



MUNICIPALITY OF PORT HOPE
2007 DEVELOPMENT CHARGES
UPDATE STUDY

For Public Circulation and Comment

MAY 14, 2007

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 Planning for growth

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1. INTRODUCTION

1. INTRODUCTION

1.1 Background

The basis for the calculation of the Municipality's existing schedule of residential and non-residential development charges is documented in the "Municipality of Port Hope Development Charge Background Study," dated June 21, 2004, which provides the supporting documentation for By-law 65/2004 adopted by Council on August 3, 2004.

The bylaw imposes charges for residential and non-residential through separate schedules of charges. The resultant 2004 development charge, as provided in Schedules B1 and B2 respectively, is summarized as follows:

SCHEDULE "B1"
MUNICIPALITY OF PORT HOPE
BY-LAW NO. 65/2004
SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL (by Dwelling Type)				
	Single and Semi Detached	Apartments 2 Bedroom and Larger	Apartments Bachelor & 1 Bedroom	Other Multiple Dwellings	Special Care Dwellings
Municipal-Wide Services					
Roads and Related Services	1,990	1,409	984	1,543	708
Fire Protection Services	274	194	136	213	98
Parks and Recreation Services	2,564	1,816	1,268	1,989	912
Library Services	422	299	209	328	150
Administrative Services	143	101	71	111	51
Subtotal - Municipal-Wide Services	5,393	3,819	2,668	4,184	1,919
Area-Specific Services					
Police Services - Ward 1	108	76	53	83	38
OPP Services - Ward 2	41	29	20	31	14
Municipal Water and Wastewater Services					
Water Treatment Plants	1,139	807	564	885	406
Water Services (excluding WTP)	601	426	298	467	214
Water Pollution Control Plants	1,768	1,252	875	1,372	629
Wastewater Services (excluding WPCP)	1,249	885	618	969	444
Subtotal - Urban Area Services	4,757	3,370	2,355	3,693	1,693
WARD 1 (with full municipal water and wastewater services)					
Municipal-Wide Services	5,393	3,819	2,668	4,184	1,919
Area-Specific Services	108	76	53	83	38
Municipal Water and Wastewater Services	4,757	3,370	2,355	3,693	1,693
TOTAL - WARD 1	10,258	7,265	5,076	7,960	3,650
WARD 2 (no municipal water or wastewater services)					
Municipal-Wide Services	5,393	3,819	2,668	4,184	1,919
Area-Specific Services	41	29	20	31	14
TOTAL - WARD 2	5,434	3,848	2,688	4,215	1,933

SCHEDULE "B2"
MUNICIPALITY OF PORT HOPE
BY-LAW NO. 65/2004
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	COMMERCIAL/ INSTITUTIONAL (per sq.ft. of Gross Floor Area)	INDUSTRIAL (per sq.ft. of Gross Floor Area)		
		Aug. 4, 2004 to Jan. 31, 2006	Feb. 1, 2006 to Jan. 31, 2007	Feb. 1, 2007 to Aug. 3, 2009
Municipal-Wide Services				
Roads and Related Services	1.39	0.46	0.93	1.39
Fire Protection Services	0.20	0.07	0.13	0.2
Parks and Recreation Services	0.24	0.08	0.16	0.24
Library Services	0.04	0.01	0.03	0.04
Administrative Services	0.11	0.04	0.07	0.11
Subtotal - Municipal-Wide Services	1.98	0.66	1.32	1.98
Area-Specific Services				
Police Services - Ward 1	0.08	0.03	0.05	0.08
OPP Services - Ward 2	0.03	0.01	0.02	0.03
Municipal Water and Wastewater Services				
Water Treatment Plants	0.56	0.19	0.37	0.56
Water Services (excluding WTP)	0.30	0.10	0.20	0.3
Water Pollution Control Plants	0.85	0.28	0.57	0.85
Wastewater Services (excluding WPCP)	0.20	0.07	0.13	0.2
Subtotal - Urban Area Services	1.91	0.64	1.27	1.91
WARD 1 (with full municipal water and wastewater services)				
Municipal-Wide Services	1.98	0.66	1.32	1.98
Area-Specific Services	0.08	0.03	0.05	0.08
Municipal Water and Wastewater Services	1.91	0.64	1.27	1.91
TOTAL - WARD 1	3.97	1.32	2.65	3.97
WARD 2 (no municipal water or wastewater services)				
Municipal-Wide Services	1.98	0.66	1.32	1.98
Area-Specific Services	0.03	0.01	0.02	0.03
TOTAL - WARD 2	2.01	0.67	1.34	2.01

The charges presented above were imposed commencing on August 4, 2004. Subsequent to the passage of this by-law, the charges have been indexed in accordance with section 5.1 of the by-law. The present charges, as indexed on February 1, 2006, are approximately 13% higher than provided in By-law 65/2004 and are summarized as follows.

SCHEDULE "B1"
MUNICIPALITY OF PORT HOPE
BY-LAW NO. 65/2004 (indexed to 2006 Rates)
SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL (by Dwelling Type)				
	Single and Semi Detached	Apartments 2 Bedroom and Larger	Apartments Bachelor & 1 Bedroom	Other Multiple Dwellings	Special Care Dwellings
Municipal-Wide Services					
Roads and Related Services	2,248	1,592	1,112	1,743	800
Fire Protection Services	309	219	154	241	111
Parks and Recreation Services	2,897	2,051	1,433	2,247	1,031
Library Services	477	338	236	371	169
Administrative Services	162	114	80	125	58
Subtotal - Municipal-Wide Services	6,092	4,313	3,014	4,727	2,169
Area-Specific Services					
Police Services - Ward 1	122	86	60	94	43
OPP Services - Ward 2	46	32	24	35	16
Municipal Water and Wastewater Services					
Water Treatment Plants	1,287	911	637	1,000	459
Water Services (excluding WTP)	679	481	337	527	242
Water Pollution Control Plants	1,997	1,414	989	1,550	711
Wastewater Services (excluding WPCP)	1,411	1,000	698	1,095	502
Subtotal - Urban Area Services	5,374	3,806	2,661	4,171	1,913
WARD 1 (with full municipal water and wastewater services)					
Municipal-Wide Services	6,092	4,313	3,014	4,727	2,169
Area-Specific Services	122	86	60	94	43
Municipal Water and Wastewater Services	5,374	3,806	2,661	4,171	1,913
TOTAL - WARD 1	11,588	8,206	5,735	8,992	4,125
WARD 2 (no municipal water or wastewater services)					
Municipal-Wide Services	6,092	4,313	3,014	4,727	2,169
Area-Specific Services	46	32	24	35	16
TOTAL - WARD 2	6,138	4,345	3,038	4,762	2,185

