

**PRINCE EDWARD COUNTY  
2013 DEVELOPMENT CHARGE  
BACKGROUND STUDY**

FOR PUBLIC CIRCULATION AND  
COMMENT

JANUARY 30, 2013



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 **Planning for growth**

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## CONTENTS

	<u>Page</u>
<b>1. INTRODUCTION</b>	
1.1 Purpose of this Document	1-1
1.2 Summary of the Process	1-2
1.3 Summary of the County's Current DC Policy	1-4
<b>2. ANTICIPATED DEVELOPMENT</b>	
2.1 Requirements of the Act	2-1
2.2 Basis of Population, Household & Non-Residential Gross Floor Area	2-2
2.3 Summary of Growth Forecast	2-2
<b>3. THE APPROACH TO CALCULATION OF THE CHARGE</b>	
3.1 Introduction	3-1
3.2 Services Potentially Involved	3-1
3.3 Local Service Policy	3-1
3.4 Capital Forecast	3-7
3.5 Treatment of Credits	3-8
3.6 Eligible Debt and Committed Excess Capacity	3-8
3.7 Existing Reserve Funds	3-9
3.8 Deductions	3-10
<b>4. NEED FOR SERVICE, DEDUCTIONS AND ALLOCATIONS</b>	
4.1 Capital Cost Estimates	4-1
4.2 The Level of Service Cap	4-1
4.3 Uncommitted Excess Capacity	4-3
4.4 Post Period Capacity	4-3
4.5 Benefit to Existing Development	4-4
4.6 Grants, Subsidies and Other Contributions	4-7
4.7 The 10% Reduction	4-8
4.8 Residential and Non-Residential Allocations	4-8
4.9 Determination of the Charge	4-10
4.10 Long Term Capital and Operating Cost Examination	4-11
<b>5. CALCULATION OF THE CHARGE</b>	
5.1 Development Charge Calculation	5-1
<b>6. DEVELOPMENT CHARGE POLICIES AND RULES</b>	
6.1 Introduction	6-1
6.2 Full or Partial Exemptions	6-2
6.2.1 Statutory	6-2
6.2.2 Discretionary	6-2
6.3 Phasing in and Discounting the Charges	6-4
6.4 Indexing of the Charges	6-4
6.5 Applicability to the Redevelopment of Land	6-5
6.6 County-wide vs. Area-specific Charges	6-6
6.7 Reserve Funds	6-6
6.7.1 Categories of Services	6-7
6.7.2 The Treasurer's Reserve Fund Statement	6-7

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## CONTENTS

	<u>Page</u>
<b>7. BY-LAW IMPLEMENTATION</b>	
7.1 Public Consultation Process	
7.1.1 Introduction	7-1
7.1.2 Public Meeting of Council	7-1
7.1.3 Other Consultation Activity	7-1
7.2 Implementation Requirements	
7.2.1 Introduction	7-2
7.2.2 Notice of Passage	7-3
7.2.3 By-law Pamphlet	7-3
7.2.4 Appeals	7-4
7.2.5 Complaints	7-4
7.2.6 Credits	7-4
7.2.7 Front-Ending Agreements	7-5
7.2.8 Severance and Subdivision Agreement Conditions	7-5

### APPENDICES

A	DCA, 1997 PROVISIONS	A-1
B	LONG TERM POPULATION, HOUSING AND EMPLOYMENT FORECAST AND CAPITAL NEEDS ASSESSMENT, JANUARY 14, 2013	B-1
C	SERVICE LEVELS AND CAPITAL COSTS BY SERVICE	C-1
D	LONG TERM CAPITAL AND OPERATING COST EXAMINATION	D-1
E	PROPOSED DEVELOPMENT CHARGE BY-LAW	E-1

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# 1. INTRODUCTION

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# 1. INTRODUCTION

## 1.1 Purpose of this Document

The County of Prince Edward retained Watson & Associates Economists Ltd. (Watson) to undertake a Development Charge (DC) Background Study and DC By-law implementation process. The DC Background Study process commenced in June 2012 and Watson worked with senior staff of the municipality in preparing the “Long Term Population, Housing and Employment Forecast and Capital Needs Assessment”, which forms the basis for the DC analysis and policy recommendations.

The DC Background Study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (s.10), and accordingly, recommends development charges and policies for the County of Prince Edward.

This report has been prepared, to meet the statutory requirements applicable to the County’s DC Background Study, as summarized in Appendix A. The report is organized as follows:

- Chapter 1 – introduction and summary of the County’s current DC policy;
- Chapter 2 – anticipated growth forecast;
- Chapter 3 – discussion of the general approach to the calculation of the charge;
- Chapter 4 – steps and assumptions involved to arrive at the amount to be recovered from development charges;
- Chapter 5 - the maximum development charge per residential unit and quantity of non-residential floor area;
- Chapter 6 – policies underlying the proposed by-laws including “rules”;
- Chapter 7 – implementation requirements.

The Chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge:

- Appendix A - full discussion of the statutory requirements for the preparation of a DC background study and calculation of a development charge;

- Appendix B – “Long Term Population, Housing and Employment Forecast and Capital Needs Assessment”, prepared by Watson, providing supporting background data for the growth forecast and anticipated capital needs;
- Appendix C – service levels, capital costs and DC calculation by service;
- Appendix D – an examination of the long term capital and operating costs of the proposed capital program; and
- Appendix E – the proposed development charge by-law.

This Development Charge Background Study, containing the proposed Development Charge By-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study’s recommendations and the basis for these recommendations.

## **1.2 Summary of the Process**

The Public Meeting required under Section 12 of the *Development Charges Act, 1997*, is scheduled for February 14, 2013. The purpose of the Public Meeting is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study’s purpose, methodology and the proposed development charges.

In accordance with the legislation, the DC Background Study and proposed DC By-Law has been made available for public review two weeks prior to the statutory public meeting.

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

- consideration of responses received prior to, at, or immediately following the Public Meeting;
- finalization of the DC Background Study and Council consideration of the DC By-Law.

Figure 1-1 outlines the proposed schedule to be followed with respect to the development charge by-law adoption process.

**FIGURE 1-1**  
**SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES**  
**FOR PRINCE EDWARD COUNTY**

1.	Data collection, staff interviews, preparation of DC calculations	June 2012 – January 2013
2.	Preparation of draft growth forecast study	September 2012
3.	Review of draft capital needs with Staff	January 2013
4.	Preparation of Long Term Population, Housing and Employment Forecast and Capital Needs Assessment	January 14, 2013
5.	Preparation of DC Background Study	January 30, 2013
6.	Public Meeting Ad placed in newspaper(s)	20 clear days prior to Public Meeting
7.	Background study and proposed by-law available to public	2 weeks prior to Public Meeting
8.	Public meeting of Council	February 14, 2013
9.	Council considers adoption of background study and passage of by-law	
10.	Newspaper notice given of by-law passage	By 20 days after passage
11.	Last day for by-law appeal	40 days after passage
12.	County makes available pamphlet (where by-law not appealed)	By 60 days after enforce date

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### **1.3 Summary of the County's Current DC Policy**

Bylaw 2149-2008 was passed March 11, 2008 to impose County-wide development charges for the following services:

- Services Related to Highways (Roads);
- Public Works;
- Fire Protection;
- Outdoor Recreation;
- Indoor Recreation;
- Library;
- Administration (Studies);
- Homes for The Aged; and
- Marinas and Boat Launches

In the case of a residential development, the development charge is calculated according to the amount and type of residential dwelling units with respect to each service. In the case of a development for non-residential use, the development charge is calculated based on the amount of gross floor area of the proposed development with respect to each service. The development charges are calculated and payable upon the issuance of a building permit in relation to each dwelling unit, building or structure on land to which a development charge applies.

The County's DC By-Law rates were phased-in over one year and the bylaw provides for annually indexing of the charges on the anniversary date of the bylaw passage, in accordance with the most recently published year-over-year change in the Statistics Canada Quarterly, Construction Price Statistics. Table 1-1 provides the rates currently in effect, as well as a breakdown of the charges by service component.



**Table 1-1**  
**Prince Edward County**  
**Schedule of Development Charges**  
**(effective March 11, 2012)**

Service Component	Residential Charges (\$ per Dwelling Unit)					Non-Residential (\$ per sq.ft. of GFA)
	Single & Semi-Detached (>2 bedrooms)	Single & Semi-Detached (<=2 bedrooms)	Apartment (2 + Bedrooms)	Apartment (Bachelor & 1 Bedroom)	Other Multiples	
<u>County-wide Services</u>						
Highways (Roads)	3,194	1,910	1,639	1,331	2,365	1.59
Public Works	918	553	473	386	690	0.45
Fire Protection	390	235	196	163	290	0.12
Outdoor Recreation	339	204	176	141	251	0.02
Indoor Recreation	1,088	651	557	453	786	0.06
Library	290	173	149	120	222	0.02
Administration (Studies)	606	359	310	253	449	0.28
Homes for the Aged	678	404	347	278	502	-
Marinas & Boat Launches	31	18	16	14	22	0.01
<b>TOTAL</b>	<b>7,533</b>	<b>4,508</b>	<b>3,863</b>	<b>3,139</b>	<b>5,578</b>	<b>2.55</b>

The by-law provides for following non-statutory DC exemptions, with respect to:

- Non-residential farm buildings;
- Places of worship; and
- Industrial development.

In addition, the bylaw was subsequently amended in 2009 to provide for further exemptions/reductions to development charges. These amendments include:

- By-Law No. 2468-2009, passed August 25, 2009, to reduce the development charges payable for affordable housing single detached dwelling units of greater than 2 bedrooms to the single detached rate for dwelling units containing 2 bedroom or less; and
- By-Law No. 2530-2009, passed December 15, 2009, to exempt Park Model Trailers that conform to the National Standard of Canada CAN CSA – Z241.0-92, or similar standard that is up to a maximum size of 50 square meters.

The by-law also provides redevelopment credits, where a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another. Under this credit provision, the developer shall be allowed a credit equivalent to:

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

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 60 months 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.

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## **2. ANTICIPATED DEVELOPMENT**

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## 2. ANTICIPATED DEVELOPMENT

### 2.1 Requirements of the Act

Subsection 5(1) of the DCA sets out the method that must be used to determine development charges. The first step states that:

“The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

Steps 2 and 5 go on to refer to “the increase in need for service attributable to the anticipated development ...”. Thus, the estimate of anticipated development is an important starting point to the process.

The requirement of the Act is for a development forecast, which refers to residential, commercial, industrial and institutional development. Such development generates increased service needs, via its occupancy and use, which is measured in terms of households, population, employment and visitors (tourists, customers, patrons and suppliers). This chapter therefore addresses both the anticipated increase in development and the users thereof. It covers all forms of development, whether or not they are included in the schedule of development charges, in order to avoid transferring the servicing cost responsibility of exempt development to non-exempt development.

The Act requires that the amount, type and location of development be estimated. “Timing” is not referenced, other than indirectly, in section 8 para 3 of O.Reg. 82/98, where capital costs to be incurred during the term of the proposed development charge by-law, must be set out. Also, s.s.5(1)4 of the Act restricts the estimate of the increase in the need for services other than water supply, waste water, storm water drainage and control, electrical power, police and fire protection, to a maximum of 10 years following the preparation of the DC Background Study. Accordingly, this chapter addresses the anticipated timing of development.

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## **2.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast**

In the summer of 2012, Prince Edward County retained Watson & Associates Economists Ltd. (Watson) to undertake a growth forecast and servicing assessment for the Official Plan Review and DC process. With respect to this undertaking, Watson prepared a long-term housing, population and employment forecast for the County, its settlement areas and remaining rural area over a 10-year (2012-2022), 20-year (2012-2032), 40-year (2012-2052) and buildout time horizon. The “Prince Edward County, Long Term Population, Housing and Employment Forecast and Capital Needs Assessment”, dated January 14, 2013 was prepared by Watson and describes the methodology undertaken to develop the growth forecast, summarizes the baseline demographic and economic conditions, key growth drivers and the long-term population, housing and employment growth forecast for Prince Edward County. This report is provided in Appendix B to this background study and provides the basis for the anticipated amount, type and location of development for DC purposes.

## **2.3 Summary of Growth Forecast**

The tables provided herein, summarize the anticipated growth for Prince Edward County, as provided in detail in Appendix B. The growth forecast provides the anticipated development which the County will be required to provide services for a 10-year (2013-2023), 20-year (2013-2033) and buildout time horizon. Tables 2-1 and 2-2 summarize the anticipated residential and non-residential growth for the respective forecast periods. Permanent and seasonal population growth has been used in the determination of service needs for all services, excluding Homes for the Aged. This reflects the significant impact of seasonal development on service demand and the need to provide sufficient servicing to address peak demand.

As provided in Table 2-1, residential development is anticipated to increase by an additional 1,120 dwelling units over the 10-year forecast period, 2,170 dwelling units over the 20-year forecast period, and 5,935 dwelling units over the build-out forecast period. Corresponding, net population growth over these periods is forecast to increase by 1,671, 3,601 and 12,207 persons respectively, reflecting the increase in occupancy of new dwelling units and the decline within the existing community over time. Over the buildout forecast period, approximately 75% of anticipated residential development is expected to occur in the fully serviced areas of the

County (i.e. Wellington and Picton, 4,419/5,935 dwelling units). Approximately 4% (240 dwelling units) of dwelling units over the buildout period are expected to be located in municipally serviced water only communities, with the remaining growth in privately serviced rural areas.

**Table 2-1**  
**Prince Edward County**  
**Residential Growth Forecast, 2013-2023, 2013-2033 and 2013-Buildout**

**County-wide**

Growth Period	Housing Units						Permanent Population Growth		Seasonal Population Growth	Total Net Population Growth
	Low	Medium	High	Total Permanent Units	Seasonal	Total Units	Gross Population	Net Population		
2013-2023	782	70	51	903	217	1,120	2,199	877	794	1,671
2013-2033	1,501	154	142	1,797	373	2,170	4,335	2,236	1,365	3,601
2013-Buildout	4,033	484	550	5,067	868	5,935	12,076	9,030	3,177	12,207

**Picton**

Growth Period	Housing Units						Permanent Population Growth		Seasonal Population Growth	Total Net Population Growth
	Low	Medium	High	Total Permanent Units	Seasonal	Total Units	Gross Population	Net Population		
2013-2023	93	29	30	152	6	158	347	112	22	134
2013-2033	253	63	83	399	16	415	909	536	59	595
2013-Buildout	809	199	321	1,329	49	1,378	2,988	2,447	179	2,626

**Wellington**

Growth Period	Housing Units						Permanent Population		Seasonal Population Growth	Total Net Population Growth
	Low	Medium	High	Total Permanent Units	Seasonal	Total Units	Gross Population	Net Population		
2013-2023	248	41	21	310	33	343	748	651	121	772
2013-2033	644	91	59	794	63	857	1,914	1,759	231	1,990
2013-Buildout	2,351	285	229	2,865	176	3,041	6,901	6,677	644	7,321

**Water Only Servicing**

Growth Period	Housing Units						Permanent Population		Seasonal Population Growth	Total Net Population Growth
	Low	Medium	High	Total Permanent Units	Seasonal	Total Units	Gross Population	Net Population		
2013-2023	47	-	-	47	4	51	119	(11)	15	4
2013-2033	95	-	-	95	9	104	238	31	34	65
2013-Buildout	223	-	-	223	17	240	559	310	62	372

Source: Watson & Associates Economists Ltd.

Non-residential development summarized in Table 2-2, projects increased employment of an additional 760 employees over the 10-year forecast period, 1,420 employees over the 20-year forecast period, and 3,755 employees over the build-out forecast period. Corresponding, constructed gross floor area for industrial, commercial/population related, and institutional development over these periods is forecast to increase by 362,500, 696,000, and 1,908,000 square feet respectively. Similar to population growth, the majority of employment growth over the buildout forecast period (i.e. 76%) is expected to occur in the fully serviced areas of the County (i.e. Wellington and Picton, 2,843/3,755 employees). Approximately 2% (83 employees)

of employees over the buildout period are expected to be located in municipally serviced water only communities, with the remaining employment growth in privately serviced rural areas.

**Table 2-2**  
**Prince Edward County**  
**Non-Residential Growth Forecast, 2013-2023, 2013-2033 and 2013-Buildout**

**County-wide**

Growth Period	Employment Growth						Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	Industrial	Commercial/Population Related	Institutional	Total
2013-2023	85	110	105	375	85	760	115,500	187,500	59,500	362,500
2013-2033	150	210	210	650	200	1,420	231,000	325,000	140,000	696,000
2013-Buildout	355	500	570	1,750	580	3,755	627,000	875,000	406,000	1,908,000

**Pictou**

Growth Period	Employment Growth						Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	Industrial	Commercial/Population Related	Institutional	Total
2013-2023	(3)	19	76	223	51	366	83,600	111,500	35,700	230,800
2013-2033	(7)	47	139	327	106	612	152,900	163,500	74,200	390,600
2013-Buildout	(24)	130	320	713	258	1,397	352,000	356,500	180,600	889,100

**Wellington**

Growth Period	Employment Growth						Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	Industrial	Commercial/Population Related	Institutional	Total
2013-2023	(3)	38	17	76	19	147	18,700	38,000	13,300	70,000
2013-2033	(7)	92	49	193	60	387	53,900	96,500	42,000	192,400
2013-Buildout	(24)	275	193	763	239	1,446	212,300	381,500	167,300	761,100

**Water Only Servicing**

Growth Period	Employment Growth						Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	Industrial	Commercial/Population Related	Institutional	Total
2013-2023	(1)	6	-	9	3	17	-	4,500	-	4,500
2013-2033	(3)	10	-	17	9	33	-	8,500	4,200	12,700
2013-Buildout	(11)	22	-	51	21	83	-	25,000	10,500	35,500

Source: Watson & Associates Economists Ltd.

1. Square Foot Per Employee Assumptions

Industrial 1,100

Commercial/Population Re 500

Institutional 700

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### **3. THE APPROACH TO CALCULATION OF THE CHARGE**



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## **3. THE APPROACH TO CALCULATION OF THE CHARGE**

### **3.1 Introduction**

This chapter addresses the requirements of s.s.5(1) of the DCA, 1997 with respect to the establishment of the need for service which underpins the development charge calculation. These requirements are illustrated schematically in Figure 3-1.

### **3.2 Services Potentially Involved**

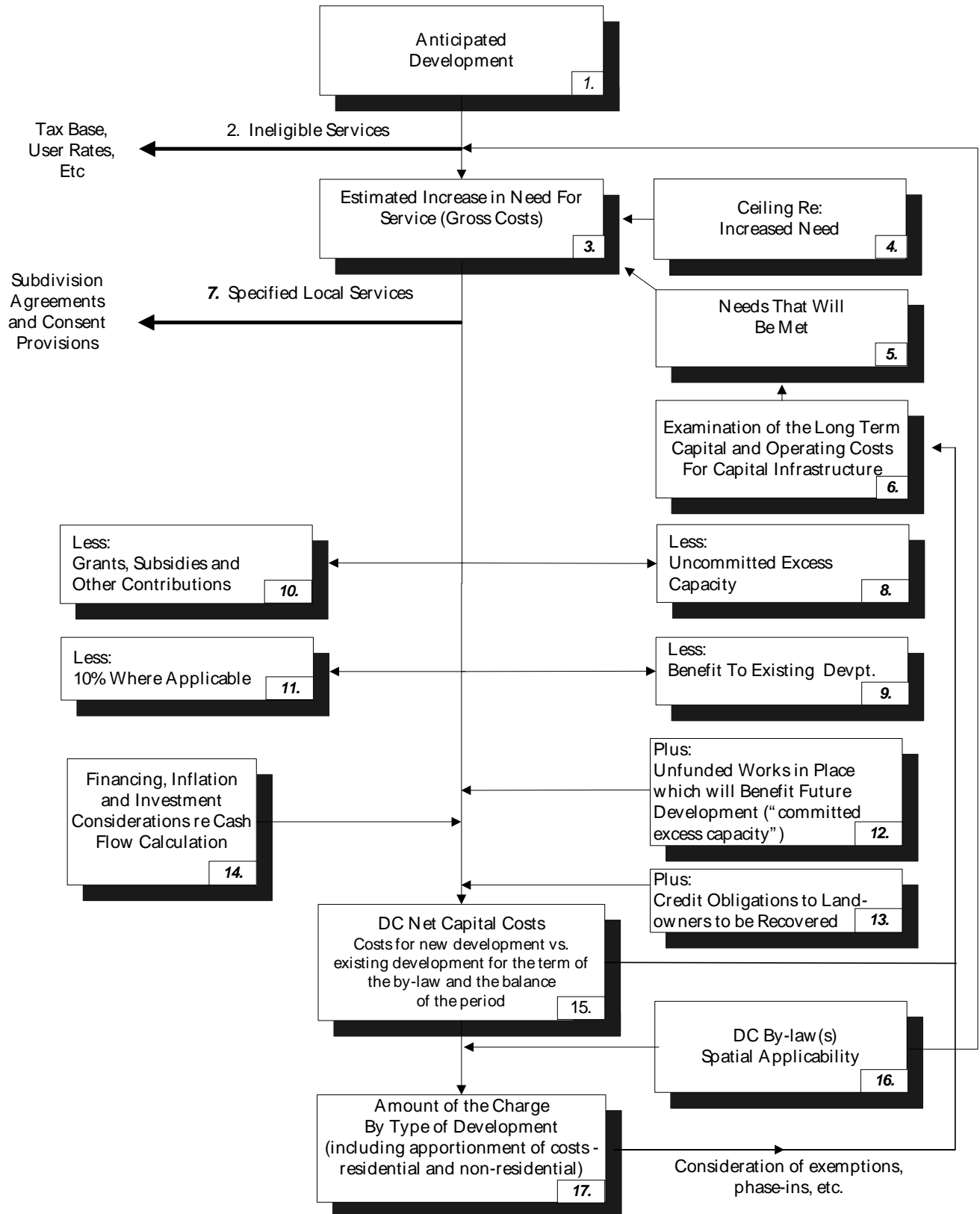
Table 3-1 lists the municipal service categories which are provided by the County that have been considered in the DC calculations.

A number of services are defined in s.s.2(4) of the DCA, 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 3-1. In addition, two ineligible costs defined in s.s.5(3) of the DCA are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads, watermains and sewer mains are covered separately under subdivision agreements and related means (as are other local services).

### **3.3 Local Service Policy**

The development charge calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that Municipal Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate. This expression has been provided by Council in its adoption of the “Long Term Population, Housing and Employment Forecast and Capital Needs Assessment” for DC purposes.

**FIGURE 4-1: THE PROCESS OF CALCULATING A DEVELOPMENT CHARGE UNDER THE DCA, 1997**



**TABLE 3-1  
CATEGORIES OF MUNICIPAL SERVICES  
TO BE ADDRESSED AS PART OF THE CALCULATION**

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
1. Services Related to a Highway	Y	1.1 Arterial roads	100
	Y	1.2 Collector roads	100
	Local Service	1.3 Area municipal roads	0
	Y	1.4 Traffic signals	100
	Y	1.5 Sidewalks and streetlights	0-100
2. Other Transportation Services	Y	2.1 Works Yards	100
	Y	2.2 Rolling stock <sup>1</sup>	100
	Y	2.3 Marinas	90
3. Storm Water Drainage and Control Services	Local Service	3.1 Main channels and drainage trunks	0-100
		3.2 Channel connections	0-100
		3.3 Retention/detention ponds	0-100
4. Fire Protection Services	Y	4.1 Fire stations	100
	Y	4.2 Fire pumpers, aerials and rescue vehicles	100
	Y	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and ESAs	0
	Y	5.2 Development of community and neighbourhood parks	90
	Y	5.3 Parks rolling stock <sup>1</sup> and yards	90
6. Indoor Recreation Services	Y	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Y	6.2 Recreation vehicles and equipment <sup>1</sup>	90
7. Library Services	Y	7.1 Public library space (incl. furniture and equipment)	90
	Y	7.2 Library materials	90
8. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	8.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	8.2 Tourism facilities and convention centres	0
9. Waste Water Services	Y	9.1 Treatment plants	100
	Y	9.2 Sewage trunks	100
	Local Service	9.3 Local systems	0
	Y	9.4 Vehicles and equipment	100
10. Water Supply Services	Y	10.1 Treatment plants	100
	Y	10.2 Distribution systems	100
	Local Service	10.3 Local systems	0

<sup>1</sup> with 7+ year life time

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

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
11. Waste Management Services	Ineligible	11.1 Collection, transfer vehicles and equipment	0
	Ineligible	11.2 Landfills and other disposal facilities	0
	Ineligible	11.3 Other waste diversion facilities	0
12. Homes for the Aged	Y	12.1 Homes for the aged space	90
13. Hospital Provision	Ineligible	13.1 Hospital capital contributions	
20. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	20.1 Office space (all services)	0
	Ineligible	20.2 Office furniture	0
	Ineligible	20.3 Computer equipment	0
21. Other Services	Y	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the DC background study cost	0-100
	Y	21.2 Interest on money borrowed to pay for growth-related capital	0-100

<sup>1</sup> with a 7+ year life time

<sup>2</sup> same percentage as service component to which it pertains

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. Through discussions with County staff the following local service guidelines are proposed to delineate the jurisdiction for capital cost recovery (i.e. local service or development charges).

#### 1. Arterial and Collector Roads

- i. Collector roads Internal to development - direct developer responsibility under s.59 of the DCA (as a local service)
- ii. Roads (collector and arterial) external to development - include in DC calculation to the extent permitted under s.5(1) of the DCA (dependent on local circumstances)
- iii. Stream crossing/bridge improvements, excluding underground utilities but including all other works within lands to be dedicated to the County or rail corridors - include in DC calculation to the extent permitted under s.5(1) of the DCA (dependent on local circumstances).

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2. Traffic Signals
    - i. Traffic control systems internal to development - direct developer responsibility under s.59 of the DCA (as a local service)
    - ii. Traffic control systems external to development – include in DC calculation to the extent permitted under s.5(1) of the DCA.
  
  3. Intersection Improvements
    - i. New roads (collector and arterial) and road (collector and arterial) improvements – include as part of road costing noted in item 1, to limits of ROW
    - ii. Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - direct developer responsibility under s.59 of DCA (as a local service)
    - iii. Intersections with provincial highways – include in DC calculation to the extent that they are County responsibility
    - iv. Intersection improvements on other roads due to development growth increasing traffic – include in DC calculation.
  
  4. Streetlights
    - i. Streetlights on external roads – include in area municipal DC (linked to arterial and collector road funding source in item 1)
    - ii. Streetlights within specific developments – direct developer responsibility under s.59 of DCA (as a local service).
  
  5. Sidewalks
    - i. Sidewalks on MTO roads – include in area municipal DC or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of DCA)
    - ii. Sidewalks on area municipal roads - linked to arterial and collector road funding source in item 1
    - iii. Other sidewalks external to development (which are a local service within the area to which the plan relates, immediately abutting the development) - direct developer responsibility as a local service provision (under s.59 of DCA).
  
  6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways
    - i. Bike routes and bike lanes, within road allowance, external to development – include in DC road costs, consistent with the service standard provisions of the DCA, s.5(1)
    - ii. Bike paths/multi-use trails/naturalized walkways external to development – include in area municipal DCs consistent with the service standard provisions of the DCA, s.5(1)
    - iii. Bike lanes, within road allowance, internal to development – direct developer responsibility under s.59 of the DCA(as a local service)
    - iv. Bike paths/multi-use trails/naturalized walkways including stream crossings internal to development – direct developer responsibility under s.59 of the DCA(as a local service)
    - v. Trail Bridges/Underpasses and associated works external to development – include in area municipal DCs consistent with the service standard provisions of the DCA, s.5(1).

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7. Noise Abatement Measures
    - i. Internal to Development - Direct developer responsibility through local service provisions (s.59 of DCA).
  
  8. Land Acquisition for Road Allowances
    - i. Land Acquisition for collector and arterial roads – dedication under the Planning Act subdivision provisions (s.51) through development lands
    - ii. In areas with limited or no development, include in DC (to the extent eligible)
    - iii. Land Acquisition for grade separations, water crossings and bridge and road improvements (beyond normal dedication requirements, where design necessitates a wider acquisition) – include in the DC to the extent eligible.
  
  9. Land Acquisition for Easements
    - i. Easement costs internal to development - direct developer responsibility under s.59 of the DCA (as a local service)
    - ii. Easement costs external to development shall be included in DC.
  
  10. Storm Water Management
    - i. Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of DCA)
    - ii. Oversizing of storm water management works for development internal or external to developments will be included within the DC
    - iii. Centralized facilities for multiple developments, including the cost of land will be included within the DC.
  
  11. Storm Sewers
    - i. Storm sewers external to subdivisions included in the DC
    - ii. Incremental costs of storm sewers within the subdivision, included in DC above 450mm nominal diameter.
  
  12. Water
    - i. Pumping stations external to subdivisions or oversized pumping stations internal to a plan of subdivision shall be included in the DC or Connection Charge
    - ii. Pumping stations internal to a plan of subdivision that are not oversized are direct developer responsibility
    - iii. Watermains external to subdivisions included in the DC or Connection Charge
    - iv. Incremental costs of watermains within a subdivision included in DC or Connection Charge above 250 mm nominal diameter
    - v. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility
    - vi. New supply, treatment and storage facilities, including the cost of land included in the DC or Connection Charge.
  
  13. Sanitary Sewer
    - i. Pumping stations external to subdivisions or oversized pumping stations internal to a plan of subdivision shall be included in the DC or Connection Charge
    - ii. Pumping stations internal to a plan of subdivision that are not oversized are direct developer responsibility

- iii. Sanitary sewers external to subdivisions included in the DC or Connection Charge
- iv. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility
- v. Incremental costs of sanitary sewers within the subdivision, included in DC or Connection Charge above 350mm nominal diameter, and/or a depth of 5 meters or greater which benefits upstream developers
- vi. New treatment facilities, including the cost of land included in the DC or Connection Charge.

### **3.4 Capital Forecast**

Paragraph 7 of s.s.5(1) of the DCA requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require four 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 useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters;
- g) costs of the development charge background study.

In order for an increase in need for service to be included in the DC calculation, County Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5(1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3). The capital

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program contained herein reflects the County's anticipated capital needs and an intention to recover these costs from future development. As these projects materialize they will form part the County's capital forecast and annual capital budget.

### **3.5 Treatment of Credits**

Section 8 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out, "The estimated value of credits that are being carried forward relating to the service." s.s.17 para. 4 of the same Regulation indicates that, "...The value of the credit cannot be recovered from future development charges," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future development charges. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding DC credits have been identified for the "Tip of the Bay Boardwalk" project under Marina Services. As such, the municipal DC credit acknowledged within the agreement has been included in the DC calculations.

### **3.6 Eligible Debt and Committed Excess Capacity**

Section 66 of the DCA, 1997 states that for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be "committed," that is, either before or at the time it was created, County Council must have expressed a clear intention that it would be paid for by development charges or other similar charges. For example, this may have been done as part of previous development charge processes. The County has chosen not to incorporate any such costs in the calculation of the charges.



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### 3.7 Existing Reserve Funds

Section 35 of the DCA states that:

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

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

For services which 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 next 10 year period, which underlie the DC calculation herein.

The alternative would involve the municipality in spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the County use these reserve funds for the County’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 which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The County’s Development Charge Reserve Fund Balances, by service, at December 31, 2012 is presented in the table below. These balances have included been within the benefit to existing deduction for calculation purposes to reflect the policies of the 2008 DC By-Law. The only exception in this respect is for library collection materials, where approximately \$30,000 in collections DC revenues for the historic period will be transferred to the Board to reflect interim financing of purchases.

**TABLE 3-2**  
**PRINCE EDWARD COUNTY**  
**DECEMBER 31, 2012 DC RESERVE FUND BALANCES BY SERVICE**

<b>Service</b>	<b>Totals</b>
Services Related to Highways	992,355
Public Works	285,568
Marinas and Boat Launches	8,597
Fire Protection Services	108,039
Outdoor Recreation Services	77,726
Indoor Recreation Services	248,694
Library Services	67,026
Administration	150,077
Homes for the Aged	147,747
<b>Total</b>	<b>2,085,829</b>

### **3.8 Deductions**

The DCA, 1997 potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the level of service cap
- excess capacity
- benefit to existing development
- 10% statutory deduction of specific services.

The requirements behind each of these reductions are addressed in Chapter 4.

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## **4. NEED FOR SERVICE, DEDUCTIONS AND ALLOCATIONS**

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## 4. NEED FOR SERVICE, DEDUCTIONS AND ALLOCATIONS

### 4.1 Capital Cost Estimates

The calculation of a development charge begins with the identification of capital works required to meet the need of the development forecast in Chapter 2. These costs are subject to a number of deductions to arrive at a net DC recoverable cost. Moreover, the net growth-related capital costs must be allocated between residential and non-residential development in determining the charge. These deductions and allocations are identified in further detail below.

The capital needs assessment for each service is provided in the “Prince Edward County, Long Term Population, Housing and Employment Forecast and Capital Needs Assessment”, contained in Appendix B. The capital costs arising from the anticipated increase in needs for service are provided in Appendix C in accordance with s.s.5(1) of the *Development Charges Act, 1997*. It is anticipated that a number of such projects will evolve over time in response to the specific needs of new development. As a result, the cost, timing and nature of such projects may be altered as part of the County’s annual capital budget process. It is intended that development charge draws will be made for such projects, based on the development-related percentages which have been identified.

### 4.2 The Level of Service Cap

Paragraph 4 of subsection 5(1) of the DCA, 1997 states that the estimate of the increase in the need for service attributable to the anticipated development, made under paragraph 2 must not include an increase that would result in the level of service exceeding the average level provided in the County over the 10 year period preceding the preparation of the background study.

s.s.4(3) of O.Reg. 82/98 provides for an exception, such that:

“If the average level of service determined is lower than the standard level of service required under another Act, the standard level of service required under the other Act may be deemed ... to be the average level of service.”

Section 4 of the Regulation also provides that:

- both the quantity and quality of a service shall be taken into account in determining the average level of service. A commonly-used quantity measure is units per capita (eg. lane kms, square feet, m<sup>3</sup> capacity, hectares, etc.), while quality can be measured in terms of cost per unit, engineering standards or recognized performance measurement systems, depending on circumstances.
- a geographic area of the municipality may be excluded in determining the average level of service, if the service is not provided there and the area is identified in the by-law. However, the average level of service so determined, cannot exceed that which would be determined if the by-law applied to the whole municipality.

These service level calculations are provided in Appendix C and are summarized in Table 4-1 below:

**TABLE 4-1  
SUMMARY OF HISTORIC LEVEL OF SERVICE BY SERVICE CATEGORY**

Service	Historic Level of Service			
	Quantitative	Qualitative	Service Standard	Eligible Capital \$
<u>Roads</u>				
- Roads	0.0129 km/capita	\$532,777km	\$6,883/capita	\$24,786,043
<u>Public Works</u>				
- Facilities	3.18 sq.ft./capita	\$146/sq.ft.	\$465/capita	\$1,673,745
- Rolling Stock	3.25 veh./1,000 pop.	\$90,401/vehicle	\$293/capita	\$1,056,425
<u>Fire</u>				
- Facilities	0.96 sq.ft./capita	\$188/sq.ft.	\$180/capita	\$649,332
- Vehicles	1.14 veh./1,000 pop.	\$182,936/vehicle	\$209/capita	\$753,941
- Equipment	4.64 items/1,000 pop.	\$3,500/item	\$16/capita	\$58,516
<u>Parks</u>				
- Parkland Dev.	5.07 ac./1,000 pop.	\$64,887/acre	\$329/capita	\$550,478
- Vehicles	0.09 veh./1,000 pop.	\$61,423/vehicle	\$6/capita	\$10,243
<u>Recreation</u>				
- Facilities	4.30 sq.ft./capita	\$188/sq.ft.	\$809/capita	\$1,351,989
<u>Library</u>				
- Facilities	0.58 sq.ft./capita	\$160/sq.ft.	\$92/capita	\$154,166
- Collections	2.75 items/capita	\$22/item	\$60/capita	\$100,678
<u>Marinas</u>				
- Marinas	0.43 marinas/1,000 pop.	\$103,242/marina	\$44/capita	\$73,975
<u>Homes for Aged</u>				
- Facilities	1.10 sq.ft./capita	\$346/sq.ft.	\$382/capita	\$295,626

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### **4.3 Uncommitted Excess Capacity**

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the County's "excess capacity", other than excess capacity which is "committed", i.e. where Council has indicated a clear intention that it would be paid for by DCs or other similar charges, before or at the time it was created.

