750,000	-	2,244,000	506,000	362,100		143,900	76,267	67,633
8	Sheerwood SPS to Trunk Main	8	2036-2051	1,800,000	91,800	1,350,000	358,200	256,300		101,900	54,007	47,893
9	Moira St W - Moira St W/ Butler Ln SPS	8	2036-2051	2,000,000	408,200		1,591,800	1,139,300		452,500	239,825	212,675
10	Bridge St W and Marshall St - Haslett Ct to Moira St W	8	2036-2051	3,000,000	612,200		2,387,800	1,709,000		678,800	359,764	319,036
11	Cannifton SP	1	2036-2051	3,404,000	-	3,345,000	59,000	42,200		16,800	8,904	7,896
11	Tank Farm Rd - Cannifton Rd N to Hwy 37	1	2036-2051	3,000,000	-		3,000,000	2,147,000		853,000	452,090	400,910
13	Cannifton Rd N & River Rd	1	2036-2051	4,125,000	-		4,125,000	2,952,200		1,172,800	621,584	551,216
14	Putnam Industrial Rd - Hwy 37 to Black Diamond Rd	1	2036-2051	3,250,000	-		3,250,000	2,326,000		924,000	489,720	434,280
15	Moira St W - Wallbridge Loyalist Rd to Marshall Rd	1	2036-2051	4,000,000	-		4,000,000	2,862,800		1,137,200	602,716	534,484
	Gravity Main Upgrades											
16	Millennium Pkwy - Mineral Rd to Moira River	9	2036-2051	2,500,000	1,831,600		668,400	478,400		190,000	100,700	89,300
17	Dundas St E - Foster Ave to Newberry St	9	2036-2051	750,000	720,200		29,800	21,400		8,400	4,452	3,948
18	Dundas St W - Sidney St to Coleman St	9	2036-2051	10,000,000	8,966,400		1,033,600	739,800		293,800	155,714	138,086
19	Coleman St - Moira St W to Dundas St W	9	2036-2051	2,500,000	2,013,700		486,300	348,000		138,300	73,299	65,001
20	Moira St E - Coleman St to St Charles St	9	2036-2051	2,000,000	1,641,600		358,400	256,500		101,900	54,007	47,893
21	Catherine St - Coleman St to Sidney St	9	2027-2030	2,725,000	2,687,200		37,800	-		37,800	20,034	17,766
22	Tracey St & Fahey St	9	2027-2032	5,500,000	5,126,600		373,400	-		373,400	197,902	175,498
23	Haig Rd - Freemont Rd to CPKC	9	2036-2051	5,500,000	5,288,500		211,500	151,400		60,100	31,853	28,247
24	Hwy 37 - Hwy 401 Crossing	9	2036-2051	4,000,000	2,600,000		1,400,000	1,002,000		398,000	210,940	187,060
25	Cannifton Rd N - Maitland Dr to Bell Blvd	9	2036-2051	11,679,000	9,435,500		2,243,500	1,605,700		637,800	338,034	299,766
26	Cannifton Rd - North of McFarland Dr to College St E	9	2036-2051	4,614,000	3,954,900		659,100	471,700		187,400	99,322	88,078
	Sewage Pumping Stations											
27	Moira Lea Ct SPS Upgrade	1	2030	436,400	-		436,400	-		436,400	231,292	205,108
28	Front St SPS (incl. River Crossing & Forcemain Upgrade)	15	2036-2051	44,800,000	34,332,800		10,467,200	7,491,400		2,975,800	1,577,174	1,398,626

Table 5-11 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051 (Urban)	BTE Note	Timing (year)	Gross Capital Cost Estimate (2026$)	Less:		Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions		Post Period Benefit	Other Deductions	Total	Residential Share 53%	Non-Residential Share 47%
	Avonlough Rd SPS											
29	Phase 1 - SPS, Forcemain, Gravity and Pressure Sewer to Coleman St	8	2026-2027	54,922,138	7,911,500	16,155,576	30,855,062	-		30,855,062	16,353,183	14,501,879
30	Phase 2 - River Crossing	8	2036-2051	12,500,000	2,551,000		9,949,000	7,319,100		2,629,900	1,393,847	1,236,053
31	Phase 3 - Pressure Main to Plant	8	2036-2051	20,000,000	4,081,600		15,918,400	11,710,300		4,208,100	2,230,293	1,977,807
32	Decommission Cascade Blvd SPS	8	2036-2051	2,000,000	408,200		1,591,800	1,171,100		420,700	222,971	197,729
33	Decommission Moira St W/ Butler Ln SPS	8	2036-2051	2,000,000	408,200		1,591,800	1,171,100		420,700	222,971	197,729
34	Decommission Sheerwood Cres SPS	8	2036-2051	2,000,000	408,200		1,591,800	1,171,100		420,700	222,971	197,729
35	Decommission Haslett Ct/ Bridge St W SPS	8	2036-2051	2,000,000	408,200		1,591,800	1,171,100		420,700	222,971	197,729
	Treatment Plant											
36	Belleville WWTP Upgrades	10	2026-2032	93,625,100	71,750,200		21,874,900	-		21,874,900	11,593,697	10,281,203
37	Belleville WWTP Biosolids Expansion	10	2040	13,530,900	10,369,500		3,161,400	-		3,161,400	1,675,542	1,485,858
38	Belleville WWTP Upgrade (64,000 m³ ADF)	1	2041-2051	45,958,000	-		45,958,000	45,958,000		-	-	-
	Studies											
39	Trunk Route Master Plan Update	12	2027-2029	450,000	-		450,000	-		450,000	238,500	211,500
	Debt Repayments											
40	Dundas St W Extension - Palmer to Avonlough	16		1,379,886	629,700		750,186	-		750,186	397,599	352,588
	Previously Unfunded											
41	420 - Gravity Mains (Farnham Rd - Maitland Dr to Kipling Dr)			164,029	-		164,029	-		164,029	86,935	77,094
	Reserve Fund Adjustment									(25,938,961)	(13,747,649)	(12,191,312)
	Total			**404,738,453**	**182,942,400**	**27,582,676**	**194,213,377**	**104,996,400**	**-**	**63,278,016**	**33,537,349**	**29,740,668**

Chapter 6

D.C. Calculation

6. D.C. Calculation and Comparison

6.1 D.C. Calculation

This chapter presents the D.C. calculations for the growth-related capital costs identified in Chapter 5. Table 6-1 calculates the proposed City-wide D.C.s to be imposed on anticipated development in the City over the 10-year forecast period. Table 6-2 calculates the proposed City-wide D.C.s to be imposed on anticipated development in the City over the 20-year forecast period. Table 6-3 calculates the proposed urban area D.C.s to be imposed on anticipated development in the City over the urban 26-year forecast period.

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, bachelor and 1-bedroom apartments, all other multiples, and special care/special dwelling units). The non-residential D.C.s have been calculated on a per square foot of gross floor area basis for non-residential development.

The D.C. eligible costs for each service component are provided in Chapter 5 for all City services/class of services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the population associated with new units to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the forecast new unit population less any decline in the existing population, where applicable. The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 4) to calculate the charges in Table 6-1, Table 6-2, and Table 6-3.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the respective planning periods to calculate a cost per sq.ft. of G.F.A.

Table 6-4 summarizes the calculated schedule of charges for services updated in this study, reflecting the maximum D.C.s by residential dwelling unit type and non-residential G.F.A. for City-wide and urban services.

Table 6-5 and Table 6-6 compare the total existing charges, including D.C.s for services not updated within this study, to the charges proposed for a single detached residential dwelling unit and per square foot of G.F.A. for non-residential development, respectively.

In total, the proposed charge for a single detached dwelling unit would decrease by 9% (-$1,955) in the rural area and would decrease by 14% (-$4,375) in the urban area.

For non-residential development, the proposed D.C. in the rural area would increase by 44% (+$2.84 per sq.ft. of G.F.A.) relative to the current charge. In the urban area, the proposed D.C. would increase by 158% (+$15.56 per sq.ft. of G.F.A.) relative to the current charge. However, it should be noted that as a result of Council direction in 2021, the non-residential D.C.s currently in effect include a substantial discount. Relative to the full non-residential D.C.s (as calculated in 2021, without any policy discounts, and indexed to 2026$), the proposed D.C.s would result in a decrease of 20% (-$2.37 per sq.ft.) in the rural area and a decrease of 4% (-$1.13 per sq.ft.) in the urban area.

Table 6-1
City of Belleville
Development Charge Calculation
2026-2036

SERVICE/CLASS	2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	$	$	$	$
1. Fire Protection Services	5,560,881	1,853,627	1,607	0.92
2. Policing Services	3,343,308	1,114,436	966	0.55
3. Parks and Recreation Services	14,886,901	783,521	4,301	0.39
4. Library Services	544,313	28,648	157	0.01
5. Ambulance	930,034	310,011	269	0.15
6. Transit Services	33,675	11,225	10	0.01
7. Growth-related Studies				
7.1 Wastewater Services	57,459	19,153	16	0.01
7.2 Water Services	33,518	11,173	10	0.01
7.3 Services Related to a Highway	95,765	31,922	27	0.02
7.4 Fire Protection Services	14,365	4,788	4	-
7.5 Policing Services	7,182	2,394	2	-
7.6 Parks and Recreation Services	28,730	9,577	8	-
7.7 Library Services	-	-	-	-
7.8 Ambulance	2,394	798	1	-
7.9 Transit Services	-	-	-	-
TOTAL	**$25,538,524**	**$4,181,273**	**$7,378**	**$2.07**

		Residential	Non-Residential
D.C.-Eligible Capital Cost		$25,538,524	$4,181,273
10-Year Gross Population/GFA Growth (sq.ft.)		9,848	2,020,900
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$2,593.27**	**$2.07**
By Residential Unit Type	**P.P.U.**		
Single and Semi-Detached Dwelling	2.845	$7,378	
Other Multiples	1.877	$4,868	
Apartments - 2 Bedrooms +	2.150	$5,576	
Apartments - Bachelor and 1 Bedroom	1.133	$2,938	
Special Care/Special Dwelling Units	1.100	$2,853	

Table 6-2
City of Belleville
Development Charge Calculation
2026-2046

SERVICE/CLASS		2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
		$	$	$	$
8. Services Related to a Highway		79,265,045	18,593,035	12,911	7.21
TOTAL		**$79,265,045**	**$18,593,035**	**$12,911**	**$7.21**
D.C.-Eligible Capital Cost		$79,265,045	$18,593,035		
20-Year Gross Population/GFA Growth (sq.ft.)		17,467	2,579,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$4,537.99**	**$7.21**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.845	$12,911			
Other Multiples	1.877	$8,518			
Apartments - 2 Bedrooms +	2.150	$9,757			
Apartments - Bachelor and 1 Bedroom	1.133	$5,142			
Special Care/Special Dwelling Units	1.100	$4,992			

Table 6-3
City of Belleville
Development Charge Calculation
2026-2051 (Urban)

SERVICE/CLASS		2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
		$	$	$	$
9. Wastewater Services		33,537,349	29,740,668	4,891	9.89
10. Water Services		18,020,835	18,756,380	2,628	6.23
TOTAL		**$51,558,184**	**$48,497,047**	**$7,519**	**$16.12**
D.C.-Eligible Capital Cost		$51,558,184	$48,497,047		
Urban Buildout Gross Population/GFA Growth (sq.ft.)		19,509	3,009,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$2,642.79**	**$16.12**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.845	$7,519			
Other Multiples	1.877	$4,961			
Apartments - 2 Bedrooms +	2.150	$5,682			
Apartments - Bachelor and 1 Bedroom	1.133	$2,994			
Special Care/Special Dwelling Units	1.100	$2,907			

Table 6-4
City of Belleville
Calculated 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)
City-Wide Services/Class of Service:						
Services Related to a Highway	$ 12,911	$ 8,518	$ 9,757	$ 5,142	$ 4,992	$ 7.21
Fire Protection Services	$ 1,607	$ 1,060	$ 1,214	$ 640	$ 621	$ 0.92
Policing Services	$ 966	$ 637	$ 730	$ 385	$ 373	$ 0.55
Parks and Recreation Services	$ 4,301	$ 2,838	$ 3,250	$ 1,713	$ 1,663	$ 0.39
Library Services	$ 157	$ 104	$ 119	$ 63	$ 61	$ 0.01
Ambulance	$ 269	$ 177	$ 203	$ 107	$ 104	$ 0.15
Transit Services	$ 10	$ 7	$ 8	$ 4	$ 4	$ 0.01
Growth-related Studies	$ 68	$ 45	$ 51	$ 27	$ 26	$ 0.04
Total City-Wide Services/Class of Services	**$ 20,289**	**$ 13,386**	**$ 15,332**	**$ 8,081**	**$ 7,844**	**$ 9.28**
Urban Services:						
Wastewater Services	$ 4,891	$ 3,227	$ 3,696	$ 1,948	$ 1,891	$ 9.89
Water Services	$ 2,628	$ 1,734	$ 1,986	$ 1,047	$ 1,016	$ 6.23
Total Urban Services	**$ 7,519**	**$ 4,961**	**$ 5,682**	**$ 2,995**	**$ 2,907**	**$ 16.12**
GRAND TOTAL RURAL AREA	**$ 20,289**	**$ 13,386**	**$ 15,332**	**$ 8,081**	**$ 7,844**	**$ 9.28**
GRAND TOTAL URBAN AREA	**$ 27,808**	**$ 18,347**	**$ 21,014**	**$ 11,076**	**$ 10,751**	**$ 25.40**

Table 6-5
City of Belleville
Comparison of Current and Proposed Residential (Single Detached) D.C.s

Service/Class of Service	Current	Calculated	Difference ($)	Difference (%)
City-Wide Services/Classes:				
Services Related to a Highway	$ 12,007	$ 12,911	$ 904	8%
Fire Protection Services	$ 596	$ 1,607	$ 1,011	170%
Policing Services	$ 302	$ 966	$ 664	220%
Parks and Recreation Services	$ 8,169	$ 4,301	$ (3,868)	-47%
Library Services	$ -	$ 157	$ 157	n/a
Ambulance	$ 152	$ 269	$ 117	77%
Transit Services	$ -	$ 10	$ 10	n/a
Growth-related Studies	$ 1,018	$ 68	$ (950)	-93%
Total City-Wide Services/Classes	**$ 22,244**	**$ 20,289**	**$ (1,955)**	**-9%**
Urban Services:				
Wastewater Services	$ 8,722	$ 4,891	$ (3,831)	-44%
Water Services	$ 1,217	$ 2,628	$ 1,411	116%
Total Urban Services	**$ 9,939**	**$ 7,519**	**$ (2,420)**	**-24%**
Grand Total - Rural Area	**$ 22,244**	**$ 20,289**	**$ (1,955)**	**-9%**
Grand Total - Urban Area	**$ 32,183**	**$ 27,808**	**$ (4,375)**	**-14%**

Table 6-6
City of Belleville
Comparison of Current and Proposed Non-Residential D.C. (per sq.ft. of G.F.A.)