SCHEDULE "B2"
MUNICIPALITY OF PORT HOPE
BY-LAW NO. 65/2004 (indexed to 2006 Rates)
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	COMMERCIAL/ INSTITUTIONAL (per sq.ft. of Gross Floor Area)	INDUSTRIAL (per sq.ft. of Gross Floor Area)		
		Aug. 4, 2004 to Jan. 31, 2006	Feb. 1, 2006 to Jan. 31, 2007	Feb. 1, 2007 to Aug. 3, 2009
Municipal-Wide Services				
Roads and Related Services	1.57	0.52	1.05	1.57
Fire Protection Services	0.23	0.08	0.15	0.23
Parks and Recreation Services	0.27	0.09	0.18	0.27
Library Services	0.05	0.02	0.03	0.05
Administrative Services	0.12	0.04	0.08	0.12
Subtotal - Municipal-Wide Services	2.24	0.75	1.49	2.24
Area-Specific Services				
Police Services - Ward 1	0.09	0.03	0.06	0.09
OPP Services - Ward 2	0.03	0.01	0.02	0.03
Municipal Water and Wastewater Services				
Water Treatment Plants	0.63	0.21	0.42	0.63
Water Services (excluding WTP)	0.34	0.11	0.23	0.34
Water Pollution Control Plants	0.96	0.32	0.64	0.96
Wastewater Services (excluding WPCP)	0.23	0.08	0.15	0.23
Subtotal - Urban Area Services	2.16	0.72	1.44	2.16
WARD 1 (with full municipal water and wastewater services)				
Municipal-Wide Services	2.24	0.75	1.49	2.24
Area-Specific Services	0.09	0.03	0.06	0.09
Municipal Water and Wastewater Services	2.16	0.72	1.44	2.16
TOTAL - WARD 1	4.49	1.50	2.99	4.49
WARD 2 (no municipal water or wastewater services)				
Municipal-Wide Services	2.24	0.75	1.49	2.24
Area-Specific Services	0.03	0.01	0.02	0.03
TOTAL - WARD 2	2.27	0.76	1.51	2.27

1.2 Existing Policies (Rules)

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with Section 6 of the *Development Charges Act, 1997* as provided in By-law 64/2004.

1.2.1 *Payment in any Particular Case*

In accordance with the *Development Charges Act, 1997*, the development charge shall be calculated, payable and collected where the development requires one or more of the following:

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

1.2.2 Determination of the Amount of the Charge

In the case of a residential development, the development charge shall be calculated according to the amount and type of residential dwelling unit with respect to each service. In the case of a development for non-residential use, the development charge shall be calculated based on the amount of gross floor area of the proposed development with respect to each service.

1.2.3 Application to Land Redevelopment

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

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge currently in place, and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non residential development charge.

The demolition credit is allowed only if the demolition occurred no more than 48 months prior to the issuance of a building permit. The credit can in no case exceed the amount of development charges that would otherwise be payable and will not be provided for components of the charge pertaining to the Water Pollution Control Plants and Water Treatment Plants services.

1.2.4 Exemptions (full or partial)

The following lands are exempt from development charges:

- a) Statutory exemptions
 - i. 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;
 - ii. Land used for Municipal or Board of Education purposes;
 - iii. 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.
- b) Non statutory exemptions
 - i. Lands, building or structures used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*;
 - ii. The development of non-residential farm buildings constructed for bona fide farm uses;
 - iii. Buildings used as hospitals as governed by the Public Hospitals Act; and
 - iv. Partial exemption for industrial development through the phase-in of the charge over the term of the bylaw.

1.2.5 Indexing

The by-law provides for the automatic indexing of the development charges on February 1st of each year in accordance with the Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007.

1.2.6 The Applicable Area

The DC By-law applies to all lands within the Municipality. Area-specific charges for municipal water and wastewater services are applicable in the municipally serviced urban area of Ward 1 and separate area-specific charges for police services are applicable in Ward 1 (municipal police services) and Ward 2 (OPP services).

1.2.7 By-law Duration

The by-law shall be in force for a period of five years and expires on August 4, 2009.

1.2.8 Date Charge Payable

Development charges relating to all services are calculated, payable and collected upon issuance of a building permit; except for charges related to advance services (i.e. roads and related, sanitary sewer and water services) where at the discretion of Council charges shall be payable at the time of subdivision agreement or prior to the release of holding provisions on the implementing zoning by-law amendment.

1.3 Basis for DC Amendment

The basis for this report is to provide updated development charge calculations for capital cost updates relating to roads, water and sewer services. The changes in anticipated capital needs arise from cost and grant funding updates associated with the Water Pollution Control Plant and Water Treatment Plant, conditions pertaining to Municipality entering into a front-ending agreement with AON Inc. and benchmark cost increases for various projects. Capital costs for these services (i.e. Roads and Related Services, Water Pollution Control Plants, Wastewater Services (excluding WPCP), Water Treatment Plants, and Water Services (excluding WTP)) were identified in the 2004 DC Background Study. Details on these updates are presented in Chapter 3 of this update report. The revised schedule of development charges are presented in the draft by-law.

It should be noted that this report is a DC amendment and as such the calculations are denominated in 2004 dollars (the Municipality's DC Background Study cost base). The amended DC rates are subsequently indexed to current rates for implementation. Moreover, in light of undertaking this amendment process, the Municipality did not index its' development charges bylaw on February 1, 2007. This report will identify the 2007 indexed rates for implementation. Based on the third quarter year-over-year change in the Statscan Index the rates are scheduled to increase by 6.9% over the February 1, 2006 rates.

The notice of the mandatory Public meeting has been advertised in accordance with the requirements of the Act. This study document was also released in accordance with the Act on May 14, 2007. A public information meeting is scheduled to take place on May 15, 2007. The statutory public meeting will be held in the Council Chambers, Municipal Offices on May 29, 2007. A presentation will be made to the public regarding the recommendations of this report. At that meeting, Council will receive oral and written comments. It is anticipated that Council will consider the proposed by-law at a subsequent meeting of Council.

