



City of
Peterborough

To: Members of the Committee of the Whole

From: Sandra Clancy, Director of Corporate Services

Meeting Date: April 18, 2016

Subject: Report CPFS16-010
Development Charge Reserve Funds 2015 Annual Report –
City and Peterborough Utilities Commission

Purpose

A report to recommend that the Development Charge Reserve Funds (DCRFs) – 2015 Annual Report for the year ended December 31, 2015 for the City and Peterborough Utilities Commission (PUC), be received.

Recommendations

That Council approve the recommendations outlined in report CPFS16-010 dated April 18, 2016 of the Director of Corporate Services as follows:

- a) That the Development Charge Reserve Funds – 2015 Annual Report for the City of Peterborough, as presented in Report CPFS16-010, be received.
- b) That the Peterborough Utility Commission Report entitled Water Development Charges for the year ended December 31, 2015, appended to Report CPFS16-010 as Appendix B, be received.

Budget and Financial Implications

There are no budget and financial implications to receiving the annual Development Charge Reports.

There is presently \$18.6 million of future commitments approved by Council against DCRFs that have a balance of \$8.2 million as of December 31, 2015. To ensure that the funds are not entirely depleted, the issuance of debt will continue to replace financing projects directly from the various DCRFs where appropriate. Future Development Charges collected will be directed towards the payment of debt principle and interest costs.

Background

Reserve Fund Report

This report is presented to comply with Section 43 of the **Development Charges Act, 1997** (the Act) and Regulation 82/98 (as amended), s.12 (1) which requires Municipalities to present an annual report regarding Development Charge Reserve Funds activity.

Development Charges are levied in accordance with various Development Charge by-laws that were approved in July 2012 and September 2014, all of which establish various Development Charge rates.

The current 2016 rates are set out in Schedule 1 attached to this report for reference.

Schedules 2 and 2A provide a summary of the activity in the DCRFs, for the various service categories, for the year ending December 31, 2015. The balance in the Reserve Funds on December 31, 2015 amounted to \$8.2 million, which is an increase of \$1.9 million over the previous year. Development Charges revenue for the year totaled \$5.4 million (2014 - \$3.2 million). The net interest credited to the Reserve Funds totaled \$68,456 (2014 - \$102,912).

As shown on the schedule, eight of the sub reserves have deficit (overdrawn) balances: Fire, Public Works, City Wide Engineering – Waste Water Treatment Plant, Carnegie East, Carnegie West, Chemong East, Chemong West and Lily Lake amounting to a total of \$7.5 million and are the result of expenditures being incurred in anticipation of development taking place. Interest is being charged on each of the overdrawn balances.

Schedule 3 provides a list of capital projects funded in whole or in part from the Development Charge Reserve Funds. During 2015, \$2.4 million was transferred to capital projects. Detailed information on Schedule 4 shows the opening balance at the beginning of the year, expenditures to the end of 2015, as well as all sources of financing (including Development Charge revenue) for each project.

Although the balance in the DCRFs, at December 31, 2015, was \$8.2 million, there are \$18.6 million in additional commitments that have already been approved in the 2015 and prior years' capital budgets requiring future Development Charges as set out in Schedule 5.

In addition to the \$18.6 million, there is \$22.4 million in existing debt issued and outstanding on growth related capital works already completed, however, future DCs collected will service the debt payments in future years.

Future of DCRFs a concern

The \$18.6 million of commitments referenced above refers only to those capital works approved in 2015 and prior years' budgets. The 2016 Budget approved a further \$9.2 million in capital works for a total amount of \$27.8 million in future commitments. The transfer of the funds will take place over time as the projects proceed. However, there will be insufficient funds in the DCRFs to cover the commitments as the projects are completed and the DCRFs will rely heavily on issuance of debt.

PUC Annual Report

The PUC's 2015 Annual Report is attached to Report CPFS16-010 as Appendix B.