Service/Class of Service	Current	Calculated	Difference ($)	Difference (%)	2021 Calculated (indexed)	Difference ($)	Difference (%)
City-Wide Services/Classes:							
Services Related to a Highway	$ 5.35	$ 7.21	$ 1.86	35%	$ 9.70	$ (2.49)	-26%
Fire Protection Services	$ 0.27	$ 0.92	$ 0.65	241%	$ 0.48	$ 0.44	93%
Policing Services	$ 0.14	$ 0.55	$ 0.41	293%	$ 0.24	$ 0.31	131%
Parks and Recreation Services	$ 0.24	$ 0.39	$ 0.15	63%	$ 0.44	$ (0.05)	-11%
Library Services	$ -	$ 0.01	$ 0.01	n/a	$ -	$ 0.01	n/a
Ambulance	$ 0.05	$ 0.15	$ 0.10	200%	$ 0.11	$ 0.04	42%
Transit Services	$ -	$ 0.01	$ 0.01	n/a	$ -	$ 0.01	n/a
Growth-related Studies	$ 0.39	$ 0.04	$ (0.35)	-90%	$ 0.69	$ (0.65)	-94%
Total City-Wide Services/Classes	**$ 6.44**	**$ 9.28**	**$ 2.84**	**44%**	**$ 11.65**	**$ (2.37)**	**-20%**
Urban Services:							
Wastewater Services	$ 2.52	$ 9.89	$ 7.37	292%	$ 11.07	$ (1.18)	-11%
Water Services	$ 0.88	$ 6.23	$ 5.35	608%	$ 3.81	$ 2.42	63%
Total Area Specific Services	**$ 3.40**	**$ 16.12**	**$ 12.72**	**374%**	**$ 14.88**	**$ 1.24**	**8%**
Grand Total - Rural Area	**$ 6.44**	**$ 9.28**	**$ 2.84**	**44%**	**$ 11.65**	**$ (2.37)**	**-20%**
Grand Total - Urban Area	**$ 9.84**	**$ 25.40**	**$ 15.56**	**158%**	**$ 26.53**	**$ (1.13)**	**-4%**

Chapter 7
D.C. Policy Recommendations and D.C. By-law Rules

7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

Subsection 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 the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 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 subsection 5 (1) 2-7 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; and
- 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.

With respect to "the rules," section 6 states that a D.C. by-law must expressly address the matters referred to above regarding subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

7.2 D.C. By-law Structure

It is recommended that:

- The City imposes a City-wide D.C. calculations for the following services and class of services:

- Services Related to a Highway;
  - Fire Protection Services;
  - Policing Services;
  - Parks and Recreation Services;
  - Library Services;
  - Ambulance Services;
  - Transit Services; and
  - Growth-related Studies.
- The City imposes urban area D.C. calculations for the following services:
  - Water Services; and
  - Wastewater Services

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 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 subsection 50 (7) of the *Planning Act* applies;
>
> (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
>
> (e) a consent under section 53 of the *Planning Act*;
>
> (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or

(g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure."

7.3.2 Determination of the Amount of the Charge

The following conventions were utilized in the calculation of the charge:

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 decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).

2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance and are summarized in Chapter 5.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

As a result of the redevelopment of land, a building or structure existing on the same land within five (5) years prior to the date of payment of D.C.s 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 D.C.s 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 D.C.s 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 D.C.s 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 D.C.s otherwise payable with respect to the redevelopment.

7.3.4 Exemptions (full or partial)

Statutory exemptions:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development within or ancillary to existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.2) of the Act);
- Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
- Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units;
- Full exemption for attainable units, (not yet in force);
- Full exemption for affordable inclusionary zoning units;
- Full exemption for non-profit housing developments;
- Full exemption for non-profit retirement home developments;
- Full exemption for long-term care homes; and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

Discretionary exemptions:

- Private schools as defined in the *Education Act*;
- development of land, buildings or structures owned by a College of applied arts and technology established pursuant to the *Ministry of Training, Colleges and Universities Act*, and used for teaching-related purposes on lands owned by and used for the purposes of the College but does not include student residences;
- Place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
- Non-residential farm buildings;
- Hospital under the *Public Hospital Act*; and
- Development creating or adding an accessory use or structure not exceeding ten square metres of non-residential floor area.

7.3.5 Timing of Collection

The D.C.s for all services and classes 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 City and an owner under s. 27 of the D.C.A. or as subsequently noted.

D.C.s payable for residential development (other than rental housing, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied.

Rental housing and institutional developments will pay D.C.s in six (6) equal annual payments commencing at occupancy.

The D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the lower of the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application), including interest, and the D.C. at current rates at the time the D.C. is calculated.

Payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Municipality can impose is the average prime rate plus 1%.

7.3.6 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on January 1, in accordance with the most recent twelve-month change for the Toronto series in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).[1]

7.3.7 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. Subsections 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. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. Subsection 10 (2), clause (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, it is proposed that uniform City-wide D.C.s be imposed for all services except water and wastewater services. D.C.s related to water and wastewater services will be imposed on an urban area basis, or to developments that will connect to water and wastewater services.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the City's D.C. collections be contributed into ten (10) separate reserve funds, including:

[1] O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Library Services;
- Ambulance Services;
- Parks and Recreation Services;
- Transit Services
- Growth-related Studies;
- Water Services; and
- Wastewater Services.

7.4.2 By-law In-force Date

The D.C. by-law is anticipated to be passed by Council on September 14, 2026, and to come into force on the following day, unless Council determines an alternative date for enactment.

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-laws come into force (as per section 11 of O. Reg. 82/98).

7.5 Other Recommendations

It is recommended that Council:

> "Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;"
>
> "Adopt the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies and other contributions;"
>
> "Adopt the D.C. approach to calculate the charges on a uniform municipal-wide basis for all services, except for water and wastewater services which will be imposed in the urban serviced area;"

"Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated July 6, 2026, as amended, subject to further annual review during the capital budget process;"

"Approve the D.C. Background Study dated July 6, 2026, as amended;"

"Determine that no further public meeting is required;" and

"Approve the D.C. By-law as set out in Appendix F."

Chapter 8
By-law Implementation

8. By-law Implementation

8.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.1 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, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT).

8.1.2 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. Taxpayers in particular may have an interest, as any growth-related cost that is incurred that cannot be recovered from development charges (or other legislatively allowed cost recovery mechanisms) requires a separate funding source, which may often be the property tax base.
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, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 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 housing prices and can impact project feasibility in some cases (e.g., rental apartments).

On the other hand, D.C.s or other municipal 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.

8.3 Implementation Requirements

8.3.1 Introduction

Once the City 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 that follow present an overview of the requirements in each case.

8.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the City 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 in one of the following ways:
  - by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice;
  - if in the clerk's opinion, a newspaper of sufficient circulation does not exist, by posting on the City's website; or
  - by personal service, fax, or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.3.3 By-law Pamphlet

In addition to the "notice" information, the City 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 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 City must give one copy of the most recent pamphlet without charge to any person who requests one.

8.3.4 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 City 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.

The City is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the City 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 City Council to the OLT.

8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which may 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.

8.3.7 Front-Ending Agreements

The City and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the City 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 *Development Charges Act,* 1989. Accordingly, the City assesses whether this mechanism is appropriate for its use, as part of funding projects prior to City funds being available.

8.3.8 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 section 51 or section 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 subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 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 municipal D.C.s related to the site.

If the City 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 that 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
City of Belleville
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) [1]	Excluding Census Undercount: Population	Excluding Census Undercount: Institutional Population	Excluding Census Undercount: Population Excluding Institutional Population	Housing Units: Singles & Semi-Detached	Housing Units: Multiple Dwellings [2]	Housing Units: Apartments [3]	Housing Units: Other	Housing Units: Total Households	Housing Units: Equivalent Institutional Households	Person Per Unit (P.P.U.): Total Population/ Total Households
Historical	*Mid 2011*	51,330	49,454	1,344	48,110	13,044	2,083	5,829	109	21,065	1,222	2.348
Historical	*Mid 2016*	52,640	50,716	1,366	49,350	13,600	2,225	5,800	110	21,735	1,242	2.333
Historical	*Mid 2021*	57,160	55,071	1,276	53,795	14,685	2,475	6,260	120	23,540	1,160	2.339
Forecast	*Mid 2026*	61,640	59,391	1,371	58,020	15,203	2,946	7,057	120	25,326	1,246	2.345
Forecast	*Mid 2036*	68,700	66,188	1,508	64,680	17,224	3,867	8,334	120	29,545	1,371	2.240
Forecast	*Mid 2046*	73,840	71,140	1,641	69,499	18,912	4,519	9,169	120	32,720	1,492	2.174
Forecast	*Mid 2051*	75,190	72,441	1,719	70,722	19,388	4,858	9,659	120	34,025	1,563	2.129
Incremental	**Mid 2011 - Mid 2016**	**1,310**	**1,262**	**22**	**1,240**	**556**	**142**	**-29**	**1**	**670**	**20**	
Incremental	**Mid 2016 - Mid 2021**	**4,520**	**4,355**	**-90**	**4,445**	**1,085**	**250**	**460**	**10**	**1,805**	**-82**	
Incremental	**Mid 2021 - Mid 2026**	**4,480**	**4,320**	**95**	**4,225**	**518**	**471**	**797**	**0**	**1,786**	**86**	
Incremental	**Mid 2026 - Mid 2036**	**7,060**	**6,797**	**137**	**6,660**	**2,021**	**921**	**1,277**	**0**	**4,219**	**125**	
Incremental	**Mid 2026 - Mid 2046**	**12,200**	**11,749**	**270**	**11,479**	**3,709**	**1,573**	**2,112**	**0**	**7,394**	**246**	
Incremental	**Mid 2026 - Mid 2051**	**13,550**	**13,050**	**348**	**12,702**	**4,185**	**1,912**	**2,602**	**0**	**8,699**	**317**	

[1] Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Numbers may not add due to rounding.
Source: Derived from City of Belleville 2022 Population, Housing and Employment Growth Forecast Update, December 21, 2022, by Watson & Associates Economists Ltd.

Schedule 2
City of Belleville
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
Urban	2026 - 2036	1,930	921	1,277	4,128	9,452	-2,629	6,823	137	6,960
	2026 - 2046	3,542	1,573	2,112	7,227	16,722	-4,928	11,794	270	12,064
	2026 - 2051	3,997	1,912	2,602	8,511	19,509	-6,327	13,182	348	13,530
Rural	2026 - 2036	91	0	0	91	259	-422	-163	0	-163
	2026 - 2046	167	0	0	167	475	-790	-315	0	-315
	2026 - 2051	188	0	0	188	535	-1,015	-480	0	-480
City of Belleville	**2026 - 2036**	**2,021**	**921**	**1,277**	**4,219**	**9,711**	**-3,051**	**6,660**	**137**	**6,797**
	2026 - 2046	**3,709**	**1,573**	**2,112**	**7,394**	**17,197**	**-5,718**	**11,479**	**270**	**11,749**
	2026 - 2051	**4,185**	**1,912**	**2,602**	**8,699**	**20,044**	**-7,342**	**12,702**	**348**	**13,050**

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Source: Watson & Associates Economists Ltd.

Schedule 3
City of Belleville
Current Year Growth Forecast
Mid-2021 to Mid-2026

			Population
Mid 2021 Population			55,071
Occupants of New Housing Units, Mid 2021 to Mid 2026	*Units (2)*	1,786	
	multiplied by P.P.U. (3)	2.208	
	gross population increase	3,944	3,944
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2026	*Units*	86	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	95	95
Change in Housing Unit Occupancy, Mid 2021 to Mid 2026	*Units (4)*	23,540	
	multiplied by P.P.U. change rate (5)	0.012	
	total change in population	281	281
Population Estimate to Mid 2026			59,391
Net Population Increase, Mid 2021 to Mid 2026			*4,320*

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 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
Singles & Semi Detached	2.695	29%	0.782
Multiples (6)	2.352	26%	0.620
Apartments (7)	1.807	45%	0.806
Total		100%	2.208

[1] Based on 2021 Census custom database.

[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

(5) Change 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
City of Belleville
10-Year Growth Forecast
Mid-2026 to Mid-2036

			Population
Mid 2026 Population			59,391
Occupants of New Housing Units, Mid 2026 to Mid 2036	*Units (2)*	4,219	
	multiplied by P.P.U. (3)	2.302	
	gross population increase	9,711	9,711
Occupants of New Equivalent Institutional Units, Mid 2026 to Mid 2036	*Units*	125	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	137	137
Change in Housing Unit Occupancy, Mid 2026 to Mid 2036	*Units (4)*	25,326	
	multiplied by P.P.U. change rate (5)	-0.120	
	total change in population	-3,051	-3,051
Population Estimate to Mid 2036			66,188
Net Population Increase, Mid 2026 to Mid 2036			*6,797*

(1) Mid 2026 Population based on:

2021 Population (55,071) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (1,786 x 2.208 = 3,944) + (86 x 1.1 = 95) + (23,540 x 0.012 = 281) = 59,391

(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
Singles & Semi Detached		2.845	48%	1.363
Multiples (6)		1.877	22%	0.410
Apartments (7)		1.749	30%	0.529
one bedroom or less	1.133			
two bedrooms or more	2.150			
Total			100%	2.302

[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2026 households based upon 2021 Census (23,540 units) + Mid 2021 to Mid 2026 unit estimate (1,786 units) = 25,326 units.