2. ANTICIPATED DEVELOPMENT

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The 2004 development charges study provided for the anticipated growth within the Municipality for the 2004-buildout period. The table below provides a summary of the Municipal-wide residential forecast provided therein:

Year	Population	Units
2004	16,158	6,212
2014	18,760	9,002
2024	25,486	10,932

In addition to the residential growth, non-residential growth was forecast to increase by approximately 687,100 square feet of building space over the 2004-2014 period and 2.3 million square feet of space during the 2004-buildout period. At this time, the growth forecast has been reviewed with staff and no charges are recommended to the above.

3. REVISIONS TO THE ANTICIPATED CAPITAL NEEDS

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The Municipality passed By-law 65/2004 on August 3, 2004, being a by-law for the purposes of establishing and collecting a development charge in accordance with the provisions of the *Development Charges Act*. The Background Study adopted by Council in the preparation of the by-law justified the maximum amount that could be charged for residential and non-residential development. The DC Background Study and Bylaw identified anticipated capital needs for recovery through development charges for various municipal services, including:

- Roads and Related Services,
- Fire Protection Services,
- Police Services (differentiated charges for Ward's 1 and 2),
- Administrative Services,
- Parks and Recreation Services,
- Library Services,
- Water Pollution Control Plants,
- Wastewater Services (excluding WPCP),
- Water Treatment Plants, and
- Water Services (excluding WTP).

This chapter of the report summarizes the changes in the anticipated capital needs arising from the circumstances noted in Section 1.3 of this report for Roads and Related Services, Water Pollution Control Plants, Wastewater Services (excluding WPCP), Water Treatment Plants, and Water Services (excluding WTP). The adjustments to the anticipated capital needs, summarized below, provide the eligible costs on which the calculations of the development charge by-law amendment is based. Further adjustments are required to these anticipated capital costs under the DCA, including:

- Ensuring the anticipated level of capital needs for Roads and Related Services does not exceed the historic average level of service;
- Reducing net capital costs by existing reserve fund balances (December 31, 2003) to reflect monies previously collected for these services;
- Reducing the net capital costs to recognize benefits to existing development, statutory deductions, contributions from other municipalities and anticipated grants;

- Allocation of service benefits (i.e. DC-eligible costs) between residential and non-residential use.

The following sections of this chapter summarize these items in detail for each service.

Roads and Related Services

The 2004 DC Background Study identified capital needs for roads and related services based on the anticipated amount of development over the 2004-2031 forecast period. Major Roads was identified as a component of this service category. The anticipated capital needs for Major Roads services identified in the Study totalled approximately \$14.7 million in gross capital costs and included upgrades and expansions to existing roads as well as the construction of new roads. Approximately \$9.8 million (or 66%) of these costs were identified as eligible for inclusion in the calculation of the development charge.

Two of the projects listed were included in the Municipality's agreement with AON Inc. for service emplacement. Under the terms of the agreement, AON Inc. would emplace works for Lakeshore Road (Ward 1 Boundary to 570m easterly) and Collector Road Oversizing. AON Inc. receives development charge credits in return for emplacing these works and the will receive 3% interest on the outstanding annual balance. The capital cost updates included in this amendment reflect the actual cost of projects undertaken during the 2004-2006 period (discounted to 2004\$) and updated benchmark costing for anticipated Major Roads future needs as provided by Totten Sims Hubicki (TSH) the Municipality's engineering consultant. As a result of these updates, the anticipated gross capital needs for the forecast period have increased to \$15.2 million (or approximately \$500,000). Estimated net financing costs for the AON emplaced works account for a significant portion of the increase at approximately \$330,000.

To comply with the statutory requirements respecting the average historic level of service for Major Roads services, the 2004 service level calculations were updated to reflect the discounted benchmark unit costs identified by TSH. Table 3-1 summarizes the updated historic level of service calculations for Major Roads services, where on average 12.5 lane kilometres per 1,000 population was provided by the Municipality over the 1997-2006 period. This average level of service represents an investment of approximately \$3,125/capita, based on an average replacement value of \$250,000 per lane kilometre. Applying this average historic level of service to the anticipated population growth for the forecast period, the maximum amount of capital costs that could be included in the calculation is approximately \$29.1 million.

In recognition of past development contributions towards Major Roads services, the calculations must net off any existing reserve fund balances against the anticipated capital needs. At the time of preparing the 2004 DC Background Study the Municipality had an existing reserve fund balance of \$669,751 for major roads services. Accordingly, these amounts were deducted from the gross capital costs in determining the eligible growth-related capital needs. These adjustments have been maintained for the purposes of the DC amendment calculations.

Adjustments for existing benefit, anticipated grants and other contributions, statutory deductions and the allocation of the net capital costs between residential and non-residential benefit are also requirements under the *Development Charges Act*. With respect to the existing benefit deductions, these deductions remain unchanged from the 2004 DC Background Study as underlying service needs remain unchanged. As such \$4.9 million (or 32%) of the total gross costs have been identified as existing benefit and will therefore be recovered from non-DC sources (e.g. taxes, reserves). Also, no grants or other contributions have been identified for the works included in the development charge calculations for Major Roads services.

The allocation of the net growth-related costs between residential and non-residential development was determined based on the relative proportion of population to employment growth over the 27-year period. As such, the forecast capital costs have been allocated 70% to residential benefit and 30% to non-residential benefit consistent with the assumptions of the 2004 DC Background Study.

Incorporating the adjustments identified above, Table 3-2 summarizes the calculation of the net capital costs for Major Roads services.