"Excess capacity" is undefined in the Act, 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 "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 capacity is already available, then that widening would not be included as an increase in need, in the first instance. On this basis, there has been no deduction made for the capital needs identified. Moreover, for water and wastewater services specifically, the DC calculations do not include the uncommitted excess capacity costs for facilities or large distribution mains. This limitation under the Act is partly the motivation for the County electing to user connection charges for recovery of growth-related capital costs.

### **4.4 Post Period Capacity**

In some cases, capital infrastructure is designed and constructed to meet the needs of growth beyond the planning period for a particular service. For example, a recreation facility to be constructed toward the end of the DC planning period may be sized to accommodate a larger population. In this case, it is appropriate to remove the costs related to providing this additional capacity.

A deduction for post period capacity may not be applicable for services that are constrained by the historic service level cap as the DC eligible amount is applicable only to growth within the ten year period.

Table 4-2 sets out the assumptions made in this DC Background Study with respect to post-period capacity which is being provided, but is not part of this DC calculation. Growth-related service costs benefiting development beyond the respective DC forecast period are expected to be recovered from future development in subsequent years, based on Council's approval of the 2013 DC Background Study and this recommendation.

**TABLE 4-2  
SUMMARY OF DEDUCTIONS FOR POST PERIOD CAPACITY**

Service	Allocation
1. Fire <ul style="list-style-type: none"> <li>• Facilities</li> </ul>	- Post-period benefit deduction reflecting 30-year facility needs plan. Approximately \$784,600 (16%) of total project costs deferred for future growth
2. Recreation <ul style="list-style-type: none"> <li>• Facilities</li> </ul>	- Post period benefit deduction reflecting projected oversizing of pool/fitness facility beyond 10-year forecast period. Approximately \$667,000 (5%) of total project costs deferred for future growth
3. Library <ul style="list-style-type: none"> <li>• Facilities</li> </ul>	- Post period benefit deduction reflecting projected oversizing of library expansion to accommodate 20-year forecast period. Approximately \$186,300 (49%) of total project costs deferred for future growth
4. Marinas	- Post period benefit deduction reflecting committed oversizing for tip of the bay boardwalk works. Approximately \$167,400 (67%) of total project costs deferred for future growth
5. Water	- Belleville water supply capital improvements would be required beyond current agreement limits for Rossmore/Fenwood. Anticipated buildout forecast is based on current agreement servicing limits, as such a post period benefit deduction of approximately \$5.4 million (100%) of total project costs deferred for future growth

## **4.5 Benefit to Existing Development**

Paragraph 6 of s.s.(1) requires a further reduction to the need, by the extent to which such an increase in service would benefit existing development (i.e. development existing as of the end of 2012). The level of service cap is related, but is not the identical requirement. A number of principles have been established for use in deciding whether, and the extent to which an increase in service would benefit existing development. These principles are as follows:

1. Where existing development has an adequate service level that will not be tangibly increased by an increase in service, no benefit is involved.

2. Where a general existing service problem is to be remedied, a deduction should be made as part of the DC calculation, accordingly.
3. The percentage of the cost of the new infrastructure that is attributable to existing development depends, in part, on how well the needs of existing development are met at present. If they are not well met, then many service improvements/increases can be expected to attract high levels of use from the existing population; whereas where existing needs are relatively well met, much of the use of additional facilities can be expected to occur from growth.
4. The benefit to existing attribution is also impacted by when during the ten year planning period the capital spending occurs, i.e.
  - if it is at the end of the ten years, then existing development received no benefit for ten years and experienced a decline in service level during that period, as growth occurred without any increase in servicing capacity;
  - there would be no benefit to existing development in the subsequent ten year period assuming the added capacity was only sufficient to restore the service to its year 1 level;
  - if the new capital was put in place at the beginning of the first ten year period, existing development would have the benefit of the added service capacity until growth eventually occurred and started to consume its share;
  - capital construction after five years would be impact-neutral from this perspective.
5. Where DCs have been collected in a preceding interval, the assumption in the calculation was that these works could be DC-funded over a long term period. Thus, the balance of the program (plus any additional development-related works and net of the uncommitted reserve fund balance) should be fully DC-funded in future, in accordance with the assumptions on which the original development charge calculation was based.

Table 4-3 following summarizes the general approach to determining, by service and type of infrastructure, appropriate deductions for benefit to existing development



**TABLE 4-3  
SUMMARY OF BENEFIT TO EXISTING DEVELOPMENT COST ALLOCATION**

Service	Allocation
1. Roads	<ul style="list-style-type: none"> <li>- signalization of existing intersections 50% cost deducted</li> <li>- intersection improvement, and new road projects required due to growth 15% deducted</li> <li>- roads improved to urban standard, existing road standard cost deducted as benefit to existing</li> <li>- new intersections in development areas 5% deducted for flow-through traffic</li> <li>- total benefit to existing deduction, including existing reserve fund balance is approximately \$3.3 million or 27% of gross capital cost</li> </ul>
2. Public Works <ul style="list-style-type: none"> <li>• Facilities</li> <li>• Rolling Stock</li> </ul>	<ul style="list-style-type: none"> <li>- \$4.0 million (76%) of capital costs deducted for replacement of existing facility space</li> <li>- Approximately \$40,000 (10%) of capital cost deducted for existing reserve fund balances</li> </ul>
3. Fire <ul style="list-style-type: none"> <li>• Facilities</li> <li>• Vehicles</li> </ul>	<ul style="list-style-type: none"> <li>- Approximately \$2.9 million (61%) of capital costs deducted for replacement of existing facility space. In addition approximately \$0.4 million (9%) in capital costs deducted as an increase in level of service</li> <li>- Approximately \$0.8 million (75%) of capital costs deducted reflecting replacement cost of 50' aerial</li> </ul>
4. Parks <ul style="list-style-type: none"> <li>• Parkland Development</li> </ul>	<ul style="list-style-type: none"> <li>- Deduction for existing reserve fund balances (17%)</li> </ul>
5. Recreation <ul style="list-style-type: none"> <li>• Facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Approximately \$13.1 million (87%) of total costs deducted for replacement of existing facilities space, existing service provisions for pool services and increase in historic level of service.</li> </ul>
6. Library <ul style="list-style-type: none"> <li>• Library Facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Deduction for existing reserve fund balances (17%)</li> </ul>
7. Marinas	<ul style="list-style-type: none"> <li>- Minor deduction for existing reserve fund balances (3%)</li> </ul>
8. Homes for Aged	<ul style="list-style-type: none"> <li>- Approximately \$4.5 million (85%) of total cost deducted to reflect replacement of existing beds within the community</li> </ul>
9. Administration	<ul style="list-style-type: none"> <li>- Servicing studies for water, sewer and roads 25% deducted</li> <li>- Secondary planning studies 25% deducted</li> <li>- Recreation, OPA update studies, service management reviews 50% deducted</li> <li>- In total approximately \$1.0 million (46%) deducted</li> </ul>
10. Water	<ul style="list-style-type: none"> <li>- Watermain oversizing existing replacement cost deducted for lifecycle needs at 80% of total cost</li> <li>- \$6.2 million (91%) of Picton Water Intake costs deducted to reflect replacement of existing intake capacity being replaced</li> <li>-Hallowell water servicing, approximately \$1.0 million (20%) of total cost deducted based on future/existing flow rates</li> <li>- Rossmore/Peats Point water storage \$1.6 million (92%) of total cost deducted for existing capacity</li> <li>- In total approximately \$9.5 million (32%) deducted</li> </ul>

**TABLE 4-3 (cont'd)**  
**SUMMARY OF BENEFIT TO EXISTING DEVELOPMENT COST ALLOCATION**

Service	Allocation
11. Wastewater	<ul style="list-style-type: none"> <li>- Sewermain oversizing existing replacement cost deducted for lifecycle needs at 80% of total cost</li> <li>-Hallowell water servicing, approximately \$2.8 million (20%) of total cost deducted based on future/existing flow rates</li> <li>- Picton WWTP \$13.2 million (71%) of total cost deducted for existing capacity</li> <li>- In total approximately \$16.3 million (29%) deducted</li> </ul>

## 4.6 Grants, Subsidies and Other Contributions

s.s.5(1)7 of the DCA requires that the capital costs must be reduced by the reductions set out in subsection (2).

s.s.5(2) states that:

“The capital costs, determined under para. 7 of subsection (1), must be reduced, in accordance with the regulations, to adjust for capital grants, subsidies and other contributions made to a municipality or that the Council of the municipality anticipates will be made in respect of the capital costs.”

Section 6 of O.Reg. 82/98 indicates that any such grant, subsidy or other contribution (including developer contributions) must be used to reduce the s.s.5(1)7 capital costs in the same proportion as the increase in need was reduced under s.s.5(1), para. 6, unless at the time it was made, the person making it expressed a clear intention that all or part be used to benefit existing or new development. In the latter case, a deduction to capital costs must be made, but only to the extent that the funds were intended to benefit new development.

Two recommendations follow as a result of these provisions. First, wherever appropriate, that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development (or new development where applicable). Second, that as part of approving this Background Study, the County Council adopt the assumptions contained herein as an “anticipation” with respect to capital grants, subsidies and other contributions, in order to provide the necessary input to the DC calculation.

The following table summarizes the deductions made, on a service by service basis, for grants, subsidies and developer contributions:

**TABLE 4-4**  
**SUMMARY OF DEDUCTIONS FOR GRANTS, SUBSIDIES AND OTHER CONTRIBUTIONS**

Service	Deductions for Grants, Subsidies and Other Contributions
1. Marina	- Approximately \$460,000 (9%) of total capital cost estimate in funding from province for capital needs
2. Wastewater	- \$11.3 million in grant funding identified for the Picton Wastewater Treatment Plant

#### **4.7 The 10% Reduction**

Paragraph 8 of s.s.5(1) of the DCA requires that, “the capital costs must be reduced by 10 per cent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway and to police and fire protection services. The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made.

For Prince Edward County the 10% deduction is made for the following services:

- Outdoor Recreation
- Indoor Recreation
- Library
- Marina
- Homes for Aged
- Administration

#### **4.8 Residential and Non-residential Allocations**

The net DC recoverable costs calculated above must be allocated between residential and non-residential development.

Subsection 5(6) of the DCA, 1997 states that:

- if the rules expressly identify a type of development, they must not provide for it to pay DCs 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.

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- if the rules provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up via other development.

In order to address this requirement, the following conventions have been adopted:

- Costs to residential uses have been assigned to different types of residential units based on the average occupancy for each housing type constructed during the first 10-20 years of occupancy.
- Costs are allocated to residential uses (as opposed to non-residential uses) based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - In some cases, the residential portion is calculated as the relationship between the population increment and the population plus employment increment. This measure has been employed for roads, public works, marinas and administrative services.
  - For services such as parks, recreation and libraries which are fundamentally directed toward residential users, 5% is attributed to non-residential use to cover the limited business and related use -- balance to residential.
  - Fire services employ an approach based on respective residential/non-residential land area.
  - Homes for aged services are allocated entirely to residential benefit.

Table 4-5 summarizes the way in which DC recoverable costs were allocated between residential and non-residential development.

**TABLE 4-5**  
**SUMMARY OF RESIDENTIAL VS. NON-RESIDENTIAL COST ALLOCATION**

Service	Res/Non-Res Allocation	Rationale
1. Roads	77%/23%	- 20-year population : employment
2. Public Works	77%/23%	- 20-year population : employment
3. Fire	77%/23%	- 20-year population : employment
4. Outdoor Recreation	95%/5%	- service fundamentally directed toward residential users
5. Indoor Recreation	95%/5%	- service fundamentally directed toward residential users
6. Library	95%/5%	- service fundamentally directed toward residential users
7. Marinas	75%/25%	- 10-year population : employment
8. Homes for Aged	100%/0%	- service entirely directed toward residential users
9. Administration	71%/29%	- 10-year population : employment
10. Water	83%/17%	- Build-out estimated design flows
11. Wastewater	83%/17%	- Build-out estimated design flows

#### **4.9 Determination of the Charge**

Applying the above deductions and allocations to the capital costs produces the potential DC recoverable costs. These costs are applied to the forecast growth to determine the maximum development charge for residential and non-residential development

The calculation for **residential development** is generated on a per capita basis, and based upon different forms of housing types (single and semi detached - greater than two bedrooms, single and semi detached – of 2 bedrooms or less, apartments - two bedroom and larger, apartments - bachelor and one bedroom and all other multiples). The **non-residential development charge** has been calculated based on a per square foot of gross floor area basis for all types of development (industrial, commercial and institutional).

**For the residential calculations**, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible DC cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach acknowledges that service capacity will be “freed up” by the population decline in existing units. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges in.

The resultant calculations and schedule of charges is presented in Chapter 5, with supporting detailed service costing in Appendix C.

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## 4.10 Long Term Capital and Operating Cost Examination

The revenue to be generated by the DC by-law during its life of up to five years will be determined by the quantum of the charge, the amount and type of development occurring and the impact of the rules regarding exemptions, phasing in, indexing, land redevelopment, etc. The net stream of revenue which results, in concert with County policy to employ front-ending agreements and long term debt, will determine the rate at which the County is able to construct the works which underlie the development charge. Consideration of these revenue streams would normally occur as part of the County's annual capital budget and forecasting process. Subsection 10(2) of the Act lists as one of the things that a development charge background study must include:

“(c) an examination for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service.”

- “an examination,” involves testing or judging by a standard and some form of scrutiny; “for each service to which the development charge by-law would relate,” excludes ineligible services and any voluntary excluded services; “of the long term,” generally refers to a period of 10 or more years or possibly the lifetime of the asset; “capital and operating costs,” refers to all costs, but not to revenues or to net costs; “for capital infrastructure required for the service,” appears to refer to project specific information, possibly aggregated on an overall service basis.
- “Operating costs” refer to all operating or non-capital costs, based on the definition of “capital” in the DCA, 1997, which would be required for each service; “Capital costs” include the initial cost of emplacing the work (development charges and other funding sources), as well as the subsequent cost of repair and replacement.

One standard that could be used in scrutinizing the above-referenced costs is the current level of operating costs per capita. Another more detailed standard which goes beyond the requirements of the Act, would be the anticipated impact on tax levels, as determined by the application of a full fiscal impact model.

The long term capital and operating cost examinations which form part of these background studies are set out in Appendix D.

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## **5. CALCULATION OF THE CHARGE**

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## 5. CALCULATION OF THE CHARGE

### 5.1 Development Charge Calculation

Table 5-1 calculates the proposed uniform development charge to be imposed on anticipated development in the municipally serviced wastewater and water areas of County over a buildout planning horizon. Table 5-2 calculates the proposed development charges to be imposed for services constructed to facilitate County-wide development over a 20-year period. Table 5-3 calculates the proposed uniform development charge to be imposed on anticipated development in the County for municipal-wide services over a 10-year planning horizon.

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 larger than 2 bedrooms, Single and Semi-detached of 2 bedrooms or less, Apartments 2+ bedrooms, Apartments bachelor and 1 bedroom, and all Other Multiples). The non-residential development charge has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

The DC eligible costs for each service component are provided in Appendix C for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible DC cost calculations set out in Appendix C are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge in Tables 5-1 through 5-3.

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 planning period to calculate a cost per sq.ft. of gross floor area.

Table 5-4 summarizes calculated maximum development charge that could be imposed by County Council by development type and service. Table 5-5 provides a comparison of the calculated charges and those currently imposed by the County.



**TABLE 5-1**  
**PRINCE EDWARD COUNTY**  
**DEVELOPMENT CHARGE CALCULATION FOR URBAN SERVICED AREA**  
**(BUILDOUT FORECAST PERIOD)**

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
1. <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Wastewater	23,454,641	4,803,963	5,999	2.91
<b>TOTAL</b>	<b>\$23,454,641</b>	<b>\$4,803,963</b>	<b>\$5,999</b>	<b>\$2.91</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$23,454,641</b>	<b>\$4,803,963</b>		
Build out Gross Population / GFA Growth (ft <sup>2</sup> .)	10,517	1,650,200		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$2,230.12	\$2.91		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling (greater than 2 bedroom)	2.69	\$5,999		
Single and Semi-Detached Dwelling (2 bedroom or less)	1.89	\$4,215		
Apartments - 2 Bedrooms +	2.16	\$4,817		
Apartments - Bachelor and 1 Bedroom	1.49	\$3,323		
Other Multiples	2.28	\$5,085		

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
2. <u>Water Services</u>	\$	\$	\$	\$
2.1 Water	12,721,565	2,605,622	3,086	1.55
<b>TOTAL</b>	<b>\$12,721,565</b>	<b>\$2,605,622</b>	<b>\$3,086</b>	<b>\$1.55</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$12,721,565</b>	<b>\$2,605,622</b>		
Build out Gross Population / GFA Growth (ft <sup>2</sup> .)	11,088	1,685,700		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$1,147.28	\$1.55		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling (greater than 2 bedroom)	2.69	\$3,086		
Single and Semi-Detached Dwelling (2 bedroom or less)	1.89	\$2,168		
Apartments - 2 Bedrooms +	2.16	\$2,478		
Apartments - Bachelor and 1 Bedroom	1.49	\$1,709		
Other Multiples	2.28	\$2,616		

**TABLE 5-2**  
**PRINCE EDWARD COUNTY**  
**DEVELOPMENT CHARGE CALCULATION FOR COUNTY-WIDE SERVICE AREA**  
**(20-YEAR FORECAST PERIOD)**

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
<b>3. Services Related to Highways</b>				
3.1 Roads	6,950,295	2,045,907	3,560	2.94
3.2 Depots and Domes	986,322	290,336	505	0.42
3.3 PW Rolling Stock	246,768	72,639	126	0.10
	8,183,385	2,408,883	4,191	3.46
<b>4. Fire Protection Services</b>				
4.1 Fire Facilities	419,987	123,629	215	0.18
4.2 Fire Vehicles	309,032	90,968	158	0.13
4.3 Small Equipment and Gear	0	0	0	0.00
	729,020	214,596	373	0.31
<b>TOTAL</b>	<b>\$8,912,405</b>	<b>\$2,623,479</b>	<b>\$4,564</b>	<b>\$3.77</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$8,912,405</b>	<b>\$2,623,479</b>		
20 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	5,251	696,000		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$1,697.15	\$3.77		
<b>By Residential Unit Type</b>	<b>p.p.u</b>			
Single and Semi-Detached Dwelling (greater than 2 bedroom)	2.69	\$4,565		
Single and Semi-Detached Dwelling (2 bedroom or less)	1.89	\$3,208		
Apartments - 2 Bedrooms +	2.16	\$3,666		
Apartments - Bachelor and 1 Bedroom	1.49	\$2,529		
Other Multiples	2.28	\$3,869		

**TABLE 5-3**  
**PRINCE EDWARD COUNTY**  
**DEVELOPMENT CHARGE CALCULATION FOR COUNTY-WIDE SERVICE AREA**  
**(10-YEAR FORECAST PERIOD)**

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
5. <u>Marinas and Boat Launches</u>	\$	\$	\$	\$
5.1 Marinas	49,755	16,823	49	0.05
6. <u>Outdoor Recreation Services</u>				
6.1 Parkland development, amenities & trails	319,326	16,807	314	0.05
7. <u>Indoor Recreation Services</u>				
7.1 Recreation facilities	1,155,951	60,840	1,138	0.17
8. <u>Library Services</u>				
8.1 Library facilities	131,812	6,937	130	0.02
8.2 Library materials	86,079	4,530	85	0.01
	217,892	11,468	215	0.03
9. <u>Administration</u>				
9.1 Studies	782,133	264,456	770	0.73
<b>TOTAL</b>	<b>\$2,525,057</b>	<b>\$370,393</b>	<b>\$2,486</b>	<b>\$1.03</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$2,525,057</b>	<b>\$370,393</b>		
10 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	2,733	362,500		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$923.98	\$1.02		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling (greater than 2 bedroom)	2.69	\$2,486		
Single and Semi-Detached Dwelling (2 bedroom or less)	1.89	\$1,746		
Apartments - 2 Bedrooms +	2.16	\$1,996		
Apartments - Bachelor and 1 Bedroom	1.49	\$1,377		
Other Multiples	2.28	\$2,107		

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
10 <u>Homes for the Aged</u>	\$	\$	\$	\$
10.1 Homes for the aged facilities	266,064	0	325	0.00
<b>TOTAL</b>	<b>\$266,064</b>	<b>\$0</b>	<b>\$325</b>	<b>\$0.00</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$266,064</b>	<b>\$0</b>		
10 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	2,199	362,500		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$120.99	\$0.00		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling (greater than 2 bedroom)	2.69	\$325		
Single and Semi-Detached Dwelling (2 bedroom or less)	1.89	\$229		
Apartments - 2 Bedrooms +	2.16	\$261		
Apartments - Bachelor and 1 Bedroom	1.49	\$180		
Other Multiples	2.28	\$276		

**TABLE 5-4**  
**PRINCE EDWARD COUNTY**  
**DEVELOPMENT CHARGE CALCULATION FOR ALL ELIGIBLE SERVICES**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling (greater than 2 bedroom)	Single and Semi-Detached Dwelling (2 bedroom or less)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to Highways	4,191	2,945	3,365	2,321	3,552	3.46
Fire Protection Services	373	262	300	207	316	0.31
Outdoor Recreation Services	314	221	252	174	266	0.05
Indoor Recreation Services	1,138	800	914	630	965	0.17
Library Services	215	151	173	119	182	0.03
Administration	770	541	618	427	653	0.73
Marinas and Boat Launches	49	34	39	27	42	0.05
Homes for the Aged	325	228	261	180	275	0.00
<b>Total Municipal Wide Services</b>	<b>7,375</b>	<b>5,182</b>	<b>5,922</b>	<b>4,085</b>	<b>6,251</b>	<b>4.80</b>
<b>Urban Services</b>						
Wastewater Services	5,999	4,215	4,817	3,323	5,085	2.91
Water Services	3,086	2,168	2,478	1,709	2,616	1.55
<b>Total Urban Services</b>	<b>9,085</b>	<b>6,383</b>	<b>7,295</b>	<b>5,032</b>	<b>7,701</b>	<b>4.46</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>7,375</b>	<b>5,182</b>	<b>5,922</b>	<b>4,085</b>	<b>6,251</b>	<b>4.80</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>16,460</b>	<b>11,565</b>	<b>13,217</b>	<b>9,117</b>	<b>13,952</b>	<b>9.26</b>

**TABLE 5-5**  
**PRINCE EDWARD COUNTY**  
**DEVELOPMENT CHARGE COMPARISON FOR SINGLE DETACHED RESIDENTIAL UNIT (GREATER THAN 2 BEDROOMS) AND PER SQ.FT. OF NON-RESIDENTIAL GFA (CALCULATED VS. EXISTING)**

Residential (Single Detached) Comparison			Non-Residential (per ft <sup>2</sup> .) Comparison		
Service	Existing	Calculated	Service	Existing	Calculated
<b>Municipal Wide Services:</b>			<b>Municipal Wide Services:</b>		
Services Related to Highways	4,112	4,191	Services Related to Highways	2.04	3.46
Fire Protection Services	390	373	Fire Protection Services	0.12	0.31
Outdoor Recreation Services	339	314	Outdoor Recreation Services	0.02	0.05
Indoor Recreation Services	1,088	1,138	Indoor Recreation Services	0.06	0.17
Library Services	290	215	Library Services	0.02	0.03
Administration	606	770	Administration	0.28	0.73
Marinas and Boat Launches	31	49	Marinas and Boat Launches	0.01	0.05
Homes for the Aged	678	325	Homes for the Aged	-	-
<b>Total Municipal Wide Services</b>	<b>7,533</b>	<b>7,375</b>	<b>Total Municipal Wide Services</b>	<b>2.55</b>	<b>4.80</b>
<b>Area Specific Services:</b>			<b>Area Specific Services:</b>		
Wastewater Services	4,446	5,999	Wastewater Services	2.31	2.91
Water Services	6,249	3,086	Water Services	3.04	1.55
<b>Total Area Specific Services</b>	<b>10,695</b>	<b>9,085</b>	<b>Total Area Specific Services</b>	<b>5.35</b>	<b>4.46</b>
<b>Grand Total - Urban Area</b>	<b>18,228</b>	<b>16,460</b>	<b>Grand Total - Urban Area</b>	<b>7.90</b>	<b>9.26</b>

Note: existing water and wastewater charges reflect current connection charges.

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## **6. DEVELOPMENT CHARGE POLICIES AND RULES**

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## 6. DEVELOPMENT CHARGE POLICIES AND RULES

### 6.1 Introduction

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

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

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of development charges.

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

- the total of all development charges that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved.
- if the rules expressly identify a type of development, they must not provide for it to pay development charges that exceed the capital costs that arise from the increase in the need for service for that type of development. However, this requirement does not relate to any particular development.
- if the rules provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules”, Section 6 states that a DC by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

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## 6.2 Full or Partial Exemptions

6.2.1 **Statutory** - s.s.5(1)9 of the DCA requires that rules must be developed to determine a number of things and, “The rules may provide for full or partial exemptions for types of development.” Section 6, para. 2 requires that a DC by-law must set out an express statement indicating how, if at all, the rules provide for exemptions.

The DCA, 1997 mandates a number of exemptions or equivalent, as follows:

- The following development cannot be charged for:
  - the enlargement of an existing dwelling unit;
  - the creation of a maximum of two additional dwelling units in a single-detached dwelling or one additional unit in any other type of dwelling, subject to specified floor area restrictions;
- A limited exemption applies to all land owned by and used for purposes of a municipality or an (*Education Act*) board;
- An exemption for industrial development applies to the enlargement of the gross floor area of an existing industrial building by up to 50%;
- Other statutory exemptions may be required in the case of entities such as Crown agencies, colleges and universities, based on consideration of case law;
- It would appear that the Provincial and Federal Government are notionally exempt from payment of development charges, but may agree to pay the charge or a “grant-in-lieu” thereof under the *Municipal Grants Act* or equivalent.

6.2.2 **Discretionary** – The County has the ability to include non-statutory exemptions within the DC bylaw. These exemptions may include:

- Exempt uses (e.g. places of worship, non-residential farm buildings, etc.)
- Exempt areas (e.g. downtown core areas, business parks, etc.)
- Exempt development types (e.g. industrial, non-residential, etc.)

- Exempt from payment of services (e.g. exempt industrial from payment of soft service DCs, etc.)

Municipalities have the flexibility to design these exemptions at their discretion with the proviso that they be uniformly applied to all applicable developments through the DC Bylaw. It should be noted however, that providing discretionary exemptions produces a revenue loss and therefore is an implicit expenditure. If Council is to exempt an area from development charges, the costs required to service this area cannot be born by development occurring elsewhere in the County and must be funded by the County from tax and related sources. As with any government subsidy or program which is designed to influence private sector investment decisions, it is important to ensure that the public expenditure or foregone revenue produces a community benefit of greater magnitude. The difficulty in measuring the effect of a development charge exemption is that it would apply to all projects of a given type or within a defined area. As a result, projects that may have gone ahead without the incentive would receive a windfall benefit. The impact of such an incentive can be difficult to discern, particularly if development charges represent a small portion of total development costs.

The following discretionary exemptions and rebate programs are provided for Council's consideration. These exemptions and rebate programs are consistent with the County's current practice, or have been suggested by County staff, and are included in the draft by-law in Appendix E:

- Non-residential farm buildings;
- Places of worship;
- Industrial development (excluding water and wastewater services if include in DC By-law);
- Park model trailers;
- Temporary building or structure; and
- Affordable housing rebate - to reduce the development charges payable for affordable housing single detached dwelling units of greater than 2 bedrooms to the single detached rate for dwelling units containing 2 bedroom or less.



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### **6.3 Phasing in and Discounting the Charges**

s.s.5(1)9 of the DCA requires that rules must be developed to determine a number of things and they "...may provide for...the phasing in of development charges." Section 6, para. 2 requires that a DC by-law must set out an express statement indicating how, if at all, the rules provide for the phasing in of development charges.

The phasing in of charges is sometimes used where the new charge would involve a (significant) increase, in comparison with the existing charge, and the County wishes to cushion the impact thereof on landowners. This may be done in an effort to promote development activity, or for other reasons.

Consideration of phasing or discounting in options is normally given in the later stages of the study process, (to address the situation where a significantly increased DC is adopted by County Council). As with discretionary exemptions, phasing in the calculated charge rather than implementing the full amount, will result in a shortfall in DC revenue that must be made up through tax rates.

### **6.4 Indexing of the Charges**

s.s.5(1)9 of the DCA requires that rules must be developed to determine a number of things and they "... may also provide for the indexing of development charges based on the prescribed index" (s.s.5(1)10). Section 6, para. 2 requires that a DC by-law must set out an express statement indicating how, if at all, the rules provide for the indexing of development charges.

The "prescribed index" is defined in O.Reg. 82/98 s.7 as, "The Statistics Quarterly, Construction Price Statistics, catalogue number 62-007 as the index for the purposes of paragraph 10 of subsection 5(1) of the Act."

If the quantum of the development charge collected, increases over time in accordance with the change in construction prices, this would preserve its purchasing power and/or absorb part of the cost of financing front-ended works.

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It is proposed that Council maintain its current practice of mandatory indexing on an annual basis consistent with the provisions of the DCA.

## **6.5 Applicability to the Redevelopment of Land**

Section 6, para. 3 of the DCA indicates that a development charge by-law must set out, “How the rules referred to in paragraph 1 (those for determining if a development charge is payable in any particular case and for determining the amount of the charge) apply to the redevelopment of land.”

This frequently relates to the practice of imposing the development charge only on the net increase in residential units or non-residential floor area or, at minimum, in not collecting a charge where redevelopment results in no net increase in development. Moreover, it is common industry practice that municipal DC bylaw witness redevelopment credits in this regard. The following provides the typical provisions for redevelopment credits for Council's consideration, which are extended between 36-60 months.

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

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

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 60 months 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.

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## 6.6 County-wide vs. Area-specific Charges

At this time, the County imposes a uniform development charge for all services presented herein, excluding water and wastewater. Connection charges for water and wastewater services are currently imposed by the County to recover the growth-related costs of service under the authority of the *Municipal Act*. The County has elected to recovery growth-related costs of service for water and wastewater services under the *Municipal Act* due, in part, to the lack of legislative restrictions related to uncommitted excess capacity. Utilizing the connection charge regime allows the County to recover from future development the existing service capacity provided to the benefit of these developments that is ineligible for recovery under the *Development Charges Act*.

Table 5-5 illustrates the difference in approach. For water services, the calculated DC would be approximately \$3,100 per single detached residential unit. This compares with the County's current connection charge for water of roughly \$6,250 per single detached unit. Under the DC regime the charge is approximately ½ that currently being charged as a connection charge. This is reflective of the restriction under the DCA to charge for the existing capacity provided at the Picton Water Treatment Plant, as well as other oversized water infrastructure.

By comparison, the wastewater DC rate is higher than the existing wastewater connection charge. This is reflective of the additional provisions for future wastewater treatment capacity to full buildout that were not identified in the previous connection charge study. It is presumed that when County proceeds with the update to the connection charge study, these additional provisions would be included in the calculations.

Given the County's current policy for recovering growth-related water and wastewater service costs through connection charges, the proposed DC By-Law provided in Appendix E maintains the current uniform DC for all services addressed within the DC Background Study, excluding water and wastewater services.

## 6.7 Reserve Funds

The DCA, 1997 and O.Reg. 82/98 restated and amplified upon the provisions in the DCA, 1989 with respect to reserve funds. These clauses fall into two broad categories:

- categories of services
- annual reporting requirements by the Municipal Treasurer

and are discussed, in turn, below.

### **6.7.1 Categories of Services**

Sub-section 7(1) of the DCA, 1997 indicates that a DC by-law may provide for services to be grouped into categories. However, services for which there is a 10% reduction (e.g. recreation) may not be grouped with services for which there is no such reduction (e.g. roads).

Sub-section 7(2) of the Act states that a category of services shall be deemed to be a single service in relation to "... reserve funds, the use of money from reserve funds and credits."

The implications of this grouping are first that, in accordance with s.33 of the Act, a separate reserve fund must be established for each service to which the DC relates. The money in a reserve fund established for a service may be spent only for capital costs determined under paras 2-8 of s.s.5(1). Thus, grouping more than one service into the same reserve fund provides greater flexibility to the County with respect to the cash flow aspects of project funding.

The trade-off for doing so is that under s.s.38(1), "if a municipality agrees to allow a person to perform work that relates to a service to which a development charge by-law relates, the Municipality shall give the person a credit towards the development charge in accordance with the agreement." With more than one service consolidated within the same reserve fund, the rate of payout per building permit issued would appear to increase.

Accordingly, it is advised that the County maintain its current practice of maintaining separate reserve funds for each individual service category, eg. a "Library" reserve fund to include both facilities and materials, as they both form part of the same broad service.

### **6.7.2 The Treasurer's Reserve Fund Statement**

Section 43 of the DCA, 1997 directs the Treasurer of the municipality to give Council a financial statement relating to s.33 development charge by-laws and reserve funds by the date directed

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by Council. Within 60 days thereof, the Treasurer is to provide a copy to the Minister of Municipal Affairs and Housing. This statement must include the opening and closing balance, the fund transactions and other prescribed information.

Section 12 of O.Reg. 82/98 sets out the additional information which is to be included in the Treasurer's annual statement:

- “1. A description of the service for which the fund was established. If the fund was established for a service category, the services in the category.
2. For the credits in relation to the service or service category for which the fund was established,
  - i. the amount outstanding at the beginning of the previous year, given in the year, used in the year and outstanding at the end of the year,
  - ii. the amount outstanding at the beginning of the previous year and outstanding at the end of year, broken down by individual credit holder.
3. The amount of any money borrowed from the fund by the municipality during the previous year and the purpose for which it was borrowed.
4. The amount of interest accrued during the previous year on money borrowed from the fund by the municipality.
5. The amount and source of any money used by the municipality to repay, in the previous year, money borrowed from the fund or interest in such money.
6. A schedule that identifies credits recognized under section 17 and, for each credit recognized, sets out the value of the credit, the service against which the credit is applied and the source of funds used to finance the credit.”

and in addition:

- “1. For each project that is financed, in whole or in part, by development charges,
  - i. the amount of money from each reserve fund established under section 33 of the Act that is spent on the project, and

- ii. the amount and source of any other money that is spent on the project.”

Section 13 of the Regulation indicates that the same reporting requirement is mandated for reserve fund(s) for ineligible services under s.s.63(3) of the Act.

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## **7. BY-LAW IMPLEMENTATION**

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## 7. BY-LAW IMPLEMENTATION

### 7.1 Public Consultation Process

#### 7.1.1 *Introduction*

This chapter addresses the mandatory, formal public consultation process, as well as other implementation requirements.

#### 7.1.2 *Public Meeting of Council*

Section 12 of the DCA, 1997 indicates that before passing a development charge 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, the 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, the Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution).

#### 7.1.3 *Other Consultation Activity*

There are three broad groupings of the public who are generally the most concerned with municipal development charge policy:

1. The residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the development charge revenues. Others, such as realtors, are directly impacted by development charge policy.



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They are therefore potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the DC and the timing thereof, and municipal policy with respect to development agreements, DC 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 (e.g. in encouraging a higher non-automobile modal split).
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 development charge policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basement, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

County Council may wish to give consideration to consulting with representatives either as part of the statutory public process or in advance to facilitate discussions or concerns with the proposed charges.

## **7.2 Implementation Requirements**

### **7.2.1 *Introduction***

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

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

The sections which follow, overview requirements in each case.