(5) Change 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
City of Belleville
20-Year Growth Forecast
Mid-2026 to Mid-2046

			Population
Mid 2026 Population			59,391
Occupants of New Housing Units, Mid 2026 to Mid 2046	*Units (2)*	7,394	
	multiplied by P.P.U. (3)	2.326	
	gross population increase	17,197	17,197
Occupants of New Equivalent Institutional Units, Mid 2026 to Mid 2046	*Units*	246	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	270	270
Change in Housing Unit Occupancy, Mid 2026 to Mid 2046	*Units (4)*	25,326	
	multiplied by P.P.U. change rate (5)	-0.226	
	total change in population	-5,718	-5,718
Population Estimate to Mid 2046			71,140
Net Population Increase, Mid 2026 to Mid 2046			*11,749*

(1) Mid 2026 Population based on:

2021 Population (55,071) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (1,786 x 2.208 = 3,944) + (86 x 1.1 = 95) + (23,540 x 0.012 = 281) = 59,391

(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
Singles & Semi Detached	2.845	50%	1.427
Multiples (6)	1.877	21%	0.399
Apartments (7)	1.749	29%	0.500
one bedroom or less	1.133		
two bedrooms or more	2.150		
Total		100%	2.326

[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2026 households based upon 2021 Census (23,540 units) + Mid 2021 to Mid 2026 unit estimate (1,786 units) = 25,326 units.

(5) Change 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
City of Belleville
Long-Term Growth Forecast
Mid-2026 to Mid-2051

			Population
Mid 2026 Population			59,391
Occupants of New Housing Units, Mid 2026 to Mid 2051	*Units (2)*	8,699	
	multiplied by P.P.U. (3)	2.304	
	gross population increase	20,044	20,044
Occupants of New Equivalent Institutional Units, Mid 2026 to Mid 2051	*Units*	317	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	348	348
Change in Housing Unit Occupancy, Mid 2026 to Mid 2051	*Units (4)*	25,326	
	multiplied by P.P.U. change rate (5)	-0.290	
	total change in population	-7,342	-7,342
Population Estimate to Mid 2051			72,441
Net Population Increase, Mid 2026 to Mid 2051			*13,050*

(1) Mid 2026 Population based on:

2021 Population (55,071) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (1,786 x 2.208 = 3,944) + (86 x 1.1 = 95) + (23,540 x 0.012 = 281) = 59,391

(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
Singles & Semi Detached	2.845	48%	1.369
Multiples (6)	1.877	22%	0.413
Apartments (7)	1.749	30%	0.523
one bedroom or less	1.133		
two bedrooms or more	2.150		
Total		100%	2.304

[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2026 households based upon 2021 Census (23,540 units) + Mid 2021 to Mid 2026 unit estimate (1,786 units) = 25,326 units.

(5) Change 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
City of Belleville (Urban Area)
Summary of Housing Units in Active Development Applications

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples [1]	Apartments [2]	Total
Registered Not Built	973	573	116	**1,662**
% Breakdown	*59%*	*34%*	*7%*	*100%*
Draft Plans Approved	643	396	462	**1,501**
% Breakdown	*43%*	*26%*	*31%*	*100%*
Total	**1,616**	**969**	**578**	**3,163**
% Breakdown	***51%***	***31%***	***18%***	***100%***

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
Source: Derived from City of Belleville active development application data, as of January 2026, by Watson & Associates Economists Ltd.

Schedule 7
City of Belleville
Historical Residential Building Permits
Years 2016 to 2025

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples [1]	Apartments [2]	Total
2016	218	66	34	318
2017	217	64	185	466
2018	188	63	9	260
2019	202	64	150	416
2020	218	48	72	338
Sub-total	1,043	305	450	1,798
Average (2016 - 2020)	***209***	***61***	***90***	***360***
% Breakdown	58.0%	17.0%	25.0%	100.0%
2021	161	150	53	364
2022	127	148	141	416
2023	59	50	216	325
2024	56	46	323	425
2025	65	28	82	175
Sub-total	468	422	815	1,705
Average (2021 - 2025)	***94***	***84***	***163***	***341***
% Breakdown	27.4%	24.8%	47.8%	100.0%
2016 - 2025				
Total	1,511	727	1,265	3,503
Average	***151***	***73***	***127***	***350***
% Breakdown	43.1%	20.8%	36.1%	100.0%

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
Source: Historical housing activity derived from building permit data for the City of Belleville, by Watson & Associates Economists Ltd.

Schedule 8a
City of Belleville
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	25 Year Average Adjusted[2]
1-5	-	-	2.000	2.676	4.591	**2.695**	
6-10	-	-	-	2.855	3.760	**2.958**	
11-15	-	-	2.000	2.869	4.417	**3.029**	
16-20	-	-	-	2.648	3.588	**2.770**	
21-25	-	-	-	2.836	3.882	**2.935**	2.845
26-30	-	-	-	3.038	3.636	**2.889**	
30+	-	1.529	1.893	2.516	4.007	**2.486**	
Total	**1.273**	**1.644**	**1.914**	**2.586**	**3.993**	**2.586**	

Age of Dwelling	Multiples [1]						
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	25 Year Average Adjusted[2]
1-5	-	-	1.737	2.588	-	**2.352**	
6-10	-	-	1.917	2.286	-	**2.057**	
11-15	-	-	1.500	-	-	**1.609**	
16-20	-	-	1.789	2.467	-	**1.829**	
21-25	-	-	1.615	-	-	**1.783**	1.877
26-30	-	-	1.750	2.688	-	**2.000**	
30+	-	1.333	2.059	2.804	-	**2.334**	
Total	**0.154**	**1.327**	**1.886**	**2.655**	**-**	**2.195**	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.435	1.980	2.679	4.280	**2.530**
6-10	-	-	1.880	2.733	3.800	**2.704**
11-15	-	1.250	1.892	2.780	4.240	**2.685**
16-20	-	1.316	1.860	2.577	3.514	**2.460**
21-25	-	1.333	1.875	2.700	3.882	**2.471**
25-30	-	1.448	1.829	2.766	3.636	**2.325**
30+	1.400	1.232	1.878	2.545	3.813	**2.199**
Total	**1.588**	**1.254**	**1.884**	**2.587**	**3.850**	**2.285**

[1] Includes townhomes and apartments in duplexes.
[2] Adjusted based on 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.

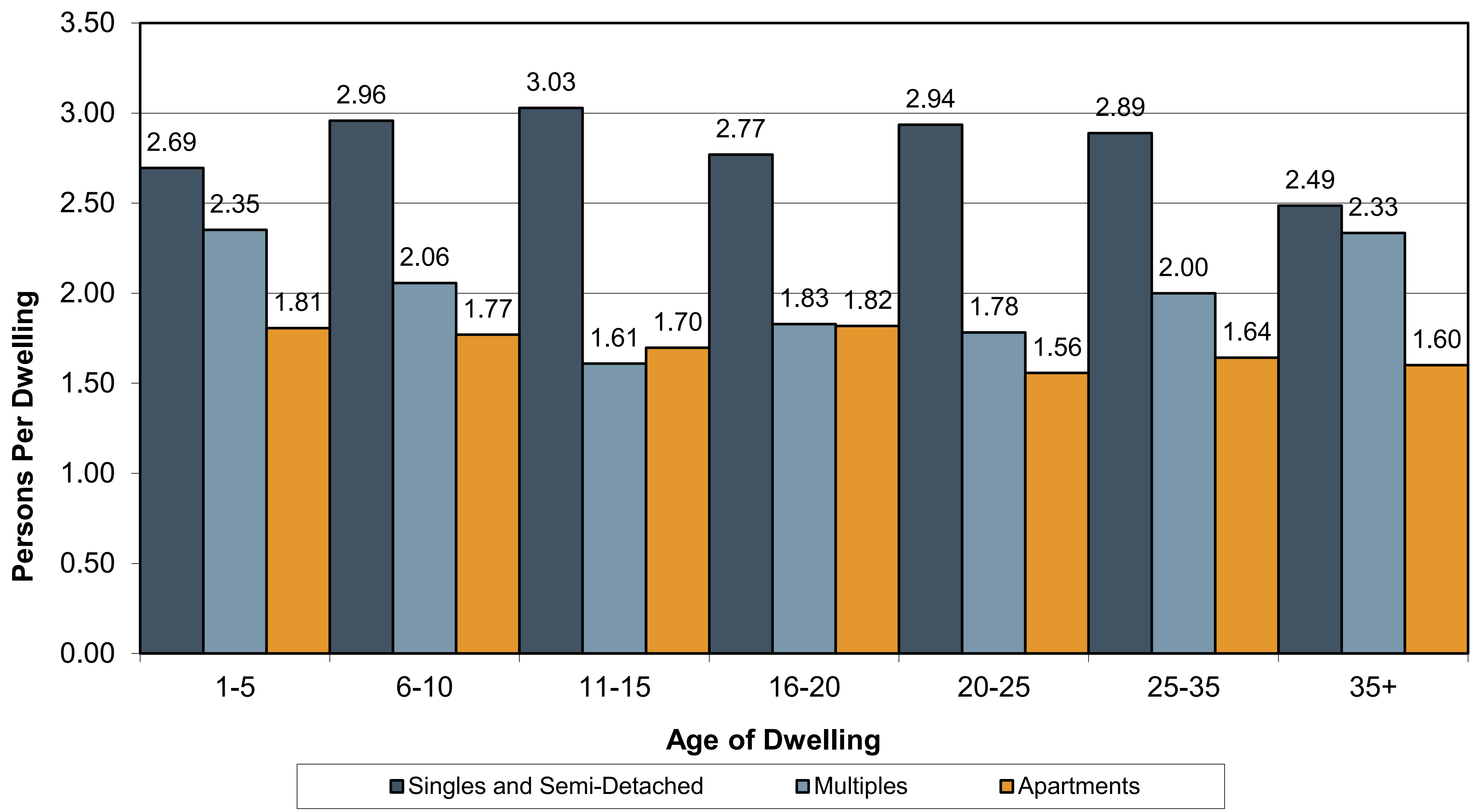
Schedule 7b
Hastings County Census Division
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Apartments [1]						
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	25 Year Average Adjusted [2]
1-5	-	1.095	2.067	-	-	**1.807**	
6-10	-	-	-	-	-	**1.769**	
11-15	-	1.273	1.842	-	-	**1.697**	
16-20	-	1.267	2.077	-	-	**1.818**	
21-25	-	1.261	1.690	-	-	**1.557**	1.749
26-30	-	1.378	1.763	-	-	**1.643**	
30+	0.900	1.186	1.835	3.079	-	**1.601**	
Total	**0.810**	**1.198**	**1.843**	**3.043**	**-**	**1.615**	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.625	1.882	2.701	4.063	**2.534**
6-10	-	1.762	1.837	2.833	3.965	**2.758**
11-15	-	1.407	1.878	2.776	3.961	**2.713**
16-20	-	1.281	1.865	2.622	3.488	**2.519**
21-25	-	1.233	1.836	2.630	3.729	**2.444**
26-30	-	1.304	1.841	2.714	3.385	**2.473**
30+	1.324	1.258	1.846	2.522	3.670	**2.256**
Total	**1.333**	**1.285**	**1.849**	**2.577**	**3.714**	**2.342**

[1] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
[2] Adjusted based on 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 8
City of Belleville
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Apartment P.P.U.s are based on Hastings County Census Division.

Schedule 10a
City of Belleville
Employment Forecast, 2026 to 2051

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Including N.F.P.O.W.	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 Work at Home and N.F.P.O.W.)
Mid 2011	49,454	0.002	0.023	0.165	0.259	0.171	0.621	0.075	0.695	110	1,150	8,170	12,820	8,445	30,695	3,692	34,387	29,545
Mid 2016	50,716	0.001	0.021	0.167	0.223	0.164	0.575	0.071	0.647	40	1,065	8,445	11,335	8,300	29,185	3,626	32,811	28,120
Mid 2026	59,391	0.001	0.026	0.161	0.206	0.149	0.543	0.072	0.614	50	1,528	9,571	12,220	8,865	32,234	4,258	36,492	30,706
Mid 2036	66,188	0.001	0.029	0.155	0.201	0.142	0.527	0.069	0.596	60	1,892	10,245	13,307	9,376	34,880	4,555	39,435	32,988
Mid 2046	71,140	0.001	0.028	0.147	0.191	0.134	0.501	0.065	0.566	70	1,994	10,434	13,612	9,519	35,629	4,631	40,260	33,635
Mid 2051	72,441	0.001	0.029	0.146	0.192	0.133	0.501	0.065	0.566	75	2,086	10,604	13,888	9,649	36,302	4,698	41,000	34,216
Incremental Change																		
Mid 2011 - Mid 2016	1,262	-0.0014	-0.0023	0.0013	-0.0357	-0.0071	-0.0452	-0.0032	-0.0484	-70	-85	275	-1,485	-145	-1,510	-66	-1,576	-1,425
Mid 2016 - Mid 2021	4,355	0.0017	0.0429	-0.0343	-0.0792	-0.0405	-0.1095	0.0043	-0.1052	95	2,455	-1,165	-3,390	-1,520	-3,525	550	-2,975	-5,980
Mid 2016 - Mid 2026	8,675	0.0001	0.0047	-0.0054	-0.0177	-0.0144	-0.0327	0.0002	-0.0325	10	463	1,126	885	565	3,049	632	3,681	2,586
Mid 2026 - Mid 2036	6,797	0.0001	0.0029	-0.0064	-0.0047	-0.0076	-0.0158	-0.0029	-0.0186	10	364	674	1,087	511	2,646	297	2,943	2,282
Mid 2026 - Mid 2046	11,749	0.0001	0.0023	-0.0145	-0.0144	-0.0155	-0.0419	-0.0066	-0.0485	20	466	863	1,392	654	3,395	380	3,768	2,922
Mid 2026 - Mid 2051	13,050	0.0002	0.0031	-0.0148	-0.0140	-0.0161	-0.0416	-0.0068	-0.0485	25	558	1,033	1,668	784	4,068	440	4,508	3,510
Annual Average																		
Mid 2011 - Mid 2016	252	0.000	0.000	0.000	-0.007	-0.001	-0.009	-0.001	-0.010	-14	-17	55	-297	-29	-302	-13	-315	-285
Mid 2016 - Mid 2026	868	0.000	0.000	-0.001	-0.002	-0.001	-0.003	0.000	-0.003	1	46	113	89	57	305	63	368	259
Mid 2026 - Mid 2036	680	0.000	0.000	-0.001	0.000	-0.001	-0.002	0.000	-0.002	1	36	67	109	51	265	30	294	228
Mid 2026 - Mid 2046	587	0.000	0.000	-0.001	-0.001	-0.001	-0.002	0.000	-0.002	1	23	43	70	33	170	19	188	146
Mid 2026 - Mid 2051	502	0.000	0.000	-0.001	-0.001	-0.001	-0.002	0.000	-0.002	1	21	40	64	30	156	17	173	135

[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 workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."
Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
Source: Watson & Associates Economists Ltd.