**TABLE 3-2
INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

**Municipality of Port Hope
Service: Major Roads**

Prj. No	Increased Service Needs Attributable to Anticipated Development 2004-2031	Timing (Year) *	Gross Capital Cost Estimate	Post 20 Year Benefit	Net Capital Cost	Less:		Subtotal	Potential DC Recoverable Cost			
						Benefit to Existing Development (1)	Grants, Subsidies and Other Contributions Attributable to New Development		Total	Residential Share 70%	Non-Residential Share 30%	
	Ward 1											
1	Lakeshore Road and Ridout Street (Victoria St. To the Ward 1 limit)		1,567,967	-	1,567,967	373,200		1,194,767	1,194,767	836,337	358,430	
2	Marsh Road (Toronto Rd. - to the Ward 1 limit)		690,574	-	690,574	152,800		537,774	537,774	376,442	161,332	
3	Victoria Street (Jocelyn Street of 400 metres North)		496,814	-	496,814	244,600		252,214	252,214	176,550	75,664	
4	Lavinia Street (Toronto Rd. to Victoria Street)		483,151	-	483,151	118,300		364,851	364,851	255,396	109,455	
5	Victoria Street (Strachan to Ridout Street)		313,340	-	313,340	73,200		240,140	240,140	168,098	72,042	
6	Intersection Improvements at 6 intersections connected with above 5 projects.		894,265	-	894,265	183,400		710,865	710,865	497,605	213,259	
7	New Roadway Phase II (Croft Street, East of Deblaquire Street to Industrial Park at Rose Glen Road)		700,507	-	700,507	206,700		493,807	493,807	345,665	148,142	
8	Victoria Street (Trafalgar Street to Strachan Street)		315,973	-	315,973	73,800		242,173	242,173	169,521	72,652	
9	Dorset Street (Bramley Street to Robertson Street)		1,069,551	-	1,069,551	790,200		279,351	279,351	195,546	83,805	
10	Cavan Street (Walton Street to Jocelyn Street)		2,096,554	-	2,096,554	1,023,500		1,073,054	1,073,054	751,137	321,916	
11	Wellington Street (Phillips Road to Croft Street)		821,531	-	821,531	739,100		82,431	82,431	57,702	24,729	
12	Trafalgar Street (Stachan Street to Dorset Street)		269,894	-	269,894	63,000		206,894	206,894	144,826	62,068	
13	Rose Glen Road (Rose Glen Road Extension to Ward Street)		1,019,834	-	1,019,834	319,200		700,634	700,634	490,444	210,190	
14	Collector Road Oversizing		1,131,907	-	1,131,907	51,100		1,080,807	1,080,807	756,565	324,242	
15	Little Creek Road Crossing		1,500,000	-	1,500,000	67,700		1,432,300	1,432,300	1,002,610	429,690	
16	ACN Growth-Related Net Financing Costs		330,112	-	330,112	-		330,112	330,112	231,078	99,034	
	Ward 2											
17	5th Line (County Road 10 to Grist Mill Road)		316,967	-	316,967	79,900		237,067	237,067	165,947	71,120	
18	Mill Street (7th Line to Ganaraska Rd.)		779,666	-	779,666	196,500		583,166	583,166	408,216	174,950	
19	7th Line (Mill Street to County Road 10)		375,260	-	375,260	94,600		280,660	280,660	196,462	84,198	
	Total		15,173,867	-	15,173,867	4,850,800	-	10,323,067	10,323,067	7,226,147	3,096,920	

1 existing benefit deduction includes 2003 year-end reserve fund balance of \$669,751

* Approximatley 40% of works to be undertaken within the 5-year term of the bylaw.

Water Pollution Control Plants

For Water Pollution Control Plants (WPCP) services, the 2004 DC Background Study identified the need for a new plant based on the January 2003 optimization study prepared by KMK Consultants. The preferred recommendation of the study was for the construction of a new WPCP plant sufficient to provide 11,300 m³/d of capacity. At the time the anticipated capital needs for this project totalled approximately \$14.0 million in gross capital costs, with \$7.1 million (approximately 50%) included in the DC calculation as growth-related.

Updated capital cost estimates anticipate the cost of construction of the WPCP to be approximately \$30.3 million. The project scope and hence the allocation of costs between growth and existing benefit remain unchanged from the 2004 DC Study. However, the Municipality has been successful in securing grant funding of approximately \$9.8 million for this project through the COMRIF program. As a result, and as required under the DCA, the grants are allocated proportionately between the growth and existing benefit components of the project in determining the updated net DC-eligible amount. The following table summarizes the allocation of cost in current values and discounted to 2004 values.

Description	Estimated Cost (2007\$)	Estimated Cost (2004\$)
Gross Capital Cost	30,300,000	25,089,088
COMRIF Grant	9,800,000	8,114,623
Net Capital Cost	20,500,000	16,974,466
Existing Benefit Share	10,159,361	8,412,181
Growth-Related Share	10,340,639	8,562,284

In discussions with staff it was determined that the net financing costs associated with this project should also be included in the calculations. It is anticipated that the Municipality will be able to secure a 6%, 15-year term debenture for this project. Assuming an annual DC indexing rate of approximately 3%, net financing costs of 3% have been included in the calculation of the DC-eligible amount. This translates into approximately \$2.4 million in additional capital costs.

In recognition of reserve fund balances for WPCP services, the Municipality had a reserve fund deficit of \$605,800 in Dec. 2003. Accordingly, these amounts were included in the capital cost estimates when determining the eligible growth-related capital needs. These adjustments have been maintained for the purposes of the DC amendment calculations.

The net growth-related capital costs have been allocated between residential and non-residential growth based on contributing equivalent-population flows of the forecast development. This results in an allocation of 68% of the net DC-eligible capital costs to residential development and 32% to non-residential development.

Incorporating the adjustments identified above, Table 3-3 summarizes the calculation of the net capital costs for WPCP services.

Wastewater Services (excluding WPCP)

The 2004 DC Background Study identified capital needs for Wastewater Services (excluding WPCP) based on the anticipated amount of development over the 2004-buildout forecast period. The service needs identified included wastewater pumping stations and sanitary sewer collection requirements. The anticipated capital needs for Wastewater Pumping Station services totalled approximately \$1.38 million in gross capital costs for the West End Area, with \$1.35 million identified as DC-eligible. The anticipated capital needs for Sanitary Sewer services totalled approximately \$1.98 million in gross capital costs, with \$1.95 million identified as DC-eligible.

The majority of the projects identified in the two service categories (except for the Lake St. Gravity Sewer) were included in the Municipality's agreement with AON Inc. for service emplacement. Under the terms of the agreement, AON Inc. would emplace works for the West End Pumping Station (Phase 1), West End Forcemain (Pumping Station to Victoria St. South), Lakeshore Rd. Gravity Sewer (570m easterly of Ward 1 Boundary) and Collector Sewer Oversizing (AON Lands). AON Inc. receives development charge credits in return for emplacing these works and the will receive 3% interest on the outstanding annual balance. The capital cost updates included in this amendment reflect the actual cost of projects undertaken by AON during the 2004-2006 period (discounted to 2004\$) and updated benchmark costing for upgrades to the West End Pumping Station as provided by Totten Sims Hubicki (TSH). In discussion with staff it was further determined that the Lake Street Gravity Sewer project was no longer required.