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### **7.2.2 Notice of Passage**

In accordance with s.13 of the DCA, when a DC by-law is passed, the municipal 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 not later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

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

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

### **7.2.3 By-law Pamphlet**

In addition to the "notice" information, the municipality must prepare a "pamphlet" explaining each development charge by-law in force, setting out:

- a description of the general purpose of the development charges;
- 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 development charges relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

#### **7.2.4 Appeals**

Sections 13-19 of the DCA, 1997 set out requirements relative to making and processing of a DC by-law appeal and OMB Hearing in response to an appeal. Any person or organization may appeal a DC by-law to the OMB by filing with the municipal clerk a notice of appeal, 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.

#### **7.2.5 Complaints**

A person required to pay a development charge, or his agent, may complain to County Council imposing the charge that:

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

Sections 20-25 of the DCA, 1997 set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a DC (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the OMB.

#### **7.2.6 Credits**

Sections 38-41 of the DCA, 1997 set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in future that relates to a service in the DC by-law.

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These credits would be used to reduce the amount of development charges 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 development charge is payable.

### **7.2.7 Front-Ending Agreements**

The County and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the municipality to which the DC 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 DCA, 1997 (Sections 44-57) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the DCA, 1989. Accordingly, the County assesses whether this mechanism is appropriate for its use, as part of funding projects prior to County funds being available.

### **7.2.8 Severance and Subdivision Agreement Conditions**

Section 59 of the DCA, 1997 prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

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

It is also noted that s.s.59(4) of the DCA, 1997 requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the *Planning Act*, use its power to impose

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conditions to ensure that the first purchaser of newly subdivided land is informed of all the development charges 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 *Development Charges Act, 1997* it would need to provide to the approval authority, information regarding the applicable municipal development charges related to the site.

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

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.

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**APPENDIX A**  
**DCA, 2007 PROVISIONS**

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## APPENDIX A – DCA, 2007 PROVISIONS

### 1. Components of a Development Charge Background Study

The DCA requires that a development charge background study must be completed by County Council before passing a development charge by-law. The mandatory inclusions in such a study are set out in s.10 of the DCA and in s.8 of O.Reg. 82/98, and are as follows:

- a) “the estimates under paragraph 1 of subsection 5(1) of the anticipated amount, type and location of development; (addressed in Chapter 3 of this report);
- b) the calculations under paragraphs 2 to 8 of subsection 5(1) for each service to which the development charge by-law would relate; (addressed in Chapters x and x of this report);
- c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service; (addressed in Appendix x of this report)
- d) the following for each service to which the development charge relates:
  - “1. The total of the estimated capital costs relating to the service.
  2. The allocation of the costs referred to in paragraph 1 between costs that would benefit new development and costs that would benefit existing development.
  3. 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.
  4. The allocation of the costs referred to in paragraph 3 between costs that would benefit new development and costs that would benefit existing development.
  5. The estimated and actual value of credits that are being carried forward relating to the service.” (O.Reg. 82/98 s.8 and addressed in Chapter 5 of this report)

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## 2. Requirements of the *Development Charges Act*

A summary of key requirements of the *Development Charges Act, 1997* (DCA) follows:

1. **Services Covered** – service coverage excludes the provision of cultural or entertainment facilities (eg. museums, theatres and art galleries); tourism facilities (eg. convention centre); parkland acquisition<sup>1</sup>; hospitals; waste management services; and headquarters for the general administration of municipalities and local boards.
2. **Capital Costs** – capital costs which may potentially be included in the calculation include the cost to acquire or improve land and to acquire, construct or improve facilities, including the capital component of the cost to lease an asset, interest on money borrowed to pay for such costs, the cost of related studies, and excludes computer equipment, and rolling stock with an estimated useful lifetime of six years or less.
3. **Service Standards** – service standards are based upon the average level of service provided in the municipality over the 10-year period immediately preceding the preparation of the background study. In addition, the regulation requires that “...both the quality and quantity of a service shall be taken into account in determining the (average) level of service”.
4. **Industrial Expansion Exemption** – the Act provides for a mandatory DC exemption for enlargements to existing industrial buildings (as defined in the regulation) equal to 50% of the floor area of the existing building prior to the enlargement.
5. **Capital Cost Reduction** – a 10% capital cost reduction applies to the otherwise eligible costs for all services, other than those pertaining to water supply services (including distribution and treatment services), waste water services (including sewers and treatment services), storm water and drainage control, highways (as per s.s.1(1) of the *Municipal Act*), police and fire protection.

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<sup>1</sup>Including woodlots, E.S.A.'s, but not including the site area (as defined) for an enclosed structure used throughout the year for public recreation.



6. **Development Charge Background Study** – requirements respecting the content of a DC Background Study are explicitly set out in the Act. Requirements include the identification of costs and growth estimates, an examination for each service involved of the long term capital and operating costs for capital infrastructure required, identification of costs to be incurred during the term of the by-law, and various cost allocations. The study and proposed by-law must be made available to the public at least two weeks prior to the (first) public meeting.
7. **Time Period** – services other than water, wastewater, storm water drainage, roads, police and fire are restricted to a 10 year planning period.
8. **Benefit to Existing Development** – must be estimated and deducted from the increase in need for each service.
9. **Prescribed Index** – the regulation under the Act specifies the use of the Statistics Canada Quarterly, Construction Price Statistics (Cat. 62-007). The Construction Price Statistics was replaced by the Capital Expenditure Price Statistic.
10. **Excess Capacity** – the recoverable service requirement must be reduced by the part that can be met using the municipality’s excess capacity, except for the excess capacity which Council expressed a clear intention, before or at the time the capacity was created, would be paid for by development charges or other similar charges.
11. **Treasurer’s Statement** – requires information to be provided as to reserve fund continuity, borrowings from the fund, interest accrued thereon, repayment of borrowings, non-reserve fund spending on projects, detailed accounting for credits and the source thereof.
12. **Front Ending Agreements** – agreements may include work done before, as well as after, the agreement is entered into. In addition, the work must be in an area subject to the DC, non-party payments may be required at an earlier or later date than building permit issuance and may provide for “tiering” of the burden against subsequent participants, etc. Further, the Act restricts front-ending agreements to sanitary sewer, water, roads, and storm water management services.

13. **Council Intentions** – if a need for service is to be included in the calculation, Council must have indicated that it intends to ensure that such an increase in need will be met by including it in a Council-approved Official Plan, capital forecast or similar expression of Council.
14. **Capital Costs** – the increase in the need for service attributable to the anticipated development be estimated, as well as the capital costs necessary to provide the increased service. The latter must be reduced by applicable capital grants, subsidies and other contributions. Also, “capital costs” may include authorized costs incurred or proposed to be incurred by others on behalf of a municipality/local board, as well as those directly incurred.
15. **Cross Subsidization** – a cost recovery shortfall from one type of development may not be made up through higher charges on other types of development.
16. **DC Reserve Funds** – reserve funds may be created so as to group services into categories, which are then deemed to be a single service in relation to the use of money from reserve funds and credits.
17. **OMB Powers** – the OMB is not empowered to remove or reduce the scope of an exemption, to change the phasing in provisions to make the charge payable earlier, to increase the charge in any particular case or to change the by-law expiry date as approved by Council.
18. **Reserve Funds** – the DC reserve fund money may be spent only for capital costs as determined as part of the legislated method for determination of development charges.
19. **Reserve Fund Borrowing** – borrowing from reserve funds is permitted, subject to repayment of interest at the prescribed minimum rate.
20. **Credits** – under the new Act, a DC credit must be given where a “ ... municipality agrees to allow a person to perform work that relates to a service to which a DC by-law relates ...” Such credit is the reasonable cost of doing the work as agreed by the municipality

and the landowner. Credit (or partial credit) may be given before the work is completed. It is a credit only in relation to the service to which the work relates and with respect to that part of the development charge that relates to the service. The credit may be transferred under defined conditions.

21. **Subdivision Agreement Conditions** – agreements may include “local services related to a plan of subdivision or within the area to which the plan relates”.
22. **Notification of DC’s** – the approval authority must ensure that the first purchaser of the subdivided land, after final approval of the plan, is informed of all DC’s applicable to the development.
23. **Regulations** – the Lieutenant-Governor may make regulations as defined in the Act.

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**APPENDIX B**  
**LONG TERM POPULATION, HOUSING AND EMPLOYMENT**  
**FORECAST AND CAPITAL NEEDS ASSESSMENT –**  
**JANUARY 14, 2013**

## PRINCE EDWARD COUNTY

# LONG TERM POPULATION, HOUSING AND EMPLOYMENT FORECAST AND CAPITAL NEEDS ASSESSMENT

JANUARY 14, 2013



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 Planning for growth

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## CONTENTS

	<u>Page</u>
<b>1. INTRODUCTION</b>	1.
<b>2. GROWTH FORECAST METHODOLOGY</b>	1.
<b>3. GROWTH DRIVERS</b>	4.
<b>4. POPULATION GROWTH</b>	5.
<b>5. HOUSING GROWTH</b>	9.
<b>6. EMPLOYMENT GROWTH</b>	12.
<b>7. CAPITAL NEEDS ASSESSMENT</b>	19.
<b>8. CONCLUSIONS AND RECOMMENDATIONS</b>	29.

### APPENDIX

A	GROWTH FORECAST	A-1
B	SUMMARY OF INCREASED SERVICE NEEDS BY DC-ELIGIBLE SERVICE	B-1

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## 1. INTRODUCTION

In the summer of 2012, Prince Edward County retained Watson & Associates Economists Ltd. (Watson) to undertake five separate, but integrated, pieces of work including a Development Charge (DC) Statutory Review, Growth and Servicing Options for DC and Official Plan Review (OPR), Water and Wastewater Connection Charge Review, Water and Wastewater Rate Review and Water Financial Plan Report. As part of the Growth and Servicing Options component of the statutory Development Charges Background Study, Watson has prepared a long-term housing, population and employment forecast for the County, its settlement areas<sup>1</sup> and remaining rural area over a 20-year (2012-2032), 40-year (2012-2052) and buildout time horizon.

The following describes the methodology undertaken to develop the growth forecast. This is followed by a discussion which summarizes baseline demographic and economic conditions, key growth drivers and the long-term population, housing and employment growth forecast for Prince Edward County. A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A.

The growth forecast will need to be monitored and updated as part of the Official Plan five-year review process.

## 2. GROWTH FORECAST METHODOLOGY

In developing the long-term growth forecast, a comprehensive review of current and evolving demographic and economic trends, as well as future development opportunities/constraints, was undertaken. Several factors were considered including:

- Historical population, housing and employment trends (based on Census data);
- Historical housing and employment activity (i.e. residential building permits, housing completions, demolitions, non-residential building permit values);
- A review of active housing units in the development approvals process and supply potential of other vacant designated residential lands;
- Prospective housing growth trends by type (i.e. single/semi-detached, townhomes, apartments);
- Servicing capacity;
- Recent employment trends and the medium- to long-term economic outlook for Prince Edward County and the surrounding area; and

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<sup>1</sup> This includes Picton, Wellington, Bloomfield, Rossmore, Consecon/Carrying Place and Ameliasburg (Hamlet).

- Prospective employment growth by major sector (i.e. primary, work at home, industrial, commercial and institutional).

### Population and Housing Forecast

The permanent population and household forecast is based on household formation, growth forecasting methodology, as illustrated in Figure 1, which is recognized in the Province's 1995 "Projection Methodology Guidelines."<sup>1</sup> This "bottom-up" approach focuses on the rate of historical housing construction in the County and surrounding area, adjusted to incorporate factors such as servicing constraints and units in the development process. The permanent population is then forecast by developing assumptions on average household size by unit type, taking into consideration the higher average occupancy of new units and the decline in persons per unit over time within existing households. The assumed PPU's (persons per unit) for new permanent housing units are based on 2006 custom Census tabulation data. The assumed decline in persons per unit in existing dwellings over the forecast period is based on regional and provincial trends.

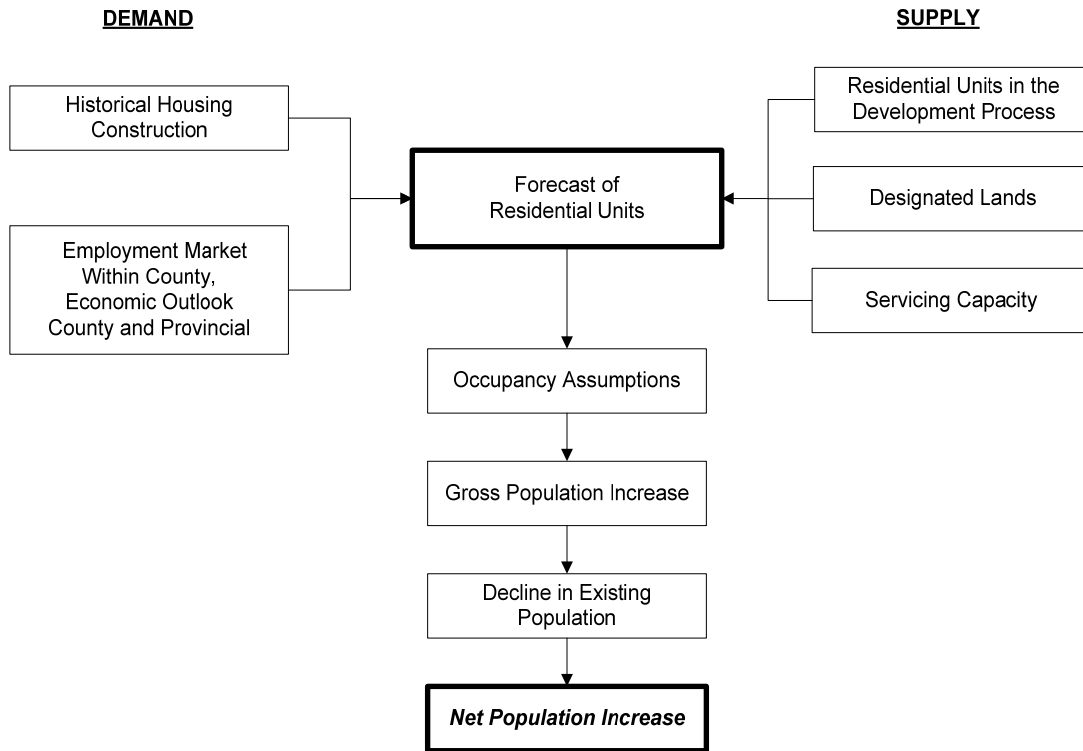
The seasonal housing growth forecast was derived from examining recent development activity factoring in anticipated demographics trends over the forecast period and supply opportunities for waterfront development across the County.

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<sup>1</sup> Projection Methodology Guideline: A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements, 1995.



**FIGURE 1  
HOUSEHOLD FORMATION PROJECTION MODEL**



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## Employment Forecast

The employment forecast is largely based on the activity rate method, which is defined as the number of local jobs in a municipality divided by the resident population. The forecast is based on full-time and part-time employment by place of work, using historical Census data (1996 to 2006) and a 2011 estimate as a base.

The most current provincially accepted approach to forecasting employment was developed in the last decade to reflect the broader types of employment in local municipalities. In 1995, as part of a *Planning Act* review, the Province published a document entitled “Projection Methodology Guideline: A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements” to be used in forecasting population and employment for planning purposes. The employment categories set out in that document are employed as the basis for this forecast, as follows:

- Employment Lands Employment (Basic Jobs) – “jobs that have traditionally been called ‘industrial’ and are found in specifically designated industrial or business parks.” This would include a portion of office commercial employment.
- Population-Related Employment (Non-Basic Jobs) – jobs that provide direct services to meet the personal needs of the population, located in commercial and office areas, in residential areas (i.e. local plazas, schools) and, increasingly, in industrial areas (dependent, in part, on zoning provisions). Population-related employment is also further sub-divided into commercial and institutional employment, based on the 1997 NAICS.
- Primary and Home-Based Employment – agriculture and resource-based employment, as well as home-based workers.

When forecasting long-term employment, it is important to understand how growth in the above three employment categories will be impacted by forecast population growth for the County. Population-related employment (i.e. retail, schools, service, commercial) is generally automatically attracted to locations convenient to local residents. Typically, as the population grows, the demand for population-related employment also increases to service the needs of the local community. Forecast commercial and institutional activity rates have been based on historical activity rate and employment trends, as well as future commercial and institutional employment prospects within a local and regional context. Similar to population-related employment, home-based employment is also anticipated to generally increase in direct proportion to population growth.

Industrial and primary employment (basic employment), on the other hand, is not closely linked to population growth and tends to be more influenced by broader market conditions (i.e. regional economic conditions, economic competitiveness, transportation access, distance to employment

markets), as well as local site characteristics. As a result, industrial and primary employment is not necessarily anticipated to increase in direct proportion to population growth and has been based on the following key economic indicators:

- Historical employment growth rates;
- Non-residential building permit activity 2002-2011;
- Future trends in employment by sub-sector; and
- Available serviced and serviceable industrial land supply.

Based on the analysis identified above, industrial and primary activity rates are then calculated for the purposes of illustrating industrial and primary employment to population growth ratios within the County. For each major employment sector (i.e. primary, industrial, commercial, institutional) plus work at home, forecast activity rates are used to generate employment growth over the forecast period.

### **3. GROWTH DRIVERS**

A broad range of considerations related to demographics, economics and socio-economics are anticipated to drive future growth throughout Prince Edward County over the long term. Key growth drivers are identified below.

#### Population Growth of 55+ Age Group

Population growth of the 55-74 population (i.e. babyboomers and younger seniors) across Ontario will continue to be a key driver of permanent and seasonal housing in Prince Edward County over the next 25 years. For the Province of Ontario as a whole, the 55+ age group is projected to increase from 26% in 2011 to 35% in 2036.

The source of net migration to Prince Edward County within the 55-74 age category will largely be from major urban areas across Ontario such as the Greater Golden Horseshoe (including the Greater Toronto Area), Kingston and Ottawa.

Opportunities for waterfront living, combined with access to recreation and the rural countryside offer an attractive quality of life which is especially appealing to those nearing retirement or entering into their retirement years. It is anticipated that net migration from this demographic group will be strongest during the next ten years, followed by a gradual slowdown as a larger percentage of the population across the Province reaches 75+ years of age.

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## Growth in “Knowledge-Based” Sectors and the Creative Rural Economy

Prince Edward County is well positioned to capitalize on the employment growth potential associated with “knowledge-based” sectors and the Creative Rural Economy<sup>1</sup> initiative through its quality of life appeal. New employment growth in these sectors will be largely characterized by high quality jobs which will provide local residents with a broad range of employment opportunities that are economically sustaining.

### Tourism/Recreation Industry Growth

Prince Edward County is a significant tourist destination. Due to its local attractions and amenities, and proximity to major urban markets such as the Greater Toronto Area, the County is well positioned to continue to expand and develop its tourism and recreational opportunities. This will drive employment growth in related sectors, including food and accommodations.

## **4. POPULATION GROWTH**

Prince Edward County has an urban and rural population base comprised of both permanent and seasonal<sup>2</sup> residents. As of 2011, the County’s population is estimated to total 31,225, including 25,250 permanent<sup>3</sup> residents and 5,975 seasonal residents.<sup>4</sup> It is estimated that the 2012 population totals 31,350, reflecting a permanent population of 25,300 and a seasonal population of 6,050.

Figure 2 illustrates the forecast population for the County over the 2012-buildout period (approximately year 2066). Figure 3 summarizes the forecast incremental growth over the forecast period. Key observations include:

- During the forecast period, the permanent population is anticipated to increase modestly from 25,300 in 2012 to 27,350 by 2032, 31,325 by 2052 and 34,350 by buildout. This represents an increase of 2,050 over the 2012-2032 period, 6,025 over the 2012-2052 period and 9,050 over the 2012-buildout period. The forecast population in 2032 is comparable to that forecast by the Ministry of Finance;<sup>5</sup>
- The County’s seasonal population is expected to increase from 6,050 in 2012 to 7,425 by 2032, 8,525 by 2052 and 9,275 by buildout; and

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<sup>1</sup> County has identified Prince Edward County as Canada's First Creative Rural Economy.

<sup>2</sup> Seasonal residents are defined as those occupying cottage dwellings and other dwellings on a non-permanent basis.

<sup>3</sup> Permanent population excludes Census undercount of approximately 4%.

<sup>4</sup> Statistics Canada 2011 Census identified a permanent population of 25,253 (rounded to 25,250). Seasonal population was based on an estimate of 1,630 seasonal dwellings derived from Census and MPAC data multiplied by a factor of 3.66 representing the average number of persons per dwelling.

<sup>5</sup> Ontario Ministry of Finance, Ontario Population Projections Update, 2011–2036, Spring 2012.

- The County's total population (permanent and seasonal population) is anticipated to increase from 31,350 in 2012 to 34,775 in 2032, 39,850 in 2052 and 43,650 by buildout.

Figure 2

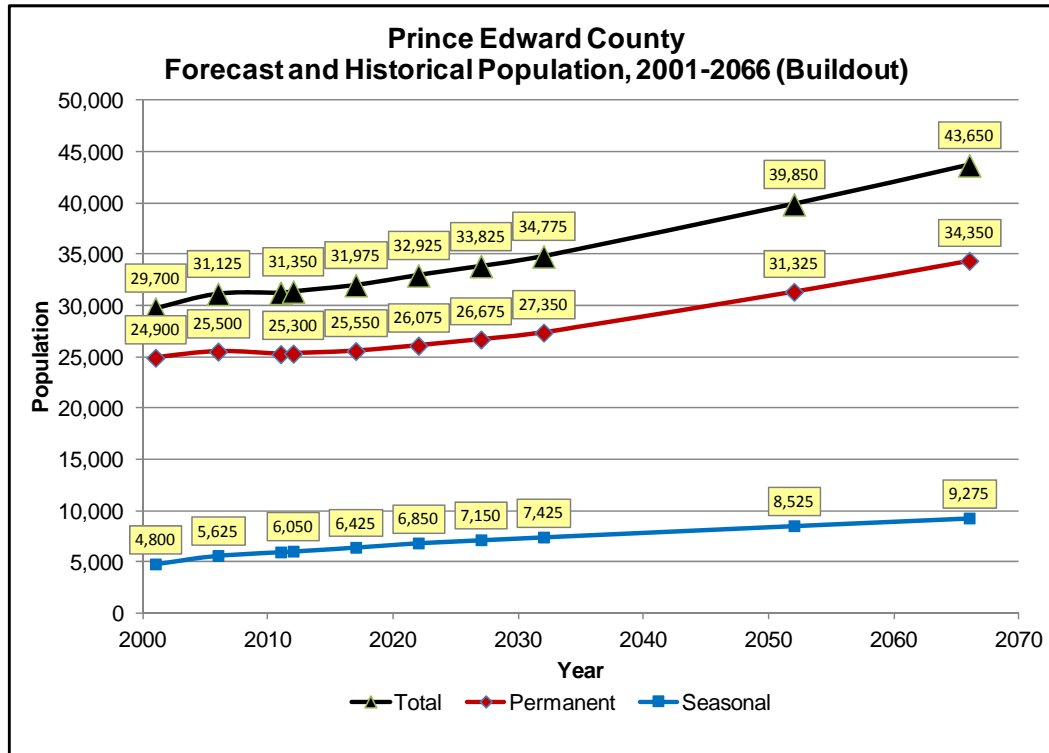


Figure 3

**Prince Edward County  
Historical and Forecast Population Growth**

Year	Total	Permanent	Seasonal
2001	29,700	24,900	4,800
2006	31,125	25,500	5,625
2011	31,225	25,250	5,975
2012	31,350	25,300	6,050
2017	31,975	25,550	6,425
2022	32,925	26,075	6,850
2027	33,825	26,675	7,150
2032	34,775	27,350	7,425
2052	39,850	31,325	8,525
2066	43,650	34,350	9,275
2012-2032	3,425	2,050	1,375
2012-2052	8,500	6,025	2,475
2012-Buildout	12,300	9,050	3,225

Source: Watson & Associates Economists Ltd.

Note: Numbers have been rounded

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Figure 4 summarizes the permanent and seasonal population forecast by community. Figure 5 illustrates the share of incremental total population growth (permanent and seasonal) by community. Key observations include:

- Over the 2012-buildout period, 60% of total population growth is anticipated to occur in Wellington, followed by 21% in Picton, 16% in the rural area, 2% in Bloomfield, 1% in Consecon/Carrying Place and less than 1% in Ameliasburg Hamlet. Over the period, Rossmore's population is expected to decline slightly;
- Wellington's total population is expected to increase to 4,200 by 2032, 7,300 by 2052 and 9,600 by buildout. In comparison, Picton's total population is forecast to rise to 5,600 by 2032, 6,825 by 2052 and 7,650 by buildout;
- Picton's long-term growth potential is constrained by its water servicing capacity and it is expected that, by 2052, Wellington will overtake Picton as the largest settlement area (in terms of population) in the County; and
- The rural area is expected to accommodate 72% of seasonal population growth. The total population in the rural area is forecast to increase to 22,075 by 2032, 22,650 by 2052 and 23,175 by buildout.

**Figure 4**  
**Prince Edward County**  
**Population by Community, 2007, 2012, 2032, 2052 and Buildout**

Permanent and Seasonal Population									
Community	Population					Incremental Growth			
	2007	2012	2032	2052	Buildout	2012-2032	2012-2052	2012-Buildout	
Picton	4,900	5,025	5,600	6,825	7,650	575	1,800	2,625	
Wellington	2,075	2,225	4,200	7,300	9,600	1,975	5,075	7,375	
Bloomfield	675	650	700	850	925	50	200	275	
Rossmore	1,100	1,100	1,050	1,050	1,075	-50	-50	-25	
Consecon/Carrying Place	850	850	850	900	925	0	50	75	
Ameliasburg (Hamlet)	275	250	275	275	300	25	25	50	
Rural	21,275	21,250	22,075	22,650	23,175	825	1,400	1,925	
<b>Total</b>	<b>31,150</b>	<b>31,350</b>	<b>34,750</b>	<b>39,850</b>	<b>43,650</b>	<b>3,400</b>	<b>8,500</b>	<b>12,300</b>	

Permanent Population <sup>1</sup>									
Community	Population					Incremental Growth			
	2007	2012	2032	2052	Buildout	2012-2032	2012-2052	2012-Buildout	
Picton	4,375	4,475	4,975	6,150	6,925	500	1,675	2,450	
Wellington	1,825	1,900	3,625	6,500	8,600	1,725	4,600	6,700	
Bloomfield	625	600	650	775	825	50	175	225	
Rossmore	1,050	1,050	1,000	1,000	1,000	-50	-50	-50	
Consecon/Carrying Place	750	750	775	775	800	25	25	50	
Ameliasburg (Hamlet)	125	100	125	125	150	25	25	50	
Rural	16,650	16,450	16,025	16,025	16,050	-425	-425	-400	
<b>Total</b>	<b>25,400</b>	<b>25,300</b>	<b>27,350</b>	<b>31,325</b>	<b>34,350</b>	<b>2,050</b>	<b>6,025</b>	<b>9,050</b>	

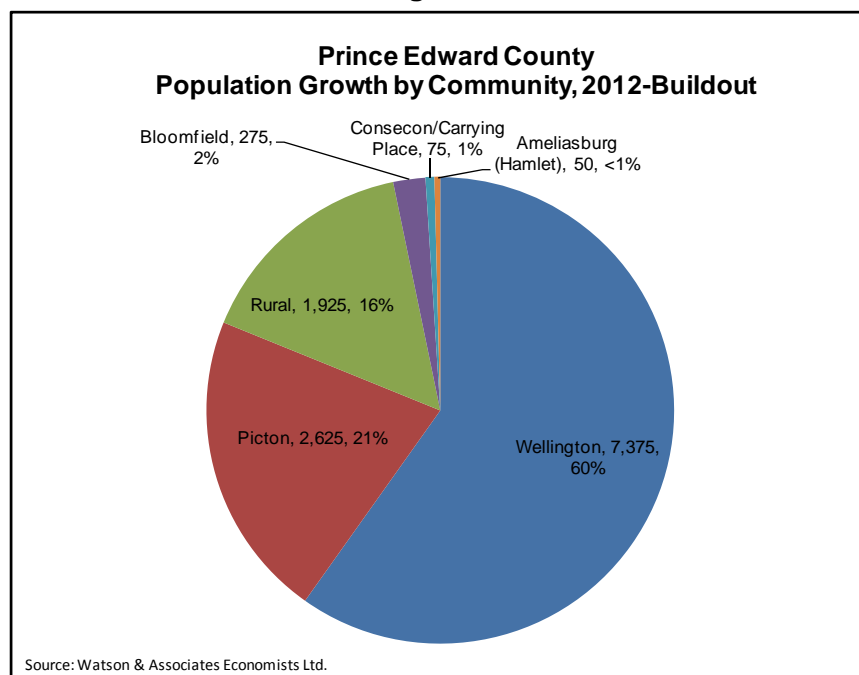
  

Seasonal Population									
Community	Population					Incremental Growth			
	2007	2012	2032	2052	Buildout	2012-2032	2012-2052	2012-Buildout	
Picton	525	550	600	700	725	50	150	175	
Wellington	250	325	550	800	975	225	475	650	
Bloomfield	50	50	75	75	100	25	25	50	
Rossmore	50	50	50	50	75	0	0	25	
Consecon/Carrying Place	100	100	125	125	125	25	25	25	
Ameliasburg (Hamlet)	150	150	150	150	150	0	0	0	
Rural	4,625	4,800	5,850	6,600	7,125	1,050	1,800	2,325	
<b>Total</b>	<b>5,750</b>	<b>6,025</b>	<b>7,400</b>	<b>8,500</b>	<b>9,275</b>	<b>1,375</b>	<b>2,475</b>	<b>3,250</b>	

Source: Watson & Associates Economists Ltd.

1. Excludes Census undercount of approximately 4%

Figure 5



## 5. HOUSING GROWTH

Based on 2011 Census data, the County has a permanent housing stock of 10,550 dwelling units. Based on building permit activity, it is estimated that, as of 2012, the County has 10,640 permanent dwelling units of which 89% are low density (single family, semi-detached), 3% are medium density (townhouses, rowhouses), 7% high density (apartments, condominiums) and 1% other (including mobile homes). The County's seasonal housing base in 2012 is estimated to total 1,650.

Figure 6 summarizes the forecast incremental housing growth over the 2012-2032, 2012-2052 and 2012-buildout periods. Figure 7 presents the average annual housing growth over the forecast period. Key findings include:

- New housing development is anticipated to total 2,140 units over the 2012-2032 period, 4,420 units over the 2012-2052 period and 6,015 units over the 2012-buildout period. Over the 2012-buildout period, housing construction is forecast to average of 111 units per year;
- The housing mix for new housing development over the forecast period is 83% low density, 8% medium density and 9% high density;
- Residential construction activity is anticipated to gradually increase over the 2012-2017 period, (averaging 100 units per year) and is expected to peak at 118 units per year



during the 2017-2022 period, declining moderately thereafter to 2032. Post-2032, average housing development is expected to average 114 units per year;

- Seasonal housing growth is expected to remain strong during the forecast period (representing 15% of housing growth over the 2012-buildout period) though demographic trends and potential supply constraints will moderate growth in the longer term (i.e. post 2021); and
- It is anticipated that over the forecast period a small share of existing seasonal dwellings will be converted to permanent dwellings, thereby decreasing the seasonal housing stock. However, this is anticipated to be offset by a roughly equal number of existing permanent dwellings being converted to seasonal units, thereby having a negligible impact on the overall housing structure.

**Figure 6**

Period	Dwelling Units				
	Low Density (Singles, Semi Detached)	Medium Density (Townhouses)	High (Apartments)	Seasonal Dwellings	Total
2012-2032	1,482	148	133	377	2,140
2012-2052	3,026	348	369	677	4,420
2012-Buildout	4,088	488	552	887	6,015

Source: Watson & Associates Economists Ltd.

**Figure 7**

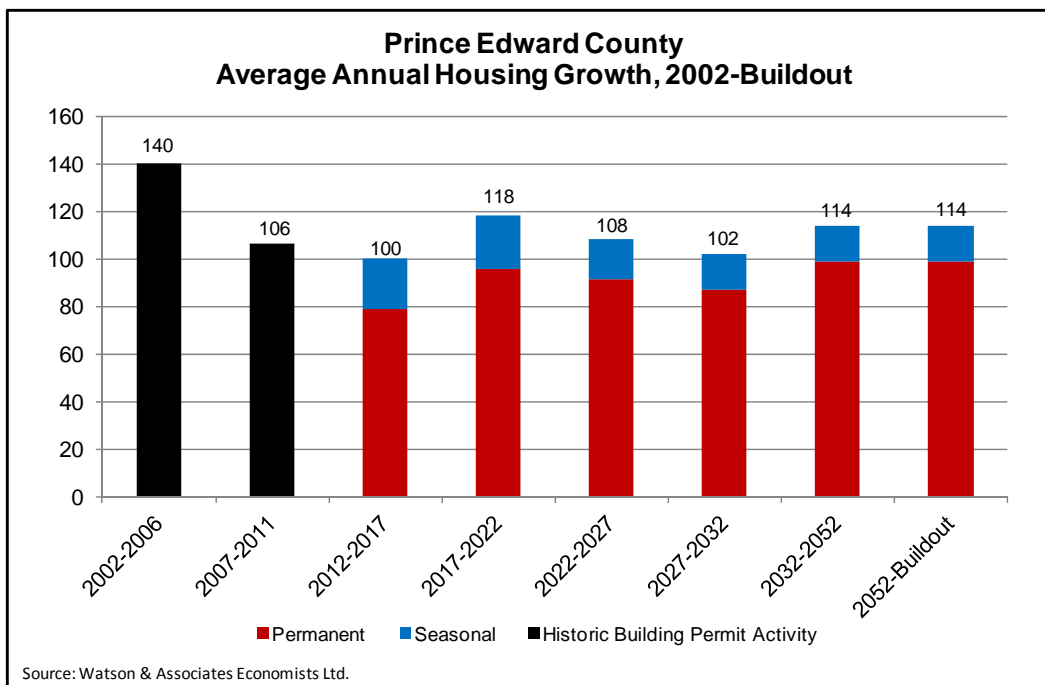


Figure 8 summarizes the anticipated housing growth by community over the 2012-buildout period. Figure 9 illustrates the share of housing growth by community by five-year increments to 2032 and over the 2032-2052 and 2052-buildout time horizons. Key observations include:

- Over the 2012-buildout period, 51% of housing growth is expected to occur in Wellington, followed by 23% in Picton and 22% in the rural area. The remaining 4% of housing growth is anticipated to occur in the water-only serviced areas of Ameliasburg, Consecon/Carrying Place, Rossmore and Bloomfield; and
- Over the forecast period, the rural area's share of housing growth will decline from 59% to 14% as opportunities for development diminish. Supply opportunities, demographic trends and policy direction are expected to shift the focus of housing development to the larger urban settlements of Wellington and Picton over the time period.