The PUC collected \$254,154 (2014 - \$169,321) in development charges during the year. The value of 2015 capital expenditures eligible for financing from the reserve fund amounted to \$2,525,657 (2014 - \$2,338,771). The cash received during the year was transferred to the General Fund leaving an amount owing to the General Fund at December 31, 2015 in the amount of \$4,104,028 (2014 - \$1,833,235).

It is recommended Council receive the PUC Report.

Amendments to the DC Act – Bill 73 and O.Reg. 428/15

On May 25, 2015, through Report PLPD15-028 Bill 73 – An Act to amend the Development Charges Act, 1997 and the Planning Act, written to Members of the Planning Committee, staff informed Council of proposed amendments to the legislation and staff's response to each.

Bill 73, Smart Growth for Our Communities Act, 2015 has now received royal assent and effectively amended sections of the Development Charges Act, 1997 (DCA), dealing with: discounted services, timing of payments, voluntary payment charges, and ineligible services, among other areas.

The following commentary provides a brief summary of the key changes made:

1. DC Background Study Must Now Be Available 60 Days Before Passage of the DC By-law

The previous DCA required that the DC Background Study and proposed by-law be made available to the public at least two weeks prior to the statutory public meeting.

The 60 days in the new provision refers to the date of passage not the date of the public meeting as per the old DCA; there is no requirement that the proposed DC by-law be released together with the Background Study; and the Background Study must remain available on the municipality's website during the life of the DC by-law.

While not a significant change, this will add several weeks to the DC process.

2. Timing of DC Collection: Multiple Building Permits and Multiple Phases

A new subsection was added under Bill 73 to address the timing and collection of DCs for buildings that require multiple permits. The Bill requires that if a development consists of one building that requires more than one building permit, the development charge would be payable when the first permit was issued. If a development consists of two or more phases that will not be constructed concurrently and are anticipated to be completed in different years, each phase of the development is deemed to be a separate development for the purposes of collection.

It is not anticipated that the legislated changes would impact any special payment arrangements that the development community may have with the City.

New DCA Regulation: O. Reg. 428/15

A new Regulation, O. Reg. 428/15, relating to the changes to the DCA under Bill 73, was released on Friday, December 18, 2015. The new Regulation amended O. Reg 82/98. The following provides a brief overview of the main components:

1. Ineligible Services

Section 2 of the Regulation provides the list of services ineligible for development charge funding. This section was moved from the DCA to the Regulations as part of the Bill 73 changes. This will allow the Province to more easily make changes on eligibility in the future. An important change has been made to the list:

The definition of waste management services has been changed so that only the provision of “landfill sites and services” and “facilities and services for the incineration of waste” remain ineligible. It appears that DC funding for the collection of solid waste, organics, and recycling, as well as the treatment and management of organics and recyclables, will now be permitted.

2. Prescribed Services for Planned Level of Service: Transit

All Transit services are to be considered a prescribed service under the DCA, which means, that DCs for Transit are to be based on a planned level of service, rather than the 10-year historical level of service.

At this point in time, only Transit services will be based on a planned level of service and can only include service that is intended to benefit anticipated development within the 10-year period immediately following the Background Study.

3. Asset Management Plan Requirements

For all services except transit, the background study will deal with all assets proposed in the study and demonstrate that these assets are financially feasible over their full life cycle.

The legislation came into effect January 1, 2016 and as such, any new by-laws (or amending by-laws) must conform to these new changes. For the City, those impacted first will be the existing by-laws associated with the Planning Area-Specific DC Background Study that expires in July, 2017.