As a result of these updates, the anticipated gross capital needs for the forecast period have decreased to \$3.04 million from \$3.36 (or approximately \$312,000). Estimated net financing costs for the AON emplaced works total approximately \$596,000 from Wastewater Pumping Station and Sanitary Sewer service components.

The Municipality had a reserve fund deficits of \$454,800 for Wastewater Pumping Station service and \$485,900 for Sanitary Sewer services in Dec. 2003. Accordingly, these amounts were included in the capital cost estimates when determining the eligible growth-related capital needs. These adjustments have been maintained for the purposes of the DC amendment calculations.

With respect to the existing benefit deductions, these deductions remain unchanged from the 2004 DC Background Study, as underlying service needs remain unchanged and are largely 100% growth-related.

The allocation of the net growth-related costs between residential and non-residential development was determined based on contributing equivalent-population flows for projected residential and non-residential lands. As such, the forecast capital costs have been allocated 95% to residential benefit and 5% to non-residential benefit consistent with the assumptions of the 2004 DC Background Study.

Table 3-4 summarizes the calculation of the net capital costs for Wastewater Services (excluding WPCP).

Water Treatment Plants

For Water Treatment Plants (WTP) services, the 2004 DC Background Study identified the need for a new plant based on the January 2002 options report prepared by KMK Consultants. The preferred recommendation of the study was for the construction of a new WTP plant capable of expansion to 30,000 m³/d of capacity. It was determined in preparation of the 2004 DC Background Study that the anticipated population-equivalent flow rates to buildout of the municipal service are would only require plant capacity of 20,000 m³/d and 5,650 m³/d of storage capacity. As such a portion of the capital costs were deemed a post period benefit. The anticipated capital needs for this project totalled approximately \$18.9 million in gross capital costs, with \$4.9 million (approximately 26%) included in the DC calculation as growth-related.

The updated capital cost estimates for the WTP are approximately \$18.2 million, which is lower than initially anticipated. Also, additional Zenon membranes will be required to achieve the required plant capacity of 20,000 m³/d; as such two sets of membranes at a total cost of \$268,800 have been included in the calculations. The project scope and hence the allocation of costs between growth and existing benefit remain unchanged from the 2004 DC Study. The 2004 DC Background Study identified \$7.6 million in OSTAR grant funding (\$3.2 million of which was applied to the growth-related share), since that time, the Municipality has been successful in securing additional grant funding for the project now totalling \$10.2 million (\$2.6 million in addition grants). As a result of reduced capital costs and additional grant funding the DC-eligible costs have decreased from the 2004 Study. The following table summarizes the allocation of cost in current values and discounted to 2004 values.

Description	Estimated Cost (2006\$)	Estimated Cost (2004\$)
Gross Capital Cost	18,170,000	16,083,290
OSTAR Grant	10,170,042	9,002,077
Net Capital Cost	7,999,958	7,081,213
Existing Benefit Share	3,426,443	3,032,938
Growth-Related Share	4,070,147	3,602,716
Post-Period Benefit Share	503,368	445,559

No net financing costs have been included in the DC calculations for this service. The Municipality has secure debenture funding at 3% and 15-year term for this project. Assuming an annual DC indexing rate of approximately 3%, the index should sufficiently address these net financing costs.

In recognition of reserve fund balances for WTP services, the Municipality had a reserve fund deficit of \$128,100 in Dec. 2003. Accordingly, these amounts were included in the capital cost estimates when determining the eligible growth-related capital needs. These adjustments have been maintained for the purposes of the DC amendment calculations.

The net growth-related capital costs have been allocated between residential and non-residential growth based on contributing equivalent-population flows of the forecast development. This results in an allocation of 67% of the net DC-eligible capital costs to residential development and 33% to non-residential development.

Incorporating the adjustments identified above, Table 3-5 summarizes the calculation of the net capital costs for WTP services.

Water Services (excluding WTP)

The 2004 DC Background Study identified capital needs for Water Services (excluding WTP) based on the anticipated amount of development over the 2004-buildout forecast period. The service needs identified included water pumping stations and storage and water distribution system requirements. The anticipated capital needs for Water Pumping Stations and Storage services totalled approximately \$0.93 million in gross capital costs for pump upgrades at the Victoria St. Booster Station and for Zone 2 Storage (Medium Term). These works were deemed 100% DC-eligible and included in the calculations. The anticipated capital needs for Water Distribution System services totalled approximately \$1.56 million in gross capital costs, full DC-eligible recovery.

Of the projects identified for the two service categories, two Water Distribution System service projects were included in the Municipality's agreement with AON Inc. for service emplacement. The agreement provides for the emplacement of Watermain Oversizing (AON Lands) and Lakeshore Rd. Watermain (Ward 1 Boundary to 570m easterly) projects by AON Inc. in return for development charge credits and 3% interest on the outstanding annual balance. The capital cost updates included in this amendment reflect the actual cost of projects undertaken by AON during the 2004-2006 period (discounted to 2004\$) and updated benchmark costing for water services. In discussion with staff and TSH it was determined that the Water Pumping Stations and Storage service capital needs required significant adjustment, particularly for the Zone 2 Storage needs.

As a result of these updates, the anticipated gross capital needs for the forecast period have increased to \$4.52 million from \$2.48 (or approximately \$2 million). Estimated net financing costs for the AON emplaced works total approximately \$89,000 from Water Distribution System service components. With respect to the existing benefit deductions, these deductions remain unchanged from the 2004 DC Background Study, as underlying service needs remain unchanged and are largely 100% growth-related.

The Municipality had a reserve fund deficits of \$47,800 for Water Pumping Stations and Storage service and \$94,100 for Water Distribution System services in Dec. 2003. Accordingly, these amounts were included in the capital cost estimates when determining the eligible growth-related capital needs. These adjustments have been maintained for the purposes of the DC amendment calculations.

The net growth-related capital costs have been allocated between residential and non-residential growth based on contributing equivalent-population flows of the forecast development. This results in an allocation of 67% of the net DC-eligible capital costs to residential development and 33% to non-residential development.