Schedule 10b
City of Belleville
Employment and Gross Floor Area (G.F.A.) Forecast, 2026 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated)[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional [3]	Total	Primary [2]	Industrial	Commercial/ Population Related	Institutional [3]	Total
Mid 2011	49,454	110	8,170	12,820	8,445	29,545					
Mid 2016	50,716	40	8,445	11,335	8,300	28,120					
Mid 2026	59,391	50	9,571	12,220	8,865	30,706					
Mid 2036	66,188	60	10,245	13,307	9,312	32,924					
Mid 2046	71,140	70	10,434	13,612	9,393	33,509					
Mid 2051	72,441	75	10,604	13,888	9,486	34,053					
Incremental Change											
Mid 2011 - Mid 2016	1,262	-70	275	-1,485	-145	-1,425					
Mid 2016 - Mid 2026	8,675	10	1,126	885	565	2,586					
Mid 2026 - Mid 2036	6,797	10	674	1,087	447	2,218	30,000	1,145,800	543,500	301,600	2,020,900
Mid 2026 - Mid 2046	11,749	20	863	1,392	528	2,803	60,000	1,467,100	696,000	356,300	2,579,400
Mid 2026 - Mid 2051	13,050	25	1,033	1,668	621	3,347	75,000	1,756,100	834,000	419,000	3,084,100
Annual Average											
Mid 2011 - Mid 2016	252	-14	55	-297	-29	-285					
Mid 2016 - Mid 2026	868	1	113	89	57	259					
Mid 2026 - Mid 2036	680	1	67	109	45	222	3,000	114,580	54,350	30,160	202,090
Mid 2026 - Mid 2046	587	1	43	70	26	140	3,000	73,355	34,800	17,815	128,970
Mid 2026 - Mid 2051	502	1	40	64	24	129	2,885	67,542	32,077	16,115	118,619

[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,700
Commercial / Population Related	500
Institutional	675

[2] Primary industry includes agriculture and resource related employment.
[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.
* Reflects Mid-2026 to 2051 forecast period
Note: Numbers may not add to totals due to rounding.
Source: Watson & Associates Economists Ltd.

Schedule 10c
City of Belleville
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Primary G.F.A. S.F.[1],[2]	Industrial G.F.A. S.F.[1]	Commercial G.F.A. S.F.[1]	Institutional G.F.A. S.F.[1],[3]	Total Non-Residential G.F.A. S.F.	Employment Increase[4]
Urban	2026 - 2036	-	1,145,800	543,500	301,600	1,990,900	2,208
	2026 - 2046	-	1,467,100	696,000	356,300	2,519,400	2,783
	2026 - 2051	-	1,756,100	834,000	419,000	3,009,100	3,322
Rural	2026 - 2036	30,000	-	-	-	30,000	10
	2026 - 2046	60,000	-	-	-	60,000	20
	2026 - 2051	75,000	-	-	-	75,000	25
City of Belleville	2026 - 2036	30,000	1,145,800	543,500	301,600	2,020,900	2,218
	2026 - 2046	60,000	1,467,100	696,000	356,300	2,579,400	2,803
	2026 - 2051	75,000	1,756,100	834,000	419,000	3,084,100	3,347

[1] Square feet per employee assumptions:

Primary	3,000
Industrial	1,700
Commercial / Population Related	500
Institutional	675

[2] Primary industry includes agriculture and resource related employment.
[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.
[4] Employment Increase does not include No Fixed Place of Work.
*Reflects 2026 to 2051 forecast period
Note: Numbers may not add to totals due to rounding.
Source: Watson & Associates Economists Ltd.

Schedule 11
City of Belleville
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	Primary Industry Employment	Categories which relate to local land-based resources
11	*Agriculture, forestry, fishing and hunting*	
21	*Mining and oil and gas extraction*	
	Industrial and Other Employment	Categories which relate primarily to industrial land supply and demand
22	*Utilities*	
23	*Construction*	
31-33	*Manufacturing*	
41	*Wholesale trade*	
48-49	*Transportation and warehousing*	
56	*Administrative and support*	
	Population Related Employment	Categories which relate primarily to population growth within the municipality
44-45	*Retail trade*	
51	*Information and cultural industries*	
52	*Finance and insurance*	
53	*Real estate and rental and leasing*	
54	*Professional, scientific and technical services*	
55	*Management of companies and enterprises*	
56	*Administrative and support*	
71	*Arts, entertainment and recreation*	
72	*Accommodation and food services*	
81	*Other services (except public administration)*	
	Institutional	
61	*Educational services*	
62	*Health care and social assistance*	
91	*Public administration*	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.
Source: Watson & Associates Economists Ltd.

Appendix B
Level of Service

Table B-1
Historical Level of Service Calculation
Fire Protection Services – Facilities
Square Feet of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
Fire Hall #1 - Bettis Rd	-	-	-	-	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	$576	$665
Fire Hall #2 - Moira Street	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	10,232	$576	$665
Old Fire Hall #2 - Dundas St	9,208	9,208	9,208	9,208	-	-	-	-	-	-	-	-	-	-	-	$576	$665
Fire Hall #3 - Old Highway 2	-	-	-	-	-	-	8,105	8,105	8,105	8,105	8,105	8,105	8,105	8,105	8,105	$576	$665
Old Fire Hall #3 - Point Anne Rd	4,195	4,195	4,195	6,000	6,000	6,000	-	-	-	-	-	-	-	-	-	$576	$665
Fire Hall #4 - Harmony Rd (Corbyville)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	$576	$665
Fire Hall #5 - Hoskin Rd.	-	-	-	-	-	-	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	$576	$665
Substation #6 - Building Services	-	-	-	680	680	680	680	680	680	680	680	680	680	-	-	$576	$665
Training Centre at Fairgrounds	11,250	11,250	11,250	11,250	11,250	11,250	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	-	$576	$665
Total	**37,385**	**37,385**	**37,385**	**39,870**	**53,162**	**53,162**	**57,717**	**57,717**	**57,717**	**57,717**	**57,717**	**57,717**	**57,717**	**57,037**	**46,037**		

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.7560	0.7528	0.7490	0.7952	1.0552	1.0482	1.1201	1.0974	1.0836	1.0644	1.0480	1.0301	1.0117	0.9869	0.7841

15 Year Average	2011 to 2025
Quantity Standard	0.9588
Quality Standard	$665
Service Standard	$638

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$638
Eligible Amount	$4,334,039

Table B-2
Historical Level of Service Calculation
Fire Protection Services – Vehicles and Equipment
Number of Vehicles and Equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Vehicle)
Pumper Trucks	7	7	7	7	7	7	7	7	7	7	9	9	9	9	9	$1,030,000
Aerial Trucks - quint	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$2,884,000
Tanker Trucks	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	$875,500
Aerial Truck - platform	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$3,090,000
Rescue Vans	3	4	4	4	4	4	4	4	4	4	3	3	3	3	3	$360,500
Pickup Trucks	10	10	11	11	11	10	10	10	10	10	13	13	13	13	13	$85,600
Water Rescue Boats	4	4	4	4	4	3	3	3	3	3	3	3	3	3	3	$61,800
Urban Rescue Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,442,000
Total	**30**	**31**	**32**	**32**	**32**	**30**	**30**	**30**	**30**	**30**	**33**	**33**	**33**	**33**	**33**	

Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006

15 Year Average	2011 to 2025
Quantity Standard	0.0006
Quality Standard	$632,483
Service Standard	$379

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$379
Eligible Amount	$2,579,394

Table B-3
Historical Level of Service Calculation
Fire Protection Services – Small Equipment and Gear
Number of Small Equipment and Gear

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/item)
# of Firefighters - Full-time	63	63	63	63	63	63	63	63	63	63	66	66	66	81	81	$18,000
# of Firefighters - Volunteers	50	50	50	50	50	50	50	50	50	50	50	50	50	47	47	$16,000
Breathing Air Compressor	25	25	25	25	25	25	25	25	25	25	25	25	25	2	2	$46,300
SCBA - Air packs and Masks	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	$9,800
SCBA - Cylinders	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	$1,000
Auto Extrication Equipment - Cutter	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	$8,200
Auto Extrication Equipment - Spreader	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	$9,800
Auto Extrication Equipment - Ram	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	$9,800
Auto Extrication Equipment - Combination	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	$8,200
Total	**388**	**388**	**388**	**388**	**388**	**388**	**388**	**388**	**388**	**388**	**391**	**391**	**391**	**380**	**380**	

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	2011 to 2025
Quantity Standard	0.0073
Quality Standard	$10,099
Service Standard	$74

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$74
Eligible Amount	$501,075

Table B-4
Historical Level of Service Calculation
Policing Services – Facilities
Square Feet of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
Old Police Station	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	33,500	-	-	-	-	-	$508	$587
New Police Station	-	-	-	-	-	-	-	-	-	-	67,500	67,500	67,500	67,500	67,500	$508	$587
Downtown Satellite Police Station	-	-	-	-	-	-	-	-	-	-	-	-	-	408	408	$508	$587
Emergency Dispatch Location	288	288	288	288	288	288	288	288	288	288	288	288	288	288	288	$508	$587
Total	**33,788**	**33,788**	**33,788**	**33,788**	**33,788**	**33,788**	**33,788**	**33,788**	**33,788**	**33,788**	**67,788**	**67,788**	**67,788**	**68,196**	**68,196**		

Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.6832	0.6804	0.6770	0.6739	0.6706	0.6662	0.6557	0.6424	0.6343	0.6231	1.2309	1.2099	1.1882	1.1800	1.1615

15 Year Average	2011 to 2025
Quantity Standard	0.8385
Quality Standard	587
Service Standard	$492

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$492
Eligible Amount	$3,345,483

Table B-5
Historical Level of Service Calculation
Policing Services – Vehicles and Equipment
Number of Vehicles and Equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Vehicle)
Prisoner transport	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$200,000
Police Fleet	39	39	39	34	35	33	39	41	38	41	40	39	41	45	45	$128,700
Police Other - ATV and Motorcycles	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$56,600
Total	**45**	**45**	**45**	**40**	**41**	**39**	**45**	**47**	**44**	**47**	**46**	**45**	**47**	**51**	**51**	

Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.0009	0.0009	0.0009	0.0008	0.0008	0.0008	0.0009	0.0009	0.0008	0.0009	0.0008	0.0008	0.0008	0.0009	0.0009

15 Year Average	2011 to 2025
Quantity Standard	0.0009
Quality Standard	$115,678
Service Standard	$104

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$104
Eligible Amount	$707,636

Table B-6
Historical Level of Service Calculation
Policing Services – Small Equipment and Gear
Number of Small Equipment and Gear

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/item)
# Police Officers	88	88	88	88	88	88	90	92	92	92	95	99	99	108	108	$14,400
Communication Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,697,200
Volunteer Constables (Special Constables)	10	10	10	11	13	12	14	15	18	17	18	18	20	20	20	$6,200
Auxiliary Members	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	$1,300
Total	**114**	**114**	**114**	**115**	**117**	**116**	**120**	**123**	**126**	**125**	**129**	**133**	**135**	**144**	**144**	

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0024	0.0023	0.0023	0.0024	0.0024	0.0025	0.0025

15 Year Average	2011 to 2025
Quantity Standard	0.0023
Quality Standard	$25,883
Service Standard	$60

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$60
Eligible Amount	$404,625

Table B-7
Historical Level of Service Calculation
Library Services – Facilities
Square Feet of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
Belleville Public Library	36,500	36,500	36,500	36,500	31,636	31,636	31,636	31,636	31,636	31,636	31,636	31,636	31,636	31,636	31,636	$814	$983
Total	**36,500**	**36,500**	**36,500**	**36,500**	**31,636**	**31,636**	**31,636**	**31,636**	**31,636**	**31,636**	**31,636**	**31,636**	**31,636**	**31,636**	**31,636**		

Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.7381	0.7350	0.7313	0.7279	0.6279	0.6238	0.6140	0.6015	0.5939	0.5834	0.5745	0.5646	0.5545	0.5474	0.5388

15 Year Average	2011 to 2025
Quantity Standard	0.6238
Quality Standard	$983
Service Standard	$613

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$613
Eligible Amount	$4,167,784

Table B-8
Historical Level of Service Calculation
Library Services – Collection Materials
Number of Collection Materials

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/item)
Book Collection	104,528	90,745	94,200	101,127	91,897	91,121	89,310	81,351	79,129	77,938	78,544	77,606	79,183	77,956	77,956	$43
Periodicals	152	152	102	120	127	89	85	82	78	68	63	42	30	25	25	$27
Audiovisual & CDs	7,234	6,930	8,711	9,345	10,109	9,323	9,731	10,124	10,962	10,824	10,179	8,203	10,810	10,700	10,700	$53
Electronic collection holdings - number of subscription to e-content platforms	12	14	14	18	18	11	9	9	5	5	4	5	9	12	12	$12,400
Total	**111,926**	**97,841**	**103,027**	**110,610**	**102,151**	**100,544**	**99,135**	**91,566**	**90,174**	**88,835**	**88,790**	**85,856**	**90,032**	**88,693**	**88,693**	

Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	2.26	1.97	2.06	2.21	2.03	1.98	1.92	1.74	1.69	1.64	1.61	1.53	1.58	1.53	1.51

15 Year Average	2011 to 2025
Quantity Standard	1.8185
Quality Standard	$45
Service Standard	$82

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$82
Eligible Amount	$560,413