Submitted by,

Sandra Clancy
Director of Corporate Services

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Attachments:

Appendix A

- Schedule 1 - Development Charge Rates in Effect - January 1, 2016
- Schedule 2 - Development Charge Reserve Funds Statement of Continuity
- Schedule 3 - Development Charge Reserve Fund Amounts Transferred to Capital Fund
- Schedule 4 - Analysis of 2015 Capital Projects Financed in Whole, or in Part, From Development Charges
- Schedule 5 - Future Draws Against Development Charge Reserve Funds

Appendix B

Peterborough Utilities Commission Report - Water Development Charges for the Year Ending December 31, 2015

Appendix A

- Schedule 1 Development Charge Rates in Effect
January 1, 2016
- Schedule 2 Development Charge Reserve Funds Statement of
Continuity
- Schedule 3 Development Charge Reserve Fund Amounts
Transferred to Capital Fund
- Schedule 4 Analysis of 2015 Capital Projects Financed in
Whole, or in Part, From Development Charges
- Schedule 5 Future Draws Against Development Charge
Reserve Funds

**Schedule 1
City of Peterborough
Development Charge Rates - January 1, 2016 - December 31, 2016**

Planning Area		Residential Charge Per Unit		
		Residential A -	Residential B -	Residential C -
		Total Charge	Total Charge	Total Charge
C1	C2	C3	C4	C5
	City-Wide Dev. Area	\$20,869	\$16,580	\$12,146
	Growth Areas			
1.	Jackson	\$23,731	\$19,047	\$13,824
2.	Carnegie East	\$26,040	\$21,038	\$15,178
3.	Carnegie West	\$24,628	\$19,820	\$14,350
4.	Lily Lake	\$27,198	\$22,035	\$15,856
5.	Chemong East	\$27,619	\$22,399	\$16,103
6.	Chemong West	\$30,324	\$24,732	\$17,689
7.	Liftlock	\$27,649	\$22,425	\$16,121
8.	Coldspring	\$24,288	\$19,528	\$14,150
	Average	\$25,816	\$20,845	\$15,046

Non-Residential Development Charge

All Areas of The City	Non-Residential Charge (\$/sq.m)
Total City-Wide Uniform Charge	\$82.79

Schedule 2

City of Peterborough
Development Charge Reserve Funds
Statement of Continuity
For The Year Ended December 31, 2015

Description C1	Total C2	General Government C3	Police Service C4	Transit C5	Indoor Recreation C6	Library Service C7	Fire Service C8	Park Dev and Facilities C9	Parking C10	Public Works C11	City Wide Engineering Roads C12	City Wide Engineering WWTP C13	Affordable Housing C14	Growth Areas ⁽¹⁾ C15
1 Balance - January 1, 2015	6,287,403	73,676	63,327	441,986	203,070	1,656,679	-333,451	334,964	737,082	-261,673	6,820,202	-1,219,989		-2,228,470
2 Revenue for the year 2015														
3 Development Charges	5,361,194	23,977		89,139	511,713	198,387	164,205	287,084	113,638	87,055	3,455,890	240,660	53,533	135,913
4 Debenture Proceeds														
5 Received/Receivable														
6 Interest Earned	68,456	722	580	4,716	3,674	11,686	-3,540	4,255	7,758	-2,385	79,112	-14,671	171	-23,622
7	5,429,650	24,699	580	93,855	515,387	210,073	160,665	291,339	121,396	84,670	3,535,002	225,989	53,704	112,291
Transfers for the year 2015														
8 Transferred to the Capital Fund	-2,417,431	-77,313	-15,780			-555,000	-216,000	-29,059			-1,426,907			-97,371
9 Transferred from the Capital Fund														
10 Current Year Debt Principle and Interest	-1,094,044										-40,507	-588,892		-464,645
11 Amounts allocated (To) From Other Services														
12 Subtotal net transfers	-3,511,475	-77,313	-15,780			-555,000	-216,000	-29,059			-1,467,414	-588,892		-562,016
13 Balance - December 31, 2015	8,205,578	21,062	48,127	535,841	718,457	1,311,752	-388,786	597,244	858,478	-177,003	8,887,790	-1,582,892	53,704	-2,678,195
14 Less Future Capital Works	-18,616,967	-166,755	-21,720	-58,600	-219,000	-625,500	-73,000	-584,691		-504,000	-11,685,930		-90,000	-4,587,771
15 Current Balance less Future Capital Works	-10,411,388	-145,693	26,407	477,241	499,457	686,252	-461,786	12,553	858,478	-681,003	-2,798,140	-1,582,892	-36,296	-7,265,966