**Figure 8**

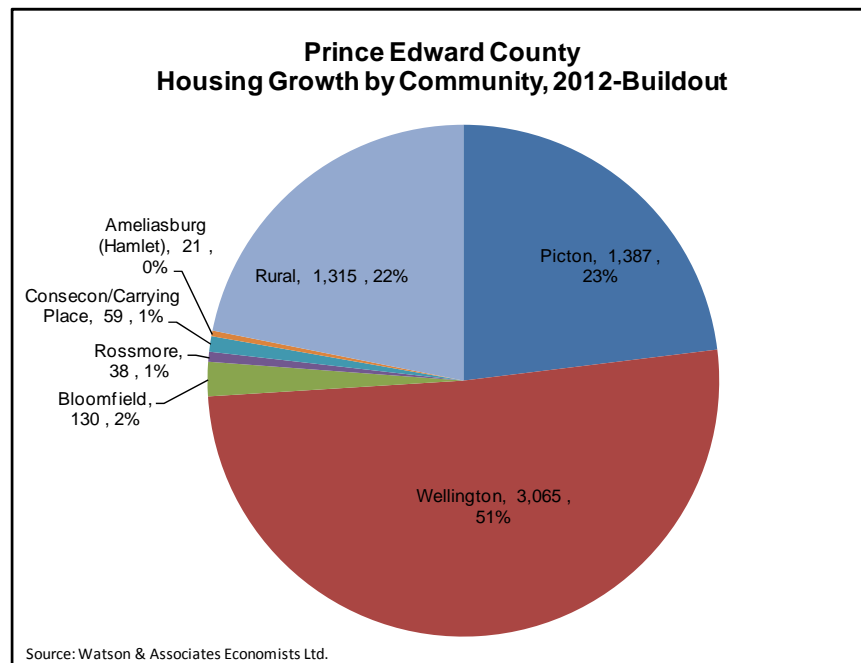
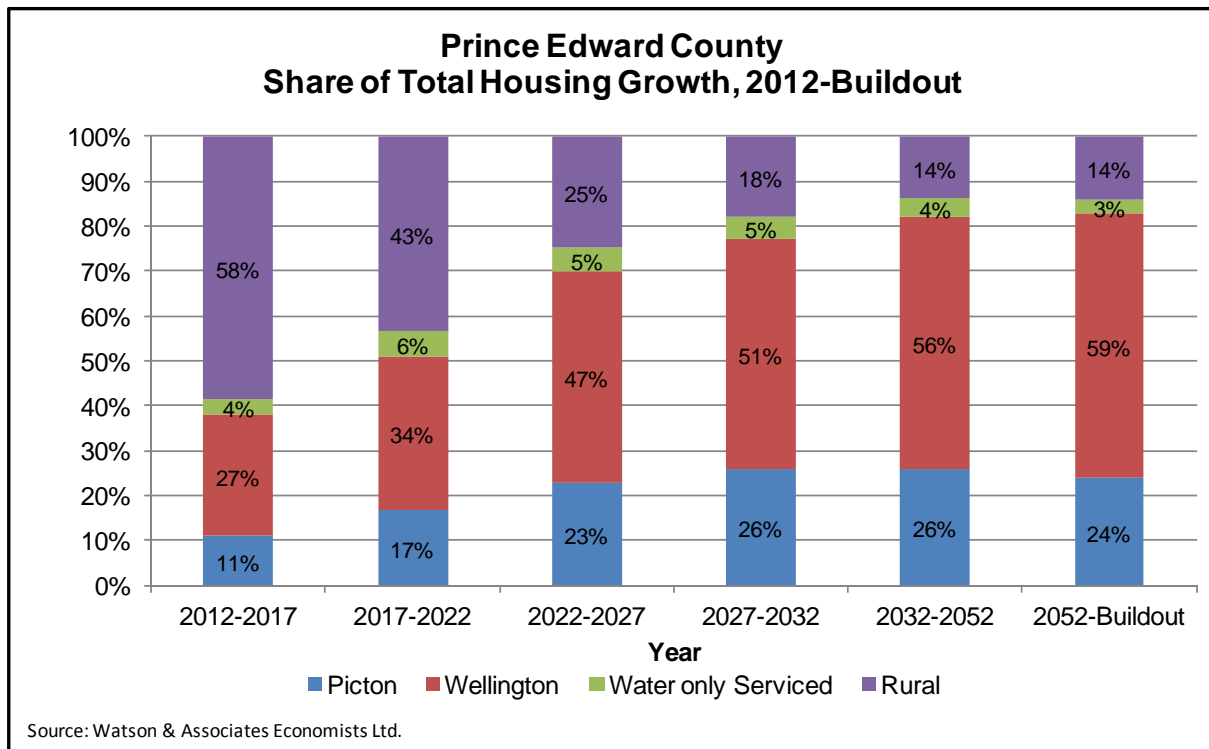


Figure 9



## 6. EMPLOYMENT GROWTH

Building on Census place of work data, non-residential building permit data and insights into recent business openings, closures and downsizing, a 2012 employment profile for the County and its settlement areas was developed. As of 2012, the County has an estimated employment base of 7,745, of which 34% of jobs are in the commercial sector, 22% in the institutional sector, 15% in the industrial sector and 9% in the primary sector. Further, 20% of jobs are classified as work at home.

**Figure 10**

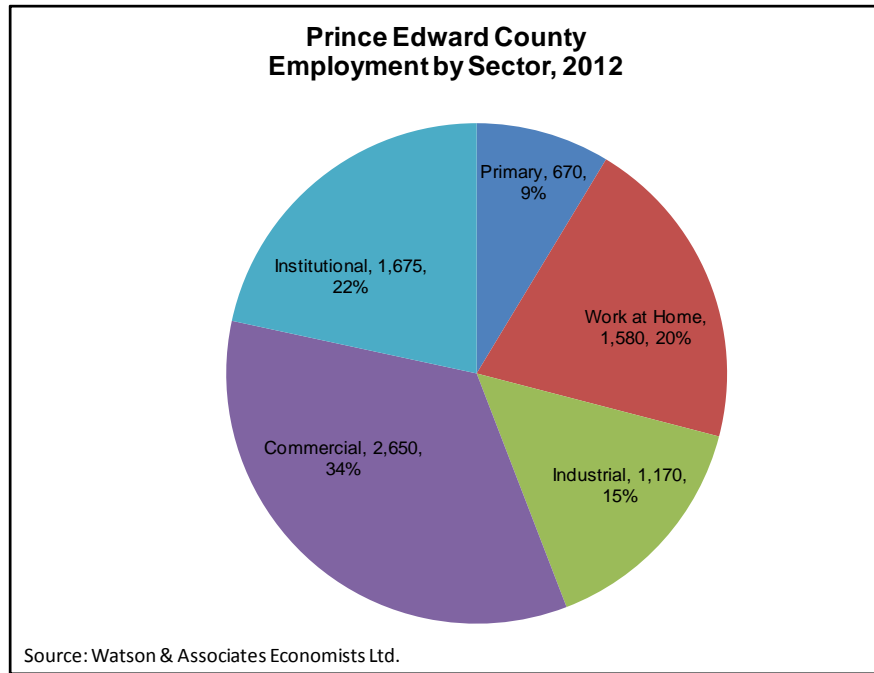


Figure 11 illustrates the historical and forecast employment base for the County over the 2001-buildout time horizon. The County's total employment is anticipated to increase from an estimated 7,745 in 2012 to 9,145 in 2032, 10,555 in 2052 and 11,545 by buildout.

**Figure 11**

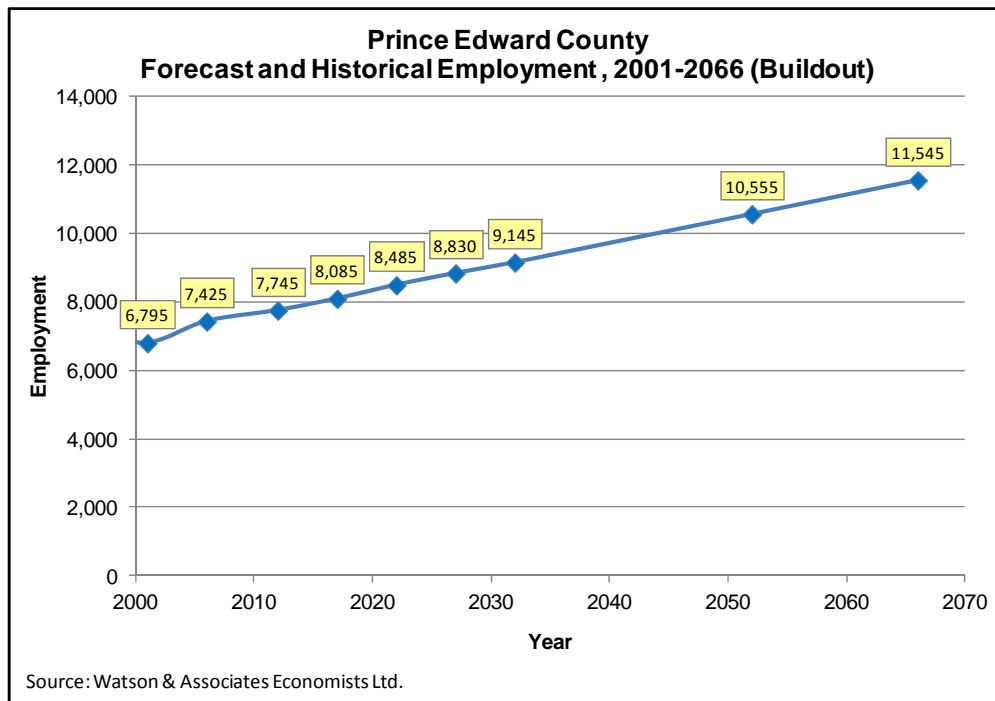


Figure 12 summarizes the forecast employment growth by sector. During the forecast period, the County is anticipated to experience moderate employment growth in all sectors of the economy, as described below.

### Primary Employment

Primary industries (i.e. agriculture and other resource-based employment) comprise a relatively large proportion of the County's employment base (approximately 9% in 2012). This sector is expected to experience continued employment growth (representing 10% of total employment growth) over the forecast period in agriculture and agriculture-support activities focused largely on specialty crops, including viticulture (i.e. wineries/vineyards) and organic farming.

### Industrial Employment

Future industrial employment growth in Prince Edward County is anticipated to account for 15% of employment growth. Over the forecast period, it is anticipated that development within the industrial sector will be driven by small and medium sized enterprises focused largely in manufacturing (food processing, green technologies).

### Commercial/Population-Related Employment

Commercial/Population-related represents the largest employment growth sector in the County, with an anticipated increase of 1,770 jobs over the 2012-buildout period, comprising approximately 47% of total employment growth. A large portion of this employment growth will be directly related to population-related employment sectors, including retail and accommodation/food services. The County is well positioned to continue to expand, attract and develop its tourism and recreational sector, which will further drive employment growth in the retail, food/accommodation and recreation/cultural sectors. The County will also experience growth in "knowledge-based" sectors such as information technology and professional, scientific and technical services and population-related services including finance, insurance and real estate, which will be driven by the 55+ population age group.

### Institutional Employment

Prince Edward County is anticipated to experience moderate employment growth in the institutional sector accounting for 15% of total employment growth. A large share of this employment growth will be driven by the need for increased health services. This includes the new planned Prince Edward County Memorial Hospital (with a main site in Picton and satellite sites in Wellington and the north part of the County) and an increase in seniors' health facilities/services including retirement homes and assisted living facilities, due to the aging of the population.

## Work at Home Employment

Over the 2012-buildout period, the County's work at home employment will increase by 510. Opportunities exist for work at home employment through improved telecommunication technology, increased opportunities related to telecommuting and potential work schedule flexibility, most notably in knowledge-based employment sectors. Given the significant forecast increase in the 55+ age group population, it is likely that an increased number of working and semi-retired residents will be seeking lifestyles which will allow them to work from home on a full-time or part-time basis.

**Figure 12**

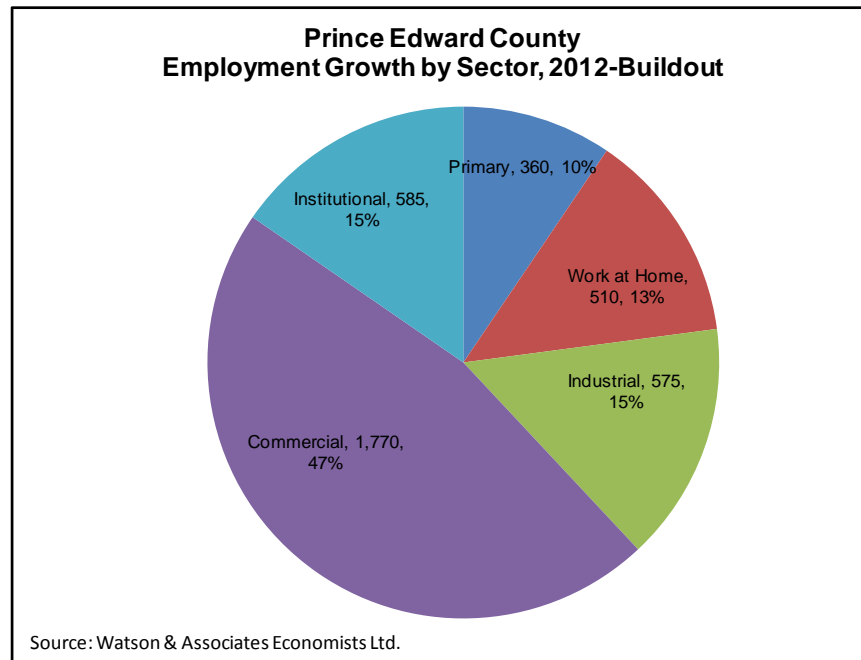


Figure 13 summarizes the forecast average annual employment growth by five-year increments to 2032 and for the 2032-2052 and 2052-buildout time horizons. As shown:

- Annual employment growth is anticipated to average 68 jobs per year over the 2012-2017 period, marginally higher than during the 2006-2012 period; and
- Average annual employment growth is expected to peak during the 2017-2022 period at 80 jobs per year and decline moderately thereafter.

Figure 13

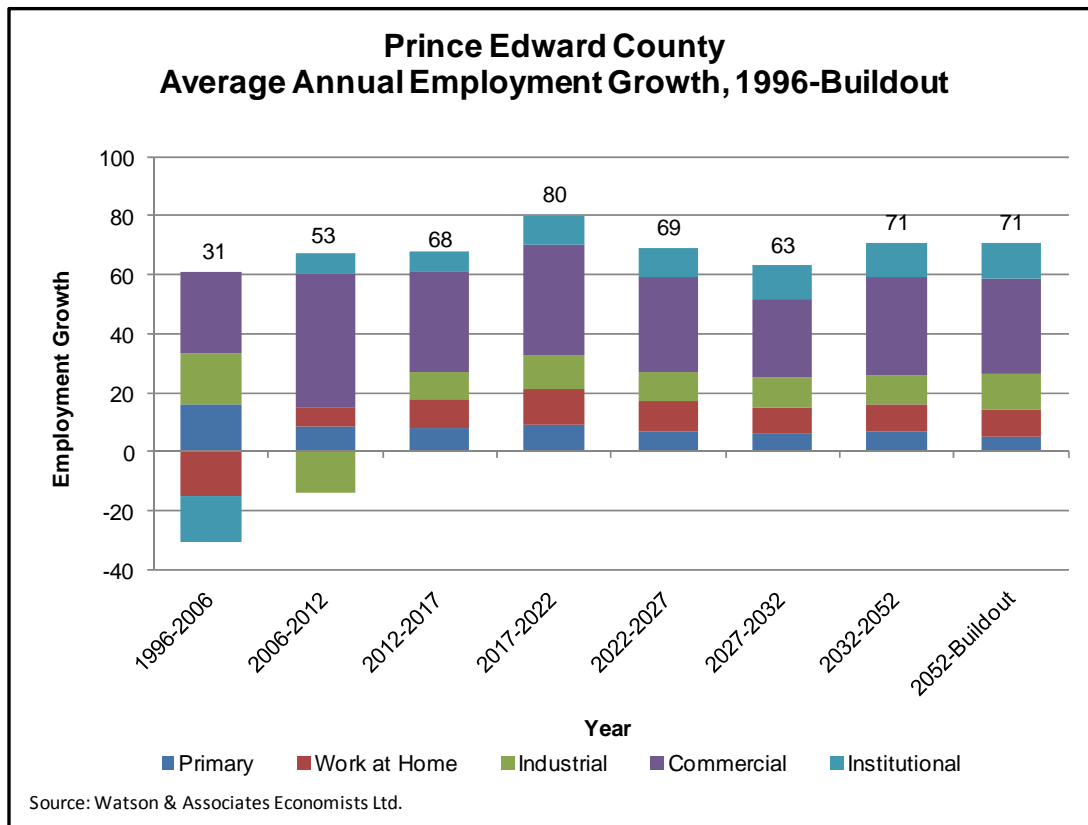


Figure 14 presents the employment growth by community over the 2012-buildout time horizon. Figure 15 summarizes the 2012, 2032, 2052 and buildout employment totals by community. Key findings include:

- Employment growth over the 2012-buildout period is anticipated to be concentrated in Wellington, Picton and the rural area, accounting for 39%, 37% and 22% of the total, respectively; and
- Picton's employment base is expected to increase from 3,955 in 2012 to 4,555 by 2032, 5,020 by 2052 and 5,360 by buildout. In comparison, Wellington's employment base is expected to increase to 1,095 by 2032, 1,710 by 2052 and 2,185 by buildout.

Figure 14

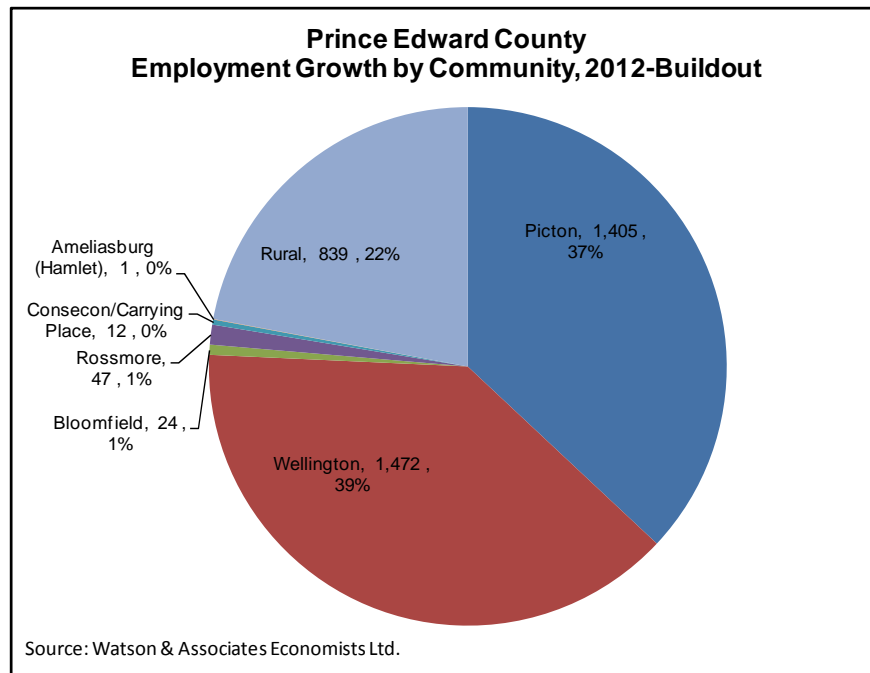


Figure 15

**Prince Edward County  
Employment by Community, 2012, 2032, 2052 and Buildout**

<b>Employment</b>				
<b>Community</b>	<b>2012</b>	<b>2032</b>	<b>2052</b>	<b>Buildout</b>
Picton	3,955	4,555	5,020	5,360
Wellington	715	1,095	1,710	2,185
Bloomfield	370	380	390	395
Rossmore	185	200	225	225
Consecon/Carrying Place	185	190	195	195
Ameliasburg (Hamlet)	20	20	20	20
Rural	2,315	2,700	3,005	3,155
<b>Total</b>	<b>7,745</b>	<b>9,140</b>	<b>10,565</b>	<b>11,545</b>

Source: Watson & Associates Economists Ltd.



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## 7. CAPITAL NEEDS ASSESSMENT

Paragraph 7 of s.s.5(1) of the DCA 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 to satisfy the increased demand for services attributable to development. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

Under the DCA, 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 useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the development charge background study.

In order for an increase in need for service to be included in the DC calculation, Municipal Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3). The capital program contained herein reflects the County’s anticipated capital forecast in this regard.

The nature of the capital projects in this section reflects the County’s current intention to meet the increase in need for services attributable to the anticipated development. However, over time, municipal projects and Council priorities change and accordingly, Council’s intentions may alter, and different capital projects may be required to meet this increase in need for services.

The following sub-sections identify the anticipated capital needs by service for DC-eligible services. The anticipated capital needs are drawn from various background studies, e.g. the 2008 DC Background Study, Picton Sanitary Sewer and Watermain Class EA, etc. and discussions with County staff. These services have been categorized by buildout forecast period services, 20-year forecast period services and 10-year forecast period services. Appendix B provide a detailed listing of the anticipated capital needs by service, indicating the estimated gross capital costs, potential DC recoverable amounts, potential DC recoverable DC

deferred amounts for oversizing beyond the forecast period, anticipated amounts to be funded by other sources (i.e. grants, subsidies and other contributions), and the estimated tax/rate based cost share. The estimated tax/rate based cost share represents preliminary estimates of the share of cost attributable to existing developments, increase in level of service beyond the historic average within a capital project and the 10% statutory deduction for soft service capital costs.

### **Buildout Forecast Period Services**

The anticipated growth within the fully municipally serviced areas of the County (i.e. Picton and Wellington) is expected to increase by 10,000 persons in net population<sup>1</sup> and 2,515 employees<sup>2</sup> over the buildout forecast period. Incremental net population and employment estimated for the municipal water only serviced area (i.e. Bloomfield, Rossmore, Consecon/Carrying Place and Ameliasburg) over the buildout forecast period is expected to total 353 and 73 respectively.

#### Water

The increased needs for service arising from development have been identified in various sources. The County's 2008 Water and Wastewater Connection Charges Study forms the basis for many of the needs identified in Picton and Wellington. These projects include:

#### Picton

- 2 Water Tower/Booster Stn. (New Development - E of John St., N of Cty. Rd. 8)
- Watermain Extension 10" (end of Washburn St. to New Bypass Rd.)
- Watermain Replacement and Oversizing 6" to 10" (King St. to End of Bowery St.)
- Watermain Extension 10" (end of Bowery St. to New Bypass Rd.)

#### Wellington

- Water Reservoir (location to be determined)
- Watermain Extension 10" (Prince Edward Dr. - Main St. to New Development)

These projects reflect additional storage capacity and the extension and oversizing of watermains to service future growth. The total gross capital expenditure estimate for these projects is \$3.85 million, which is largely to provide services for future development.

The water intake improvements capital needs are based on the Picton Water Treatment Plan Intake Replacement Project Class EA, dated December 2012. The total gross capital costs for the project total \$6.8 million with approximately 9% of the project attributable to future development based on rated capacity figures.

<sup>1</sup> Unless where otherwise stated the population included in the capital needs assessment includes permanent and seasonal population.

<sup>2</sup> Employees represent commercial, institutional and industrial uses.

The Picton Sanitary Sewer and Watermain Extension Study Class EA, dated October 2006 (as amended October 2011), is the basis for the Hallowell Secondary Plan Area EA Works. The total gross capital expenditure estimate for these projects is \$4.83 million. Approximately 80% of the capital needs are anticipated to provide services for future development based on the model output assumptions within the EA Study.

The Rossmore/Fenwood/County Road 28 Water Capacity Assessment, prepared by: E. A. Margetson, in February, 2004 identified the need to increase water supply capacity to service the Rossmore area. The memo identifies the need to increase maximum day capacity from 891 to 2,250 cubic meters per day. Based on current max day flows and projected growth over the buildout period in Rossmore, no additional capacity would be required to service the anticipated development. As such, the total gross capital cost of \$5.4 million has been identified as a post-period benefit for future growth beyond that included in the forecast.

Discussions with County staff identified additional capital needs that would be required to service future development in Picton, Rossmore and Wellington over the buildout period. These projects include:

#### Picton

- Watermain Replacement and Oversizing 6" to 10" (Cty Rd. 22 - Booster Stn. to Kingsley Rd.)
- Watermain Replacement and Oversizing 6" to 10" (McFarland Dr. - Main St. to McDonald Dr.)
- Watermain Extension 10" (end of McFarland Dr. to New Bypass Rd.)

#### Rossmore

- Rossmore/Peats Point Water Storage

#### Wellington

- Watermain Extension 10" (WTP to Area 1)
- Watermain Extension 10" (WTP to Prince Edward Dr.)

These projects reflect additional storage capacity and the extension and oversizing of watermains to service future growth. The total gross capital expenditure estimate for these projects is \$3.75 million, 39% of which is provided to service future development.

The Wellington WTP expansion and upgrades, reflects the increase in rated capacity required to service anticipated future development. The \$5.64 million anticipated capital cost is based on the projected development for the community of Wellington over the buildout forecast period and the current WTP capacity. With a current max day rating of 2,488 m<sup>3</sup>/d the plant has sufficient capacity to address some of the forecast growth, however based on current demand

levels the plant would have to be expanded by approximately 38% to service full buildout. Based on current plant estimates of \$15 million, at capital cost estimate of \$5.64 million has been provided. It should be noted that the inability of the County to charge for 'sunk' capacity under the DCA provides this increase for service to anticipated development for free. This was, in part, the rationale for the County using a connection charge in place of the DC for water services. Under the County's connection charge policy the capacity required to service future development is recovered. By comparison, the development charge would be approximately half the rate of the connection charge due to this capital cost restriction.

In total the gross capital costs for water services over the period is \$30.3 million. Approximately 51% of the total gross capital cost (or \$15.3 million) is provided to address the increase in needs of service related to development over the buildout forecast period. Similarly, approximately 18% (\$5.4 million) of capital costs would be potentially recoverable from future development beyond the forecast period. The rate based funding component of the works for benefits to existing represent 32% of total costs or \$9.5 million.

### Wastewater

The increased wastewater service needs attributable to development have been accumulated from multiple County resources. The County's 2008 Water and Wastewater Connection Charges Study forms the basis for many of the needs identified for the sanitary sewer serviced area (i.e. Picton and Wellington). These projects include:

#### Picton

- Pumping Station Upgrades (W of Bridge St., S of Laird Lane)
- Sewermain Replacement and Oversizing 8" to 10" (Walton St. to End of Washburn St.)
- Sewermain Extension 10" (End of Washburn St. to New Bypass Rd.)
- Sewermain Replacement and Oversizing 8" to 10" (King St. to End of Bowery St.)
- Sewermain Extension 10" (End of Bowery St. to New Bypass Rd.)
- Pumping Station (New Development - Paul St. and New Bypass Rd.)
- Pumping Station (New Development - Jasper Ave. West End)
- Wastewater Treatment Plant

#### Wellington

- Sewermain Extension 10" (Prince Edward Dr. - Wellington Main St. to New Development)

These projects reflect additional pumping station capacity, the extension and oversizing of sewer mains to service future growth and the Picton Wastewater Treatment Plant that provides capacity to service growth. The total gross capital expenditure estimate for these projects is \$33.2 million, with 25% of costs (i.e. \$8.4 million) provided to services future development. Grant funding for the Picton Wastewater Treatment Plant would provide approximately \$11.3

million in capital funding (34% of total costs). The rate based cost share for these works totals \$13.5 million or 41% of total gross capital costs.

Similar to water services, the Picton Sanitary Sewer and Watermain Extension Study Class EA, is the basis for the Hallowell Secondary Plan Area EA Works. The total gross capital expenditure estimate for these projects is \$14.1 million. Approximately 80% of the capital needs are anticipated to provide services for future development based on the model output assumptions within the EA Study.

Discussions with County staff identified additional capital needs that would be required to service future development in Wellington over the buildout period. These projects include the following sewage pumping station and forcemain works:

#### Wellington

- SPS at Millennium Trial
- SPS at North of Cleminson St.
- Sewer Forcemain from Millennium Trial SPS to WTP

These projects reflect additional pumping station and a new forcemain to service future growth areas within Wellington. The total gross capital expenditure estimate for these projects is \$1.2 million and provided entirely to service future development.

Similar to the capacity analysis undertaken for the Wellington Water Treatment Plan, a provision has been provided for WPCP expansion and upgrades in Wellington. This provision reflects the increase in rated capacity required to service anticipated future development. The \$7.4 million anticipated capital cost is based on the projected development for the community of Wellington over the buildout forecast period and the current WPCP capacity. With a current max day rating of 1,500 m<sup>3</sup>/d the plant has sufficient capacity to address some of the forecast growth, however based on current demand levels the plant would have to be expanded by approximately 74% to service full buildout. The capital cost estimate is based on current plant replacement cost estimates of \$10 million.

In total the gross capital costs for wastewater services over the period is \$55.9 million. Approximately 51% of the total gross capital cost (or \$28.3 million) is provided to address the increase in needs of service related to development over the buildout forecast period. Grant funding for the Picton WWTP is expected to account for 20% (\$11.3 million) of capital costs would be potentially recoverable from future development beyond the forecast period. The rate based funding component of the works for benefits to existing represent 29% of total costs or \$16.3 million.

## **20-Year Forecast Period Services**

The anticipated County-wide growth over the 20-year forecast period is expected to increase by 3,426 persons in net population and 1,045 employees.

### Roads

The increase in needs for roads services attributable to development were derived from two sources: the County's 2008 DC Background Study and discussions with County staff on anticipated capital needs to service growth over the 20-year forecast period. The needs contained in the 2008 DC Study are summarized below and reflect an expression of the previous Council that these needs would be met in their approving the study. These projects include needs for traffic signals and intersection improvements to accommodate additional traffic resulting from development and a new Picton Bypass. The estimated gross capital cost for these capital needs is \$8.9 million, with 74% of costs (i.e. \$6.6 million) provided to services future development. These projects include:

#### Bloomfield

- Traffic Signals (Wellington St. and Hwy 62)
- Traffic Signals (Main St. and Stanley St.)

#### Carrying Place

- Intersection Improvements and Signalization (Cty Rd. 3 and Loyalist Prkwy)
- Intersection Improvements (Cty Rd. 3 and Taft Rd.)

#### Picton

- Intersection Improvements and Signalization (Bridge St. and Union St.)
- Intersection Improvements and Signalization (Main St. and Johnson St.)
- Intersection Improvements and Signalization (Talbot St. and Frank St.)
- Picton Bypass (White Chapel to Loyalist Pkwy incl. intersections)

#### Consecon

- Intersection Improvements (Salem Rd. and Loyalist Prkwy.)
- Intersection Improvements and Re-alignment (Cty Rd. 29 and Loyalist Prkwy.)
- Traffic Signals (West End - Cty Rd. 1 and Loyalist Prkwy.)

#### Wellington

- Intersection Improvements and Signalization incl. Land Purchase (Belleville St. and Wellington Main St.)
- Traffic Signals (Wellington Main St. and Prince Edward Dr.)

### Rossmore/Fenwood

- Intersection Improvements - left turn lane (Hwy 62 and Cty. Rd. 28)

The remaining projects identified to meet the anticipated needs of development were provided in discussions with County staff. These projects include the following signalization and intersection improvement projects, as well as road extension and improvement projects attributable to the anticipated development in Picton, Wellington and the Rural Area over the 20-year forecast period. The total gross capital expenditure estimate for these projects is \$3.4 million and 71% (\$2.4 million) is attributable to future development.

### Picton

- New Intersection (New Bypass Rd. and Loyalist Pkwy)
- New Intersection (New Bypass Rd. and Cty Rd. 49)
- Downes Road Extension (to Picton Bypass) and Road Widening
- Intersection Improvements and Signalization (Cty Rd 22 and Cty Rd 10)
- Signalization (Church St and Union)
- Signalization (Cty Rd 10 and Cty Rd 1)

### Wellington

- Signalization incl. Land Purchase (Wellington Main St. and Consecon Rd)
- Consecon St. Upgrade and Sidewalk - Trail to Hersfield Property
- Prince Edward Drive Extension - Empire Blvd. to New East/West Collector

### Rural Area

- Traffic Signals (Cty Rd. 2. and Hwy 62)
- Traffic Signals (Cty Rd. 1 and Hwy 62)

In total the gross capital costs for roads services over the 20-year forecast period is approximately \$12.3 million. Approximately  $\frac{3}{4}$  of the total gross capital cost (or \$9.0 million) is provided to address the increase in needs of service related to development. The tax based funding component of the works for benefits to existing represent 27% of total costs or \$3.3 million.

### Fire

The anticipated increase in needs for fire services attributable to anticipated development is derived from the County's Fire Business Plan. Under the Business Plan, Option 9 identifies the need to vacate 5 existing facilities and to accommodate future fire services in the two new facilities and through expansions to three existing facilities. Under the plan, the following fire facilities would be constructed or expanded, providing for an incremental growth in facility square footage of 16,890. County staff indicated that this facility plan is designed to accommodate growth beyond the 20-year forecast period and reflects a 30-year plan.

- Traffic Circle Administration (opt. 9 - 6 dbl bays)
- Cty Rd 29 & Cty Rd 33 (4 single bays)
- North Marysburgh Expansion
- Rossmore Expansion
- Wellington Expansion

The capital costs of facility projects total \$4.79 million. The increase in demand for service arising from development in the 20-year forecast period would account for 11% of the total costs or \$0.5 million. The growth beyond the forecast period would account for 16% of the total costs (\$0.8 million) and could be potentially included in subsequent DC bylaws. The cost share for replacement of existing space and increasing existing levels of service would be required to fund the remaining 72% of total costs or \$3.5 million.

In addition to fire facility needs, the Business Plan also addresses fleet and firefighter needs. The plan anticipates reducing the current fleet from 36 vehicles to 33 vehicles. However, due to the type of future residential development it is anticipated that the County will need to purchase a 100 ft. aerial truck to replace the existing 50 ft. aerial truck. The anticipated capital cost for the 100 ft. aerial truck is approximately \$1.2 million. The replacement cost for the existing vehicle at \$800,000 would be funded from existing tax-based sources, while the residual costs of the new aerial trunk (i.e. \$400,000) would be attributable to future development. With respect to firefighter equipment, all future purchases are anticipated to be replacements and as such no growth related needs have been identified.

Gross capital costs for fire services in total over the 20-year forecast period are approximately \$6.0 million. The increase in need for service attributable to future growth represents 16% of the total gross capital cost (or \$0.9 million). Approximately \$0.7 million could be included in subsequent DC bylaws for facility oversizing beyond the forecast period. The tax based funding component of the works for benefits to existing and increases in levels of service represent 71% of total costs or \$4.3 million.

#### Public Works

The anticipated increase in needs for public works services attributable to anticipated development consists of public works facilities and vehicle needs. The capital need for facilities were determined in discussions with County staff regarding the plan to consolidate and expand space into two new facilities (i.e. North County Depot and South County Depot). The consolidated space would also include expanded space to include 3 additional bays at the two depot sites. In addition, a new sand and salt dome would also be required at the North County Depot site. The anticipated capital costs for the new facilities would total \$3.8 million. Only a minor amount of this facility space would be to service the anticipated development, resulting in 6% of total costs (\$0.2 million).



Additional fleet to service anticipated development was included in the County's 2008 DC Background Study. Based on discussions with County staff provision for 6 new vehicles have been identified over the 20-year forecast period. These vehicles specifically include a new sewer flushing truck, fairgrounds service vehicle, service trailer and provision for 3 additional vehicles based on incremental road needs over the period. The total capital costs for public works vehicles are \$0.36 million, with \$0.32 million or 89% attributable to future anticipated development.

Gross capital costs for public works services in over the 20-year forecast period total approximately \$4.2 million. The increase in need for service attributable to future growth represents 13% of the total gross capital cost (or \$0.5 million). Approximately \$3.6 million (87%) in tax based funding for the works would be required as benefit to existing and increase in levels of service.

### **10-Year Forecast Period Services**

The anticipated County-wide growth over the 10-year forecast period is expected to increase by 1,575 persons in net population and 545 employees. It should be noted that the net population increased used in the assessment of capital needs for homes for the aged services does not include seasonal population, as this service is being provided to addresses permanent population demands. The net increase in permanent population anticipated in the County for the 10-year forecast period is 773.

#### **Marinas**

The anticipated increase in needs for marina services attributable to future development for the period is reflected in the Tip of the Bay Boardwalk project. The County entered into an agreement with Sandbanks Homes acknowledging that a portion of the project costs would benefit future development. As such the agreement provides to Sandbank Homes a DC credit of \$250,000 reflecting the municipal cost share of which benefits future development. The \$250,000 credit obligation has been identified as potentially DC recoverable, however only \$62,700 (25%) is eligible for inclusion in the current bylaw review due to historic level of service restrictions. The remaining costs would be potentially recoverable from subsequent DC bylaws.

#### **Outdoor Recreation**

The source for the increase in capital needs attributable to growth for outdoor recreation services is principally the County's 2008 DC Background Study. The DC Study identified the need for parkland development within Redgate Subdivision and Macaulay Village to accommodate service demands of future development. In addition a parkland development provision has been identified for Wellington consistent with the Secondary Plan provisions and

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historic standards. The Wellington Secondary Plan parkland provisions are based on historic standards of 2 ha. per 1,000 population.

In total the gross capital costs for outdoor recreation over the period is \$0.45 million. Approximately 74% of the total gross capital cost (\$0.34 million) is provided to address the increase in needs of service related to development over the 10-year forecast period. The rate based funding component of the works for benefits to existing and the statutory 10% deduction for outdoor recreation services represent the remaining 26% of total costs or \$0.12 million.