Table 3-6 summarizes the calculation of the net capital costs for Wastewater Services (excluding WPCP).

Based on the cost revisions identified above, the following residential and non-residential rates by service are provided below. Calculations underlying these charges are summarized on Tables 3-7 through 3-10. When adopted these rates will replace Schedules "B1" and "B2" within Bylaw 65/2004.

SCHEDULE "B1"
MUNICIPALITY OF PORT HOPE
BY-LAW NO. ____/2007
SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL (by Dwelling Type)				
	Single and Semi Detached	Apartments 2 Bedroom and Larger	Apartments Bachelor & 1 Bedroom	Other Multiple Dwellings	Special Care Dwellings
Municipal-Wide Services					
Roads and Related Services	2,097	1,485	1,037	1,626	746
Fire Protection Services	274	194	136	213	98
Parks and Recreation Services	2,564	1,816	1,268	1,989	912
Library Services	422	299	209	328	150
Administrative Services	143	101	71	111	51
Subtotal - Municipal-Wide Services	5,500	3,895	2,721	4,267	1,957
Area-Specific Services					
Police Services - Ward 1	108	76	53	83	38
OPP Services - Ward 2	41	29	20	31	14
Municipal Water and Wastewater Services					
Water Treatment Plants	774	548	383	601	276
Water Services (excluding WTP)	1,099	778	543	852	391
Water Pollution Control Plants	2,663	1,886	1,317	2,066	948
Wastewater Services (excluding WPCP)	1,044	739	516	809	371
Subtotal - Urban Area Services	5,580	3,951	2,759	4,328	1,986
WARD 1 (with full municipal water and wastewater services)					
Municipal-Wide Services	5,500	3,895	2,721	4,267	1,957
Area-Specific Services	108	76	53	83	38
Municipal Water and Wastewater Services	5,580	3,951	2,759	4,328	1,986
TOTAL - WARD 1	11,188	7,922	5,533	8,678	3,981
WARD 2 (no municipal water or wastewater services)					
Municipal-Wide Services	5,500	3,895	2,721	4,267	1,957
Area-Specific Services	41	29	20	31	14
TOTAL - WARD 2	5,541	3,924	2,741	4,298	1,971

SCHEDULE "B2"
MUNICIPALITY OF PORT HOPE
BY-LAW NO. ____/2007
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	COMMERCIAL/ INSTITUTIONAL (per sq.ft. of Gross Floor Area)	INDUSTRIAL (per sq.ft. of Gross Floor Area)		
		Aug. 4, 2004 to Jan. 31, 2006	Feb. 1, 2006 to Jan. 31, 2007	Feb. 1, 2007 to Aug. 3, 2009
Municipal-Wide Services				
Roads and Related Services	1.47	0.49	0.98	1.47
Fire Protection Services	0.20	0.07	0.13	0.20
Parks and Recreation Services	0.24	0.08	0.16	0.24
Library Services	0.04	0.01	0.03	0.04
Administrative Services	0.11	0.04	0.07	0.11
Subtotal - Municipal-Wide Services	2.06	0.69	1.37	2.06
Area-Specific Services				
Police Services - Ward 1	0.08	0.03	0.05	0.08
OPP Services - Ward 2	0.03	0.01	0.02	0.03
Municipal Water and Wastewater Services				
Water Treatment Plants	0.38	0.13	0.25	0.38
Water Services (excluding WTP)	0.54	0.18	0.36	0.54
Water Pollution Control Plants	1.28	0.43	0.85	1.28
Wastewater Services (excluding WPCP)	0.11	0.04	0.07	0.11
Subtotal - Urban Area Services	2.31	0.77	1.54	2.31
WARD 1 (with full municipal water and wastewater services)				
Municipal-Wide Services	2.06	0.69	1.37	2.06
Area-Specific Services	0.08	0.03	0.05	0.08
Municipal Water and Wastewater Services	2.31	0.77	1.54	2.31
TOTAL - WARD 1	4.45	1.48	2.97	4.45
WARD 2 (no municipal water or wastewater services)				
Municipal-Wide Services	2.06	0.69	1.37	2.06
Area-Specific Services	0.03	0.01	0.02	0.03
TOTAL - WARD 2	2.09	0.70	1.39	2.09

The proposed by-law to implement the above rates is provided in Appendix A. No other areas discussed within the 2004 DC rate study are affected by the above policy.

As noted previously, the amendments apply to the 2004 rates which are subsequently indexed for implementation. The following table compares the Municipality's existing development charge rates with the indexed DC amendment charges for a single detached residential unit and per square foot of non-residential gross floor area. It should be noted, that based on the third quarter year-over-year change in the Statscan Index the 2006 rates are scheduled to increase by 6.9% over the February 1, 2006 rates (\$12,389 for serviced sdu residential and \$4.79/sq.ft. for serviced non-residential).

SERVICE	Residential Single and Semi Detached		Non-Residential		
	Existing 2006 \$DC/Unit	Proposed 2007 \$DC/Unit	Commercial Existing 2006 \$DC/Sq.ft.	Industrial Existing 2006 \$DC/Sq.ft.	Comm/Ind. Proposed 2007 \$DC/Sq.ft.
	Municipal-Wide Services				
Roads and Related Services	2,248	2,533	1.57	1.05	1.78
Fire Protection Services	309	331	0.23	0.15	0.24
Parks and Recreation Services	2,897	3,097	0.27	0.18	0.29
Library Services	477	510	0.05	0.03	0.05
Administrative Services	162	173	0.12	0.08	0.13
Subtotal - Municipal-Wide Services	6,092	6,642	2.24	1.49	2.49
Area-Specific Services					
Police Services - Ward 1	122	130	0.09	0.06	0.10
OPP Services - Ward 2	46	50	0.03	0.02	0.04
Municipal Water and Wastewater Services					
Water Treatment Plants	1,287	935	0.63	0.42	0.46
Water Services (excluding WTP)	679	1,327	0.34	0.23	0.65
Water Pollution Control Plants	1,997	3,216	0.96	0.64	1.55
Wastewater Services (excluding WPCP)	1,411	1,261	0.23	0.15	0.13
Subtotal - Urban Area Services	5,374	6,739	2.16	1.44	2.79
WARD 1 (with full municipal water and wastewater services)					
Municipal-Wide Services	6,092	6,642	2.24	1.49	2.49
Area-Specific Services	122	130	0.09	0.06	0.10
Municipal Water and Wastewater Services	5,374	6,739	2.16	1.44	2.79
TOTAL - WARD 1	11,588	13,512	4.49	2.99	5.37
WARD 2 (no municipal water or wastewater services)					
Municipal-Wide Services	6,092	6,642	2.24	1.49	2.49
Area-Specific Services	46	50	0.03	0.02	0.04
TOTAL - WARD 2	6,138	6,692	2.27	1.51	2.52