Table B-9
Historical Level of Service Calculation
Ambulance Services – Facilities
Square Feet of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
111 Millennium Drive, Belleville	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	$442	$487
25 Frankford Crescent, Trenton	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	$442	$487
244 St. Lawrence St West, Madoc	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	$442	$487
33 Chemaushgon Road, Bancroft	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	$955	$1,053
38 Farley Avenue, Belleville	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	$442	$487
127 River Street, Tweed	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	$442	$487
2547 Stirling Marmora Rd, Stirling	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	15,000	$364	$401
Total	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**25,398**	**40,398**	**40,398**		
Percentage attributable to Belleville	41.5%	41.1%	41.1%	41.1%	41.1%	41.0%	40.9%	41.3%	40.9%	40.9%	40.7%	40.7%	40.6%	40.7%	40.7%		
Total Belleville Share of Facilities	**10,528**	**10,441**	**10,431**	**10,428**	**10,443**	**10,420**	**10,388**	**10,496**	**10,397**	**10,386**	**10,344**	**10,337**	**10,317**	**16,426**	**16,426**		

Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.2129	0.2103	0.2090	0.2080	0.2073	0.2055	0.2016	0.1996	0.1952	0.1915	0.1878	0.1845	0.1808	0.2842	0.2798

15 Year Average	2011 to 2025
Quantity Standard	0.2105
Quality Standard	$529
Service Standard	$111

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$111
Eligible Amount	$757,186

Table B-10
Historical Level of Service Calculation
Ambulance Services – Vehicles and Equipment
No. of Vehicles and Equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Vehicle)
Ambulances	19	20	22	22	21	16	16	17	16	19	19	20	20	18	19	$422,300
Supervisor Emergency Vehicles	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	$144,200
Ford Escape	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	$92,700
Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$92,700
Emergency Support Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$103,000
Diagnostic Testing Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$309,000
Total	**26**	**27**	**29**	**29**	**28**	**23**	**23**	**26**	**25**	**28**	**28**	**29**	**29**	**27**	**28**	
Percentage attributable to Belleville	41.5%	41.1%	41.1%	41.1%	41.1%	41.0%	40.9%	41.3%	40.9%	40.9%	40.7%	40.7%	40.6%	40.7%	40.7%	
Total Belleville Share of Facilities	**11**	**11**	**12**	**12**	**12**	**9**	**9**	**11**	**10**	**11**	**11**	**12**	**12**	**11**	**11**	

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2011 to 2025
Quantity Standard	0.0002
Quality Standard	$355,200
Service Standard	$71

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$71
Eligible Amount	$482,859

Table B-11
Historical Level of Service Calculation
Parks and Recreation Services – Parkland Development
Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Acre)
Regional Parks	270	270	270	270	270	270	270	270	270	270	270	288	288	288	288	$80,200
Community Parks	126	126	126	138	138	138	138	138	138	138	138	138	138	138	138	$80,200
Neighbourhood Parks	98	112	116	121	124	128	128	128	128	128	129	129	131	131	131	$80,200
Specialized Area	33	33	33	33	33	49	49	54	54	54	55	55	58	58	58	$80,200
Parks Trail System	8	8	8	8	8	8	8	12	12	12	12	30	30	30	30	$80,200
Total	**536**	**549**	**553**	**570**	**573**	**593**	**593**	**602**	**602**	**602**	**605**	**641**	**645**	**645**	**645**	

Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.0108	0.0111	0.0111	0.0114	0.0114	0.0117	0.0115	0.0114	0.0113	0.0111	0.0110	0.0114	0.0113	0.0112	0.0110

15 Year Average	2011 to 2025
Quantity Standard	0.0112
Quality Standard	$80,512
Service Standard	$902

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$902
Eligible Amount	$6,129,059

Table B-12
Historical Level of Service Calculation
Parks and Recreation Services – Vehicles and Equipment
Number of Vehicles and Equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Vehicle)
Pickup Trucks	7	7	8	8	9	9	9	9	10	10	10	10	10	10	10	$98,700
Refuse Vehicle	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$246,700
Dump Truck	6	6	6	6	6	6	6	6	7	7	7	7	7	7	7	$153,400
Toro Mowers	3	4	4	4	4	4	5	5	5	5	5	5	5	5	5	$123,400
Tractors	4	4	6	6	6	6	5	5	5	5	6	6	6	6	6	$118,000
Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$93,900
Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$211,500
Mower	5	7	7	7	7	9	10	10	10	10	10	10	10	10	10	$35,300
Flailbot Mower	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$103,000
Ploughs	5	5	7	7	7	7	7	7	7	7	7	7	7	7	7	$13,200
Other equipment	30	32	38	38	39	39	42	42	43	43	43	43	43	43	43	$21,200
Bleacher	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	$112,800
Track Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$81,000
Trailers	7	7	7	7	8	8	8	9	9	9	9	9	9	10	10	$21,200
Enclosed Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$20,600
Trail Groomer & RTV	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$8,200
Sander	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$10,400
Snow blower attachment	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$14,000
Stand-On Spreader	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$11,100
Spider Slope Mower	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$77,200
Towable Arrowboard	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$20,600
Bucket Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$386,200
Sweeper Vacuum						1	1	1	1	1	1	1	1	1	1	$161,800
Trash Drone	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	$117,200
Floor Scrubbing Machine	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	$30,700
Forklift	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	$72,600
Man Lift	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$19,100
Zamboni	5	5	5	5	5	5	5	5	5	5	6	6	6	6	6	$99,400
Harbour Weed Harvester	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$33,400

Table B-12 (continued)
Historical Level of Service Calculation
Parks and Recreation Services – Vehicles and Equipment
Number of Vehicles and Equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Vehicle)
Scissor Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$15,700
Weed Boat	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	$139,300
Rec Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$36,000
Rec Plow	1	1	1	1	1	1		1	1	1	1	1	1	1	1	$6,800
Rec Trailer	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	$4,100
Total	**88**	**93**	**104**	**104**	**109**	**113**	**120**	**122**	**126**	**127**	**130**	**133**	**136**	**137**	**137**	

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.0018	0.0019	0.0021	0.0021	0.0022	0.0022	0.0023	0.0023	0.0024	0.0023	0.0024	0.0024	0.0024	0.0024	0.0023

15 Year Average	2011 to 2025
Quantity Standard	0.0022
Quality Standard	$60,059
Service Standard	$132

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$132
Eligible Amount	$898,088

Table B-13
Historical Level of Service Calculation
Parks and Recreation Services – Recreation Facilities
Square Feet of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
Quinte Sports & Wellness Centre (Multiplex)	127,665	283,920	283,920	283,920	283,920	283,920	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	$591	$652
Dick Ellis Rink	29,070	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$415	$458
Foster Ward Community Centre	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	5,000	5,000	5,000	5,000	5,000	$914	$1,008
D.L. Storey Centre	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	4,864	5,813	5,813	5,813	5,813	5,813	$667	$735
Hillcrest Community Centre	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	1,152	1,152	1,152	1,152	1,152	$1,012	$1,116
Quinte Tennis Club	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,125	1,125	1,125	1,125	1,125	$881	$971
Parkdale Community Centre	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,800	2,800	2,800	2,800	2,800	$977	$1,077
Gilead Community Hall	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,418	2,800	2,800	2,800	2,800	2,800	$709	$782
Queen Mary School Community Centre	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	28,450	-	-	-	-	-	-	$353	$389
Thurlow Community Centre	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,804	7,804	7,804	7,804	7,804	$691	$762
Bethany Community Centre	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	800	800	800	800	800	$912	$1,005
Kinsmen including pool	-	7,502	7,502	7,502	7,502	7,502	7,502	7,502	7,502	7,502	4,553	4,553	4,553	4,553	4,553	$1,135	$1,251
Quinte Exhibition & Grandstand	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	13,760	14,880	14,880	14,880	14,880	14,880	$629	$693
Rowing Club	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	12,066	$595	$656
Belleville Lawn Bowling Club	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	-	-	-	$353	$389
Memorial Arena	31,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$415	$458
Total	**269,443**	**373,030**	**373,030**	**373,030**	**373,030**	**373,030**	**419,110**	**419,110**	**419,110**	**390,660**	**390,293**	**388,793**	**388,793**	**388,793**	**388,793**		

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	5.4484	7.5117	7.4738	7.4396	7.4039	7.3553	8.1336	7.9689	7.8684	7.2047	7.0871	6.9391	6.8150	6.7273	6.6220

15 Year Average	2011 to 2025
Quantity Standard	7.1999
Quality Standard	$663
Service Standard	$4,777

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$4,777
Eligible Amount	$32,467,094

Table B-14
Historical Level of Service Calculation
Parks and Recreation Services – Parks Facilities
Square Feet of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with FF&E, site works, etc.
Sidney Smith Signs Building	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,523	2,523	2,523	2,523	2,523	$633	$698
Park Services Building - Main Building	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	5,616	8,513	8,513	8,513	8,513	8,513	$554	$611
Park Services Building - Carpenter Shop & Storage	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	$420	$463
Park Services Building (Wood Framed bldg No. 2)	390	390	390	390	390	390	390	390	390	390	-	-	-	-	-	$134	$148
Park Services Building - Chemical Storage	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	$729	$804
Park Services Building - Green House #1	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,300	2,300	2,300	2,300	2,300	$176	$194
Park Services Building - Green House #2	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	2,185	1,800	1,800	1,800	1,800	1,800	$143	$158
Park Services Building - Green House #3	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,300	2,300	2,300	2,300	2,300	$123	$136
Thurlow Community Center - Washrooms & Storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	$780	$860
Parkdale Community Center	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	$977	$1,077
Meyers Pier	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	11,216	11,216	11,216	11,216	11,216	$1,068	$1,177
West Zwicks Island - Hilltop Pavillion	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	2,442	2,442	2,442	2,442	2,442	$190	$209
West Zwicks Island - Washrooms #1	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	2,500	2,500	2,500	2,500	2,500	$1,021	$1,126
Centennial Rotary Park Washrooms	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,800	1,800	1,800	1,800	1,800	$1,348	$1,486
Alemite Park Washrooms	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,564	1,624	1,624	1,624	1,624	1,624	$776	$856
Victoria Harbour Washrooms	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,189	1,189	1,189	1,189	1,189	$1,953	$2,153
Riverside Park Washrooms	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,614	1,614	1,614	1,614	1,614	$928	$1,023
South George St Canteen	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,500	1,500	1,500	1,500	1,500	$1,308	$1,442
MA Sills Park - Field House	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,000	1,000	1,000	1,000	1,000	$8,717	$9,610
West Zwicks Island - Lion's Pavillion	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	7,000	7,000	7,000	7,000	7,000	$402	$443
West Zwicks Island - Tom Gavey Pavillion	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	2,500	2,500	2,500	2,500	2,500	$86	$95
Elgin Street Garage	675	675	675	675	675	675	675	675	675	675	1,000	1,000	1,000	1,000	1,000	$221	$244
Thurlow Park Washrooms	-	-	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	$663	$731
West Zwicks Island - Washrooms #2	-	-	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	$609	$671
Sonny Belch Park Washrooms	-	-	-	-	-	-	-	-	-	-	-	-	-	1,300	1,300	$846	$933
Corby Park Storage	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	$588	$648
MA Sills Park - Timing Tower	-	-	-	-	-	-	200	200	200	200	200	200	200	200	200	$518	$571
MA Sills Park - Parks Storage #2	-	-	-	-	-	-	800	800	800	800	800	800	800	800	800	$351	$387
MA Sills Park - Parks Storage #3	-	-	-	-	-	-	800	800	800	800	800	800	800	800	800	$303	$334
Total	**43,930**	**45,430**	**46,870**	**46,870**	**46,870**	**46,870**	**48,670**	**51,170**	**51,170**	**51,170**	**64,576**	**64,576**	**64,576**	**65,876**	**65,876**		

Population	49,454	49,660	49,912	50,141	50,383	50,716	51,528	52,593	53,265	54,223	55,071	56,029	57,050	57,793	58,712
Per Capita Standard	0.8883	0.9148	0.9391	0.9348	0.9303	0.9242	0.9445	0.9729	0.9607	0.9437	1.1726	1.1525	1.1319	1.1399	1.1220

15 Year Average	2011 to 2025
Quantity Standard	1.0048
Quality Standard	$931
Service Standard	$936

D.C. Amount (before deductions)	10 Year
Forecast Population	6,797
$ per Capita	$936
Eligible Amount	$6,360,361

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., as amended, 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 development charge. 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 City's 2024 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 City 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
City of Belleville
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL OPERATING EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Services Related to a Highway	554,509	2,655,507	3,210,015
Fire Protection Services	397,048	258,744	655,792
Policing Services	266,238	184,920	451,158
Parks and Recreation Services	81,363	1,013,815	1,095,178
Library Services	293	2,590	2,883
Ambulance	-	73,557	73,557
Wastewater Services	599,142	3,573,237	4,172,379
Water Services	293,482	1,524,011	1,817,493
Total	**$2,192,073**	**$9,286,381**	**$11,478,454**

Appendix D
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 following local service guidelines are proposed to delineate the jurisdiction for capital cost recovery (i.e. local service or D.C.s).

Roads and Related Services

1. For the purpose of interpreting this guideline the following meanings will be used:

    1.1. Major collectors refer to a collector road with a right-of-way width of at least 26 metres, with no permitted lot frontage and restricted access.

    1.2. Minor collectors are collector roads with a right-of-way of less than 26 metres, with permitted lot frontage and direct access other than at major intersections where approved urban design guidelines, traffic or safety concerns require restrictions within thirty-five (35) metres of the intersection.

2. Arterial and Collector Roads (including Structures)

    2.1. New minor collector roads constructed internal to a development are the direct responsibility of the developer.

    2.2. New minor collector roads constructed external to a development, but serving primarily to connect a development to the main road network, are the direct responsibility of the developer.

    2.3. New, widened, extended or upgraded, major collector roads external to the development, and oversizing of major collector roads internal to the development are considered to be eligible development charge projects.

    2.4. New, widened, extended or upgraded, arterial roads are considered to be eligible development charge projects.

    2.5. All other new roads are considered to be the direct responsibility of the developer.

3. Traffic Signals and Intersection Improvements

3.1. New signalization or intersection improvements located at the intersection of two arterial roads, or at the intersection of a major collector road with an arterial road, or at the intersection of two major collector roads and located external to a development, are considered to be eligible development charge projects.

3.2. New signalization or intersection improvements located at the intersection of an arterial road and external to a development, the work will be cost shared by a Benefiting Owners' Agreement and best efforts of the municipality as Development Agreements come forward.