### Indoor Recreation

Similar to outdoor recreation services, the anticipated increase in need attributable to the development is derived from the 2008 DC Study. The DC Study included growth related costs for the Wellington Arena Replacement/Expansion project. The cost estimates have been updated to reflect the outstanding debenture payments (\$2.9 million) for the project and the proportionate cost share attributable to future development (\$0.7 million or 26%).

The DC Study also identified the need for a new Pool/Fitness Centre. In discussion the capital cost estimate was updated to reflect a comparable facility recently constructed in the neighbouring municipality of Quinte West. The total capital cost estimate is \$12.3 million, of which approximately 9% would be potentially recoverable from development charges under the current review and subsequent bylaws.

In total the gross capital costs for indoor recreation over the period is \$15.1 million. Approximately 13% of the total gross capital cost (\$1.9 million) is provided to address the increase in needs of service related to development over the 10-year forecast period and beyond. The rate based funding component of the works for benefits to existing and the statutory 10% deduction for indoor recreation services represent the remaining 87% of total costs or \$13.2 million.

### Library

Two separate motions of County Council were considered in developing the anticipated increase in need for library services attributable to the forecast development. Motion LB-66-2012 with respect to the library facility expansion project that was included in the previous DC, identified that the anticipated increase in need be maintained current DC update. In accordance with this motion the provision for a library branch expansion of 2,360 sq.ft. to accommodate future demand for services was maintained. The gross capital cost estimate for the project is estimated at \$0.38 million, which will be potentially entirely DC funded under the current DC review and subsequent bylaws, reflective of oversizing.

Motion LB-65-2012 with respect to library collections, identified that existing reserve fund balances collected for this purpose of \$29,984 will be transferred to the Board. Maintaining this historic level of service and historic practice, a provision for future collection materials to service anticipated development of \$94,800 has been identified.

Gross capital costs for library services in over the 10-year forecast period total approximately \$0.47 million. The increase in need for service attributable to future growth represents 87% of the total gross capital cost (or \$0.41 million) which could potentially be included under the current bylaw review and subsequent bylaws. Approximately \$0.06 million (13%) in tax based funding for the works would be required as benefit to existing and the statutory 10% deduction for library services.

### Administration (Studies)

The County's 2008 DC Background Study identified numerous studies related to the capital needs identified therein. These projects have been updated to reflect current needs. In total the gross capital costs for studies over the 10-year forecast period are approximately \$2.1 million. A portion of these study costs will be required to address the service demands for new development within the County. As such approximately \$1.0 million or 50% of capital needs have been identified as being attributable to the anticipated development. The remaining cost share would be funded by tax/rate based sources.

## **8. CONCLUSIONS AND RECOMMENDATIONS**

### Conclusions

Based on the analysis contained herein, the following conclusions can be made:

- Over the long term, Prince Edward County has moderate population and employment growth potential, driven by its attractiveness as a retirement/seasonal market destination and its economic development prospects within the “knowledge-based” sectors, the Creative Rural Economy and tourism/recreation sectors;
- The County's total population (reflecting both permanent and seasonal population) is expected to increase from 31,350 in 2012 to 34,775 in 2032, 39,850 in 2052 and 43,560 by buildout. The County's permanent population is expected to grow to 27,350 by 2032, 31,325 by 2052 and 34,350 by buildout;
- Over the next 20 years, the County is anticipated to add 2,140 housing units to its housing stock. Over the 2012-2052 and 2012-buildout periods, the County's housing stock is expected to increase by 4,420 and 6,015, respectively;

- Over the forecast period, population and housing growth will shift from the rural area to Wellington and Picton; Wellington and Picton are expected to account for 51% and 23% of County-wide housing growth from 2012-buildout, respectively, compared to 22% for the rural area; and
- The County's employment base is anticipated to grow from 7,745 in 2012 to 9,140 in 2032, 10,565 in 2052 and 11,545 by buildout. The majority of employment growth is forecast to be accommodated within Picton, Wellington and the rural area.
- The anticipated capital needs over the various forecast periods total approximately \$132.3 million. The increase in need for service attributable to the anticipated development within the County over the respective planning forecast periods totals \$57.1 million (43%). Approximately \$7.3 million (6%) of costs could potentially be recovered from future growth beyond the respective planning forecast periods, reflecting oversizing of services. Funding from other sources (e.g. grants) accounts for approximately \$11.8 million (20%) of total gross capital needs. The tax/rate based cost share of the capital needs totals \$56.1 million (42%) over the respective planning forecast periods, representing the share of costs attributable to existing developments, increases in level of service and the 10% statutory deduction for soft services.

### Recommendations

Based on the analysis contained herein, the following recommendations are provided for Council's consideration:

- That Council approve the anticipated development, as provided in the "Prince Edward County Long Term Population, Housing and Employment Forecast and Capital Needs Assessment" dated January 14, 2013, as the basis for the County's DC Background Study;
- That Council approve in principle that the increase in need for the services attributable to the anticipated development will be met; and
- That Council approve in principle the estimated capital needs to provide for the increase in services attributable to the anticipated development, as set out in Section 7 of the "Prince Edward County Long Term Population, Housing and Employment Forecast and Capital Needs Assessment" dated January 14, 2013, subject to further annual review during the capital budget process".

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**APPENDIX A**

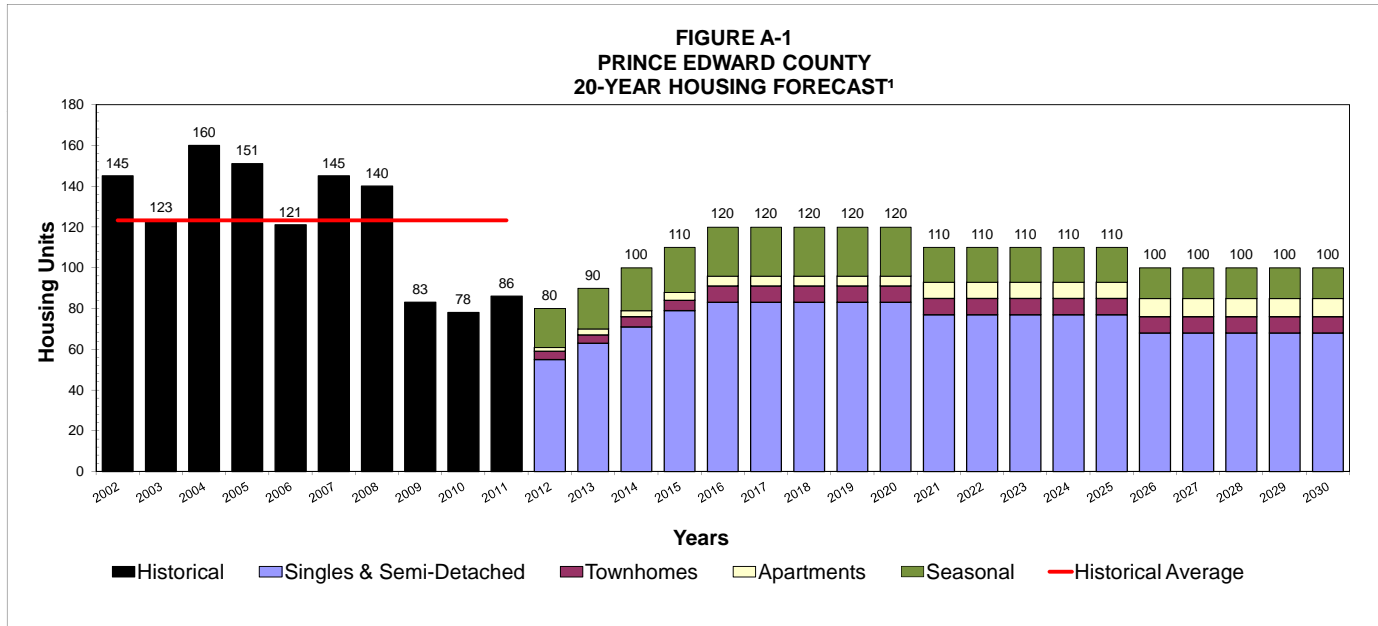
**GROWTH FORECAST**

**SCHEDULE 1  
PRINCE EDWARD COUNTY  
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	A	B	C	D=(A+(50%C))	E=A+C	Housing Units					J=(F+G+H+I)	K	L=(J+K)	M=(A/J)	N=(E/L)
	Population <sup>1</sup>	Population (Including Census Undercount)	Seasonal Population	Permanent Population + 50% Seasonal Population Equivalent	Permanent Population + 100% Seasonal Population Equivalent	Singles & Semi-Detached	Townhomes	Apartments	Other	Total Permanent Households	Seasonal Households	Total Households w/ Seasonal	Permanent Person Per Unit (PPU)	Permanent + 100% Seasonal Person Per Unit (PPU)	
Mid 2001	24,901	25,897	4,795	27,298	29,696	8,750	280	735	120	9,885	1,310	11,195	2.52	2.65	
Mid 2006	25,496	26,516	5,636	28,314	31,132	9,115	330	735	120	10,300	1,540	11,840	2.48	2.63	
Mid 2011	25,253	26,264	5,966	28,236	31,219	9,345	335	750	120	10,550	1,630	12,180	2.39	2.56	
Mid 2012	25,311	26,324	6,039	28,331	31,350	9,426	335	755	120	10,636	1,650	12,286	2.38	2.55	
Mid 2017	25,538	26,560	6,427	28,752	31,965	9,777	361	772	120	11,030	1,756	12,786	2.32	2.50	
Mid 2022	26,084	27,128	6,841	29,505	32,925	10,186	401	800	120	11,507	1,869	13,376	2.27	2.46	
Mid 2027	26,673	27,740	7,144	30,246	33,818	10,562	441	841	120	11,964	1,952	13,916	2.23	2.43	
Mid 2032	27,357	28,451	7,419	31,066	34,776	10,908	483	888	120	12,399	2,027	14,426	2.21	2.41	
Mid 2052	31,337	32,590	8,517	35,595	39,854	12,452	683	1,124	120	14,379	2,327	16,706	2.18	2.39	
Buildout	34,355	35,729	9,285	38,998	43,640	13,514	823	1,307	120	15,764	2,537	18,301	2.18	2.38	
Mid 2001 - Mid 2006	595	619	842	1,016	1,437	365	50	0	0	415	230	645			
Mid 2006 - Mid 2011	-243	-252	329	-78	87	230	5	15	0	250	90	340			
Mid 2011 - Mid 2012	58	60	73	95	131	81	0	5	0	86	20	106			
Mid 2012 - Mid 2017	227	236	388	421	615	351	26	17	0	394	106	500			
Mid 2012 - Mid 2022	773	804	802	1,174	1,574	760	66	45	0	871	219	1,090			
Mid 2012 - Mid 2027	1,362	1,417	1,105	1,915	2,467	1,136	106	86	0	1,328	302	1,630			
Mid 2012 - Mid 2032	2,046	2,127	1,380	2,735	3,425	1,482	148	133	0	1,763	377	2,140			
Mid 2012 - Mid 2052	6,025	6,266	2,478	7,264	8,503	3,026	348	369	0	3,743	677	4,420			
Mid 2012 - Buildout	9,044	9,405	3,246	10,667	12,290	4,088	488	552	0	5,128	887	6,015			

Source: Watson & Associates Economists Ltd., August, 2012.

1. Population excludes net Census Undercount of approximately 4%.



Source: Historical housing activity (2002-2006) based on Statistics Canada building permits. Historical housing activity (2007-2011) based on Prince Edward County Building Department.

1. Growth Forecast represents start year.

SCHEDULE 2A  
PRINCE EDWARD COUNTY  
DETAILED HOUSING AND POPULATION FORECAST BY GROWTH AREA, 2012-Buildout

Development Location	Growth Period	A	B	C	D =	E	F (D+E)	G	H	I	J	K = (G+J)	L = (H+J)	M = (I+J)
		Singles & Semi-Detached	Townhomes	Apartments	Total Permanent Households	Seasonal Households	Total Permanent + Seasonal Households	Gross Permanent Population in New Units	Gross Permanent Population in New Units + 50% Seasonal Population Equivalent	Gross Permanent Population in New Units + 100% Seasonal Population Equivalent	Decline in Existing Permanent Units	Permanent Net Population Increase	Net Population + 50% Seasonal Population Increase	Net Population + 100% Seasonal Population Increase
Pictou (Fully Serviced)	Mid 2011 - Mid 2012	4	-	3	7	-	7	15	15	15	(27)	(12)	(12)	(12)
	Mid 2012 - Mid 2017	32	11	10	53	2	55	121	125	128	(131)	(10)	(6)	(3)
	Mid 2012 - Mid 2022	95	27	26	148	7	155	341	354	367	(240)	101	114	127
	Mid 2012 - Mid 2027	174	43	50	267	12	279	613	635	657	(331)	282	304	326
	Mid 2012 - Mid 2032	256	61	78	395	17	412	904	935	966	(393)	511	542	573
	Mid 2012 - Mid 2052	609	143	215	967	38	1,005	2,192	2,262	2,331	(521)	1,671	1,741	1,810
Mid 2012 - Buildout	814	200	322	1,336	51	1,387	3,005	3,098	3,192	(565)	2,440	2,533	2,627	
Wellington (Fully Serviced)	Mid 2011 - Mid 2012	16	-	2	18	-	18	43	43	43	(11)	32	32	32
	Mid 2012 - Mid 2017	98	15	7	120	15	135	291	318	346	(54)	237	264	292
	Mid 2012 - Mid 2022	245	39	19	303	33	336	733	793	854	(100)	633	693	754
	Mid 2012 - Mid 2027	443	63	36	542	48	590	1,310	1,398	1,486	(137)	1,173	1,261	1,349
	Mid 2012 - Mid 2032	645	87	55	787	63	850	1,901	2,016	2,132	(163)	1,738	1,853	1,969
	Mid 2012 - Mid 2052	1,639	205	154	1,998	129	2,127	4,816	5,052	5,288	(216)	4,600	4,836	5,072
Mid 2012 - Buildout	2,368	288	230	2,886	179	3,065	6,952	7,280	7,607	(234)	6,718	7,046	7,373	
Urban Subtotal (Fully Serviced)	Mid 2011 - Mid 2012	20	-	5	25	-	25	58	58	58	(38)	20	20	20
	Mid 2012 - Mid 2017	130	26	17	173	17	190	412	443	474	(185)	227	258	289
	Mid 2012 - Mid 2022	340	66	45	451	40	491	1,074	1,147	1,221	(340)	734	807	881
	Mid 2012 - Mid 2027	617	106	86	809	60	869	1,923	2,033	2,143	(468)	1,455	1,565	1,675
	Mid 2012 - Mid 2032	901	148	133	1,182	80	1,262	2,805	2,951	3,098	(556)	2,249	2,395	2,542
	Mid 2012 - Mid 2052	2,248	348	369	2,965	167	3,132	7,008	7,314	7,619	(737)	6,271	6,577	6,882
Mid 2012 - Buildout	3,182	488	552	4,222	230	4,452	9,957	10,378	10,799	(799)	9,158	9,579	10,000	
Bloomfield (Water Only)	Mid 2011 - Mid 2012	-	-	-	-	-	-	-	-	-	(4)	(4)	(4)	(4)
	Mid 2012 - Mid 2017	4	-	-	4	1	5	10	12	14	(17)	(7)	(5)	(3)
	Mid 2012 - Mid 2022	21	-	-	21	2	23	53	57	60	(32)	21	25	28
	Mid 2012 - Mid 2027	36	-	-	36	3	39	90	95	101	(44)	46	51	57
	Mid 2012 - Mid 2032	48	-	-	48	4	52	120	127	135	(52)	68	75	83
	Mid 2012 - Mid 2052	97	-	-	97	7	104	243	256	269	(69)	174	187	200
Mid 2012 - Buildout	121	-	-	121	9	130	303	319	336	(69)	234	250	267	
Rossmore (Water Only)	Mid 2011 - Mid 2012	2	-	-	2	-	2	5	5	5	(6)	(1)	(1)	(1)
	Mid 2012 - Mid 2017	5	-	-	5	-	5	13	13	13	(31)	(18)	(18)	(18)
	Mid 2012 - Mid 2022	11	-	-	11	-	11	28	28	28	(56)	(28)	(28)	(28)
	Mid 2012 - Mid 2027	15	-	-	15	1	16	38	40	42	(77)	(39)	(37)	(35)
	Mid 2012 - Mid 2032	20	-	-	20	1	21	50	52	54	(92)	(42)	(40)	(38)
	Mid 2012 - Mid 2052	29	-	-	29	2	31	73	77	80	(121)	(48)	(44)	(41)
Mid 2012 - Buildout	35	-	-	35	3	38	88	93	99	(121)	(33)	(28)	(22)	
Concecon/ Carrying Place (Water Only)	Mid 2011 - Mid 2012	4	-	-	4	-	4	10	10	10	(4)	6	6	6
	Mid 2012 - Mid 2017	5	-	-	5	-	5	13	13	13	(22)	(9)	(9)	(9)
	Mid 2012 - Mid 2022	10	-	-	10	1	11	25	27	29	(40)	(15)	(13)	(11)
	Mid 2012 - Mid 2027	14	-	-	14	2	16	35	39	42	(55)	(20)	(16)	(13)
	Mid 2012 - Mid 2032	18	-	-	18	3	21	45	50	56	(65)	(20)	(15)	(9)
	Mid 2012 - Mid 2052	44	-	-	44	3	47	110	115	121	(86)	24	29	35
Mid 2012 - Buildout	56	-	-	56	3	59	140	145	151	(86)	54	59	65	
Ameliasburg (Water Only)	Mid 2011 - Mid 2012	1	-	-	1	-	1	3	3	3	(1)	2	2	2
	Mid 2012 - Mid 2017	3	-	-	3	-	3	8	8	8	(3)	5	5	5
	Mid 2012 - Mid 2022	5	-	-	5	-	5	13	15	17	(5)	8	10	12
	Mid 2012 - Mid 2027	7	-	-	7	1	8	18	20	22	(7)	11	13	15
	Mid 2012 - Mid 2032	9	-	-	9	1	10	23	25	27	(9)	14	16	18
	Mid 2012 - Mid 2052	15	-	-	15	2	17	38	42	45	(12)	26	30	33
Mid 2012 - Buildout	19	-	-	19	2	21	48	52	55	(12)	36	40	43	
Urban Subtotal (Water Only)	Mid 2011 - Mid 2012	7	-	-	7	-	7	18	18	18	(15)	3	3	3
	Mid 2012 - Mid 2017	17	-	-	17	1	18	44	46	48	(73)	(29)	(27)	(25)
	Mid 2012 - Mid 2022	47	-	-	47	4	51	119	127	134	(133)	(14)	(6)	1
	Mid 2012 - Mid 2027	72	-	-	72	7	79	181	194	207	(183)	(2)	11	24
	Mid 2012 - Mid 2032	95	-	-	95	9	104	238	254	272	(218)	20	36	54
	Mid 2012 - Mid 2052	185	-	-	185	14	199	464	490	515	(288)	176	202	227
Mid 2012 - Buildout	231	-	-	231	17	248	579	609	641	(288)	291	321	353	
Rural	Mid 2011 - Mid 2012	54	-	-	54	20	74	135	172	208	(100)	35	72	108
	Mid 2012 - Mid 2017	204	-	-	204	88	292	509	670	831	(480)	29	190	351
	Mid 2012 - Mid 2022	373	-	-	373	175	548	932	1,252	1,572	(879)	53	373	693
	Mid 2012 - Mid 2027	447	-	-	447	235	682	1,119	1,549	1,979	(1,210)	(91)	339	769
	Mid 2012 - Mid 2032	486	-	-	486	288	774	1,217	1,745	2,270	(1,440)	(223)	305	630
	Mid 2012 - Mid 2052	593	-	-	593	496	1,089	1,485	2,392	3,301	(1,906)	(422)	486	1,395
Mid 2012 - Buildout	675	-	-	675	640	1,315	1,690	2,862	4,032	(2,095)	(405)	767	1,937	
Municipal Total	Mid 2011 - Mid 2012	81	-	5	86	20	106	211	248	284	(153)	58	95	131
	Mid 2012 - Mid 2017	351	26	17	394	106	500	965	1,159	1,353	(738)	227	421	615
	Mid 2012 - Mid 2022	760	66	45	871	219	1,090	2,125	2,526	2,927	(1,352)	773	1,174	1,575
	Mid 2012 - Mid 2027	1,136	106	86	1,328	302	1,630	3,223	3,776	4,329	(1,861)	1,362	1,915	2,468
	Mid 2012 - Mid 2032	1,482	148	133	1,763	377	2,140	4,260	4,950	5,640	(2,214)	2,046	2,736	3,426
	Mid 2012 - Mid 2052	3,026	348	369	3,743	677	4,420	8,957	10,196	11,435	(2,931)	6,025	7,265	8,504
Mid 2012 - Buildout	4,088	488	552	5,128	887	6,015	12,226	13,849	15,472	(3,182)	9,044	10,667	12,290	

Source: Watson & Associates Economists Ltd.

**SCHEDULE 2B  
PRINCE EDWARD COUNTY  
DETAILED HOUSING AND POPULATION FORECAST BY GROWTH AREA, 2012-Buildout**

Development Location	Forecast Period	A	B	C	D=(A+(50%C))	E=A+C	F	G	H	I = (F+G+H)	J	K = (I+J)	L = (A/I)
		Permanent Population (Excluding Census Undercount)	Permanent Population (Including Census Undercount)	Seasonal Population	Permanent + 50% Seasonal Population Equivalent	Permanent + 100% Seasonal Population Equivalent	Singles & Semi-Detached	Townhomes	Apartments	Total Permanent Households	Seasonal Households	Total Permanent + Seasonal Households	Permanent Persons Per Unit (PPU)
Pictou (Fully Serviced)	2011	4,487	4,666	549	4,762	5,036	1,250	170	610	2,030	150	2,180	2.21
	2012	4,475	4,654	549	4,750	5,024	1,254	170	613	2,037	150	2,187	2.20
	2017	4,465	4,644	556	4,743	5,021	1,286	181	623	2,090	152	2,242	2.14
	2022	4,576	4,759	575	4,864	5,151	1,349	197	639	2,185	157	2,342	2.09
	2027	4,757	4,947	593	5,054	5,350	1,428	213	663	2,304	162	2,466	2.06
	2032	4,986	5,185	611	5,292	5,597	1,510	231	691	2,432	167	2,599	2.05
	2052	6,146	6,392	688	6,490	6,834	1,863	313	828	3,004	188	3,192	2.05
	Buildout	6,915	7,192	736	7,283	7,651	2,068	370	935	3,373	201	3,574	2.05
Wellington (Fully Serviced)	2011	1,860	1,934	329	2,025	2,189	780	10	110	900	90	990	2.07
	2012	1,892	1,968	329	2,057	2,221	796	10	112	918	90	1,008	2.06
	2017	2,129	2,214	384	2,321	2,513	894	25	119	1,038	105	1,143	2.05
	2022	2,525	2,626	450	2,750	2,975	1,041	49	131	1,221	123	1,344	2.07
	2027	3,065	3,188	505	3,318	3,570	1,239	73	148	1,460	138	1,598	2.10
	2032	3,630	3,775	560	3,910	4,190	1,441	97	167	1,705	153	1,858	2.13
	2052	6,492	6,752	802	6,893	7,294	2,435	215	266	2,916	219	3,135	2.23
	Buildout	8,610	8,954	985	9,103	9,595	3,164	298	342	3,804	269	4,073	2.26
Urban Subtotal (Fully Serviced)	2011	6,347	6,600	878	6,787	7,225	2,030	180	720	2,930	240	3,170	2.17
	2012	6,367	6,622	878	6,807	7,245	2,050	180	725	2,955	240	3,195	2.15
	2017	6,594	6,858	940	7,064	7,534	2,180	206	742	3,128	257	3,385	2.11
	2022	7,101	7,385	1,025	7,614	8,126	2,390	246	770	3,406	280	3,686	2.08
	2027	7,822	8,135	1,098	8,372	8,920	2,667	286	811	3,764	300	4,064	2.08
	2032	8,616	8,960	1,171	9,202	9,787	2,951	328	858	4,137	320	4,457	2.08
	2052	12,638	13,144	1,490	13,383	14,128	4,298	528	1,094	5,920	407	6,327	2.13
	Buildout	15,525	16,146	1,721	16,386	17,246	5,232	668	1,277	7,177	470	7,647	2.16
Bloomfield (Water Only)	2011	597	621	55	625	652	220	-	10	230	15	245	2.60
	2012	593	617	55	621	648	220	-	10	230	15	245	2.58
	2017	586	609	59	616	645	224	-	10	234	16	250	2.50
	2022	614	639	62	645	676	241	-	10	251	17	268	2.45
	2027	639	665	66	672	705	256	-	10	266	18	284	2.40
	2032	661	687	70	696	731	268	-	10	278	19	297	2.38
	2052	767	798	81	808	848	317	-	10	327	22	349	2.35
	Buildout	827	860	88	871	915	341	-	10	351	24	375	2.36
Rossmore (Water Only)	2011	1,046	1,088	55	1,074	1,101	390	15	20	425	15	440	2.46
	2012	1,045	1,087	55	1,073	1,100	392	15	20	427	15	442	2.45
	2017	1,027	1,068	55	1,055	1,082	397	15	20	432	15	447	2.38
	2022	1,017	1,058	55	1,045	1,072	403	15	20	438	15	453	2.32
	2027	1,006	1,046	59	1,036	1,065	407	15	20	442	16	458	2.28
	2032	1,003	1,043	59	1,033	1,062	412	15	20	447	16	463	2.24
	2052	997	1,037	62	1,028	1,059	421	15	20	456	17	473	2.19
	Buildout	1,012	1,052	66	1,045	1,078	427	15	20	462	18	480	2.19
Concsecon/ Carrying Place (Water Only)	2011	740	770	110	795	850	285	10	-	295	30	325	2.51
	2012	746	776	110	801	856	289	10	-	299	30	329	2.49
	2017	737	766	110	792	847	294	10	-	304	30	334	2.42
	2022	731	760	113	788	844	299	10	-	309	31	340	2.37
	2027	726	755	117	785	843	303	10	-	313	32	345	2.32
	2032	726	755	121	787	847	307	10	-	317	33	350	2.29
	2052	770	801	121	831	891	333	10	-	343	33	376	2.24
	Buildout	800	832	121	861	921	345	10	-	355	33	388	2.25
Ameliasburg (Water Only)	2011	101	105	146	174	247	40	-	-	40	40	80	2.53
	2012	103	107	146	176	249	41	-	-	41	40	81	2.51
	2017	108	112	146	181	254	44	-	-	44	40	84	2.45
	2022	111	115	150	186	261	46	-	-	46	41	87	2.41
	2027	114	119	150	189	264	48	-	-	48	41	89	2.38
	2032	117	122	150	192	267	50	-	-	50	41	91	2.34
	2052	129	134	154	206	283	56	-	-	56	42	98	2.30
	Buildout	139	145	154	216	293	60	-	-	60	42	102	2.32
Urban Subtotal (Water Only)	2011	2,484	2,584	366	2,668	2,850	935	25	30	990	100	1,090	2.51
	2012	2,487	2,587	366	2,671	2,853	942	25	30	997	100	1,097	2.49
	2017	2,458	2,555	370	2,644	2,828	959	25	30	1,014	101	1,115	2.42
	2022	2,473	2,572	380	2,664	2,853	989	25	30	1,044	104	1,148	2.37
	2027	2,485	2,585	392	2,682	2,877	1,014	25	30	1,069	107	1,176	2.32
	2032	2,507	2,607	400	2,708	2,907	1,037	25	30	1,092	109	1,201	2.30
	2052	2,663	2,770	418	2,873	3,081	1,127	25	30	1,182	114	1,296	2.25
	Buildout	2,778	2,889	429	2,993	3,207	1,173	25	30	1,228	117	1,345	2.26
Rural	2011	16,422	17,080	4,722	18,781	21,144	6,500	130	-	6,630	1,290	7,920	2.48
	2012	16,457	17,115	4,795	18,853	21,252	6,554	130	-	6,684	1,310	7,994	2.46
	2017	16,486	17,147	5,117	19,044	21,603	6,758	130	-	6,888	1,398	8,286	2.39
	2022	16,510	17,171	5,436	19,227	21,946	6,927	130	-	7,057	1,485	8,542	2.34
	2027	16,366	17,020	5,654	19,192	22,021	7,001	130	-	7,131	1,545	8,676	2.30
	2032	16,234	16,884	5,848	19,156	22,082	7,040	130	-	7,170	1,598	8,768	2.26
	2052	16,036	16,676	6,609	19,339	22,645	7,147	130	-	7,277	1,806	9,083	2.20
	Buildout	16,052	16,694	7,135	19,619	23,187	7,229	130	-	7,359	1,950	9,309	2.18
Municipal Total	2011	25,253	26,264	5,966	28,236	31,219	9,465	335	750	10,550	1,630	12,180	2.39
	2012	25,311	26,324	6,039	28,331	31,350	9,546	335	755	10,636	1,650	12,286	2.38
	2017	25,538	26,560	6,427	28,752	31,965	9,897	361	772	11,030	1,756	12,786	2.32
	2022	26,084	27,128	6,841	29,505	32,925	10,306	401	800	11,507	1,869	13,376	2.27
	2027	26,673	27,740	7,144	30,246	33,818	10,682	441	841	11,964	1,952	13,916	2.23
	2032	27,357	28,451	7,419	31,066	34,776	11,028	483	888	12,399	2,027	14,426	2.21
	2052	31,337	32,590	8,517	35,595	39,854	12,572	683	1,124	14,379	2,327	16,706	2.18
	Buildout	34,355	35,729	9,285	38,998	43,640	13,634	823	1,307	15,764	2,537	18,301	2.18

Source: Watson & Associates Economists Ltd.



**SCHEDULE 3  
PRINCE EDWARD COUNTY  
CURRENT YEAR GROWTH FORECAST  
MID 2011 TO MID 2012**

		POPULATION
<b>Mid 2011 Population</b>		<b>25,253</b>
Occupants of New Housing Units, Mid 2011 to Mid 2012	<i>Units (2)</i>	86
	<i>multiplied by persons per unit (3)</i>	2.45
	<i>gross population increase</i>	211
Decline in Housing Unit Occupancy, Mid 2011 to Mid 2012	<i>Units (4)</i>	10,550
	<i>multiplied by ppu decline rate (5)</i>	-0.0145
	<i>total decline in population</i>	-153
<b>Population Estimate to Mid 2012</b>		<b>25,311</b>
<i>Net Population Increase, Mid 2011 to Mid 2012</i>		<b>58</b>

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.50	94%	2.36
<i>Multiples (6)</i>	2.28	0%	0.00
<i>Apartments (7)</i>	1.58	6%	0.09
Total		100%	2.45

<sup>1</sup> Based on 2006 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2011 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4A  
PRINCE EDWARD COUNTY  
FIVE YEAR GROWTH FORECAST  
MID 2012 TO MID 2017**

		POPULATION
Mid 2012 Population		25,311
Occupants of New Housing Units, Mid 2012 to Mid 2017	<i>Units (2)</i>	394
	<i>multiplied by persons per unit (3)</i>	2.45
	<i>gross population increase</i>	965
Decline in Housing Unit Occupancy, Mid 2012 to Mid 2017	<i>Units (4)</i>	10,636
	<i>multiplied by ppu decline rate (5)</i>	-0.0694
	<i>total decline in population</i>	-738
Population Estimate to Mid 2017		25,538
<i>Net Population Increase, Mid 2012 to Mid 2017</i>		227

(1) Mid 2012 Population based on:

2011 Population (25,253) + Mid 2011 to Mid 2012 estimated housing units to beginning of forecast period (86 x 2.45 = 211) + (10,550 x -0.0145 = -153) = 25,311

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.50	89%	2.23
<i>Multiples (6)</i>	2.28	7%	0.15
<i>Apartments (7)</i>	1.58	4%	0.07
<i>one bedroom or less</i>	1.49		
<i>two bedrooms or more</i>	2.16		
<b>Total</b>		100%	2.45

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2012 households based upon 10,550 (2011 Census) + 86 (Mid 2011 to Mid 2012 unit estimate) = 10,636

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 4B  
PRINCE EDWARD COUNTY  
TEN YEAR GROWTH FORECAST  
MID 2012 TO MID 2022**

		POPULATION
Mid 2012 Population		25,311
Occupants of New Housing Units, Mid 2012 to Mid 2022	<i>Units (2)</i>	871
	<i>multiplied by persons per unit (3)</i>	2.44
		2,125
Decline in Housing Unit Occupancy, Mid 2012 to Mid 2022	<i>Units (4)</i>	10,636
	<i>multiplied by ppu decline rate (5)</i>	-0.1271
	<i>total decline in population</i>	-1,352
		-1,352
Population Estimate to Mid 2022		26,084
Net Population Increase, Mid 2012 to Mid 2022		773

(1) Mid 2012 Population based on:

2011 Population (25,253) + Mid 2011 to Mid 2012 estimated housing units to beginning of forecast period (86 x 2.45 = 211) + (10,550 x -0.0145 = -153) = 25,311

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.50	87%	2.19
<i>Multiples (6)</i>	2.28	8%	0.17
<i>Apartments (7)</i>	1.58	5%	0.08
<i>one bedroom or less</i>	1.49		
<i>two bedrooms or more</i>	2.16		
<b>Total</b>		100%	2.44

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2012 households based upon 10,550 (2011 Census) + 86 (Mid 2011 to Mid 2012 unit estimate) = 10,636

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 4C  
PRINCE EDWARD COUNTY  
TWENTY YEAR GROWTH FORECAST  
MID 2012 TO MID 2032**

		POPULATION
<b>Mid 2012 Population</b>		<b>25,311</b>
Occupants of New Housing Units, Mid 2012 to Mid 2032	<i>Units (2)</i>	1,763
	<i>multiplied by persons per unit (3)</i>	2.42
	<i>gross population increase</i>	4,260
Decline in Housing Unit Occupancy, Mid 2012 to Mid 2032	<i>Units (4)</i>	10,636
	<i>multiplied by ppu decline rate (5)</i>	-0.2082
	<i>total decline in population</i>	-2,214
<b>Population Estimate to Mid 2032</b>		<b>27,357</b>
<i>Net Population Increase, Mid 2012 to Mid 2032</i>		<i>2,046</i>

(1) Mid 2012 Population based on:

2011 Population (25,253) + Mid 2011 to Mid 2012 estimated housing units to beginning of forecast period (86 x 2.45 = 211) + (10,550 - 20,115 - 150) = 25,311

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.50	84%	2.11
<i>Multiples (6)</i>	2.28	8%	0.19
<i>Apartments (7)</i>	1.58	8%	0.12
<i>one bedroom or less</i>	1.49		
<i>two bedrooms or more</i>	2.16		
<b>Total</b>		100%	2.42

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2012 households based upon 10,550 (2011 Census) + 86 (Mid 2011 to Mid 2012 unit estimate) = 10,636

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 4D  
PRINCE EDWARD COUNTY  
FORTY YEAR GROWTH FORECAST  
MID 2012 TO MID 2052**

		POPULATION
<b>Mid 2012 Population</b>		<b>25,311</b>
Occupants of New Housing Units, Mid 2012 to Mid 2052	<i>Units (2)</i>	3,743
	<i>multiplied by persons per unit (3)</i>	2.39
	<i>gross population increase</i>	8,957
Decline in Housing Unit Occupancy, Mid 2012 to Mid 2052	<i>Units (4)</i>	10,636
	<i>multiplied by ppu. decline rate (5)</i>	-0.2756
	<i>total decline in population</i>	-2,931
<b>Population Estimate to Mid 2052</b>		<b>31,337</b>
<i>Net Population Increase, Mid 2012 to Mid 2052</i>		<b>6,026</b>

(1) Mid 2012 Population based on:

2011 Population (25,253) + Mid 2011 to Mid 2012 estimated housing units to beginning of forecast period (86 x 2.45 = 211) + (10,550 x -0.0145 = -153) = 25,311

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.50	81%	2.02
<i>Multiples (6)</i>	2.28	9%	0.21
<i>Apartments (7)</i>	1.58	10%	0.16
<i>one bedroom or less</i> 1.49			
<i>two bedrooms or more</i> 2.16			
<b>Total</b>		100%	2.39