**TABLE 3-7
MUNICIPALITY OF PORT HOPE
DEVELOPMENT CHARGE CALCULATION
Municipal Water and Wastewater Service Area
2004-Buildout**

SERVICE	DC Eligible Cost (2004\$)		Calculated DC Charge	
	Residential	Non-Residential	SDU	per s.f.
	\$	\$	\$	\$
1. <u>Water Treatment Plants</u>				
1.1 Water Treatment Plants	2,267,015	1,116,589	774	0.38
	2,267,015	1,116,589	774	0.38
2. <u>Water Services (excluding WTP)</u>				
2.1 Water Pumping Stations and Storage	1,671,952	823,499	571	0.28
2.2 Water Distribution System	1,546,653	761,784	528	0.26
	3,218,604	1,585,283	1,099	0.54
3. <u>Water Pollution Control Plants</u>				
3.1 Water Pollution Control Plants	7,799,866	3,751,990	2,663	1.28
	7,799,866	3,751,990	2,663	1.28
4. <u>Wastewater Services (excluding WPCP)</u>				
4.1 Wastewater Pumping Stations	2,158,535	111,115	737	0.04
4.2 Sanitary Sewers	899,847	193,792	307	0.07
	3,058,382	304,907	1,044	0.11
TOTAL DC ELIGIBLE CAPITAL COSTS	16,343,867	6,758,770	5,580	2.31
Buildout Gross Population / GFA Growth (sq.ft.)	8,230	2,933,209		
Cost Per Capita / Non-Residential GFA (sq.ft.)	1,986	2.30		
By Residential Unit Type	p.p.u			
Single and Semi-Detached	2.81	5,580		
Apartments 2 Bedroom +	1.99	3,952		
Apartments Bach. & 1 Bdrm	1.39	2,760		
Other Multiples	2.18	4,329		
Special Care	1.00	1,986		

**TABLE 3-8
MUNICIPALITY OF PORT HOPE
DEVELOPMENT CHARGE CALCULATION
Municipal-Wide 27-Year Services
2004-2031**

SERVICE	DC Eligible Cost (2004\$)		Calculated DC Charge	
	Residential	Non-Residential	SDU	per s.f.
	\$	\$	\$	\$
5. <u>Roads and Related Services</u>				
5.1 Major Roads	7,226,147	3,096,920	1,938	1.36
5.2 Public Works Facilities	415,310	177,990	111	0.08
5.3 Public Works Rolling Stock	178,500	76,500	48	0.03
	7,819,957	3,351,410	2,097	1.47
TOTAL DC ELIGIBLE CAPITAL COSTS	7,819,957	3,351,410	2,097	1.47
27-Year Gross Population / GFA Growth (sq.ft.)	10,478	2,277,500		
Cost Per Capita / Non-Residential GFA (sq.ft.)	746	1.47		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	2.81	2,097		
Apartments 2 Bedroom +	1.99	1,485		
Apartments Bach. & 1 Bdrm	1.39	1,037		
Other Multiples	2.18	1,627		
Special Care	1.00	746		

TABLE 3-9
MUNICIPALITY OF PORT HOPE
DEVELOPMENT CHARGE CALCULATION
Municipal-Wide 10-Year Services
2004-2014

SERVICE	DC Eligible Cost (2004\$)		Calculated DC Charge	
	Residential	Non-Residential	SDU	per s.f.
	\$	\$	\$	\$
6. Fire Protection Services				
6.1 Fire Facilities	199,290	85,410	161	0.12
6.2 Fire Vehicles	134,960	57,840	109	0.08
6.3 Fire Fighter Outfitting	5,040	2,160	4	-
	339,290	145,410	274	0.20
7. Parks and Recreation Services				
7.1 Parkland Development	1,478,504	77,816	1,193	0.11
7.2 Indoor Recreation Facilities	1,646,369	86,651	1,329	0.13
7.3 Parks and Recreation Vehicles and Equipment	52,564	2,767	42	-
	3,177,437	167,234	2,564	0.24
8. Library Services				
8.1 Library Facilities	354,141	18,639	286	0.03
8.2 Library Collection Materials	169,005	8,895	136	0.01
	523,146	27,534	422	0.04
9. Administrative Services				
9.1 Growth-Related Studies	177,741	72,599	143	0.11
	177,741	72,599	143	0.11
TOTAL DC ELIGIBLE CAPITAL COSTS	4,217,614	412,776	3,403	0.59
10 Year Gross Population / GFA Growth (sq.ft.)	3,482	687,100		
Cost Per Capita / Non-Residential GFA (sq.ft.)	1,211	0.60		
By Residential Unit Type				
p.p.u				
Single and Semi-Detached	2.81	3,404		
Apartments 2 Bedroom +	1.99	2,411		
Apartments Bach. & 1 Bdrm	1.39	1,684		
Other Multiples	2.18	2,641		
Special Care	1.00	1,211		

TABLE 3-10
MUNICIPALITY OF PORT HOPE
DEVELOPMENT CHARGE CALCULATION
Area Specific Services
2004-2014

SERVICE	DC Eligible Cost (2004\$)		Calculated DC Charge	
	Residential	Non-Residential	SDU	per s.f.
10. <u>Police Services - Ward 1</u>	\$	\$	\$	\$
10.1 Police Facilities - Ward 1	111,230	47,670	104	0.08
10.2 Police Officer Outfitting - Ward 1	4,340	1,860	4	-
TOTAL DC ELIGIBLE CAPITAL COSTS	115,570	49,530	108	0.08
10 Year Gross Population / GFA Growth (sq.ft.)	3,002	592,389		
Cost Per Capita / Non-Residential GFA (sq.ft.)	39	0.08		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	2.81	108		
Apartments 2 Bedroom +	1.99	77		
Apartments Bach. & 1 Bdrm	1.39	54		
Other Multiples	2.18	84		
Special Care	1.00	39		