3.3. New signalization or intersection improvements that serve primarily as private site entrances or as entrances to developments, are the direct responsibility of the developer.

3.4. Intersection improvements, new or modified signalization, signal timing, optimization plans, area traffic studies for highways attributed to growth and unrelated to specific development are considered to be eligible development charge projects.

3.5. All other traffic signalization and Intersection improvements required by a new development are the direct responsibility of the developer.

4. Streetlights

4.1. Streetlights located on arterial or major collector roads are considered to be eligible development charge projects, and are included in the roads construction cost estimate of the related development charges project.

4.2. Streetlights on non-arterial roads, external to development but needed to support a specific development or required to link the area are the direct responsibility of the developer.

4.3. Streetlights on all other new roads are the direct responsibility of the developer.

5. Sidewalks

5.1. Construction of sidewalks on newly constructed development charge eligible roads will be considered to be part of the capital cost of the related development charge project.

5.2. Construction of new sidewalks on existing roads, including sidewalks external to a development that are required to connect the new area to public spaces, are the direct responsibility of the developer.

5.3. Sidewalks on all other new roads are the direct responsibility of the developer.

6. Cycling Routes and Trails

6.1. Cycling routes, bike lanes, and active transportation paths (on road) within the road allowance, external to development are considered to be eligible development charge projects, and are included in the capital cost of the related development charge project within the Services Related to a Highway area.

6.2. Recreational multi-use trails (off road)/naturalized walkways external to development are considered to be eligible development charge projects, and are included in the capital cost of the related development charge project within the Parks and Recreation Services area.

6.3. Cycling Routes/Bike Lanes/Active Transportation Paths (on road)/Recreational Multi-Use Trails (off road)/Naturalized Walkways internal to development are the direct responsibility of the developer.

6.4. Cycling Routes/Bike Lanes/Active Transportation Paths (on road)/Recreational Multi-Use Trails (off road)/Naturalized Walkways on all other new roads are the direct responsibility of the developer.

7. Noise Abatement Measures

7.1. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development are the direct responsibility of the developer.

7.2. Noise abatement measures on new arterial roads or arterial road improvements abutting existing community and unrelated to specific development are considered to be eligible development charge projects, and are included in the capital cost of the related development charge project.

8. Transit Lanes and Lay-Bys

8.1. Transit lanes and lay-bys located within municipal arterial roads are considered part of the complete street are considered to be eligible development charge projects, and are included in the capital cost of the related development charge project.

8.2. Transit lanes and lay-bys located within non-arterial road corridors internal to development are the direct responsibility of the developer.

8.3. Transit lanes and lay-bys located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates are the direct responsibility of the developer.

9. Transit Bus Stops and Amenities

9.1. Transit bus stops and amenities internal to development are the direct responsibility of the developer.

9.2. Transit bus stops and amenities on arterial roads are considered to be eligible development charge projects, and are included in the capital cost of the related development charge project.

Storm Water Management

10. Storm Sewers, Diversion Channels and Outfalls

10.1. Storm sewers constructed internal to a development are the direct responsibility of the developer, unless the City requests sewers to be oversized over 900mm, in which case the incremental cost of oversizing is considered to be an eligible development charge project, based on an area stormwater master drainage plan, and with the prior agreement and approval of the City.

10.2. Storm sewers, diversion channels and storm sewer outfalls constructed external to a development and greater in size than determined by engineering standards to be necessary to drain the owner's lands will be financed by area-specific development charges or through a joint service agreement to be developed by the parties, and with the facilitation of the City through its best efforts, based on an area stormwater master drainage plan, and with the prior agreement and approval of the City.

10.3. Storm sewers of any size required by a development to connect to an existing local trunk storm sewer or outlet are the direct responsibility of the developer.

11. Stormwater Management Facilities

11.1. Stormwater management facilities shall include all stormwater quantity/quality control structures, safety fencing, signage, easements and right-of-way to access facilities.

11.2. Stormwater quality and quantity control works are the direct responsibility of the developer, except as noted in 12.3 and 12.4 below.

11.3. Where the size of the development prevents on-site stormwater management facilities and when such facilities are deemed impractical in the sole opinion of the City, the City may elect to apply a financial contribution policy based on the area of impervious surfaces. Funds acquired in this fashion shall be placed in a reserve fund to be used in the construction of future centralized facilities or other watershed improvements.

11.4. If a stormwater management project benefits a broad area of development and the work provides service to lands owned by two or more unrelated parties, then the project may be considered to be financed:

11.4.1. through area-specific development charges, based on an area stormwater master drainage plan, and with the prior approval of the City; or

11.4.2. through a joint service agreement to be developed by the parties, and with the facilitation of the City through its best efforts.

12. Erosion Control Measures

12.1. Erosion works required to mitigate the impact of a development are the direct responsibility of the developer.

Land Acquisition/Easements

13. For Roads

13.1. Land acquisition for arterial or collector roads according to the City's Official Plan, is primarily achieved through dedications under the *Planning Act*.

13.2. In areas where limited or no development is anticipated, and direct dedication is unlikely, the land acquisition is considered to be an eligible development charge project under a class of service for land acquisition.

13.3. Land acquisition for the purchase of associated easements required for arterial or major collector roads is considered to be an eligible development charge project under a class of service for land acquisition.

14. For Grade Separations

14.1. Land acquisition for grade separations (beyond normal dedication requirements) is considered to be an eligible development charge project under a class of service for land acquisition.

15. Land Acquisition for Stormwater Management Facilities

15.1. Land acquisition for centralized Stormwater Management Facilities, to the size required according to the approved engineering standards, is primarily provided by dedications under the *Planning Act*.

15.2. In areas where limited or no development is anticipated, and direct dedication is unlikely, the land acquisition is considered to be an eligible development charge project under a class of service for land acquisition.

16. For Parkland

16.1. The cost of land acquisition for parkland will not be financed by development charges.

Parkland Development

17. Clean Land

17.1. The City expects parkland deeded to the municipality to be environmentally clean with all natural hazards removed.

17.2. The park site shall meet the requirements of the Environmental Protection Act to limit the risk of liability and provide a safe environment for interim and future leisure and active recreational use.

17.3. The park site shall have been subject to an Environmental Assessment (Class 1) and associated clean-up (if noted as a requirement of draft plan or subdivision agreement).

17.4. The clean-up of all litter, garbage, construction debris, and environmental hazards as identified under Environmental Assessment and by Community Services and Transportation and Operations Services is required.

18. Servicing

18.1. The developer is responsible to install an electrical service and a 50mm water service from the street right-of-way to the park property line, unless the City requests the water service to be oversized over 50mm, in which case the incremental cost of oversizing is considered to be an eligible development charge project.

18.2. If requested by the City, the developer may install other services, such as a sanitary connection, and the works are considered to be eligible development charge projects.

19. Park Design and Construction

19.1. In the event the City requests the developer to assist in the design and/or construction of the park, the work is considered to be an eligible development charge project.

20. Grading

20.1. The parkland is to be provided graded and seeded to be in a state that can be maintained by the City.

20.2. Where permitted by the City, the existing grades may be altered by the developer in accordance with the overall surface drainage plan.

20.3. Where grades are altered, such as when site filling or drainage improvements are proposed, the developer is required to rough grade the site to provide good site drainage, to provide access from surrounding streets and to establish grass seed to prevent erosion.

20.4. Where the site is left in a rough graded condition, a topsoil stockpile is required to be provided.

21. Recreational Trails

21.1. Recreational trails and their associated infrastructure (landscaping, bridges, trail surface, etc.), not otherwise captured as active transportation works, are considered to be eligible development charge projects.

22. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, Etc.

22.1. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality are the direct responsibility of the developer. Such costs include but are not limited to:

22.1.1. pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the City’s required depth), landscape features, perimeter fencing and amenities and all planting.

22.1.2. Perimeter fencing to the City standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the City.

Water and Wastewater

23. For the purpose of interpreting this guideline the following meanings will be used:

23.1. Facilities refer to non-linear infrastructure (i.e., other than watermains and wastewater mains).

24. The charge is utilized to fund future capacity in the respective systems (water and wastewater), including treatment plant expansions, pumping or booster stations, and reservoirs, etc. Water and Wastewater services constructed internal to a development are a direct responsibility of the developer, unless the City requests water and wastewater services to be oversized over 300mm, in which case the incremental cost of oversizing is considered to be an eligible development charge project, and with the prior agreement and approval of the City.

25. Water

25.1. Booster Stations & Reservoirs:

25.1.1. Facilities identified as being required in a City approved Master Servicing Plan(s) to accommodate growth are considered to be eligible development charge projects.

25.1.2. Facilities required to service only a proposed development or subsequent phases of the same development are the direct responsibility of the developer.

25.2. Facilities not identified in a City approved Master Servicing Plan but are subsequently identified by the City as being required in order to facilitate two or more developments, and where the potential benefiting lands are owned by two or more unrelated parties, are considered to be eligible development charge projects.

25.3. Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells are considered to be eligible development charge projects.

25.4. External underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water are considered to be eligible development charge projects.

25.5. Facilities not required for the individual development are considered to be eligible development charge projects.

26. Wastewater

26.1. Lift Stations:

26.1.1. Facilities identified as being required in a City approved Master Servicing Plan(s) to accommodate growth are considered to be eligible development charge projects.

26.1.2. Facilities required to service only the proposed development or subsequent phases of the same development are the direct responsibility of the developer.

26.1.3. Any facility not identified in the applicable Development Charges schedule of projects is ineligible for funding.

26.2. Facilities not identified in a City approved Master Servicing Plan but are subsequently identified by the City as being required in order to facilitate two or more developments and where the potential benefiting lands are owned by two or more unrelated parties, are considered to be eligible development charge projects.

26.3. Wastewater treatment plants and transmission mains are considered to be eligible development charge projects.

26.4. External underground services involving trunk infrastructure and pipe sizes exceeding 300mm for sanitary services are considered to be eligible development charge projects.

26.5. Facilities not required for the individual development are considered to be eligible development charge projects.

Appendix E
Asset Management Plan

Appendix E: Asset Management Plan

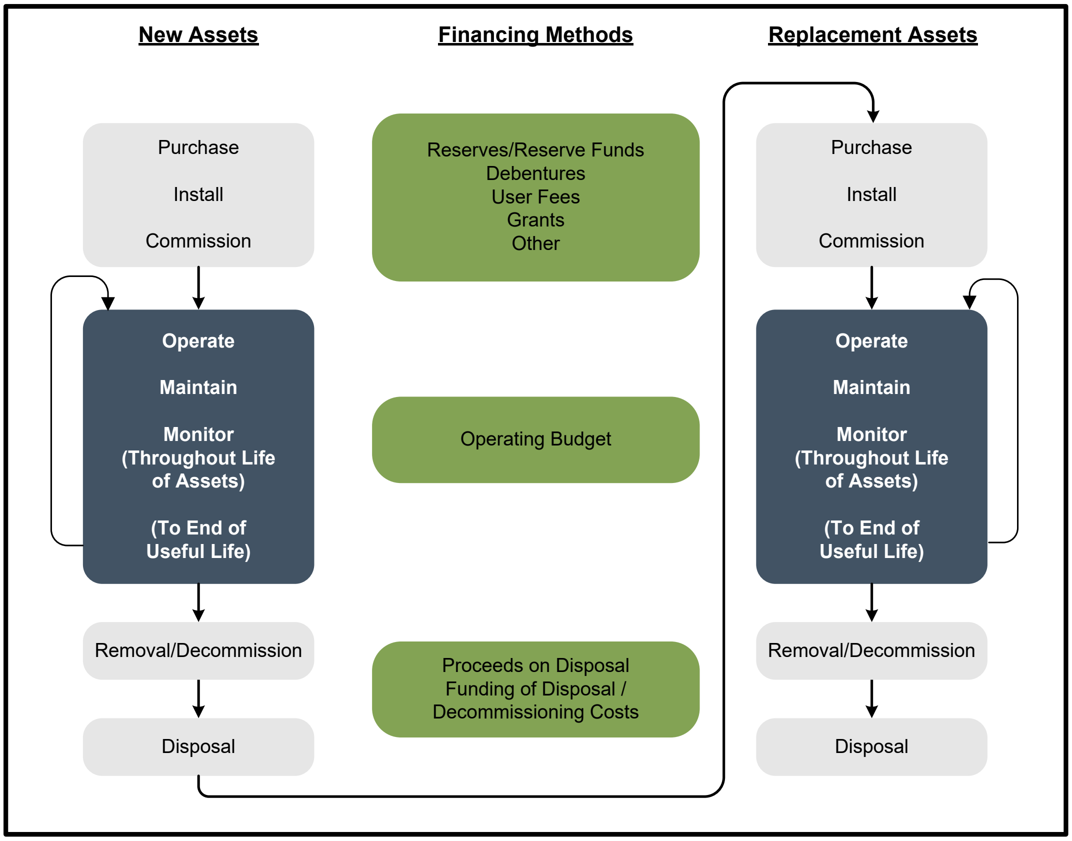
The *Development Charges Act, 1997*, as amended (D.C.A.) (clause (c.2) of subsection 10 (2)) requires that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

> "The asset management plan 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."

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

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 throughout its entire lifecycle. For growth-related works, the majority of initial 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 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.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which were to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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.

Non-Transit Services

Commensurate with the above, the City prepared an A.M.P. in 2025 for its existing assets; with a high level consideration of future growth-related assets for services included in the D.C. calculations. To ensure legislative compliance and complement the existing A.M.P. review, the asset management requirement for the D.C. is separately provided below.

In recognition of the schematic above, the following table (presented in 2026$) 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. As well, the present infrastructure gap and associated funding plan have not been considered in the analysis below. Therefore, 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 that may require financing from municipal financial resources (i.e., taxation, rates, fees, etc.) has been presented as an annual debt charge amount based on 20-year financing.

2. Lifecycle costs for the 2026 D.C. capital works 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 approximately $59.60 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 estimated at approximately $12.59 million. This amount, combined with the existing operating revenues of $217.72 million, will provide annual revenues of $230.31 million by the end of the period.