Note: 1) For the detail of the various Growth Area sub reserves, refer to Schedule 2 A

Schedule 2 A

City of Peterborough

Growth Areas Development Charge Reserve Funds

Statement of Continuity

For The Year Ended December 31, 2015

Description C1	Jackson Growth Area C2	Carnegie East Growth Area C3	Carnegie West Growth Area C4	Chemong East Growth Area C5	Chemong West Growth Area C6	Liftlock Growth Area C7	Coldspring Growth Area C8	Lily Lake Growth Area C9	City Wide Growth Area C10	Total C11
1 Balance - January 1, 2015	2,351,313	-2,151,619	4,301	-200,332	-888,064	8,583	24,278	-1,702,835	325,905	-2,228,470
2 Revenue for the year 2015										
3 Development Charges		75,554		57,269		6,060			-2,970	135,913
4 Debenture Proceeds										
5 Received/Receivable										
6 Interest Earned	23,369	-21,225	34	-2,100	-9,769	116	244	-17,543	3,252	-23,622
7	23,369	54,329	34	55,169	-9,769	6,176	244	-17,543	282	112,291
Transfers for the year 2015										
8 Transferred to the Capital Fund		-10,295	-5,424	-31,845	-49,808					-97,371
9 Transferred from the Capital Fund										
10 Current Year Debt Principle and Interest	-74,801			-90,325	-141,278			-158,241		-464,645
11 Amounts allocated (To) From Other Services										
12 Subtotal net transfers	-74,801	-10,295	-5,424	-122,170	-191,086			-158,241		-562,016
13 Balance - December 31, 2015	2,299,881	-2,107,585	-1,089	-267,333	-1,088,919	14,759	24,522	-1,878,619	326,187	-2,678,195
14 Less Future Capital Works	-1,516,685	-456,855	-196,176	-286,330	-369,645	-25,000	-30,000	-1,429,600	-277,480	-4,587,771
15 Current Balance less Future Capital Works	783,196	-2,564,440	-197,265	-553,663	-1,458,564	-10,241	-5,478	-3,308,219	48,707	-7,265,966

Schedule 3

City of Peterborough
Development Charge Reserve Funds
Amounts Transferred to Capital Fund
For The Year Ended December 31, 2015

	Amount
<u>General Government</u>	
Vision 2025 Strategic Plan	40,545
Retail Market Analysis Update	35,615
Development charge study update	1,153
	<hr/> 77,313
<u>Police</u>	
Police Services Business Plan	15,780
<u>Library</u>	
Materials purchases	77,400
Additional Library Space	477,600
	<hr/> 555,000
<u>Fire</u>	
Fire Apparatus Replacement/Additions	216,000
	<hr/> 216,000
<u>City Wide Engineering</u>	
Lansdowne St.- Kaw Hts to City Limits	231,505
Parkhill - Wallis to City Limits	1,018,511
Brealey - Lansdowne to Sherbrooke	30,952
Various New Multi-Use Trails	145,939
	<hr/> 1,426,907
<u>Park Development & Facilities</u>	
Park Facilities Development	29,059
<u>Growth Areas</u>	
Bethune Street	42,844
Hilliard Sanitary Trunk Sewer	54,527
	<hr/> 97,371
Total Net Transfers	<hr/> 2,417,431 <hr/>