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2012 households based upon 10,550 (2011 Census) + 86 (Mid 2011 to Mid 2012 unit estimate) = 10,636

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 5  
PRINCE EDWARD COUNTY  
BUILDOUT GROWTH FORECAST  
MID 2012 TO BUILDOUT**

		POPULATION
Mid 2012 Population		25,311
Occupants of New Housing Units, Mid 2012 to Buildout	<i>Units (2)</i>	5,128
	<i>multiplied by persons per unit (3)</i>	2.38
	<i>gross population increase</i>	12,226
		12,226
Decline in Housing Unit Occupancy, Mid 2012 to Buildout	<i>Units (4)</i>	10,636
	<i>multiplied by ppu. decline rate (5)</i>	-0.2992
	<i>total decline in population</i>	-3,182
		-3,182
Population Estimate to Buildout		34,355
<i>Net Population Increase, Mid 2012 to Buildout</i>		<i>9,044</i>

(1) Mid 2012 Population based on:

0

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.50	80%	2.00
<i>Multiples (6)</i>	2.28	10%	0.22
<i>Apartments (7)</i>	1.58	11%	0.17
<i>one bedroom or less</i> 1.49			
<i>two bedrooms or more</i> 2.16			
<b>Total</b>		100%	2.38

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) 0

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 6A  
PRINCE EDWARD COUNTY  
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Townhomes	Apartments	
Registered <i>% Breakdown</i>	178 70%	78 30%	0 0%	256 100%
Draft Approved <i>% Breakdown</i>	664 56%	174 15%	357 30%	1,195 100%
Pending <i>% Breakdown</i>	618 80%	39 5%	113 15%	770 100%
Designated Lands <i>% Breakdown</i>	4,691 91%	333 6%	137 3%	5,161 100%
<b>Total</b> <b><i>% Breakdown</i></b>	<b>6,151</b> <b>83%</b>	<b>624</b> <b>8%</b>	<b>607</b> <b>8%</b>	<b>7,382</b> <b>100%</b>

Source: Prince Edward County Building Department

**SCHEDULE 6B  
PICTON  
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Townhomes	Apartments	
Registered <i>% Breakdown</i>	90 67%	45 33%	0 0%	135 100%
Draft Approved <i>% Breakdown</i>	223 37%	82 14%	297 49%	602 100%
Pending <i>% Breakdown</i>	5 36%	9 64%	0 0%	14 100%
Designated Lands <i>% Breakdown</i>	1,723 86%	200 10%	80 4%	2,003 100%
<b>Total <i>% Breakdown</i></b>	<b>2,041 74%</b>	<b>336 12%</b>	<b>377 14%</b>	<b>2,754 100%</b>

Source: Prince Edward County Building Department

**SCHEDULE 6C  
WELLINGTON  
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Townhomes	Apartments	
Registered <i>% Breakdown</i>	68 67%	33 33%	0 0%	101 100%
Draft Approved <i>% Breakdown</i>	394 72%	92 17%	60 11%	546 100%
Pending <i>% Breakdown</i>	376 72%	30 6%	113 22%	519 100%
Designated Lands <i>% Breakdown</i>	1,709 90%	133 7%	57 3%	1,899 100%
<b>Total <i>% Breakdown</i></b>	<b>2,547 83%</b>	<b>288 9%</b>	<b>230 8%</b>	<b>3,065 100%</b>

Source: Prince Edward County Building Department



**SCHEDULE 6D  
BLOOMFIELD  
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Draft Approved <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Pending <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Designated Lands <i>% Breakdown</i>	130 100%	0 0%	0 0%	130 100%
<b>Total <i>% Breakdown</i></b>	<b>130 100%</b>	<b>0 0%</b>	<b>0 0%</b>	<b>130 100%</b>

Source: Prince Edward County Building Department

**SCHEDULE 6E  
ROSSMORE  
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Draft Approved <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Pending <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Designated Lands <i>% Breakdown</i>	38 100%	0 0%	0 0%	38 100%
<b>Total <i>% Breakdown</i></b>	<b>38 100%</b>	<b>0 0%</b>	<b>0 0%</b>	<b>38 100%</b>

Source: Prince Edward County Building Department

**SCHEDULE 6F  
CARRYING PLACE/CONSECON  
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Draft Approved <i>% Breakdown</i>	47 100%	0 0%	0 0%	47 100%
Pending <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Designated Lands <i>% Breakdown</i>	12 100%	0 0%	0 0%	12 100%
<b>Total <i>% Breakdown</i></b>	<b>59 100%</b>	<b>0 0%</b>	<b>0 0%</b>	<b>59 100%</b>

Source: Prince Edward County Building Department

**SCHEDULE 6G  
AMELIASBURG  
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Draft Approved <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Pending <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Designated Lands <i>% Breakdown</i>	21 100%	0 0%	0 0%	21 100%
<b>Total <i>% Breakdown</i></b>	<b>21 100%</b>	<b>0 0%</b>	<b>0 0%</b>	<b>21 100%</b>

Source: Prince Edward County Building Department

**SCHEDULE 6H  
RURAL  
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Townhomes	Apartments	
Registered <i>% Breakdown</i>	20 100%	0 0%	0 0%	20 100%
Draft Approved <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Pending <i>% Breakdown</i>	237 100%	0 0%	0 0%	237 100%
Designated Lands <sup>1</sup> <i>% Breakdown</i>	1,058 100%	0 0%	0 0%	1,058 100%
<b>Total</b> <b><i>% Breakdown</i></b>	<b>1,315</b> <b>100%</b>	<b>0</b> <b>0%</b>	<b>0</b> <b>0%</b>	<b>1,315</b> <b>100%</b>

Source: Prince Edward County Building Department

1. Includes 574 vacant lots on Shoreline Designated Lands

**SCHEDULE 7A**

**PRINCE EDWARD COUNTY  
HISTORICAL RESIDENTIAL BUILDING PERMITS  
YEARS 2002 - 2011**

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2002	135	5	5	145
2003	123	0	0	123
2004	142	6	12	160
2005	120	11	20	151
2006	115	1	5	121
Sub-total	635	23	42	700
<b>Average (2002 - 2006)</b>	<b>127</b>	<b>5</b>	<b>8</b>	<b>140</b>
% Breakdown	90.7%	3.3%	6.0%	100.0%
2007	135	10	0	145
2008	117	3	20	140
2009	83	0	0	83
2010	74	4	0	78
2011	81	0	5	86
Sub-total	490	17	25	532
<b>Average (2007 - 2011)</b>	<b>98</b>	<b>3</b>	<b>5</b>	<b>106</b>
% Breakdown	92.1%	3.2%	4.7%	100.0%
2002 - 2011				
Total	1,125	40	67	1,232
<b>Average</b>	<b>113</b>	<b>4</b>	<b>7</b>	<b>123</b>
% Breakdown	91.3%	3.2%	5.4%	100.0%

Sources:

2002-2006 Building Permits - Statistics Canada Publication, 64-001XIB, 2007-2011 Prince Edward County Building Department

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 7B**

**PRINCE EDWARD COUNTY  
HISTORICAL RESIDENTIAL DEMOLITION PERMITS  
YEARS 2002 - 2011**

Year	RESIDENTIAL DEMOLITION PERMITS			
	Low Density (Singles & Semis)	Medium Density (Townhomes)	High Density (Apartments)	Total
2002	5	0	0	5
2003	10	0	0	10
2004	12	0	0	12
2005	5	0	0	5
2006	10	0	10	20
2007	11	0	0	11
2008	9	0	0	9
2009	4	0	0	4
2010	8	0	0	8
2011	8	0	0	8
Sub-total	82	0	10	92
<b>Average (2002 - 2011)</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>9</b>
% Breakdown	89.1%	0.0%	10.9%	100.0%

Sources:

Demolition Permits - Statistics Canada Publication

**SCHEDULE 8**

**PRINCE EDWARD COUNTY  
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING  
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.941	2.940	-	2.708	2.61	
6-10	-	-	1.862	2.925	-	2.646	2.55	
11-15	-	-	1.848	2.571	-	2.489	2.42	
16-20	-	-	1.897	2.646	-	2.474	2.43	2.50
20-25	-	-	2.000	2.702	-	2.630	2.60	
25-35	-	1.308	2.118	2.551	2.786	2.427	2.41	
35+	-	2.049	1.991	2.572	3.245	2.442	2.43	
<b>Total</b>	-	<b>1.765</b>	<b>1.976</b>	<b>2.627</b>	<b>3.441</b>	<b>2.485</b>		

Age of Dwelling	TOWNHOMES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	-	-	-
6-10	-	-	-	-	-	-
11-15	-	-	-	-	-	2.273
16-20	-	-	-	-	-	-
20-25	-	-	-	-	-	-
25-35	-	-	-	-	-	-
35+	-	-	2.417	2.381	-	2.270
<b>Total</b>	-	-	<b>1.962</b>	<b>2.371</b>	-	<b>2.281</b>

Age of Dwelling	APARTMENTS					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	-	-	-
6-10	-	-	-	-	-	-
11-15	-	-	-	-	-	-
16-20	-	-	-	-	-	1.667
20-25	-	-	-	-	-	1.357
25-35	-	1.000	-	-	-	1.360
35+	-	1.068	2.389	-	-	1.707
<b>Total</b>	-	<b>1.040</b>	<b>1.755</b>	<b>3.214</b>	-	<b>1.582</b>

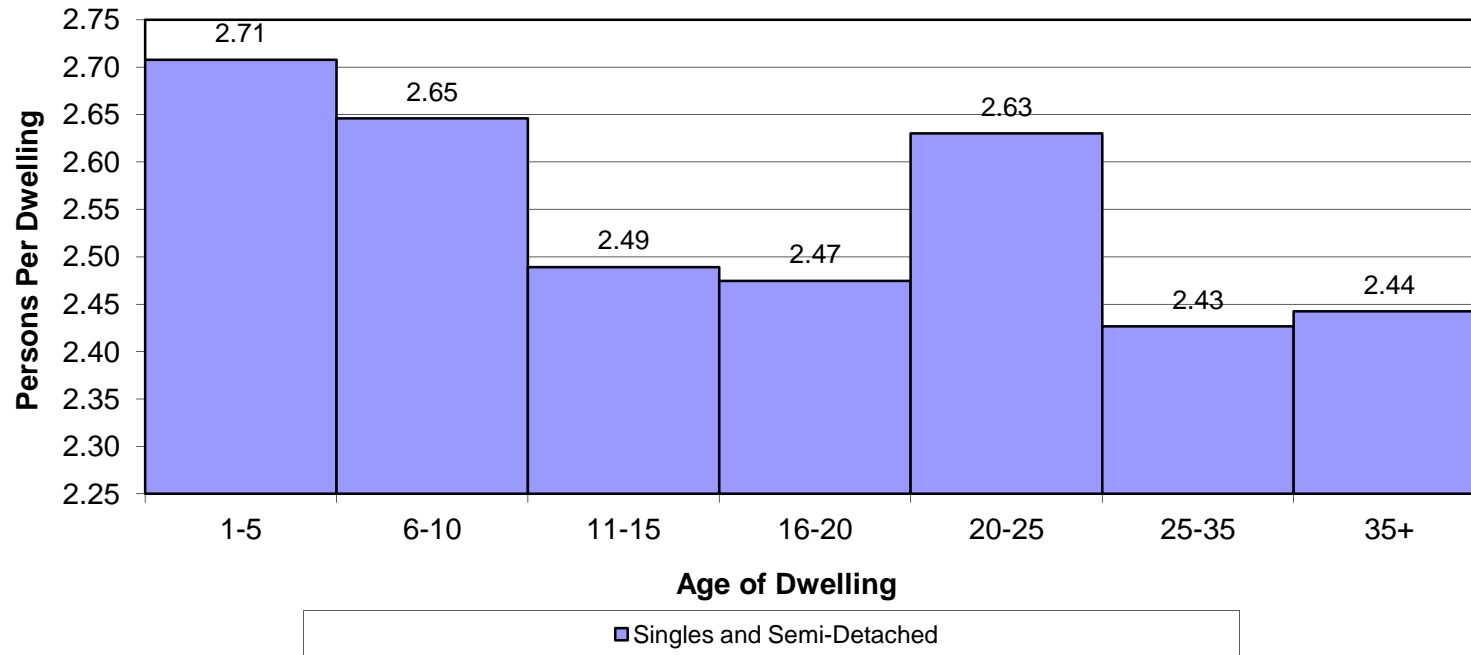
Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.881	2.918	-	2.627
6-10	-	-	1.789	2.890	-	2.582
11-15	-	-	1.727	2.594	-	2.405
16-20	-	-	1.879	2.653	-	2.423
20-25	-	-	1.813	2.726	-	2.446
25-35	-	1.154	1.968	2.545	2.786	2.342
35+	-	1.506	2.039	2.574	3.094	2.384
<b>Total</b>	-	<b>1.374</b>	<b>1.951</b>	<b>2.627</b>	<b>3.351</b>	<b>2.414</b>

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

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

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

**SCHEDULE 9  
PRINCE EDWARD COUNTY  
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING  
(2006 CENSUS)**



Note: There is insufficient data for Townhomes and Apartments by Age of Dwelling for Prince Edward County.

**SCHEDULE 10A  
PRINCE EDWARD COUNTY  
EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, 2012 TO BUILDOUT**

Period	Population	Activity Rate						Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>				
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
1996	25,046	0.018	0.067	0.043	0.084	0.071	0.284	460	1,690	1,080	2,100	1,790	7,120				
2001	24,901	0.021	0.065	0.046	0.086	0.056	0.273	525	1,610	1,135	2,140	1,385	6,795				
2006	25,496	0.024	0.060	0.049	0.093	0.064	0.291	620	1,540	1,253	2,378	1,635	7,425				
Mid 2012	25,311	0.026	0.062	0.046	0.105	0.066	0.306	670	1,580	1,170	2,650	1,675	7,745				
Mid 2017	25,538	0.028	0.064	0.048	0.110	0.067	0.317	710	1,630	1,215	2,820	1,710	8,085				
Mid 2022	26,084	0.029	0.065	0.049	0.115	0.067	0.325	755	1,690	1,275	3,005	1,760	8,485				
Mid 2027	26,673	0.030	0.065	0.050	0.119	0.068	0.331	790	1,740	1,325	3,165	1,810	8,830				
Mid 2032	27,357	0.030	0.065	0.050	0.121	0.068	0.334	820	1,785	1,375	3,300	1,865	9,145				
Mid 2052	31,337	0.031	0.063	0.050	0.127	0.067	0.337	960	1,960	1,575	3,970	2,090	10,555				
Buildout	34,355	0.030	0.061	0.051	0.129	0.066	0.336	1,030	2,090	1,745	4,420	2,260	11,545				
<b>Incremental Change</b>																	
1996 - 2001	-145	0.0027	-0.0028	0.0025	0.0021	-0.0158	-0.0114	65	-80	55	40	-405	-325				
2001 - 2006	595	0.0032	-0.0043	0.0035	0.0073	0.0085	0.0183	95	-70	118	238	250	630				
2006 - Mid 2012	-185	0.0022	0.0020	-0.0029	-0.0932	0.0021	0.0148	50	40	-83	273	40	320				
Mid 2012 - Mid 2017	227	0.0013	0.0014	0.0014	0.0058	0.0008	0.0107	40	50	45	170	35	340	49,500	85,000	24,500	159,000
Mid 2012 - Mid 2022	773	0.0025	0.0024	0.0027	0.0106	0.0012	0.0194	85	110	105	355	85	740	115,500	177,500	59,500	352,500
Mid 2012 - Mid 2027	1,362	0.0032	0.0028	0.0035	0.0140	0.0017	0.0252	120	160	155	515	135	1,085	170,500	257,500	94,500	522,500
Mid 2012 - Mid 2032	2,046	0.0035	0.0029	0.0040	0.0159	0.0020	0.0283	150	205	205	650	190	1,400	225,500	325,000	133,000	683,500
Mid 2012 - Mid 2052	6,025	0.0042	0.0001	0.0040	0.0220	0.0005	0.0308	290	380	405	1,320	415	2,810	445,500	660,000	290,500	1,396,000
Mid 2012 - Buildout	9,044	0.0035	-0.0015	0.0045	0.0240	-0.0004	0.0301	360	510	575	1,770	585	3,800	632,500	885,000	409,500	1,927,000
<b>Annual Average</b>																	
1996 - 2001	-29	0.0005	-0.0006	0.0005	0.0004	-0.0032	-0.0023	13	-16	11	8	-81	-65				
2001 - 2006	119	0.0006	-0.0009	0.0007	0.0015	0.0017	0.0037	19	-14	24	48	50	126				
2006 - Mid 2012	-31	0.0004	0.0003	-0.0005	-0.0155	0.0003	0.0025	8	7	-14	45	7	53				
Mid 2012 - Mid 2017	45	0.0003	0.0003	0.0003	0.0012	0.0002	0.0021	8	10	9	34	7	68	9,900	17,000	4,900	31,800
Mid 2012 - Mid 2022	77	0.0003	0.0002	0.0003	0.0011	0.0001	0.0019	9	11	11	36	8	74	11,550	17,750	5,950	35,250
Mid 2012 - Mid 2027	91	0.0002	0.0002	0.0002	0.0009	0.0001	0.0017	8	11	10	34	9	72	11,367	17,167	6,300	34,833
Mid 2012 - Mid 2032	102	0.0002	0.0001	0.0002	0.0008	0.0001	0.0014	8	10	10	33	9	70	11,275	16,250	6,650	34,175
Mid 2012 - Mid 2052	151	0.0001	0.0000	0.0001	0.0006	0.0000	0.0008	7	10	10	33	10	70	11,138	16,500	7,263	34,900
Mid 2012 - Buildout	167	0.0001	0.0000	0.0001	0.0004	0.0000	0.0006	7	9	11	33	11	70	11,713	16,389	7,583	35,685

Source: Watson & Associates Economists Ltd., August, 2012.

1. Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/ Population Related	500
Institutional	700



**SCHEDULE 10B**  
**PRINCE EDWARD COUNTY**  
**DETAILED EMPLOYMENT FORECAST BY GROWTH AREA, 2012-Buildout**

Development Location	Growth Period	Employment						Gross Floor Area			
		Primary	Work at Home	Industrial	Commercial	Institutional	Total Employment	Industrial	Commercial	Institutional	Total Gross Floor Area
Picton (Fully Serviced)	Mid 2012 - Mid 2017	(1)	7	34	111	23	174	37,400	55,500	16,100	109,000
	Mid 2012 - Mid 2022	(3)	19	76	213	51	356	83,600	106,500	35,700	225,800
	Mid 2012 - Mid 2027	(5)	32	109	277	76	489	119,900	138,500	53,200	311,600
	Mid 2012 - Mid 2032	(7)	45	137	324	101	600	150,700	162,000	70,700	383,400
	Mid 2012 - Mid 2052	(18)	96	237	559	191	1,065	260,700	279,500	133,700	673,900
Mid 2012 - Buildout	(24)	131	322	717	259	1,405	354,200	358,500	181,300	894,000	
Wellington (Fully Serviced)	Mid 2012 - Mid 2017	(1)	15	5	24	7	50	5,500	12,000	4,900	22,400
	Mid 2012 - Mid 2022	(3)	38	17	70	20	142	18,700	35,000	14,000	67,700
	Mid 2012 - Mid 2027	(5)	64	30	134	35	258	33,000	67,000	24,500	124,500
	Mid 2012 - Mid 2032	(7)	89	48	195	57	382	52,800	97,500	39,900	190,200
	Mid 2012 - Mid 2052	(18)	196	128	530	158	994	140,800	265,000	110,600	516,400
Mid 2012 - Buildout	(24)	279	196	778	243	1,472	215,600	389,000	170,100	774,700	
Urban Subtotal (Fully Serviced)	Mid 2012 - Mid 2017	(2)	22	39	135	30	224	42,900	67,500	21,000	131,400
	Mid 2012 - Mid 2022	(6)	57	93	283	71	498	102,300	141,500	49,700	293,500
	Mid 2012 - Mid 2027	(10)	96	139	411	111	747	152,900	205,500	77,700	436,100
	Mid 2012 - Mid 2032	(14)	134	185	519	158	982	203,500	259,500	110,600	573,600
	Mid 2012 - Mid 2052	(36)	292	365	1,089	349	2,059	401,500	544,500	244,300	1,190,300
Mid 2012 - Buildout	(48)	410	518	1,495	502	2,877	569,800	747,500	351,400	1,668,700	
Bloomfield (Water Only)	Mid 2012 - Mid 2017	-	1	-	-	-	1	-	-	-	-
	Mid 2012 - Mid 2022	(1)	3	-	2	1	5	-	1,000	700	1,700
	Mid 2012 - Mid 2027	(2)	5	-	4	2	9	-	2,000	1,400	3,400
	Mid 2012 - Mid 2032	(3)	6	-	5	3	11	-	2,500	2,100	4,600
	Mid 2012 - Mid 2052	(9)	10	-	12	5	18	-	6,000	3,500	9,500
Mid 2012 - Buildout	(12)	12	-	17	7	24	-	8,500	4,900	13,400	
Rossmore (Water Only)	Mid 2012 - Mid 2017	-	1	-	3	-	4	-	1,500	-	1,500
	Mid 2012 - Mid 2022	-	2	-	7	1	10	-	3,500	700	4,200
	Mid 2012 - Mid 2027	-	2	-	10	2	14	-	5,000	1,400	6,400
	Mid 2012 - Mid 2032	-	3	-	13	3	19	-	6,500	2,100	8,600
	Mid 2012 - Mid 2052	-	4	-	26	5	35	-	13,000	3,500	16,500
Mid 2012 - Buildout	-	5	-	35	7	47	-	17,500	4,900	22,400	
Concsecon/ Carrying Place (Water Only)	Mid 2012 - Mid 2017	-	1	-	-	-	1	-	-	-	-
	Mid 2012 - Mid 2022	-	2	-	-	1	3	-	-	700	700
	Mid 2012 - Mid 2027	-	2	-	-	2	4	-	-	1,400	1,400
	Mid 2012 - Mid 2032	-	2	-	-	3	5	-	-	2,100	2,100
	Mid 2012 - Mid 2052	-	4	-	-	5	9	-	-	3,500	3,500
Mid 2012 - Buildout	-	5	-	-	7	12	-	-	4,900	4,900	
Ameliasburg (Water Only)	Mid 2012 - Mid 2017	-	-	-	-	-	-	-	-	-	-
	Mid 2012 - Mid 2022	-	-	-	-	-	-	-	-	-	-
	Mid 2012 - Mid 2027	-	-	-	-	-	-	-	-	-	-
	Mid 2012 - Mid 2032	-	-	-	-	-	-	-	-	-	-
	Mid 2012 - Mid 2052	-	1	-	-	-	1	-	-	-	-
Mid 2012 - Buildout	-	1	-	-	-	1	-	-	-	-	
Urban Subtotal (Water Only)	Mid 2012 - Mid 2017	-	3	-	3	-	6	-	1,500	-	1,500
	Mid 2012 - Mid 2022	(1)	7	-	9	3	18	-	4,500	2,100	6,600
	Mid 2012 - Mid 2027	(2)	9	-	14	6	27	-	7,000	4,200	11,200
	Mid 2012 - Mid 2032	(3)	11	-	18	9	35	-	9,000	6,300	15,300
	Mid 2012 - Mid 2052	(9)	19	-	38	15	63	-	19,000	10,500	29,500
Mid 2012 - Buildout	(12)	23	-	52	21	84	-	26,000	14,700	40,700	
Rural	Mid 2012 - Mid 2017	42	25	6	32	5	110	6,600	16,000	3,500	26,100
	Mid 2012 - Mid 2022	92	46	12	63	11	224	13,200	31,500	7,700	52,400
	Mid 2012 - Mid 2027	132	55	16	90	18	311	17,600	45,000	12,600	75,200
	Mid 2012 - Mid 2032	167	60	20	113	23	383	22,000	56,500	16,100	94,600
	Mid 2012 - Mid 2052	335	69	40	193	51	688	44,000	96,500	35,700	176,200
Mid 2012 - Buildout	420	77	57	223	62	839	62,700	111,500	43,400	217,600	
Municipal Total	Mid 2012 - Mid 2017	40	50	45	170	35	340	49,500	85,000	24,500	159,000
	Mid 2012 - Mid 2022	85	110	105	355	85	740	115,500	177,500	59,500	352,500
	Mid 2012 - Mid 2027	120	160	155	515	135	1,085	170,500	257,500	94,500	522,500
	Mid 2012 - Mid 2032	150	205	205	650	190	1,400	225,500	325,000	133,000	683,500
	Mid 2012 - Mid 2052	290	380	405	1,320	415	2,810	445,500	660,000	290,500	1,396,000
Mid 2012 - Buildout	360	510	575	1,770	585	3,800	632,500	885,000	409,500	1,927,000	

Source: Watson & Associates Economists Ltd.

1. Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/ Population Related	500
Institutional	700

**SCHEDULE 10C  
PRINCE EDWARD COUNTY  
DETAILED EMPLOYMENT FORECAST BY GROWTH AREA, 2012-Buildout**

Development Location	Forecast Period	Employment					
		Primary	Work at Home	Industrial	Commercial	Institutional	Total Employment
Picton (Fully Serviced)	2012	130	95	790	1,745	1,195	3,955
	2017	129	102	824	1,856	1,218	4,129
	2022	127	114	866	1,958	1,246	4,311
	2027	125	127	899	2,022	1,271	4,444
	2032	123	140	927	2,069	1,296	4,555
	2052	112	191	1,027	2,304	1,386	5,020
	Buildout	106	226	1,112	2,462	1,454	5,360
Wellington (Fully Serviced)	2012	165	35	75	300	140	715
	2017	164	50	80	324	147	765
	2022	162	73	92	370	160	857
	2027	160	99	105	434	175	973
	2032	158	124	123	495	197	1,097
	2052	147	231	203	830	298	1,709
	Buildout	141	314	271	1,078	383	2,187
Urban Subtotal (Fully Serviced)	2012	295	130	865	2,045	1,335	4,670
	2017	293	152	904	2,180	1,365	4,894
	2022	289	187	958	2,328	1,406	5,168
	2027	285	226	1,004	2,456	1,446	5,417
	2032	281	264	1,050	2,564	1,493	5,652
	2052	259	422	1,230	3,134	1,684	6,729
	Buildout	247	540	1,383	3,540	1,837	7,547
Bloomfield (Water Only)	2012	65	70	70	90	75	370
	2017	65	71	70	90	75	371
	2022	64	73	70	92	76	375
	2027	63	75	70	94	77	379
	2032	62	76	70	95	78	381
	2052	56	80	70	102	80	388
	Buildout	53	82	70	107	82	394
Rossmore (Water Only)	2012	10	30	30	100	15	185
	2017	10	31	30	103	15	189
	2022	10	32	30	107	16	195
	2027	10	32	30	110	17	199
	2032	10	33	30	113	18	204
	2052	10	34	30	126	20	220
	Buildout	10	35	30	135	22	232
Concsecon/ Carrying Place (Water Only)	2012	5	20	10	25	125	185
	2017	5	21	10	25	125	186
	2022	5	22	10	25	126	188
	2027	5	22	10	25	127	189
	2032	5	22	10	25	128	190
	2052	5	24	10	25	130	194
	Buildout	5	25	10	25	132	197
Ameliasburg (Water Only)	2012	-	5	15	-	-	20
	2017	-	5	15	-	-	20
	2022	-	5	15	-	-	20
	2027	-	5	15	-	-	20
	2032	-	5	15	-	-	20
	2052	-	6	15	-	-	21
	Buildout	-	6	15	-	-	21
Urban Subtotal (Water Only)	2012	80	125	125	215	215	760
	2017	80	128	125	218	215	766
	2022	79	132	125	224	218	778
	2027	78	134	125	229	221	787
	2032	77	136	125	233	224	795
	2052	71	144	125	253	230	823
	Buildout	68	148	125	267	236	844
Rural	2012	295	1,325	180	390	125	2,315
	2017	337	1,350	186	422	130	2,425
	2022	387	1,371	192	453	136	2,539
	2027	427	1,380	196	480	143	2,626
	2032	462	1,385	200	503	148	2,698
	2052	630	1,394	220	583	176	3,003
	Buildout	715	1,402	237	613	187	3,154
Municipal Total	2012	670	1,580	1,170	2,650	1,675	7,745
	2017	710	1,630	1,215	2,820	1,710	8,085
	2022	755	1,690	1,275	3,005	1,760	8,485
	2027	790	1,740	1,325	3,165	1,810	8,830
	2032	820	1,785	1,375	3,300	1,865	9,145
	2052	960	1,960	1,575	3,970	2,090	10,555
	Buildout	1,030	2,090	1,745	4,420	2,260	11,545

Source: Watson & Associates Economists Ltd.

**SCHEDULE 11  
PRINCE EDWARD COUNTY  
NON-RESIDENTIAL CONSTRUCTION VALUE  
YEARS 2002 - 2011  
(000's 2012 \$)**

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2002	1,199	193	537	1,929	620	682	0	1,302	894	131	0	1,025	2,712	1,007	537	4,257
2003	2,706	1,253	2,036	5,995	872	1,679	0	2,551	0	368	0	368	3,578	3,300	2,036	8,914
2004	1,286	483	0	1,769	1,001	2,356	0	3,357	427	726	1,161	2,314	2,714	3,566	1,161	7,440
2005	1,490	280	0	1,770	4,480	1,148	0	5,628	7	1,707	0	1,714	5,977	3,135	0	9,112
2006	3,222	335	0	3,557	534	2,666	0	3,200	4,412	429	0	4,841	8,169	3,429	0	11,598
2007	1,946	389	0	2,334	2,948	861	985	4,795	0	187	0	187	4,894	1,437	985	7,316
2008	1,400	1,185	0	2,585	10,692	2,033	0	12,725	0	3,055	0	3,055	12,092	6,273	0	18,366
2009	2,062	5,179	0	7,241	14,750	455	0	15,205	1,561	10	0	1,571	18,373	5,644	0	24,017
2010	2,109	891	0	3,000	3,820	1,580	412	5,812	1,369	63	670	2,102	7,298	2,534	1,082	10,914
2011	3,903	685	0	4,588	1,103	1,507	750	3,360	232	100	1,260	1,592	5,238	2,292	2,010	9,540
Subtotal	21,323	10,874	2,573	34,770	40,820	14,968	2,147	57,935	8,902	6,777	3,090	18,769	71,045	32,618	7,810	111,474
Percent of Total	61%	31%	7%	100%	70%	26%	4%	100%	47%	36%	16%	100%	64%	29%	7%	100%
<b>Average</b>	<b>2,132</b>	<b>1,087</b>	<b>257</b>	<b>3,477</b>	<b>4,082</b>	<b>1,497</b>	<b>215</b>	<b>5,793</b>	<b>890</b>	<b>678</b>	<b>309</b>	<b>1,877</b>	<b>7,105</b>	<b>3,262</b>	<b>781</b>	<b>11,147</b>
2002 - 2011 10 Year Total				34,770				57,935				18,769				111,474
<b>10 Year Average</b>				<b>3,477</b>				<b>5,793</b>				<b>1,877</b>				<b>11,147</b>
% Breakdown				31.2%				52.0%				16.8%				100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-XIB

Note: Inflated to year-end 2011 (January, 2012) dollars using Reed Construction Cost Index

**SCHEDULE 12**  
**PRINCE EDWARD COUNTY**  
**EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996 TO 2006**

		Year			Change		Comments
		1996	2001	2006	96-01	01-06	
<b>Employment by industry</b>							
<b>1.0</b>	<b>Primary Industry Employment</b>						Categories which relate to local land-based resources.
1.1	All primary	1,200	990	1,045	-210	55	
<b>Sub-total</b>		<b>1,200</b>	<b>990</b>	<b>1,045</b>	<b>-210</b>	<b>55</b>	
<b>2.0</b>	<b>Industrial and Other Employment</b>						Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	460	570	690	110	120	
2.2	Wholesale trade	225	240	235	15	-5	
2.3	Construction	295	310	260	15	-50	
2.4	Transportation, storage, communication and other utility	335	368	340	33	-28	
<b>Sub-total</b>		<b>1,315</b>	<b>1,488</b>	<b>1,525</b>	<b>173</b>	<b>38</b>	
<b>3.0</b>	<b>Population Related Employment</b>						Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	1,025	880	810	-145	-70	
3.2	Finance, insurance, real estate operator and insurance agent	345	335	385	-10	50	
3.3	Business service	285	428	560	143	133	
3.4	Accommodation, food and beverage and other service	1,025	1,175	1,290	150	115	
<b>Sub-total</b>		<b>2,680</b>	<b>2,818</b>	<b>3,045</b>	<b>138</b>	<b>228</b>	
<b>4.0</b>	<b>Institutional</b>						
4.1	Government Service	355	225	270	-130	45	
4.2	Education service, Health, Social Services	1,570	1,275	1,540	-295	265	
<b>Sub-total</b>		<b>1,925</b>	<b>1,500</b>	<b>1,810</b>	<b>-425</b>	<b>310</b>	
<b>Total Employment</b>		<b>7,120</b>	<b>6,795</b>	<b>7,425</b>	<b>-325</b>	<b>630</b>	
<b>Population</b>		<b>25,046</b>	<b>24,901</b>	<b>25,496</b>	<b>-145</b>	<b>595</b>	
<b>Employment to Population Ratio</b>							
Industrial and Other Employment		0.05	0.06	0.06	0.01	0.00	
Population Related Employment		0.11	0.11	0.12	0.01	0.01	
Institutional Employment		0.08	0.06	0.07	-0.02	0.01	
Primary Industry Employment		0.05	0.04	0.04	-0.01	0.00	
<b>Total</b>		<b>0.28</b>	<b>0.27</b>	<b>0.29</b>	<b>-0.01</b>	<b>0.02</b>	

Source: Statistics Canada Employment by Place of Work

Note: 1996-2006 employment figures are classified by Standard Industrial Classification (SIC) Code