6. In consideration of the above, the capital plan is deemed to be financially sustainable, as shown in Table E-1.

Table E-1
City of Belleville
Asset Management – Future Expenditures and Associated Revenues
2026$

Asset Management - Future Expenditures and Associated Revenues	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital[1]	34,707,832
Annual Debt Payment on Post Period Capital[2]	13,417,503
Annual Lifecycle - Municipal-wide Services	4,189,133
Annual Lifecycle - Urban Services	5,097,248
Incremental Operating Costs (for D.C. Services)	$2,192,073
Total Expenditures	**59,603,789**
Revenue (Annualized)	
Total Existing Revenue[3]	$217,724,366
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	$12,585,920
Total Revenues	**$230,310,286**

[1] Non-Growth Related component of Projects
[2] Interim Debt Financing for Post Period Benefit
[3] As per Sch. 10 of FIR

Transit Services

In regard to the D.C.A. requirements for asset management related to transit services, Ontario Regulation (O. Reg.) 82/98 (as amended) references O. Reg. 588/17 made under the I.J.P.A., which at a high-level requires the following be addressed:

- State of local infrastructure;
- Current and Proposed Levels of Service;
- Lifecycle Management Strategy; and

- Financial Strategy.

The City has recently prepared a 2025 A.M.P. that details its transit assets. Therefore, much of the information presented herein is reproduced from this 2025 A.M.P.

State of Local Infrastructure

As detailed in the City's 2025 A.M.P., Table E-2 presents the average age compared to service life of transit assets.

Table E-3 presents a high-level summary of the City's transit assets, including assessed condition and replacement cost, as detailed in the City's 2025 A.M.P. In total, transit assets within the City have a replacement value of approximately $38.9 million in 2024 dollars.

Current and Proposed Levels of Service

As detailed in the City's 2025 A.M.P., Table E-4 presents the current and proposed levels of service for transit services.

Lifecycle Management Strategy

The asset management strategy provides the recommended course of actions required to deliver the proposed L.O.S. discussed in the previous section in a sustainable fashion.

The proposed levels of service primarily includes renewal and replacement activities, as well as additional transit shelters. A summary of the anticipated lifecycle activities over the next 10-years is presented in Table E-5, and further detailed in the financial strategy.

Financial Strategy

The financing strategy outlines the suggested financial approach to fund the recommended lifecycle management. This forecast expands on the City's 2026 operating and capital budgets. The financial forecast within this section of the asset management plan includes:

- Annual expenditure forecasts broken down by:

- Maintenance/non-infrastructure solutions;
  - Renewal/rehabilitation activities;
  - Replacement/disposal activities; and
  - Expansion activities.
- A breakdown of annual funding/revenue by source.

The financing strategy forecast, presented in Table E-6, assumes that operating costs have been forecast to increase by 5.8% over the forecast period, based on the anticipated increase in ridership. Transit passenger revenues have been forecast such that the relationship of fare revenue to ridership is maintained. No changes to other revenue sources have been assumed beyond those identified in the 2026 budget.

Tax-based support to fund operating and capital costs not funded from other sources (i.e., fares, grants, advertising revenue, and D.C.s) is forecast to fluctuate over the forecast period, beginning at approximately $10.32 million in 2026 and ending at approximately $9.54 million by 2035.

Table E-2
City of Belleville
Average Age Compared to Service Life of Transit Assets

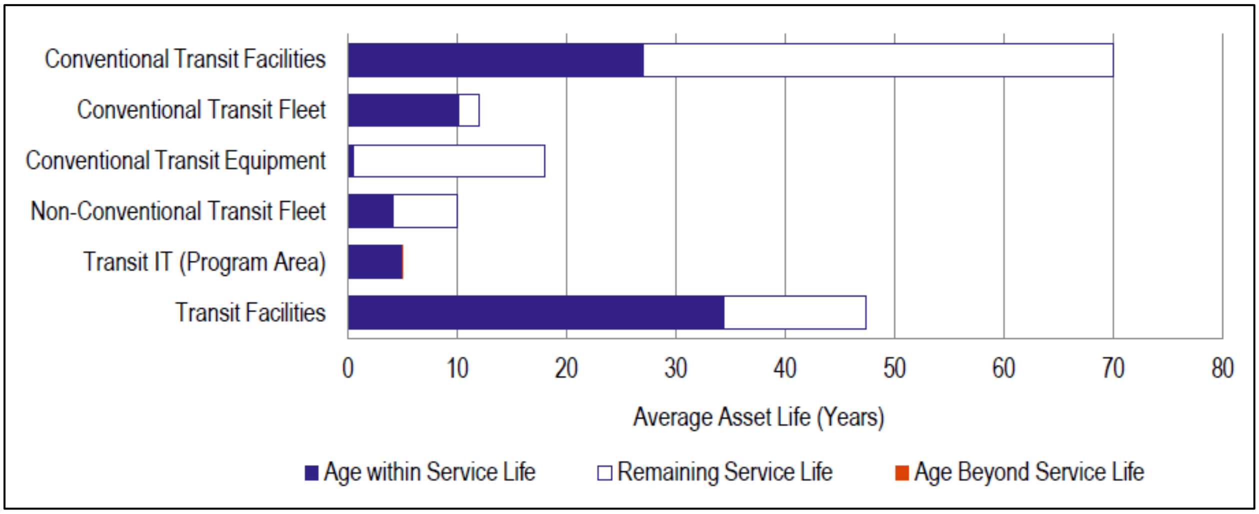


Table E-3
City of Belleville
Transit Services Asset Inventory and Valuation

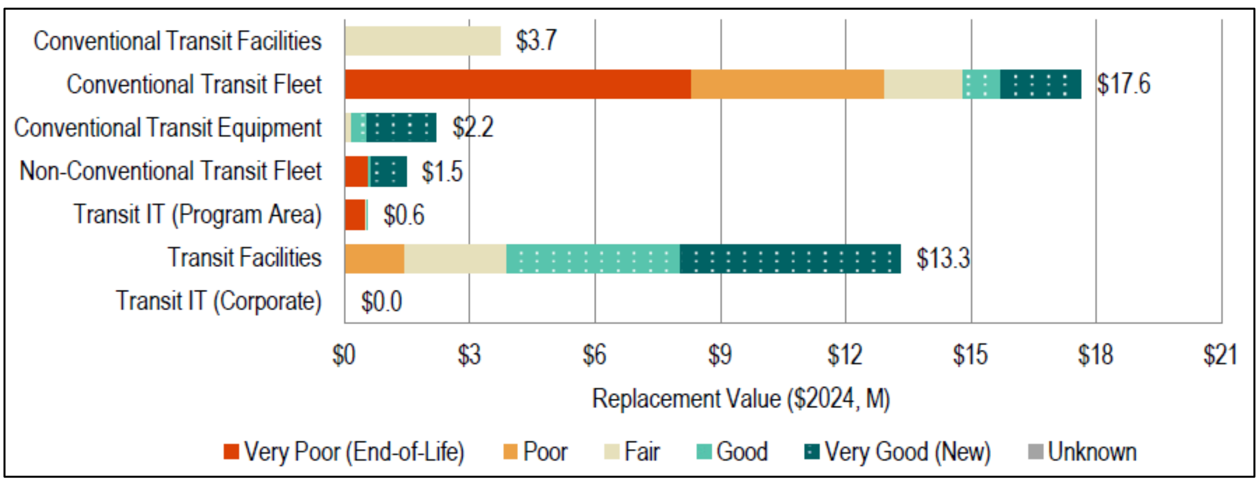


Table E-4
City of Belleville
Transit Services Current and Proposed Levels of Service

Community Levels of Service	Technical Levels of Service		
Statements	Performance Indicators	Performance: Current (2023 / 2024 Where Available)	Performance: Proposed (2034)
Capacity and Use			
The public transit network is available to and accessible for all City residents	Annual operating hours	69,129	> 69,250
	Hours of operation per capita	1.26	1.25
	Trips per capita	22	25
	Percentage of urban area residents within 500m of a bus stop	90%	90%
	Number of buses available for simultaneous operation	13	15
Functional			
Meet customer needs while limiting health, safety, and data security impacts	Percentage of bus stops in compliance with AODA standards	67%	100%
	Percentage of residents with access to specialized mobility services, if required	100%	100%
Quality and Reliability			
Keep assets in a state of good repair	Percentage of Transit assets with very high and high-risk exposure rating	55%	< 10%
	Percentage of buses past their expected useful life	46%	0%

Table E-5
City of Belleville
Transit Service Asset Replacement/Disposal, Renewal/Rehabilitation, and Expansionary Capital (2026$)

Description	Total Cost (2026$)
Replacement/Disposal	
Mobility Buses	$ 1,642,400
Conventional Buses	$ 23,094,200
Renewal/Rehabilitation	
Transit Garage & Mechanic Shop	$ 3,324,500
Transit Terminal	$ 1,216,800
Expansion Activities	
New Bus Shelters	$ 432,600
Total	**$ 29,710,500**

Table E-6
City of Belleville
Transit Service Financing Strategy (2026$)

Expenditure Forecast										
Description	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Maintenance / Non-Infrastructure Solutions										
Base Operating Costs[1]	8,454,200	8,454,200	8,454,200	8,454,200	8,454,200	8,454,200	8,454,200	8,454,200	8,454,200	8,454,200
Incremental Operating Costs[2]	486,813	973,626	1,460,439	1,947,252	2,434,065	2,920,878	3,407,691	3,894,504	4,381,317	4,868,130
Replacement/Disposal[3]										
Mobility Buses	939,800	171,600	-	-	-	-	265,500	265,500	-	-
Conventional Buses	2,853,000	-	2,891,600	2,891,600	2,891,600	2,891,600	2,891,600	2,891,600	2,891,600	-
Renewal/Rehabilitation[3]										
Transit Garage & Mechanic Shop	295,300	307,700	862,800	324,000	412,500	263,500	609,800	-	163,100	85,800
Transit Terminal	-	15,600	-	213,800	-	-	883,900	-	95,400	8,100
Expansion Activities[4]										
D.C. Funded										
New Bus Shelters	4,490	4,490	4,490	4,490	4,490	4,490	4,490	4,490	4,490	4,490
Non-growth Related										
New Bus Shelters	38,770	38,770	38,770	38,770	38,770	38,770	38,770	38,770	38,770	38,770
Total	**13,072,373**	**9,965,986**	**13,712,299**	**13,874,112**	**14,235,625**	**14,573,438**	**16,555,951**	**15,549,064**	**16,028,877**	**13,459,490**

[1] 2026 Operating Budget
[2] Forecast based on ridership increase
[3] 2026 10-year Capital Forecast
[4] Estimated timing of expansion activities

Revenue Forecast										
Description	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Operating										
Fares[1]	2,254,500	2,254,500	2,254,500	2,254,500	2,254,500	2,254,500	2,254,500	2,254,500	2,254,500	2,254,500
Incremental Fares[2]	129,819	259,638	389,457	519,276	649,095	778,914	908,733	1,038,552	1,168,371	1,298,190
Other (Advertising & Provincial Grants)	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000
Capital										
D.C. Revenue	4,490	4,490	4,490	4,490	4,490	4,490	4,490	4,490	4,490	4,490
Municipal Contribution (incl. reserve fund transfers)	10,358,564	7,122,358	10,738,852	10,770,846	11,002,540	11,210,534	13,063,228	11,926,522	12,276,516	9,577,310
Total	**13,072,373**	**9,965,986**	**13,712,299**	**13,874,112**	**14,235,625**	**14,573,438**	**16,555,951**	**15,549,064**	**16,028,877**	**13,459,490**

[1] 2026 Operating Budget
[2] Forecast based on ridership increase

Appendix F
Draft Development Charges By-law

THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW NUMBER 2026-XX

A by-law to establish development charges for the Corporation of the City of Belleville

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* c. 27, as amended (hereinafter called "the Act") provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the City of Belleville ("City of Belleville") has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS in accordance with the Act, a report entitled "Development Charges Background Study" dated July 6, 2026, as amended, prepared by Watson & Associates Economists Ltd. (the "Background Study"), has been completed;

AND WHEREAS the Council of the City of Belleville has considered the Background Study, as amended, has considered all written submissions, and has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on July 27, 2026;

AND WHEREAS the Council of the City of Belleville has determined that a further public meeting is not necessary pursuant to subsection 12(3) of the Act.

NOW THEREFORE THE COUNCIL OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,

   (1) "Accessory building or structure" shall mean a detached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and is located on the same lot therewith.

   (2) "Accessory use" shall mean a use customarily incidental and subordinate to, and exclusively devoted to the principal or main use of the lot, building or structure and located on the same lot as such principal or main use.

   (3) "Act" means the *Development Charges Act,* S.O. 1997, c. 27, as amended, or any successor thereof.

   (4) "Additional dwelling unit" means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit.

   (5) "Affordable Residential Unit" means a residential unit that meets the criteria set out in section 4.1 of the Act.

   (6) "Agricultural use" means the use of land and/or buildings for the cultivation or foraging of crops, livestock or poultry production, raising or training of horses, and orchards, market gardening, maple sugar bushes, tobacco crops or other forms of specialized crop production.

   (7) "Apartment dwelling" means any dwelling unit within a building containing three or more dwelling units where the units are connected by an interior corridor.

   (8) "Attainable Residential Unit" means a residential unit that meets the criteria set out in section 4.1 of the Act.

(9) “Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen.

(10) “Board of Education” means a board defined in subsection 1 (1) of the *Education Act.*

(11) “Bona fide farm operation" means the proposed development is for agricultural use where the yearly income from the agricultural use is substantial and the owner holds a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs. For purposes of determining bona fide farm uses reference may be made to the owner’s membership in a legitimate farm organization.

(12) “Building Code Act” means the *Building Code Act*, 1992, S.O. 1992, c.23.

(13) “Capital cost” means capital costs as defined in subsection 5 (3) of the Act.

(14) “Council” means the Council of The Corporation of the City of Belleville.

(15) “Development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 14 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land.

(16) “Development charge” means a charge imposed pursuant to this By-law.

(17) “Dwelling unit" means a suite operated as a housekeeping unit, used or intended to be used as a domicile by 1 or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, and includes:

(a) a park model home;

(b) a bedroom in a students' or seniors' residence;

(c) a building, or portion of a building, used for residential purposes as set out in the *Planning Act*.

(18) "Farm building" means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use.

(19) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls.

(20) "Gross floor area" means the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or in the case of a mixed use building or structure, 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:

(a) 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;

(b) loading facilities above or below grade; and

(c) 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.