SERVICE	DC Eligible Cost (2004\$)		Calculated DC Charge	
	Residential	Non-Residential	SDU	per s.f.
11. <u>OPP Services - Ward 2</u>	\$	\$	\$	\$
11.1 OPP Services - Ward 2	6,930	2,970	41	0.03
TOTAL DC ELIGIBLE CAPITAL COSTS	6,930	2,970	41	0.03
10 Year Gross Population / GFA Growth (sq.ft.)	480	94,711		
Cost Per Capita / Non-Residential GFA (sq.ft.)	14	0.03		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	2.81	41		
Apartments 2 Bedroom +	1.99	29		
Apartments Bach. & 1 Bdrm	1.39	20		
Other Multiples	2.18	31		
Special Care	1.00	14		

APPENDIX A
DRAFT AMENDING DEVELOPMENT CHARGES BY-LAW

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. XX/2007

**BEING A BY-LAW OF
THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE
TO AMEND BY-LAW 65/2004
RESPECTING DEVELOPMENT CHARGES**

WHEREAS the Municipality of Port Hope enacted By-law 65/2004 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act"), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

AND WHEREAS the Municipality has undertaken a study pursuant to the Act which has identified certain capital items for inclusion in the Municipality's development charges;

AND WHEREAS Council has before it a report entitled "Municipality of Port Hope 2007 Development Charges Update Study" prepared by Watson & Associates Economists Ltd., dated May 14, 2007 (the "update study");

AND WHEREAS the update study was made available to the public and Council gave notice to the public and held a meeting pursuant to section 12 of the Act on May 29, 2007, prior to which the update study and the proposed development charge by-law amendment were made available to the public and Council heard comments and representations from all persons who applied to be heard (the "public meeting");

AND WHEREAS Council, on May 29, 2007 held a meeting open to the public, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE HEREBY ENACTS AS FOLLOWS:

1. By-law 65/2004 is hereby amended as follows:

Schedule "B" is deleted and the attached Schedule "B" substituted therefore.

2. This by-law shall come into force on the day it is enacted.

3. Except as amended by this By-law, all provisions of By-law 65/2004 are and shall remain in full force and effect.

By-law read a first and second time this ____ day of _____, 2007.

By-law read a third time and finally passed this ____ day of _____, 2007.

Corporation of the Municipality of Port Hope

Mayor:

Clerk:

SCHEDULE "B1"
MUNICIPALITY OF PORT HOPE
BY-LAW NO. ____/2007
SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL (by Dwelling Type)				
	Single and Semi Detached	Apartments 2 Bedroom and Larger	Apartments Bachelor & 1 Bedroom	Other Multiple Dwellings	Special Care Dwellings
Municipal-Wide Services					
Roads and Related Services	2,097	1,485	1,037	1,626	746
Fire Protection Services	274	194	136	213	98
Parks and Recreation Services	2,564	1,816	1,268	1,989	912
Library Services	422	299	209	328	150
Administrative Services	143	101	71	111	51
Subtotal - Municipal-Wide Services	5,500	3,895	2,721	4,267	1,957
Area-Specific Services					
Police Services - Ward 1	108	76	53	83	38
OPP Services - Ward 2	41	29	20	31	14
Municipal Water and Wastewater Services					
Water Treatment Plants	774	548	383	601	276
Water Services (excluding WTP)	1,099	778	543	852	391
Water Pollution Control Plants	2,663	1,886	1,317	2,066	948
Wastewater Services (excluding WPCP)	1,044	739	516	809	371
Subtotal - Urban Area Services	5,580	3,951	2,759	4,328	1,986
WARD 1 (with full municipal water and wastewater services)					
Municipal-Wide Services	5,500	3,895	2,721	4,267	1,957
Area-Specific Services	108	76	53	83	38
Municipal Water and Wastewater Services	5,580	3,951	2,759	4,328	1,986
TOTAL - WARD 1	11,188	7,922	5,533	8,678	3,981
WARD 2 (no municipal water or wastewater services)					
Municipal-Wide Services	5,500	3,895	2,721	4,267	1,957
Area-Specific Services	41	29	20	31	14
TOTAL - WARD 2	5,541	3,924	2,741	4,298	1,971

SCHEDULE "B2"
MUNICIPALITY OF PORT HOPE
BY-LAW NO. ____/2007
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	COMMERCIAL/ INSTITUTIONAL (per sq.ft. of Gross Floor Area)	INDUSTRIAL (per sq.ft. of Gross Floor Area)		
		Aug. 4, 2004 to Jan. 31, 2006	Feb. 1, 2006 to Jan. 31, 2007	Feb. 1, 2007 to Aug. 3, 2009
Municipal-Wide Services				
Roads and Related Services	1.47	0.49	0.98	1.47
Fire Protection Services	0.20	0.07	0.13	0.20
Parks and Recreation Services	0.24	0.08	0.16	0.24
Library Services	0.04	0.01	0.03	0.04
Administrative Services	0.11	0.04	0.07	0.11
Subtotal - Municipal-Wide Services	2.06	0.69	1.37	2.06
Area-Specific Services				
Police Services - Ward 1	0.08	0.03	0.05	0.08
OPP Services - Ward 2	0.03	0.01	0.02	0.03
Municipal Water and Wastewater Services				
Water Treatment Plants	0.38	0.13	0.25	0.38
Water Services (excluding WTP)	0.54	0.18	0.36	0.54
Water Pollution Control Plants	1.28	0.43	0.85	1.28
Wastewater Services (excluding WPCP)	0.11	0.04	0.07	0.11
Subtotal - Urban Area Services	2.31	0.77	1.54	2.31
WARD 1 (with full municipal water and wastewater services)				
Municipal-Wide Services	2.06	0.69	1.37	2.06
Area-Specific Services	0.08	0.03	0.05	0.08
Municipal Water and Wastewater Services	2.31	0.77	1.54	2.31
TOTAL - WARD 1	4.45	1.48	2.97	4.45
WARD 2 (no municipal water or wastewater services)				
Municipal-Wide Services	2.06	0.69	1.37	2.06
Area-Specific Services	0.03	0.01	0.02	0.03
TOTAL - WARD 2	2.09	0.70	1.39	2.09