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**APPENDIX B**

**SUMMARY OF INCREASED SERVICE NEEDS BY  
DC-ELIGIBLE SERVICE**

**TABLE B-1  
PRINCE EDWARD COUNTY  
SUMMARY OF INCREASED SERVICE NEEDS BY DC-ELIGIBLE SERVICE**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate	Potential DC Recoverable Costs	Potential DC Deferral (Post Period Benefit)	Anticipated Funding from Other Sources	Tax/Rate Based Funding
<b>BUILD-OUT FORECAST PERIOD SERVICES</b>						
<b>WATER</b>						
<u>Pictou</u>						
1	2 Water Tower/Booster Stn. (New Development - E of John St., N of Cty. Rd. 8)	1,154,762	1,154,762	-	-	-
2	Watermain Extension 10" (end of Washburn St. to New Bypass Rd.)	214,324	214,324	-	-	-
3	Watermain Replacement and Oversizing 6" to 10" (King St. to End of Bowery St.)	160,743	32,149	-	-	128,594
4	Watermain Extension 10" (end of Bowery St. to New Bypass Rd.)	375,182	375,182	-	-	-
5	Watermain Replacement and Oversizing 6" to 10" (Cty Rd. 22 - Booster Stn. to Kingsley Rd.)	321,486	64,297	-	-	257,189
6	Watermain Replacement and Oversizing 6" to 10" (McFarland Dr. - Main St. to McDonald Dr.)	267,905	53,581	-	-	214,324
7	Watermain Extension 10" (end of McFarland Dr. to New Bypass Rd.)	88,409	88,409	-	-	-
8	Water Intake Improvements	6,800,000	620,635	-	-	6,179,365
9	Watermain Replacement and Oversizing 6" to 10" (Pitt St. - Booster Stn to Union)	267,905	53,581	-	-	214,324
10	Hallowell Secondary Plan Area EA Works (Ph1 - Interconnection to Bloomfield Line)	122,160	98,053	-	-	24,107
11	Hallowell Secondary Plan Area EA Works (Ph2 - Construction of trunk mains)	3,249,463	2,608,222	-	-	641,241
12	Hallowell Secondary Plan Area EA Works (Ph3 - Further construction of trunk mains)	1,453,707	1,166,836	-	-	286,871
<u>Rossmore</u>						
1	Rossmore/Peats Point Water Storage	1,732,144	137,128	-	-	1,595,016
2	Increase Belleville Supply (1,360 m3/d max day capacity)	5,403,395	-	5,403,395	-	-
<u>Wellington</u>						
1	Water Reservoir (location to be determined)	1,732,144	1,732,144	-	-	-
2	Watermain Extension 10" (Prince Edward Dr. - Main St. to New Development)	214,324	214,324	-	-	-
3	Watermain Extension 10" (WTP to Area 1)	937,869	937,869	-	-	-
4	Watermain Extension 10" (WTP to Prince Edward Dr.)	133,981	133,981	-	-	-
5	WTP Expansion/Upgrades	5,641,709	5,641,709	-	-	-
<b>WATER - TOTAL</b>		<b>30,271,612</b>	<b>15,327,186</b>	<b>5,403,395</b>	<b>-</b>	<b>9,541,031</b>
<b>WASTEWATER</b>						
<u>Pictou</u>						
1	Pumping Station Upgrades (W of Bridge St., S of Laird Lane)	519,643	519,643	-	-	-
2	Sewermain Replacement and Oversizing 8" to 10" (Walton St. to End of Washburn St.)	267,905	53,581	-	-	214,324
3	Sewermain Extension 10" (End of Washburn St. to New Bypass Rd.)	214,324	214,324	-	-	-
4	Sewermain Replacement and Oversizing 8" to 10" (King St. to End of Bowery St.)	160,743	32,149	-	-	128,594
5	Sewermain Extension 10" (End of Bowery St. to New Bypass Rd.)	375,182	375,182	-	-	-
6	Pumping Station (New Development - Paul St. and New Bypass Rd.)	692,857	692,857	-	-	-
7	Pumping Station (New Development - Jasper Ave. West End)	692,857	692,857	-	-	-
8	Hallowell Secondary Plan Area EA Works (Ph1 - trunkmains, forcemains, PS)	7,280,752	5,843,986	-	-	1,436,767
9	Hallowell Secondary Plan Area EA Works (Ph2 - downstream improvements)	427,561	343,187	-	-	84,374
10	Hallowell Secondary Plan Area EA Works (Ph3 - modification, new PS, forcemain to WWTP)	6,425,630	5,157,611	-	-	1,268,019
11	Wastewater Treatment Plant	30,000,000	5,511,000	-	11,300,000	13,189,000
<u>Wellington</u>						
1	Sewermain Extension 10" (Prince Edward Dr. - Wellington Main St. to New Development)	267,905	267,905	-	-	-
2	WPCP Expansion/Upgrades	7,390,387	7,390,387	-	-	-
3	SPS at Millennium Trail	200,000	200,000	-	-	-
4	SPS at North of Cleminson St.	200,000	200,000	-	-	-
5	Sewer Forcemain from Millennium Trial SPS to WTP	763,934	763,934	-	-	-
<b>WASTEWATER - TOTAL</b>		<b>55,879,682</b>	<b>28,258,604</b>	<b>-</b>	<b>11,300,000</b>	<b>16,321,078</b>
<b>BUILD-OUT FORECAST PERIOD SERVICES - TOTAL</b>		<b>86,151,294</b>	<b>43,585,790</b>	<b>5,403,395</b>	<b>11,300,000</b>	<b>25,862,109</b>

**TABLE B-1  
PRINCE EDWARD COUNTY  
SUMMARY OF INCREASED SERVICE NEEDS BY DC-ELIGIBLE SERVICE**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate	Potential DC Recoverable Costs	Potential DC Deferral (Post Period Benefit)	Anticipated Funding from Other Sources	Tax/Rate Based Funding
<b>20-YEAR FORECAST PERIOD SERVICES</b>						
<b>ROADS</b>						
<u>Bloomfield</u>						
1	Traffic Signals (Wellington St. and Hwy 62)	128,063	53,684	-	-	74,379
2	Traffic Signals (Main St. and Stanley St.)	128,063	53,684	-	-	74,379
<u>Carrying Place</u>						
1	Intersection Improvements and Signalization (Cty Rd. 3 and Loyalist Pkwy)	330,146	253,949	-	-	76,198
2	Intersection Improvements (Cty Rd. 3 and Taft Rd.)	202,083	175,651	-	-	26,433
<u>Picton</u>						
1	Intersection Improvements and Signalization (Bridge St. and Union St.)	288,691	222,061	-	-	66,630
2	Intersection Improvements and Signalization (Main St. and Johnson St.)	288,691	222,061	-	-	66,630
3	Intersection Improvements and Signalization (Talbot St. and Frank St.)	436,731	335,934	-	-	100,798
4	Picton Bypass (White Chapel to Loyalist Pkwy incl. intersections)	5,286,964	4,154,078	-	-	1,132,886
5	New Intersection (New Bypass Rd. and Loyalist Pkwy)	436,731	335,934	-	-	100,798
6	New Intersection (New Bypass Rd. and Cty Rd. 49)	436,731	335,934	-	-	100,798
7	Downes Road Extension (to Picton Bypass) and Road Widening	566,500	492,402	-	-	74,098
8	Intersection Improvements and Signalization (Cty Rd 22 and Cty Rd 10)	288,691	222,061	-	-	66,630
9	Signalization (Church St and Union)	128,063	98,506	-	-	29,557
10	Signalization (Cty Rd 10 and Cty Rd 1)	128,063	98,506	-	-	29,557
<u>Consecon</u>						
1	Intersection Improvements (Salem Rd. and Loyalist Pkwy.)	308,668	129,394	-	-	179,274
2	Intersection Improvements and Re-alignment (Cty Rd. 29 and Loyalist Pkwy.)	308,668	129,394	-	-	179,274
3	Traffic Signals (West End - Cty Rd. 1 and Loyalist Pkwy.)	128,063	53,684	-	-	74,379
<u>Wellington</u>						
1	Intersection Improvements and Signalization incl. Land Purchase (Belleville St. and Wellington Main St.)	725,422	557,994	-	-	167,427
2	Traffic Signals (Wellington Main St. and Prince Edward Dr.)	128,063	98,506	-	-	29,557
3	Signalization incl. Land Purchase (Wellington Main St. and Consecon Rd)	725,422	557,994	-	-	167,427
4	Consecon St. Upgrade and Sidewalk - Trail to Hersfield Property	141,625	63,659	-	-	77,966
5	Prince Edward Drive Extension - Empire Blvd. to New East/West Collector	283,250	88,324	-	-	194,926
<u>Rossmore /Fenwood</u>						
1	Intersection Improvements - left turn lane (Hwy 62 and Cty. Rd. 28)	202,083	155,443	-	-	46,641
<u>Rural Area</u>						
1	Traffic Signals (Cty Rd. 2. and Hwy 62)	128,063	53,684	-	-	74,379
2	Traffic Signals (Cty Rd. 1 and Hwy 62)	128,063	53,684	-	-	74,379
<b>ROADS - TOTAL</b>		<b>12,281,602</b>	<b>8,996,202</b>	<b>-</b>	<b>-</b>	<b>3,285,400</b>
<b>FIRE</b>						
<u>Fire Facilities</u>						
1	Traffic Circle Administration (opt. 9 - 6 dbl bays)	2,835,437	322,062	464,807	-	2,048,567
2	Cty Rd 29 & Cty Rd 33 (4 single bays)	1,254,560	142,499	205,657	-	906,404
3	North Marysburgh Expansion	232,000	26,352	38,031	-	167,617
4	Rossmore Expansion	232,000	26,352	38,031	-	167,617
5	Wellington Expansion	232,000	26,352	38,031	-	167,617
<u>Fire Vehicles</u>						
1	Ariel Upgrade (50' to 100')	1,200,000	400,000	-	-	800,000
<b>FIRE - TOTAL</b>		<b>5,985,997</b>	<b>943,616</b>	<b>784,559</b>	<b>-</b>	<b>4,257,822</b>
<b>PUBLIC WORKS</b>						
<u>Public Works Facilities</u>						
1	North County Depot including land (12,800 sq.ft.)	1,763,700	62,016	-	-	1,701,684
2	Sand and Salt Dome incl. land purchase	311,300	76,096	-	-	235,204
3	South County Depot including land (12,300 sq.ft.)	1,763,700	74,690	-	-	1,689,010
<u>Public Works Vehicles</u>						
1	Sewer Flushing Truck	30,000	26,788	-	-	3,212
2	Fairgrounds Service Vehicle	30,000	26,788	-	-	3,212
3	Service Trailer	20,000	17,859	-	-	2,141
4	Provision for additional vehicles (3)	281,704	251,542	-	-	30,162
<b>PUBLIC WORKS - TOTAL</b>		<b>4,200,404</b>	<b>535,777</b>	<b>-</b>	<b>-</b>	<b>3,664,627</b>
<b>20 YEAR FORECAST PERIOD SERVICES - TOTAL</b>		<b>22,468,003</b>	<b>10,475,595</b>	<b>784,559</b>	<b>-</b>	<b>11,207,849</b>

**TABLE B-1  
PRINCE EDWARD COUNTY  
SUMMARY OF INCREASED SERVICE NEEDS BY DC-ELIGIBLE SERVICE**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate	Potential DC Recoverable Costs	Potential DC Deferral (Post Period Benefit)	Anticipated Funding from Other Sources	Tax/Rate Based Funding
<b>10-YEAR FORECAST PERIOD SERVICES</b>						
<b>MARINAS</b>						
1	Tip of the Bay Boardwalk (municipal cost share)	250,000	62,713	171,722	-	15,565
<b>MARINAS - TOTAL</b>		<b>250,000</b>	<b>62,713</b>	<b>171,722</b>	<b>-</b>	<b>15,565</b>
<b>OUTDOOR RECREATION</b>						
1	Wellington Secondary Plan ( 4 ac.)	259,547	233,592	-	-	25,955
2	Redgate Subdivision (park and trails)	95,830	16,293	-	-	79,536
3	Macauley Village Local Park	95,830	86,247	-	-	9,583
<b>OUTDOOR RECREATION - TOTAL</b>		<b>451,206</b>	<b>336,132</b>	<b>-</b>	<b>-</b>	<b>115,074</b>
<b>INDOOR RECREATION</b>						
1	Wellington Arena Replacement/Expansion	2,861,778	733,514	-	-	2,128,264
2	Pool/Fitness Centre	12,260,661	412,643	745,529	-	11,102,489
<b>INDOOR RECREATION - TOTAL</b>		<b>15,122,439</b>	<b>1,146,157</b>	<b>745,529</b>	<b>-</b>	<b>13,230,752</b>
<b>LIBRARY</b>						
<b>Library Facilities</b>						
1	Library Branch Expansion (2,360 sq.ft)	377,485	130,696	195,226	-	51,564
<b>Library Collection Materials</b>						
1	Provision for Additional Collection Items	94,834	85,350	-	-	9,483
<b>LIBRARY - TOTAL</b>		<b>472,319</b>	<b>216,046</b>	<b>195,226</b>	<b>-</b>	<b>61,047</b>
<b>HOMES FOR THE AGED</b>						
1	Facility Expansion - Ph 1 (44 beds)	5,239,700	266,064	-	458,560	4,515,076
<b>HOMES FOR THE AGED - TOTAL</b>		<b>5,239,700</b>	<b>266,064</b>	<b>-</b>	<b>458,560</b>	<b>4,515,076</b>
<b>ADMINISTRATION (STUDIES)</b>						
1	Development Charge Study (2)	70,000	56,534	-	-	13,466
2	Recreation Master Plan	92,000	32,902	-	-	59,098
3	Traffic Study - County Wide	150,000	97,104	-	-	52,896
4	Servicing Study Wellington	75,000	48,552	-	-	26,448
5	Servicing Study Picton	75,000	48,552	-	-	26,448
6	Update County Official Plan (& 5 yr. Review)	425,200	152,063	-	-	273,137
7	Picton-Hallowell & Wellington Secondary Plan Update	175,000	101,960	-	-	73,040
8	Rossmore Secondary Plan Update	170,000	99,046	-	-	70,954
9	Bloomfield Secondary Plan Update	230,000	134,004	-	-	95,996
10	Picton Master SWM Plan	175,000	69,538	-	-	105,462
11	Consecon/Carrying Place Secondary Plan	170,000	99,046	-	-	70,954
12	West Lake Shoreline Management Plan	100,000	35,763	-	-	64,237
13	Wetlands Evaluation	200,000	71,525	-	-	128,475
<b>ADMINISTRATION (STUDIES) - TOTAL</b>		<b>2,107,200</b>	<b>1,046,589</b>	<b>-</b>	<b>-</b>	<b>1,060,611</b>
<b>10 YEAR FORECAST PERIOD SERVICES - TOTAL</b>		<b>23,642,864</b>	<b>3,073,700</b>	<b>1,112,478</b>	<b>458,560</b>	<b>18,998,126</b>
<b>GRAND TOTAL</b>		<b>132,262,160</b>	<b>57,135,086</b>	<b>7,300,431</b>	<b>11,758,560</b>	<b>56,068,083</b>



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**APPENDIX C**  
**SERVICE LEVELS AND CAPITAL COSTS BY SERVICE**

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Wastewater

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Total		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
	2013-Build Out - Wastewater									
	<u>Pictou</u>									
1	Pumping Station Upgrades (W of Bridge St., S of Laird Lane)		519,643	-	519,643	-		519,643	431,304	88,339
2	Sewermain Replacement and Oversizing 8" to 10" (Walton St. to End of Washburn St.)		267,905	-	267,905	214,324		53,581	44,472	9,109
3	Sewermain Extension 10" (End of Washburn St. to New Bypass Rd.)		214,324	-	214,324	-		214,324	177,889	36,435
4	Sewermain Replacement and Oversizing 8" to 10" (King St. to End of Bowery St.)		160,743	-	160,743	128,594		32,149	26,683	5,465
5	Sewermain Extension 10" (End of Bowery St. to New Bypass Rd.)		375,182	-	375,182	-		375,182	311,401	63,781
6	Pumping Station (New Development - Paul St. and New Bypass Rd.)		692,857	-	692,857	-		692,857	575,072	117,786
7	Pumping Station (New Development - Jasper Ave. West End )		692,857	-	692,857	-		692,857	575,072	117,786
8	Hallowell Secondary Plan Area EA Works (Ph1 - trunkmains, forcemains, PS)		7,280,752	-	7,280,752	1,436,767		5,843,986	4,850,508	993,478
9	Hallowell Secondary Plan Area EA Works (Ph2 - downstream improvements)		427,561	-	427,561	84,374		343,187	284,845	58,342
10	Hallowell Secondary Plan Area EA Works (Ph3 - modification, new PS, forcemain to WWTP)		6,425,630	-	6,425,630	1,268,019		5,157,611	4,280,817	876,794
11	Wastewater Treatment Plant		30,000,000	-	30,000,000	13,189,000	11,300,000	5,511,000	4,574,130	936,870
	<u>Wellington</u>									
1	Sewermain Extension 10" (Prince Edward Dr. - Wellington Main St. to New Development)		267,905	-	267,905	-		267,905	222,361	45,544
2	WPCP Expansion/Upgrades		7,390,387	-	7,390,387	-		7,390,387	6,134,021	1,256,366
3	SPS at Millennium Trial		200,000	-	200,000	-		200,000	166,000	34,000
4	SPS at North of Cleminson St.		200,000	-	200,000	-		200,000	166,000	34,000
5	Sewer Forcemain from Millennium Trial SPS to WTP		763,934	-	763,934	-		763,934	634,066	129,869
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	<b>Total</b>		<b>55,879,682</b>	<b>-</b>	<b>55,879,682</b>	<b>16,321,078</b>	<b>11,300,000</b>	<b>28,258,604</b>	<b>23,454,641</b>	<b>4,803,963</b>

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Water

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Total		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
	2013-Build Out - Wastewater									
	<u>Pictou</u>									
1	2 Water Tower/Booster Stn. (New Development - E of John St., N of Cty. Rd. 8)		1,154,762	-	1,154,762	-		1,154,762	958,453	196,310
2	Watermain Extension 10" (end of Washburn St. to New Bypass Rd.)		214,324	-	214,324	-		214,324	177,889	36,435
3	Watermain Replacement and Oversizing 6" to 10" (King St. to End of Bowery St.)		160,743	-	160,743	128,594		32,149	26,683	5,465
4	Watermain Extension 10" (end of Bowery St. to New Bypass Rd.)		375,182	-	375,182	-		375,182	311,401	63,781
5	Watermain Replacement and Oversizing 6" to 10" (Cty Rd. 22 - Booster Stn. to Kingsley Rd.)		321,486	-	321,486	257,189		64,297	53,367	10,931
6	Watermain Replacement and Oversizing 6" to 10" (McFarland Dr. - Main St. to McDonald Dr.)		267,905	-	267,905	214,324		53,581	44,472	9,109
7	Watermain Extension 10" (end of McFarland Dr. to New Bypass Rd.)		88,409	-	88,409	-		88,409	73,379	15,029
8	Water Intake Improvements		6,800,000	-	6,800,000	6,179,365		620,635	515,127	105,508
9	Watermain Replacement and Oversizing 6" to 10" (Pitt St. - Booster Stn to Union)		267,905	-	267,905	214,324		53,581	44,472	9,109
10	Hallowell Secondary Plan Area EA Works (Ph1 - Interconnection to Bloomfield Line)		122,160	-	122,160	24,107		98,053	81,384	16,669
11	Hallowell Secondary Plan Area EA Works (Ph2 - Construction of trunk mains)		3,249,463	-	3,249,463	641,241		2,608,222	2,164,824	443,398
12	Hallowell Secondary Plan Area EA Works (Ph3 - Further construction of trunk mains)		1,453,707	-	1,453,707	286,871		1,166,836	968,474	198,362
	<u>Rossmore</u>									
1	Rossmore/Peats Point Water Storage		1,732,144	-	1,732,144	1,595,016		137,128	113,816	23,312
2	Increase Belleville Supply (1,360 m3/d max day capacity)		5,403,395	5,403,395	-	-		-	-	-
	<u>Wellington</u>									
1	Water Reservoir (location to be determined)		1,732,144	-	1,732,144	-		1,732,144	1,437,679	294,464
2	Watermain Extension 10" (Prince Edward Dr. - Main St. to New Development)		214,324	-	214,324	-		214,324	177,889	36,435
3	Watermain Extension 10" (WTP to Area 1)		937,869	-	937,869	-		937,869	778,431	159,438
4	Watermain Extension 10" (WTP to Prince Edward Dr.)		133,981	-	133,981	-		133,981	111,204	22,777
5	WTP Expansion/Upgrades		5,641,709	-	5,641,709	-		5,641,709	4,682,618	959,091
	<b>Total</b>		<b>30,271,612</b>	<b>5,403,395</b>	<b>24,868,217</b>	<b>9,541,031</b>	<b>-</b>	<b>15,327,186</b>	<b>12,721,565</b>	<b>2,605,622</b>

**Prince Edward County  
Service Standard Calculation Sheet**

Service: Services Related to Highways  
Unit Measure: km of roadways

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Value (\$/km)
<b>Arterial Roads</b>											
Concrete	18	18	18	18	18	18	18	18	18	18	\$ 932,700
HCB	193	193	193	193	193	193	193	193	193	193	\$ 566,500
<b>Collector Roads</b>											
HCB	33	33	33	33	33	33	33	33	33	33	\$ 566,500
LCB	157	157	157	157	157	157	157	157	157	157	\$ 438,100
<b>Total</b>	<b>401</b>	<b>401</b>	<b>401</b>	<b>401</b>	<b>401</b>	<b>401</b>	<b>401</b>	<b>401</b>	<b>401</b>	<b>401</b>	

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,260
Per Capita Standard (per 1,000 pop.)	13.1377	13.0546	12.9462	12.8695	12.8886	12.8754	12.8520	12.8814	12.8708	12.8169

10 Year Average	2003-2012
Quantity Standard (per 1,000 pop.)	12.9193
Quality Standard	\$ 532,777
Service Standard	\$ 6,883

DC Amount (before deductions)	20 Year
Forecast Population	3,601
\$ per Capita	\$ 6,883
Eligible Amount	\$ 24,786,043

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Services Related to Highways

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
	2013-2033									
	<u>Bloomfield</u>									
1	Traffic Signals (Wellington St. and Hwy 62)		128,063	-	128,063	74,379		53,684	41,475	12,209
2	Traffic Signals (Main St. and Stanley St.)		128,063	-	128,063	74,379		53,684	41,475	12,209
	<u>Carrying Place</u>									
1	Intersection Improvements and Signalization (Cty Rd. 3 and Loyalist Prkwy)		330,146	-	330,146	76,198		253,949	196,196	57,753
2	Intersection Improvements (Cty Rd. 3 and Taft Rd.)		202,083	-	202,083	26,433		175,651	135,705	39,946
	<u>Picton</u>									
1	Intersection Improvements and Signalization (Bridge St. and Union St.)		288,691	-	288,691	66,630		222,061	171,560	50,501
2	Intersection Improvements and Signalization (Main St. and Johnson St.)		288,691	-	288,691	66,630		222,061	171,560	50,501
3	Intersection Improvements and Signalization (Talbot St. and Frank St.)		436,731	-	436,731	100,798		335,934	259,536	76,398
4	Picton Bypass (White Chapel to Loyalist Pkwy incl. intersections)		5,286,964	-	5,286,964	1,132,886		4,154,078	3,209,362	944,716
5	New Intersection (New Bypass Rd. and Loyalist Pkwy)		436,731	-	436,731	100,798		335,934	259,536	76,398
6	New Intersection (New Bypass Rd. and Cty Rd. 49)		436,731	-	436,731	100,798		335,934	259,536	76,398
7	Downes Road Extension (to Picton Bypass) and Road Widening		566,500	-	566,500	74,098		492,402	380,420	111,982
8	Intersection Improvements and Signalization (Cty Rd 22 and Cty Rd 10)		288,691	-	288,691	66,630		222,061	171,560	50,501
9	Signalization (Church St and Union)		128,063	-	128,063	29,557		98,506	76,104	22,402
10	Signalization (Cty Rd 10 and Cty Rd 1)		128,063	-	128,063	29,557		98,506	76,104	22,402
	<u>Consecon</u>									
1	Intersection Improvements (Salem Rd. and Loyalist Prkwy.)		308,668	-	308,668	179,274		129,394	99,967	29,427
2	Intersection Improvements and Re-alignment (Cty Rd. 29 and Loyalist Prkwy.)		308,668	-	308,668	179,274		129,394	99,967	29,427
3	Traffic Signals (West End - Cty Rd. 1 and Loyalist Prkwy.)		128,063	-	128,063	74,379		53,684	41,475	12,209
	<u>Wellington</u>									
1	Intersection Improvements and Signalization incl. Land Purchase (Belleville St. and Wellington Main St.)		725,422	-	725,422	167,427		557,994	431,096	126,899
2	Traffic Signals (Wellington Main St. and Prince Edward Dr.)		128,063	-	128,063	29,557		98,506	76,104	22,402
3	Signalization incl. Land Purchase (Wellington Main St. and Consecon Rd)		725,422	-	725,422	167,427		557,994	431,096	126,899
4	Consecon St. Upgrade and Sidewalk - Trail to Hersfield Property		141,625	-	141,625	77,966		63,659	49,182	14,477
5	Prince Edward Drive Extension - Empire Blvd. to New East/West Collector		283,250	-	283,250	194,926		88,324	68,237	20,087
	<u>Rossmore /Fenwood</u>									
1	Intersection Improvements - left turn lane (Hwy 62 and Cty. Rd. 28)		202,083	-	202,083	46,641		155,443	120,092	35,351
	<u>Rural Area</u>									
1	Traffic Signals (Cty Rd. 2. and Hwy 62)		128,063	-	128,063	74,379		53,684	41,475	12,209
2	Traffic Signals (Cty Rd. 1 and Hwy 62)		128,063	-	128,063	74,379		53,684	41,475	12,209
	<b>Total</b>		<b>12,281,602</b>	<b>-</b>	<b>12,281,602</b>	<b>3,285,400</b>	<b>-</b>	<b>8,996,202</b>	<b>6,950,295</b>	<b>2,045,907</b>

Prince Edward County  
Service Standard Calculation Sheet

Service:  
Unit Measure:  
**Quantity Measure**

Public Works Facilities  
ft<sup>2</sup> of building area

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Bld'g Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Fuel Centre - Underground	115 Cty Rd., #10, Picton	290	290	290	290	290	290	290	-	-	\$ 126.40	\$ 142.97
Equipment Depot	115 Cty Rd., #10, Picton	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	\$ 126.40	\$ 142.97
Storage Sheds (2) Crowe Pitt	75 Cty. Rd. #1, Picton	775	775	775	775	775	775	775	775	775	\$ 126.40	\$ 142.97
Sand/Salt Dome #1	75 Cty. Rd. #1, Picton	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	\$ 126.40	\$ 142.97
Sand/Salt Dome #2	75 Cty. Rd. #1, Picton	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	\$ 126.40	\$ 142.97
Sand/Salt Dome	18 Cty Rd., #19, Ameliasburgh	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	\$ 126.40	\$ 142.97
Sand/Salt Dome	35 Cty Rd. #14, Demorestville	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	\$ 126.40	\$ 142.97
Equipment Depot Fire Hall	13 Coleman St., Ameliasburgh	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	\$ 170.00	\$ 191.04
Storage & Sign Shop	13 Coleman St., Ameliasburgh	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	2,604	\$ 126.40	\$ 142.97
Equipment Depot - Athol	30-B Cherney Cres., Cherry Valley	3,800	3,800	3,800	3,800	3,800	3,800	-	-	-	\$ 126.40	\$ 142.97
Flamable Storage Shed	30-B Cherney Cres., Cherry Valley	108	108	108	108	108	108	-	-	-	\$ 126.40	\$ 142.97
Storage/Washrooms	289 Main St., Rear, Bloomfield	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	\$ 126.40	\$ 142.97
Salt/Sand Shed	65 Station Rd., Hillier	1,518	1,518	1,518	1,518	1,518	1,518	-	-	-	\$ 126.40	\$ 142.97
Landfill Transfer Station Shelters (7)	Various Locations	576	576	576	576	576	576	576	576	-	\$ 126.40	\$ 142.97
Equipment Depot-Water/Sewer	37 Church St., Picton	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	\$ 126.40	\$ 142.97
Storage-Water/Sewer	37 Church St., Picton	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$ 126.40	\$ 142.97
Loader Storage Shed	18 Cty Rd., #19, Ameliasburgh	392	392	392	392	392	392	392	392	392	\$ 126.40	\$ 142.97
Storage (Quonset)	35 Cty Rd. #14, Demorestville	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$ 126.40	\$ 142.97
Equipment Depot	35 Cty Rd. #14, Demorestville	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	\$ 126.40	\$ 142.97
Equipment Depot	3080 Cty Rd., #10 Milford	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	\$ 126.40	\$ 142.97
Equipment Depot	246 Main St., Wellington	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$ 126.40	\$ 142.97
Fuel Centre	13 Coleman St., Ameliasburgh	200	200	200	200	200	200	200	200	200	\$ 126.40	\$ 142.97
Fuel Centre - Above Ground	115 Cty Rd. #10, Picton	77	77	77	77	77	77	77	-	-	\$ 126.40	\$ 142.97
Fuel Centre	35 Cty Rd. #14, Demorestville	720	720	720	720	720	720	720	720	720	\$ 126.40	\$ 142.97
Fuel Centre	65 Station Rd., Hillier	217	217	217	217	217	217	217	217	-	\$ 178.70	\$ 200.63
Public Works & Firehall	126 Cty Rd., #32 Bloomfield	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	\$ 166.90	\$ 187.62
Equipment Depot / Fire Hall	65 Station Rd. Hillier	4,800	4,800	4,800	4,800	4,800	4,800	-	-	-	\$ 166.90	\$ 187.62
Fuel Centre	75 Cty. Rd. #1, Picton								420	420	\$ 166.90	\$ 187.62
<b>Total</b>		<b>101,604</b>	<b>101,604</b>	<b>101,604</b>	<b>101,604</b>	<b>101,604</b>	<b>101,604</b>	<b>101,604</b>	<b>91,378</b>	<b>91,430</b>	<b>90,637</b>	

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,260
Per Capita Standard	3.3317	3.3106	3.2831	3.2636	3.2685	3.2651	3.2592	2.9379	2.9371	2.8995

10 Year Average	2003-2012
Quantity Standard	3.1756
Quality Standard	\$ 146.37
Service Standard	\$ 464.80

DC Amount (before deductions)	20 Year
Forecast Population	3,601
\$ per Capita	\$ 464.80
Eligible Amount	\$ 1,673,745

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Public Works Facilities

Prj .No	Increased Service Needs Attributable to Anticipated Development  2013-2033	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
1	North County Depot including land (12,800 sq.ft.)		1,873,500	-	1,873,500	1,839,229		34,271	26,477	7,794
2	Sand and Salt Dome incl. land purchase		1,515,500	-	1,515,500	372,298		1,143,202	883,216	259,986
3	South County Depot including land (12,300 sq.ft.)		1,873,500	-	1,873,500	1,774,315		99,185	76,629	22,557
4				-	-	-		-	-	-
5				-	-	-		-	-	-
6				-	-	-		-	-	-
7				-	-	-		-	-	-
8				-	-	-		-	-	-
9				-	-	-		-	-	-
10				-	-	-		-	-	-
11				-	-	-		-	-	-
12				-	-	-		-	-	-
13				-	-	-		-	-	-
14				-	-	-		-	-	-
15				-	-	-		-	-	-
16				-	-	-		-	-	-
17				-	-	-		-	-	-
18				-	-	-		-	-	-
19				-	-	-		-	-	-
20				-	-	-		-	-	-
	<b>Total</b>		<b>5,262,500</b>	<b>-</b>	<b>5,262,500</b>	<b>3,985,842</b>	<b>-</b>	<b>1,276,658</b>	<b>986,322</b>	<b>290,336</b>





**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Public Works Vehicles

Prj .No	Increased Service Needs Attributable to Anticipated Development  2013-2033	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
1	Sewer Flushing Truck		30,000	-	30,000	3,244		26,756	20,671	6,085
2	Fairgrounds Service Vehicle	2013	30,000	-	30,000	3,244		26,756	20,671	6,085
3	Service Trailer	2013	20,000	-	20,000	2,163		17,837	13,781	4,057
4	Provision for additional vehicles (3)		278,135	-	278,135	30,077		248,058	191,645	56,413
5				-	-	-		-	-	-
6				-	-	-		-	-	-
7				-	-	-		-	-	-
8				-	-	-		-	-	-
9				-	-	-		-	-	-
10				-	-	-		-	-	-
11				-	-	-		-	-	-
12				-	-	-		-	-	-
13				-	-	-		-	-	-
14				-	-	-		-	-	-
15				-	-	-		-	-	-
16				-	-	-		-	-	-
17				-	-	-		-	-	-
18				-	-	-		-	-	-
19				-	-	-		-	-	-
20				-	-	-		-	-	-
	<b>Total</b>		<b>358,135</b>	<b>-</b>	<b>358,135</b>	<b>38,728</b>	<b>-</b>	<b>319,407</b>	<b>246,768</b>	<b>72,639</b>

**Prince Edward County  
Service Standard Calculation Sheet**

Service: Fire Facilities  
Unit Measure: ft<sup>2</sup> of building area

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Bld'g Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Picton Fire Hall (shared) 2 Ross Street	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	\$ 194.93	\$ 223.00
Milford Fire Hall 3080 County Rd 10	1,582	1,582	1,582	2,114	2,114	2,114	2,114	2,114	2,114	2,114	\$ 152.84	\$ 182.00
Heights Fire Hall (shared) 343 Loch Sloy Ind. Park	4,421	4,421	4,421	4,421	4,421	4,421	4,421	4,421	4,421	4,421	\$ 97.55	\$ 119.00
Mallory Fire Hall (shared) 126 County Rd 32	3,981	3,981	3,981	3,981	3,981	3,981	4,781	4,781	4,781	4,781	\$ 136.81	\$ 182.00
Wellington Fire Hall 44 Belleville Street	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	2,826	\$ 109.31	\$ 129.00
Hillier Fire Hall (shared) 65 Station Rd	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	\$ 89.28	\$ 128.00
Consecon Fire Hall 81 Consecon Main St	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	\$ 120.16	\$ 144.00
Carrying Place Fire Hall 3819 County Rd 3	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	\$ 92.19	\$ 112.00
Ameliasburgh Fire Hall (shared) 13 Coleman Street	736	736	736	736	736	736	736	736	736	736	\$1,095.11	\$ 1,721.00
Rossmore Fire Hall 219 County Rd 3	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	4,494	\$ 92.43	\$ 110.00
North Marysburg (rental) 4415 County Rd	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	\$ 95.60	\$ 109.00
Sophiasburgh Fire Hall 2771 County Rd 5	2,625	2,625	2,625	2,625	3,422	3,422	3,422	3,422	3,422	3,422	\$ 192.72	\$ 216.00
<b>Total</b>	<b>28,552</b>	<b>28,552</b>	<b>28,552</b>	<b>29,084</b>	<b>29,881</b>	<b>29,881</b>	<b>30,681</b>	<b>30,681</b>	<b>30,681</b>	<b>30,681</b>		

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,260
Per Capita Standarc	0.9362	0.9303	0.9226	0.9342	0.9612	0.9603	0.9842	0.9864	0.9856	0.9815

10 Year Average	2003-2012
Quantity Standard	0.9583
Quality Standard	\$ 188.17
Service Standarc	\$ 180.32

DC Amount (before deductions)	20 Year
Forecast Population	3,601
\$ per Capita	\$ 180.32
Eligible Amount	\$ 649,332

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Fire Facilities

Prj .No	Increased Service Needs Attributable to Anticipated Development  2013-2033	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to	Total	Residential Share 77%	Non-Residential Share 23%
1	Traffic Circle Administration (opt. 9 - 6 dbl bays)		2,835,437	464,807	241,119	2,129,511	1,807,449		322,062	248,819	73,243
2	Cty Rd 29 & Cty Rd 33 (4 single bays)		1,254,560	205,657	106,685	942,218	799,719		142,499	110,092	32,407
3	North Marysburgh Expansion		232,000	38,031	19,729	174,240	147,888		26,352	20,359	5,993
4	Rossmore Expansion		232,000	38,031	19,729	174,240	147,888		26,352	20,359	5,993
5	Wellington Expansion		232,000	38,031	19,729	174,240	147,888		26,352	20,359	5,993
6				-		-	-		-	-	-
7				-		-	-		-	-	-
8				-		-	-		-	-	-
9				-		-	-		-	-	-
10				-		-	-		-	-	-
11				-		-	-		-	-	-
12				-		-	-		-	-	-
13				-		-	-		-	-	-
14				-		-	-		-	-	-
15				-		-	-		-	-	-
16				-		-	-		-	-	-
17				-		-	-		-	-	-
18				-		-	-		-	-	-
19				-		-	-		-	-	-
20				-		-	-		-	-	-
	<b>Total</b>		<b>4,785,997</b>	<b>784,559</b>	<b>406,989</b>	<b>3,594,449</b>	<b>3,050,833</b>	<b>-</b>	<b>543,616</b>	<b>419,987</b>	<b>123,629</b>

**Prince Edward County  
Service Standard Calculation Sheet**

Service:

Fire Vehicles

Unit Measure:

No. of vehicles

**Quantity Measure**

Description	ID	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Value (\$/Vehicle)
Fire Chief - 2009 Ford F150	F1	1	1	1	1	1	1	1	1	1	1	\$ 35,000
Deputy Chief - 2010 Nissan	F2				1	1	1	1	1	1	1	\$ 35,000
Fire Prev. - 1999 Dodge Caravan	F3	1	1	1	1	1	1	1	1	1	1	\$ 35,000
Mechanic - 2008 Ford Van	F7		1	1	1	1	1	1	1	1	1	\$ 50,000
Aerial - 1988 Ford	F8		1	1	1	1	1	1	1	1	1	\$ 800,000
Rescue Van - 2003 Ford	F12	1	1	1	1	1	1	1	1	1	1	\$ 80,000
Pumper/Tanker - 2000 GMC	F14	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Pumper - 1985 FORD C800	F15	1	1	1	1	1	1	1	1	1	1	\$ 250,000
Grass Unit - 2006 F450	F21	1	1	1	1	1	1	1	1	1	1	\$ 35,000
Pumper/Tanker - 1993 FORD F700	F22	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Tanker - 1983 GMC	F23	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Rescue Van - 1992 International	F24	1	1	1	1	1	1	1	1	1	1	\$ 80,000
Tanker - 2006 Freightliner	F26	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Tanker - 1987 GMC	F27	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Tanker - 2002 International	F28	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Rescue Van - 1993 Ford E350	F29	1	1	1	1	1	1	1	1	1	1	\$ 80,000
Pumper/Tanker - 2000 GMC	F31	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Tanker - 1987 GMC 7000	F32	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Rescue Van - 1986 Chev	F33	1	1	1	1	1	1	1	1	1	1	\$ 80,000
Pumper - 2003 Freightliner	F41	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Tanker - 1997 International	F42	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Rescue Van - 2006 Ford E350	F43	1	1	1	1	1	1	1	1	1	1	\$ 80,000
Pumper/Tanker - 2000 GMC	F51	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Rescue Van - 1988 GMC RALLY	F53	1	1	1	1	1	1	1	1	1	1	\$ 80,000
Pumper/Tanker - 1989 Ford F800	F54	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Pumper/Tanker - 1996 Ford	F57	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Rescue Van - 1990 GMC Vandura 3500	F58	1	1	1	1	1	1	1	1	1	1	\$ 80,000
Tanker - 1990 GMC	F59	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Pumper/Tanker - 1996 GMC	F61	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Pumper/Tanker - 2000 GMC	F62	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Tanker - 2004 International	F64	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Rescue Van - 1987 Ford E350	F65	1	1	1	1	1	1	1	1	1	1	\$ 80,000
1985 FORD 1/2 TON 4BY4	F66	1	1	1	1	1	1	1	1	1	1	\$ 80,000
Pumper/Tanker - 2000 GMC	F71	1	1	1	1	1	1	1	1	1	1	\$ 275,000
Tanker - 1990 GMC	F72	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Rescue Van - 2005 Ford	F73	1	1	1	1	1	1	1	1	1	1	\$ 80,000
<b>Total</b>		<b>33</b>	<b>35</b>	<b>35</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,260
Per Capita Standard (per 1,000 pop.)	1.0821	1.1404	1.1309	1.1564	1.1581	1.1569	1.1548	1.1574	1.1565	1.1516

10 Year Average	2003-2012
Quantity Standard (per 1,000 pop.)	1.1445
Quality Standard	\$ 182,936
Service Standard	\$ 209.37

DC Amount (before deductions)	20 Year
Forecast Population	3,601
\$ per Capita	\$ 209.37
Eligible Amount	\$ 753,941

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Fire Vehicles

Prj .No	Increased Service Needs Attributable to Anticipated Development  2013-2033	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to	Total	Residential Share 77%	Non-Residential Share 23%
1	Ariel Upgrade (50' to 100')	2015	1,200,000	-	1,200,000	800,000		400,000	309,032	90,968
2				-	-	-		-	-	-
3				-	-	-		-	-	-
4				-	-	-		-	-	-
5				-	-	-		-	-	-
6				-	-	-		-	-	-
7				-	-	-		-	-	-
8				-	-	-		-	-	-
9				-	-	-		-	-	-
10				-	-	-		-	-	-
11				-	-	-		-	-	-
12				-	-	-		-	-	-
13				-	-	-		-	-	-
14				-	-	-		-	-	-
15				-	-	-		-	-	-
16				-	-	-		-	-	-
17				-	-	-		-	-	-
18				-	-	-		-	-	-
19				-	-	-		-	-	-
20				-	-	-		-	-	-
	<b>Total</b>		<b>1,200,000</b>	<b>0</b>	<b>1,200,000</b>	<b>800,000</b>	<b>0</b>	<b>400,000</b>	<b>309,032</b>	<b>90,968</b>

**Prince Edward County  
Service Standard Calculation Sheet**

Service: Marinas and Boat Launches  
Unit Measure: No. of Marinas and Launches

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Value (\$/item)
Picton Marina (incl. Docks & Washroom/Office/Storeroom)	1	1	1	1	1	1	1	1	1	1	\$ 438,600
Wellington Marina (incl. Docks)	1	1	1	1	1	1	1	1	1	1	\$ 200,000
Wellington Beach Launch	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Roblin Lake Launch	1	1	1	1	1	1	1	1	1	1	\$ 10,000
Rossmore Launch	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Mabel Kleinsteuber Launch	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Weller's Bay Launch	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Prinyer's Cove Launch	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Waupoos Launch (incl. Docks)	1	1	1	1	1	1	1	1	1	1	\$ 250,000
Waupoos Isle (incl. Docks)	1	1	1	1	1	1	1	1	1	1	\$ 150,000
Northport Launch	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Athol Ward Launch	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Big Island Launch	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Picton Harbour - Yacht Club Docks								1	1	1	\$ 550,000
<b>Total</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>14</b>	<b>14</b>	<b>14</b>	

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,260
Per Capita Standard (per 1,000 pop.)	0.4263	0.4236	0.4201	0.4176	0.4182	0.4178	0.4170	0.4501	0.4497	0.4479

10 Year Average	2003-2012
Quantity Standard (per 1,000 pop.)	0.4288
Quality Standard	\$ 103,242
Service Standard	\$ 44.27

DC Amount (before deductions)	10 Year
Forecast Population	1,671
\$ per Capita	\$ 44.27
Eligible Amount	\$ 73,975

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service Marinas and Boat Launches

Prj.No	Increased Service Needs Attributable to Anticipated Development  2013-2023	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 75%	Non-Residential Share 25%
1	Tip of the Bay Boardwalk (municipal cost share)		250,000	167,428	82,572	8,597		73,975	7,398	66,578	49,755	16,823
2				-	-	-		-	-	-	-	-
3				-	-	-		-	-	-	-	-
4				-	-	-		-	-	-	-	-
5				-	-	-		-	-	-	-	-
6				-	-	-		-	-	-	-	-
7				-	-	-		-	-	-	-	-
8				-	-	-		-	-	-	-	-
9				-	-	-		-	-	-	-	-
10				-	-	-		-	-	-	-	-
11				-	-	-		-	-	-	-	-
12				-	-	-		-	-	-	-	-
13				-	-	-		-	-	-	-	-
14				-	-	-		-	-	-	-	-
15				-	-	-		-	-	-	-	-
16				-	-	-		-	-	-	-	-
17				-	-	-		-	-	-	-	-
18				-	-	-		-	-	-	-	-
19				-	-	-		-	-	-	-	-
<b>Total</b>			<b>250,000</b>	<b>167,428</b>	<b>82,572</b>	<b>8,597</b>	<b>-</b>	<b>73,975</b>	<b>7,398</b>	<b>66,578</b>	<b>49,755</b>	<b>16,823</b>

Prince Edward County  
Service Standard Calculation Sheet

Service: Outdoor Recreation  
Unit Measure: No. of developed parkland acres, amenities and trails  
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Value (\$/item)
<b>Developed Parkland</b>											
Argyle Park (Parkette)	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$ 20,000
Ashgill Park	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	\$ 20,000
Athol Park/Town Hall	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$ 20,000
Baxter Green Park, Bloomfield	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	\$ 20,000
Beckers Park	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	\$ 20,000
Benson Park, Picton	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	\$ 20,000
Carla Court Park	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$ 20,000
Centennial (Northport) Park	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	\$ 20,000
Cenotaph Park	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$ 20,000
Chapel Park	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$ 20,000
Chimney Point Park	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	\$ 20,000
Consecon Green Belt	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	\$ 20,000
Consecon Park - 15 Potter Street	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$ 20,000
Delhi Park, Picton	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	\$ 20,000
Downes Ave Park, Picton	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$ 20,000
Exhibition Grounds	21.80	21.80	21.80	21.80	21.80	21.80	21.80	21.80	21.80	21.80	\$ 20,000
Fawcettville Park	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	\$ 20,000
Hill Street Park, Picton	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	\$ 20,000
Jack Taylor Park	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38	\$ 20,000
Johnson Street Fields	6.36	6.36	6.36	6.36	6.36	6.36	6.36	6.36	6.36	6.36	\$ 20,000
Maple St. Parkland	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$ 20,000
Massassauga Road Parkland	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$ 20,000
Macaulay Village Municipal Park	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	\$ 20,000
McFarland Park	6.83	6.83	6.83	6.83	6.83	6.83	6.83	6.83	6.83	6.83	\$ 20,000
Millennium Lookout	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$ 20,000
Millford Fairgrounds	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	\$ 20,000
Prinyer's Cover Park	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	\$ 20,000
Rechnersville Parkland	13.60	13.60	13.60	13.60	13.60	13.60	13.60	13.60	13.60	13.60	\$ 20,000
Robin Lake Park	13.20	13.20	13.20	13.20	13.20	13.20	13.20	13.20	13.20	13.20	\$ 20,000
Rossmore Park	5.58	5.58	5.58	5.58	5.58	5.58	5.58	5.58	5.58	5.58	\$ 20,000
Rotary Park, Picton	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$ 20,000
Shire Hall Park	-	-	-	-	-	-	0.33	0.33	0.33	0.33	\$ 20,000
Vintage Shores Park	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	\$ 20,000
Wellington Ball Diamond Park	10.21	10.21	10.21	10.21	10.21	10.21	10.21	10.21	10.21	10.21	\$ 20,000
Wellington Main St. Park	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	1.72	\$ 20,000
Westfall Memorial Park	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	\$ 20,000
Wilkinson Memorial Park	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	5.73	\$ 20,000
<b>Amenities</b>											
Millenium Trail - Gravel Base Trail (49 km)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 858,300
Ball Diamonds	7.0	7.0	7.0	7.0	7.0	9.0	9.0	9.0	9.0	9.0	\$ 175,000
Bandshell	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 56,600
Cattle Barn	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 154,200
Change Rooms	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 16,900
Pole Barn	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	\$ 33,700
Basketball Court	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	\$ 41,100
Canteen/Storage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$ 53,400
Canteen	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 4,800
Cenotaph	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 50,000
Display Building-Quonset	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 120,500
Gazebo	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0	\$ 21,700
Gazebo/Stage	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 24,100
Fountain	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 45,800
Horseshoe Pits	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 6,100
Parks Shop	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 154,200
Picnic Shelter	7.0	7.0	7.0	7.0	8.0	8.0	8.0	8.0	8.0	8.0	\$ 21,000
Play Equipment - Small	9.0	9.0	9.0	9.0	10.0	10.0	10.0	10.0	10.0	10.0	\$ 15,000
Play Equipment - Medium	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	\$ 50,000
Play Equipment - Large	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	\$ 200,000
Swings	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	\$ 4,000
Shed/Fair Building	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 79,500
Skatepark - Small	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	\$ 100,700
Skatepark - Large	-	-	-	-	-	-	-	1.0	1.0	1.0	\$ 750,000
Soccer Fields	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	\$ 53,400
Stage	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 12,000
Storage Building	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$ 11,200
Storage Building/Stage	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 25,300
Tennis Courts	8.0	8.0	8.0	8.0	8.0	8.0	8.0	5.0	5.0	5.0	\$ 41,300
Washrooms	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	\$ 30,500
Washrooms/Storage/Service Building	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$ 75,600
Major Washroom / Service Facilities	-	-	-	-	-	-	-	-	1.0	1.0	\$ 120,000
Millennium Trail Bridges	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	\$ 50,000
Delhi Park Trail Bridges	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$ 10,000
Retaining Walls	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$ 20,000
Seawall	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$ 100,000
Solar Panels	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$ 40,000
Memorial Gates	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$ 15,000
Youth Park Building	-	-	-	-	-	-	-	1.0	1.0	1.0	\$ 250,000
<b>Total</b>	<b>157.3</b>	<b>157.3</b>	<b>157.3</b>	<b>157.3</b>	<b>157.3</b>	<b>157.3</b>	<b>157.6</b>	<b>157.6</b>	<b>157.6</b>	<b>157.6</b>	

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,280
Per Capita Standard (per 1,000 pop.)	5.1585	5.1259	5.0833	5.0532	5.0607	5.0555	5.0569	5.0685	5.0643	5.0431

10 Year Average	2003-2012
Quantity Standard (per 1,000 pop.)	5.0770
Quality Standard	\$ 64,887
Service Standard	\$ 329.43

DC Amount (before deductions)	10 Year
Forecast Population	1,671
\$ per Capita	\$ 329.43
Eligible Amount	\$ 550,478



**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Outdoor Recreation

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2013-2023									95%	5%	
1	Wellington Secondary Plan ( 4 ac.)		259,547	-	259,547	-		259,547	25,955	233,592	221,913	11,680
2	Redgate Subdivision (park and trails)		95,830	-	95,830	77,726		18,104	1,810	16,293	15,479	815
3	Macauley Village Local Park		95,830	-	95,830	-		95,830	9,583	86,247	81,934	4,312
4				-	-	-		-	-	-	-	-
5				-	-	-		-	-	-	-	-
6				-	-	-		-	-	-	-	-
7				-	-	-		-	-	-	-	-
8				-	-	-		-	-	-	-	-
9				-	-	-		-	-	-	-	-
10				-	-	-		-	-	-	-	-
11				-	-	-		-	-	-	-	-
12				-	-	-		-	-	-	-	-
13				-	-	-		-	-	-	-	-
14				-	-	-		-	-	-	-	-
15				-	-	-		-	-	-	-	-
16				-	-	-		-	-	-	-	-
17				-	-	-		-	-	-	-	-
18				-	-	-		-	-	-	-	-
19				-	-	-		-	-	-	-	-
20				-	-	-		-	-	-	-	-
	<b>Total</b>		<b>451,206</b>	<b>-</b>	<b>451,206</b>	<b>77,726</b>	<b>-</b>	<b>373,480</b>	<b>37,348</b>	<b>336,132</b>	<b>319,326</b>	<b>16,807</b>

**Prince Edward County  
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities  
Unit Measure: ft<sup>2</sup> of building area

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Bld'g Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
PEC Community Centre and Arena	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	39,140	\$ 175.88	\$ 198.00
Wellington Arena	29,940	29,940	29,940	29,940	29,940	29,940	29,940	29,940	-	-	\$ 151.72	\$ 171.00
Properties Shop (shared)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$ 97.55	\$ 119.00
Picton Community Hall	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$ 272.58	\$ 304.00
Bloomfield Community Hall & Office	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	1,548	\$ 168.93	\$ 190.00
Wellington Community Hall	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	\$ 295.65	\$ 330.00
Ameliasburgh Community Hall	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	1,809	\$ 386.01	\$ 429.00
Athol Community Hall	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	\$ 247.37	\$ 276.00
Hillier Community Hall	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	\$ 147.92	\$ 167.00
North Marysburgh Community Hall	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	\$ 184.72	\$ 207.00
South Marysburgh Community Hall	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	\$ 192.56	\$ 216.00
Sophiasburgh Community Hall	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$ 193.97	\$ 217.00
Crystal Palace	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	7,904	\$ 173.68	\$ 195.00
Benson Hall	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$ 358.20	\$ 399.00
Curling Rink	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	\$ 167.35	\$ 188.00
Grandstand Building	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$ 50.00	\$ 59.00
Fruit Growers/Bluebird Building	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$ 50.00	\$ 59.00
Wellington District Community Centre and Arena	-	-	-	-	-	-	-	-	86,000	86,000	\$ 140.66	\$ 159.00
<b>Total</b>	<b>122,057</b>	<b>122,057</b>	<b>122,057</b>	<b>122,057</b>	<b>122,057</b>	<b>122,057</b>	<b>122,057</b>	<b>122,057</b>	<b>178,117</b>	<b>178,117</b>		

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,260
Per Capita Standard	4.0023	3.9770	3.9440	3.9206	3.9264	3.9224	3.9153	3.9243	5.7219	5.6980

10 Year Average	2003-2012
Quantity Standard	4.2952
Quality Standard	\$ 188.37
Service Standard	\$ 809.09

DC Amount (before deductions)	10 Year
Forecast Population	1,671
\$ per Capita	\$ 809.09
Eligible Amount	\$ 1,351,989

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Indoor Recreation Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 95%	Non-Residential Share 5%
	2013-2023												
1	Wellington Arena Replacement/Expansion		2,861,778	-	558,688	2,303,090	1,488,074		815,016	81,502	733,514	696,838	36,676
2	Pool/Fitness Centre		12,260,661	667,047	565,752	11,027,862	10,490,888		536,974	53,697	483,277	459,113	24,164
3				-		-	-		-	-	-	-	-
4				-		-	-		-	-	-	-	-
5				-		-	-		-	-	-	-	-
6				-		-	-		-	-	-	-	-
7				-		-	-		-	-	-	-	-
8				-		-	-		-	-	-	-	-
9				-		-	-		-	-	-	-	-
10				-		-	-		-	-	-	-	-
11				-		-	-		-	-	-	-	-
12				-		-	-		-	-	-	-	-
13				-		-	-		-	-	-	-	-
14				-		-	-		-	-	-	-	-
15				-		-	-		-	-	-	-	-
16				-		-	-		-	-	-	-	-
17				-		-	-		-	-	-	-	-
18				-		-	-		-	-	-	-	-
19				-		-	-		-	-	-	-	-
20				-		-	-		-	-	-	-	-
	<b>Total</b>		<b>15,122,439</b>	<b>667,047</b>	<b>1,124,440</b>	<b>13,330,951</b>	<b>11,978,962</b>	<b>-</b>	<b>1,351,990</b>	<b>135,199</b>	<b>1,216,791</b>	<b>1,155,951</b>	<b>60,840</b>

**Prince Edward County  
Service Standard Calculation Sheet**

Service: Library Facilities  
 Unit Measure: ft<sup>2</sup> of building area  
**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Bld'g Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Ameliasburgh Branch	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	\$ 248.81	\$ 278.00
Milford Branch	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$ 140.61	\$ 159.00
Bloomfield Branch	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	\$ 124.63	\$ 141.00
Consecon Branch	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	\$ 278.17	\$ 310.00
Wellington Branch	1,500	1,500	5,720	5,720	5,720	5,720	8,440	8,440	8,440	8,440	\$ 73.49	\$ 85.00
Pictou Branch	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	5,870	\$ 162.52	\$ 183.00
<b>Total</b>	<b>13,439</b>	<b>13,439</b>	<b>17,659</b>	<b>17,659</b>	<b>17,659</b>	<b>17,659</b>	<b>20,379</b>	<b>20,379</b>	<b>20,379</b>	<b>20,379</b>		

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,260
Per Capita Standard	0.4407	0.4379	0.5706	0.5672	0.5681	0.5675	0.6537	0.6552	0.6547	0.6519

10 Year Average	2003-2012
Quantity Standard	0.5768
Quality Standard	\$ 159.95
Service Standard	\$ 92.26

DC Amount (before deductions)	10 Year
Forecast Population	1,671
\$ per Capita	\$ 92.26
Eligible Amount	\$ 154,166

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service Library Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2013-2023										95%	5%
1	Library Branch Expansion (2,360 sq.ft)	2017	377,485	186,277	191,209	37,042		154,166	15,417	138,750	131,812	6,937
2				-	-	-		-	-	-	-	-
3				-	-	-		-	-	-	-	-
4				-	-	-		-	-	-	-	-
5				-	-	-		-	-	-	-	-
6				-	-	-		-	-	-	-	-
7				-	-	-		-	-	-	-	-
8				-	-	-		-	-	-	-	-
9				-	-	-		-	-	-	-	-
10				-	-	-		-	-	-	-	-
11				-	-	-		-	-	-	-	-
12				-	-	-		-	-	-	-	-
13				-	-	-		-	-	-	-	-
14				-	-	-		-	-	-	-	-
15				-	-	-		-	-	-	-	-
16				-	-	-		-	-	-	-	-
17				-	-	-		-	-	-	-	-
18				-	-	-		-	-	-	-	-
19				-	-	-		-	-	-	-	-
	<b>Total</b>		<b>377,485</b>	<b>186,277</b>	<b>191,209</b>	<b>37,042</b>	<b>-</b>	<b>154,166</b>	<b>15,417</b>	<b>138,750</b>	<b>131,812</b>	<b>6,937</b>

**Prince Edward County  
Service Standard Calculation Sheet**

Service: Library Collection Materials  
 Unit Measure: No. of library collection items

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Value (\$/item)
Books	99,393	99,584	92,986	82,561	81,321	84,625	76,151	65,214	61,401	61,401	\$ 23.13
Periodicals	105	114	117	59	147	159	129	131	110	110	\$ 23.13
CD / DVD / VHS	4,653	4,653	4,653	4,653	4,653	4,653	4,653	4,653	4,653	4,653	\$ 31.01
eResource Database (# of Databases)	1	1	1	1	7	5	15	27	15	15	\$ 322.67
<b>Total</b>	<b>104,152</b>	<b>104,352</b>	<b>97,757</b>	<b>87,274</b>	<b>86,128</b>	<b>89,442</b>	<b>80,948</b>	<b>70,025</b>	<b>66,179</b>	<b>66,179</b>	

Population	30,496	30,691	30,947	31,132	31,086	31,118	31,175	31,103	31,129	31,260
Per Capita Standard	3.4152	3.4001	3.1588	2.8034	2.7706	2.8743	2.5966	2.2514	2.1260	2.1171

10 Year Average	2003-2012
Quantity Standard	2.7514
Quality Standard	\$ 21.90
Service Standard	\$ 60.25

DC Amount (before deductions)	10 Year
Forecast Population	1,671
\$ per Capita	\$ 60.25
Eligible Amount	\$ 100,678

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service Library Collection Materials

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2013-2023										95%	5%
1	Provision for Additional Collection Items		100,678	-	100,678	-		100,678	10,068	90,610	86,079	4,530
2				-	-	-		-	-	-	-	-
3				-	-	-		-	-	-	-	-
4				-	-	-		-	-	-	-	-
5				-	-	-		-	-	-	-	-
6				-	-	-		-	-	-	-	-
7				-	-	-		-	-	-	-	-
8				-	-	-		-	-	-	-	-
9				-	-	-		-	-	-	-	-
10				-	-	-		-	-	-	-	-
11				-	-	-		-	-	-	-	-
12				-	-	-		-	-	-	-	-
13				-	-	-		-	-	-	-	-
14				-	-	-		-	-	-	-	-
15				-	-	-		-	-	-	-	-
16				-	-	-		-	-	-	-	-
17				-	-	-		-	-	-	-	-
18				-	-	-		-	-	-	-	-
19				-	-	-		-	-	-	-	-
20				-	-	-		-	-	-	-	-
	<b>Total</b>		<b>100,678</b>	<b>-</b>	<b>100,678</b>	<b>-</b>	<b>-</b>	<b>100,678</b>	<b>10,068</b>	<b>90,610</b>	<b>86,079</b>	<b>4,530</b>

**Prince Edward County  
Service Standard Calculation Sheet**

Service: Homes for Aged Facilities  
Unit Measure: ft<sup>2</sup> of building area

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012 Bld'g Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
H. J. McFarland Memorial Home	20,765	20,765	20,765	31,105	31,105	31,105	31,105	31,105	31,105	31,105	\$ 306.93	\$ 346.00
Total	20,765	20,765	20,765	31,105	31,105	31,105	31,105	31,105	31,105	31,105		

Population	25,118	25,230	25,393	25,496	25,410	25,388	25,386	25,280	25,253	25,311
Per Capita Standard	0.8267	0.8230	0.8178	1.2200	1.2241	1.2252	1.2253	1.2304	1.2317	1.2289

10 Year Average	2003-2012
Quantity Standard	1.1053
Quality Standard	\$ 346
Service Standard	\$ 382

DC Amount (before deductions)	10 Year
Forecast Population	773
\$ per Capita	\$ 382
Eligible Amount	\$ 295,626



**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Space: Homes for Aged Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2013-2023										100%	0%
1	Facility Expansion - Ph 1 (44 beds)	2013/14	5,239,700	-	5,239,700	4,485,514	458,560	295,626	29,563	266,064	266,064	-
2				-	-	-		-	-	-	-	-
3				-	-	-		-	-	-	-	-
4				-	-	-		-	-	-	-	-
5				-	-	-		-	-	-	-	-
6				-	-	-		-	-	-	-	-
7				-	-	-		-	-	-	-	-
8				-	-	-		-	-	-	-	-
9				-	-	-		-	-	-	-	-
10				-	-	-		-	-	-	-	-
11				-	-	-		-	-	-	-	-
12				-	-	-		-	-	-	-	-
13				-	-	-		-	-	-	-	-
14				-	-	-		-	-	-	-	-
15				-	-	-		-	-	-	-	-
16				-	-	-		-	-	-	-	-
17				-	-	-		-	-	-	-	-
18				-	-	-		-	-	-	-	-
19				-	-	-		-	-	-	-	-
20				-	-	-		-	-	-	-	-
<b>Total</b>			<b>5,239,700</b>	<b>-</b>	<b>5,239,700</b>	<b>4,485,514</b>	<b>458,560</b>	<b>295,626</b>	<b>29,563</b>	<b>266,064</b>	<b>266,064</b>	<b>-</b>

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Prince Edward County  
Service: Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2013-2023										75%	25%
1	Development Charge Study (2)	2013/18	70,000	-	70,000	7,185		62,815	6,282	56,534	42,249	14,285
2	Recreation Master Plan	2016	92,000	-	92,000	55,443		36,557	3,656	32,902	24,588	8,314
3	Traffic Study - County Wide	2014	150,000	-	150,000	52,896		97,104		97,104	72,568	24,537
4	Servicing Study Wellington	2013	75,000	-	75,000	26,448		48,552		48,552	36,284	12,268
5	Servicing Study Picton	2014	75,000	-	75,000	26,448		48,552		48,552	36,284	12,268
6	Update County Official Plan (& 5 yr. Review)	2013/18	425,200	-	425,200	256,242		168,958	16,896	152,063	113,639	38,424
7	Picton-Hallowell & Wellington Secondary Plan Update	2013/18	175,000	-	175,000	61,712		113,288	11,329	101,960	76,196	25,763
8	Rossmore Secondary Plan Update	2013	170,000	-	170,000	59,948		110,052	11,005	99,046	74,019	25,027
9	Bloomfield Secondary Plan Update	2020	230,000	-	230,000	81,107		148,893	14,889	134,004	100,143	33,861
10	Picton Master SWM Plan	2014	175,000	-	175,000	105,462		69,538		69,538	51,967	17,571
11	Consecon/Carrying Place Secondary Plan	2020	170,000	-	170,000	59,948		110,052	11,005	99,046	74,019	25,027
12	West Lake Shoreline Management Plan	2014	100,000	-	100,000	60,264		39,736	3,974	35,763	26,726	9,037
13	Wetlands Evaluation	2014	200,000	-	200,000	120,528		79,472	7,947	71,525	53,452	18,073
14				-	-	-		-	-	-	-	-
15				-	-	-		-	-	-	-	-
16				-	-	-		-	-	-	-	-
17				-	-	-		-	-	-	-	-
18				-	-	-		-	-	-	-	-
19				-	-	-		-	-	-	-	-
20				-	-	-		-	-	-	-	-
	<b>Total</b>		<b>2,107,200</b>	<b>-</b>	<b>2,107,200</b>	<b>973,628</b>	<b>-</b>	<b>1,133,572</b>	<b>86,982</b>	<b>1,046,589</b>	<b>782,133</b>	<b>264,456</b>

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**APPENDIX D**  
**LONG TERM CAPITAL AND OPERATING COST**  
**EXAMINATION**

## COUNTY OF PRINCE EDWARD

### ANNUAL CAPITAL AND OPERATING COST IMPACT

As a requirement of the *Development Charges Act, 1997* 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 saving attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. square foot of building space, per vehicle, etc.). This was undertaken through a review of the County's 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 life cycle cost. By definition, life cycle 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 life cycle 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. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

ASSET	LIFE CYCLE COST FACTORS	
	AVERAGE USEFUL LIFE (YEARS)	FACTOR
Facilities, Buildings	40	0.01656
Roads	25	0.04116
Rolling Stock	10	0.09133
Fire Vehicles	15	0.05783
Fire Equipment and Gear	8	0.11651
Parks Related	20	0.04116

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

**Table D-1**  
**PRINCE EDWARD COUNTY**  
**OPERATING AND CAPITAL EXPENDITURE IMPACTS**  
**FOR FUTURE CAPITAL EXPENDITURES**

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Wastewater	28,258,604	145,800	847,758	993,558
2. Water Services				
2.1 Water	15,327,186	79,100	459,816	538,916
3. Services Related to Highways				
3.1 Roads	8,996,202	370,300	592,016	962,316
3.2 Public Works Facilities	1,276,658	21,100	84,013	105,113
3.3 Public Works Vehicles	319,407	29,200	13,693	42,893
4. Fire Protection Services				
4.1 Fire Facilities	543,616	9,000	55,273	64,273
4.2 Fire Vehicles	400,000	23,100	4,456	27,556
5. Marinas and Boat Launches				
5.1 Marinas	66,578	2,700	2,167	4,867
6. Outdoor Recreation Services				
6.1 Parkland Development	336,132	8,300	10,546	18,846
7. Indoor Recreation Services				
7.1 Recreation facilities	1,216,791	20,100	13,860	33,960
8. Library Services				
8.1 Library facilities	138,750	2,300	19,393	21,693
8.2 Library materials	90,610	8,300	0	8,300
9. Administration				
9.1 Studies	1,046,589	0	0	0
10. Homes for the Aged				
10.1 Facilities	266,064	4,400	103,231	107,631



**APPENDIX E**  
**PRINCE EDWARD COUNTY**  
**PROPOSED DEVELOPMENT CHARGE BY-LAW**

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD**

**BY-LAW NUMBER 2013-\_\_\_\_**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE**

**WHEREAS** the County of Prince Edward will experience growth through development and re-development;

**AND WHEREAS** development and re-development requires the provision of physical and social services by the County of Prince Edward;

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

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

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

**AND WHEREAS** the Council of The Corporation of the County of Prince Edward has given notice of and held a public meeting on the 14<sup>th</sup> day of February, 2013 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS AS FOLLOWS:**

**1. INTERPRETATION**

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



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

“agricultural use” means a bona fide farming operation, including sod farm, the breeding and boarding of horses, and greenhouses;

“apartment unit” means a building containing 4 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Assisted Care Dwelling Units;

“assisted care dwelling unit” means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities that are designed to accommodate persons with specific needs and where meals are provided within a common eating area;

“bedroom” means a room which can be used as a sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

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

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

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

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,

- (i) furniture and equipment other than computer equipment, and
  - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
  - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

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

“Council” means the Council of the County of Prince Edward;

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

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

“dwelling unit” means one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities. A dwelling unit does not include a Park Model Trailer conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that is up to a maximum size of 50 square meters;

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

“farm building” means a farm building as defined in the Building Code Act;

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“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
  - (i) 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;
  - (ii) loading facilities above or below grade; and
  - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

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

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

“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;;

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

“multiple dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

“municipality” means the Corporation of the County of Prince Edward;

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

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

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

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

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

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

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

“residential use” means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

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

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

“service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

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

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

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;

“County” means the area within the geographic limits of the County of Prince Edward;  
and

“Zoning By-Law” means the Zoning By-Law of the County of Prince Edward or any  
successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

## **2. DESIGNATION OF SERVICES**

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

- (a) Services Related to Highways;
- (b) Public Works Services;
- (c) Fire Protection Services;
- (d) Outdoor Recreation Services;
- (e) Indoor Recreation Services;
- (f) Library Services;
- (g) Administration Services;
- (h) Homes for the Aged Services;
- (i) Marina and Boat Launch Services.

2.2 The components of the services designated in section 2.1 are described in Schedule A.

## **3. APPLICATION OF BY-LAW RULES**

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

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

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### Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the County of Prince Edward whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.
- 3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the municipality or a local board thereof; or
  - (b) a board of education.

### Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### Exemptions

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

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling; or
- (c) one additional dwelling unit in any other existing residential building;

3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

### Exemption for Industrial Development:

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

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



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

3.10 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

Other Exemptions:

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

- a) Non-residential farm building
- b) Places of worship
- c) Industrial development
- d) Park Model Trailer conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that is up to a maximum size of 50 square meters
- e) Temporary building or structure

Amount of Charges

Residential

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

Non-Residential

3.13 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure,

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and calculated with respect to each of the services according to the total floor area of the non-residential use.

### Reduction of Development Charges for Redevelopment

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

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

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

3.14.1 (1) In this Section “Affordable Housing Unit” means any single detached dwelling with more than two bedrooms for which the purchase price is at least 25% less than the average purchase price for a single detached dwelling in the County of Prince Edward.

(2) In determining the average purchase price for a single detached dwelling in the County of Prince Edward for the purposes of subparagraph 1 above, the average purchase price

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for a single detached dwelling will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined by the Chief Building Official on the basis of information compiled by the Quinte Real Estate Board or its successor.

- (3) The development charge payable for a single detached dwelling unit with more than two bedrooms that qualifies as an Affordable Housing Unit in accordance with the definition as set out in subparagraph 1 above shall be equal to the development charge otherwise payable pursuant to this By-law for a single detached dwelling unit that contains two bedrooms or less.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a single detached dwelling unit with more than two bedrooms shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.
- (5) The person to whom the building permit was issued may upon completion of the initial sale of a single detached dwelling unit with more than two bedrooms apply to the Chief Building Official for a reduction of the Development Charge payable to the rate set out in Section 3.14.1 (3) above and shall provide such documentary evidence as is satisfactory to the Chief Building Official that the building qualifies as an Affordable Housing Unit as defined in subparagraph 1 above.
- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
  - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the Land Transfer Tax Act; or
  - (b) a statement forming part of the electronic document as required by Section 5 (1.1) of the Land Transfer Tax Act.
- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined in subparagraph 1 above, the Chief Building Official may refund to the person to whom the building permit was originally issued a sum equal to the difference between the Development Charge that originally paid upon

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the issuance of the building permit and the Development Charge that would be payable for a single detached dwelling unit that contains two bedrooms or less as provided for in this By-law.

#### Time of Payment of Development Charges

- 3.15 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.16 Despite section 3.15, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

#### **4. PAYMENT BY SERVICES**

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

#### **5. INDEXING**

- 5.1 Development charges therefore shall be adjusted annually by the percentage change during the preceding year as recorded in the Statistics Canada Quarterly, Construction Price Statistics, Non-residential building construction price indexes for the Toronto area.

#### **6. SCHEDULES**

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

Schedule A	-	Components of Services Designated in section 2.1
Schedule B	-	Residential and Non-Residential Development Charges

**7. CONFLICTS**

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

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

**8. SEVERABILITY**

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

**9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on \_\_\_\_\_, 2013.

**10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on \_\_\_\_\_, 2018 unless it is repealed by Council at an earlier date.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
County Clerk

**SCHEDULE "A" TO BY-LAW NO. \_\_\_\_-2013**

**COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1**

100% Eligible Services

Services Related to Highways  
Roads

Public Works Services  
Public Works Facilities  
Rolling Stock

Fire Protection Services  
Fire Facilities  
Fire Vehicles

90% Eligible Services

Outdoor Recreation Services  
Parkland Development

Indoor Recreation Services  
Indoor Recreation Facilities

Library Services  
Library Facilities  
Library Collection Materials

Administration Services  
Growth Related Studies

Homes for the Aged Services  
Homes for the Aged Facilities

Marinas and Boat Launch Services  
Marinas

**SCHEDULE "B" TO BY-LAW NO. \_\_\_\_-2013**

**SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling (greater than 2 bedroom)	Single and Semi-Detached Dwelling (2 bedroom or less)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to Highways	4,191	2,945	3,365	2,321	3,552	3.46
Fire Protection Services	373	262	300	207	316	0.31
Outdoor Recreation Services	314	221	252	174	266	0.05
Indoor Recreation Services	1,138	800	914	630	965	0.17
Library Services	215	151	173	119	182	0.03
Administration	770	541	618	427	653	0.73
Marinas and Boat Launches	49	34	39	27	42	0.05
Homes for the Aged	325	228	261	180	275	0.00
<b>Total Municipal Wide Services</b>	<b>7,375</b>	<b>5,182</b>	<b>5,922</b>	<b>4,085</b>	<b>6,251</b>	<b>4.80</b>