(21) "Inclusionary zoning residential unit" means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act.

(22) "Industrial use" 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 or an agricultural use.

(23) "Institutional use", for the purposes of subsection 20 (3), means a building used for or in connection with:

(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 institution of the following post-secondary institutions for the objects of the institution:

(i) a university in Ontario that receives direct, regular and ongoing operation 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 Institute 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.

(24) "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 Municipality or any part or parts thereof.

(25) "Local services" means those services or facilities which are under the jurisdiction of the Municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under section 51 of the *Planning Act*, or as a condition of approval under section 53 of the *Planning Act*.

(26) “Mixed use” means a building, structure or development with portions which are to be used for residential development and other portions which are to be used for non-residential development.

(27) “Multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, apartment dwellings and special care dwelling units.

(28) “Municipality” means The Corporation of the City of Belleville.

(29) “Non-profit housing” means development that meets the criteria set out in subsection 4.2 (1) of the Act.

(30) “Non-residential use" means a building or structure used for purposes other than a residential use.

(31) “Official Plan” means the Official Plan of the City of Belleville and any amendments thereto.

(32) “Other Multiple” means the same as multiple dwelling as defined in this by-law.

(33) “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.

(34) “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.

(35) “Planning Act” means the *Planning Act,* R.S.O. 1990, c.P.-13, as amended, or any successor thereof.

(36) “Regulation” means any regulation made pursuant to the Act.

(37) “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.

(38) “Residential unit” means the same as dwelling unit as defined in this by-law.

(39) “Residential use” means lands, buildings or structures or portions thereof used, or designed or intended to be used as a home or residence of one or more individuals who reside or dwell there permanently or for a considerable period of time, and includes a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, special care dwelling units, and the residential portion of a mixed-use building or structure, but does not include a place of worship, student residence, military barracks, hotel, motel, or bed and breakfast where individuals typically stay for less than one week.

(40) "Row dwelling" means a residential building containing not less than three dwelling units with each unit separated by a common or party wall or walls with a separate outside entrance to each unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling.

(41) “Semi-detached dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling.

(42) “Services” means services set out in Schedule “A” to this By-law.

(43) “Single detached dwelling” means a completely detached building containing only one dwelling unit. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling.

(44) “Special Care Dwelling Unit” means a unit within a building containing more than six dwelling units or dwelling rooms that are designed to accommodate individuals with specific support needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, housekeeping, nursing, respite care and attendant services are provided at various levels, and:

(a) the units have a common entrance from street level;

(b) the occupants have the right to use common halls, stairs, yards, rooms, and accessory buildings; and

(c) the units or rooms may or may not have exclusive sanitary or culinary facilities or both.

(45) "Special Dwelling Unit" means the same as special care dwelling unit as defined in this by-law.

(46) "Urban Service Area" means the urban serviced area as defined in the Municipality's Official Plan.

CALCULATION OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this by-law, development charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the services set out in Schedule "A".

(2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:

(a) in the case of residential development or redevelopment, or the residential portion of a mixed-use development or redevelopment, the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "B";

(b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed-use development or redevelopment, the product of the gross floor area of such development multiplied by the corresponding total amount for such gross floor area, as set out in Schedule "B"; and

(c) in the case of a student residence, the applicable charge, per room, is as established for "Apartments – Bachelor and 1 Bedroom" as set out in Schedule "B".

(3) The development charges for water and wastewater services are applicable to lands within the Urban Service Area and to other lands connecting to the Municipality's water and wastewater services.

(4) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A".

APPLICABLE LANDS

3. (1) Subject to subsection (2), charges payable under Schedule "B" of this by-law apply to all lands in the Municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.-31.

(2) This by-law shall not apply to land that is owned by and used for the purposes of:

(a) a board of education;

(b) any municipality or local board thereof; or

(c) a University that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

(3) The Municipality may exempt lands from this by-law where the lands are designated in the Municipality's Official Plan as part of a Community Improvement Area and the Municipality implements a Community Improvement Plan which includes the said lands.

EXEMPTIONS AND REDUCTIONS

Residential Units in Existing Residential

4. Development charges shall not be imposed with respect to that category of exempt development described in subsections 2 (3), 2 (3.1), and 2 (3.2) of the Act, namely:

(1) An enlargement to an existing dwelling unit;

(2) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;

(3) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;

(4) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or

(5) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

<u>Residential Units in New Residential</u>

5. Development charges shall not be imposed with respect to that category of exempt development described in subsection 2 (3.3) of the Act, namely:

(1) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;

(2) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new

detached house, semi-detached house or rowhouse contains any residential units; or

(3) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Enlargement of an Existing Industrial Development

6. (1) Development charges shall not be imposed with respect to that category of exempt development described in section 4 of the Act, namely the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less.

(2) For the purpose of subsection (1) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in Ontario Regulation 82/98 made under the Act.

(3) Notwithstanding subsection (1), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “B” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

(4) For the purpose of the application of section 4 of the Act to the operation of this by-law:

(a) the gross floor area of an existing industrial building shall be calculated as it existed at the time of this by-law’s effective date; and

(b) the enlargement of the gross floor area of the existing building must:

(i) be attached to the existing industrial building;

(ii) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;

(iii) be for use or in connection with an industrial purpose as set out in this by-law; and

(iv) constitute a bona fide increase in the size of the existing building.

Other Statutory Exemptions

7. Development charges shall not be imposed with respect to that category of exempt development described in section 4.1 of the Act, namely, an affordable residential unit or attainable residential unit.

8. Development charges shall not be imposed with respect to that category of exempt development described in section 4.2 of the Act, namely, a non-profit housing development.

9. Development charges shall not be imposed with respect to that category of exempt development described in section 4.3 of the Act, namely, an inclusionary zoning residential unit development.

10. Development charges shall not be imposed with respect to that category of exempt development described in section 4.4 of the Act, namely, a long-term care home.

11. Development charges shall not be imposed with respect to that category of exempt development described in section 4.5 of the Act, namely, a non-profit retirement housing development.

Other Exemptions

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

(1) private schools as defined in the *Education Act*;

(2) development of land, buildings or structures owned by a College of applied arts and technology established pursuant to the *Ministry of Training, Colleges and Universities Act*, and used for teaching-related purposes on lands owned by and used for the purposes of the College but does not include student residences;

(3) a place of worship classified as exempt from taxation under section 3 of the *Assessment Act*;

(4) hospitals under the *Public Hospitals Act*;

(5) a non-residential farm building; or

(6) development creating or adding an accessory use or structure not exceeding ten square metres of non-residential floor area.

<u>Reductions</u>

13. Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit, as follows:

(1) Three or more bedrooms – 25% reduction;

(2) Two bedrooms – 20% reduction; and

(3) All other bedroom quantities – 15% reduction.

<u>DEVELOPMENT CHARGES IMPOSED</u>

14. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential use, where the development requires:

(a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*;

(b) the approval of a minor variance under section 45 of the *Planning Act*;

(c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;

(d) the approval of a plan of subdivision under section 51 of the *Planning Act*;

(e) a consent under section 53 of the *Planning Act*;

(f) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, c.C.-26; or

(g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

(2) Subsection (1) shall not apply in respect to:

(a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act*; or

(b) local services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.

LOCAL SERVICE INSTALLATION

15. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

16. (1) Where two or more of the actions described in subsection 14 (1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.

(2) Notwithstanding subsection (1), if two or more of the actions described in subsection 14 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in

Schedule “A”, an additional development charge on the additional residential units and non-residential gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

<u>SERVICES IN LIEU</u>

17. (1) Council may authorize an owner, through an agreement under section 38 of the Act, to substitute such part of the development charge applicable to the owner’s development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total development charge payable by an owner to the Municipality in respect of the development to which the agreement relates.

(2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.

(3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

<u>RULES WITH RESPECT TO REDEVELOPMENT</u>

18. 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 five years 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:

(1) 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 charges as set out in Schedule “B”, by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(2) 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 as set out in Schedule “B”, by the gross floor area that has been or will be demolished or converted to another principal use.

19. A credit provided for in section 18 shall not exceed the amount of the development charge that would otherwise be payable, and no existing land use that is exempt under this by-law shall be eligible for a credit within 5 years of the date that an Occupancy Permit was issued for the gross floor area that has been or will be demolished or converted to another principal use.

TIMING OF CALCULATION AND PAYMENT

20. (1) Development charges shall be calculated, payable and collected in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.

(2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

(3) Notwithstanding subsections (1) and (2), development charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the earlier of the date of first occupancy or the date of occupancy permit issuance, and each subsequent installment, including interest accrued prior to June 5, 2025, payable on the anniversary date each year thereafter.

(4) Notwithstanding subsections (1) and (2), development charges for non-rental residential developments are due and payable in full on the earlier of:

(a) The day a permit is issued under the *Building Code Act* authorizing occupation of the building; or

(b) The day the building is first occupied.

(5) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment that was:

(a) received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred within 2 years of building permit issuance, the development charges under section 2 shall be calculated based on the lower of the rates set out in Schedule “B” on the date the planning application was made, including interest, or the rate currently in effect. Where both planning applications apply, development charges under section 2 shall be calculated based on the rates, including interest, set out in Schedule "B" on the date of the later planning application; or

(b) received on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges under section 2 shall be calculated based on the lower of the rates set out in Schedule “B” on the date the planning application was made, including interest, or the rate currently in effect. Where both planning applications apply, development charges under section 2 shall be calculated based on the rates, including interest, set out in Schedule "B" on the date of the later planning application.

(6) Interest for the purposes of subsections (3) and (5) shall be determined as the maximum interest rate as defined in section 26.3 of the Act.

(7) Notwithstanding subsections (1) to (5), 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.

(8) If development charges are paid and the applicable building permit is cancelled or revoked before construction begins, the development charges will be refunded to the registered owner of the land.

RESERVE FUNDS

21. (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds for each of the services and classes of service set out in Schedule “A”.

(2) Monies received for the payment of development charges shall be used only in accordance with the provisions of section 35 of the Act.

(3) Council directs the Municipal Treasurer to divide the reserve funds created hereunder into separate subaccounts in accordance with the service sub-categories set out in Schedule “A” to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.

(4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.

(5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).

(6) The Treasurer of the Municipality shall prepare an annual financial statement for the development charge reserve funds as prescribed under section 12 of Ontario Regulation 82/98 made under the Act and shall submit the statement for Council's consideration on or before June 30th each year, and provide a copy of the financial statement to the Minister no later than July 15th each year in which the statement is provided to Council.

BY-LAW AMENDMENT OR APPEAL

22. (1) Where this by-law or any development charge prescribed there under is amended or repealed by order of the Ontario Land Tribunal or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

(2) Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.

(3) Refunds that are required to be paid under subsection (1) shall be paid with interest, at the minimum interest rate as defined in subsection 11 (1) of Ontario Regulation 82/98 made under the Act.

BY-LAW INDEXING

23. The development charges imposed pursuant to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent available twelve-month change in the Toronto series of the prescribed index, as detailed in section 7 of Ontario Regulation 82/98 made under the Act (currently Statistics Canada Table 18-10-0289-01).

SEVERABILITY

24. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

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

BY-LAW REGISTRATION

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

BY-LAW ADMINISTRATION

27. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

28. The following Schedules to this by-law form an integral part of this by-law:

Schedule “A” - Designated Municipal Services and Classes of Service

Schedule “B” - Schedule of Development Charges

DATE BY-LAW EFFECTIVE

29. This by-law shall come into force and effect at 12:01 AM on September 15, 2026.

DATE BY-LAW EXPIRES

30. This by-law will expire ten years after the day it comes into force unless it is repealed at an earlier date.

EXISTING BY-LAW REPEALED

31. By-law No. 2021-201 and By-law No. 2025-123 are hereby repealed as of the date and time of this by-law coming into effect.

SHORT TITLE

32. This by-law may be cited as the “City of Belleville Development Charge By-law, 2026.”

Read a first time this 14th day of September, 2026.

Read a second time this 14th day of September, 2026.

Read a third time and finally passed this 14th day of September, 2026.

Mayor

Clerk

SCHEDULE “A” TO BY-LAW NUMBER 2026-XX

Municipal-wide Services

- Services Related to a Highway
- Fire Services
- Police Services
- Parks and Recreation Services
- Library Services
- Ambulance Services
- Transit Services

Municipal-wide Classes of Service

- Growth-related Studies

Urban Serviced Area-specific Services

- Water Services
- Wastewater Services

SCHEDULE "B" TO BY-LAW NUMBER 2026-XX

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)
City-Wide Services/Class of Service:						
Services Related to a Highway	$ 12,911	$ 8,518	$ 9,757	$ 5,142	$ 4,992	$ 7.21
Fire Protection Services	$ 1,607	$ 1,060	$ 1,214	$ 640	$ 621	$ 0.92
Policing Services	$ 966	$ 637	$ 730	$ 385	$ 373	$ 0.55
Parks and Recreation Services	$ 4,301	$ 2,838	$ 3,250	$ 1,713	$ 1,663	$ 0.39
Library Services	$ 157	$ 104	$ 119	$ 63	$ 61	$ 0.01
Ambulance	$ 269	$ 177	$ 203	$ 107	$ 104	$ 0.15
Transit Services	$ 10	$ 7	$ 8	$ 4	$ 4	$ 0.01
Growth-related Studies	$ 68	$ 45	$ 51	$ 27	$ 26	$ 0.04
Total City-Wide Services/Class of Services	**$ 20,289**	**$ 13,386**	**$ 15,332**	**$ 8,081**	**$ 7,844**	**$ 9.28**
Urban Services:						
Wastewater Services	$ 4,891	$ 3,227	$ 3,696	$ 1,948	$ 1,891	$ 9.89
Water Services	$ 2,628	$ 1,734	$ 1,986	$ 1,047	$ 1,016	$ 6.23
Total Urban Services	**$ 7,519**	**$ 4,961**	**$ 5,682**	**$ 2,995**	**$ 2,907**	**$ 16.12**
GRAND TOTAL RURAL AREA	**$ 20,289**	**$ 13,386**	**$ 15,332**	**$ 8,081**	**$ 7,844**	**$ 9.28**
GRAND TOTAL URBAN AREA	**$ 27,808**	**$ 18,347**	**$ 21,014**	**$ 11,076**	**$ 10,751**	**$ 25.40**