Schedule 4

**City of Peterborough
Analysis of 2015 Capital Projects**

Financed In Whole Or In Part From Development Charges

(1)	(2)	(2)	(3)	(4)	(5)	(6)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Service/Description	Reference	(Unexpended) Unfinanced Jan 01/15	Expenditures	Transfers		Total Applications	2015 - Total Revenues						(Unexpended) Unfinanced at Dec. 31, 2015
				to reserves	Other transfers		Capital Levy	Federal/ Provincial Grants	Financing From DC Reserve Funds	Long Term Debt	Other Revenue	Total Revenue	
General Government													
Vision 2025 Strategic Plan	105-15-522		52,544			52,544	-12,000		-40,545			-52,545	-1
Retail Market Analysis Update	105-15-815		52,763			52,763	-19,500		-35,615			-55,115	-2,352
Development charge study update	105-14-134						1,153		-1,153				
Police													
Police Services Business Plan	105-15-982		37,132			37,132			-15,780		-21,352	-37,132	
Library													
Materials purchases	602-15-734		471,397			471,397	-8,600		-77,400		-478,301	-564,301	-92,904
Additional Library Space	602-11-173	-1,785	194,517			194,517	45,000		-477,600		-75,000	-507,600	-314,868
Fire													
Fire Apparatus Replacement/Additions	102-14-166		332,089			332,089			-216,000		-116,089	-332,089	
City Wide Engineering													
Lansdowne St.- Kaw Hts to City Limits	102-02-187		231,505			231,505			-231,505			-231,505	
Parkhill - Wallis to City Limits	102-06-190		3,754,824			3,754,824			-1,018,512	-3,414,500		-4,433,012	-678,188
Brealey - Lansdowne to Sherbrooke	102-15-189		30,951			30,951			-30,952			-30,952	-1
Various New Multi-Use Trails	102-15-360	-17,218	309,975			309,975	-257,500		-145,939			-403,439	-110,682
Park Development & Facilities													
Park Facilities Development	102-14-761	-302,849	435,805			435,805	-30,000		-29,059		-73,898	-132,957	-1
Growth Areas													
Bethune Street	102-15-426		42,843			42,843			-42,844			-42,844	-1
Hilliard Sanitary Trunk Sewer	102-11-379		54,527			54,527			-54,527			-54,527	
Total		-321,852	6,000,872			6,000,872	-281,447		-2,417,431	-3,414,500	-764,640	-6,878,018	-1,198,998

Schedule 5

City of Peterborough Future Capital Works To Be Drawn Against Development Charge Reserve Funds As of December 31, 2015

	Possible Further Draws
<u>General Government</u>	
Official Plan Review	29,500
Little Lake Master Plan Implementation	64,915
Vision 2025 Strategic Plan	67,455
Retail Market Analysis Update	4,885
	<hr/> 166,755
<u>Police</u>	
Police Services Business Plan	21,720
<u>Transit</u>	
Transit Stop Shelters	22,600
Public Works Relocation Project	36,000
	<hr/> 58,600
<u>Indoor Recreation</u>	
New Arena Facility Build	219,000
<u>Library</u>	
Library renovation	625,500
<u>Fire</u>	
Fire Station Relocations/Construction	73,000
	<hr/> 73,000
<u>City Wide Engineering - Roads and Related</u>	
Kaw Hts Detention Pond	227,000
Extension of Crawford Drive	288,917
Charlotte - Clonsilla to Rubidge	1,272,000
Parkhill - Wallis to City Limits	927,154
Sherbrooke/Wallis Intersection	290,000
Extension of Crawford Drive	58,500
Citywide Transit Operations	112,250
TV Road over Witlaw Creek	787,000
Sherbrook St - Glenforest to W City Limits	1,285,000
Chemong Rd - Parkhill to Parkway ROW	500,000
Parkway Corridor Extension	4,451,100
Brealey - Lansdowne to Stenson	134,048
Various New Multi-Use Trails	36,961
Armour Road - Nassau Mills	429,000
SCF Bethune St. Eligible	887,000
	<hr/> 11,685,930
<u>Park Development & Facilities</u>	
Parkland Development Assistance	140,000
Little Lake Master Plan Implementation	17,900
Park Development and Facilities	118,350
Park Facilities Development	308,441
	<hr/> 584,691
<u>Public Works</u>	
Public Works Relocation Project	504,000
<u>Affordable Housing</u>	
Incentives For Affordable Housing	90,000
<u>Growth Areas</u>	
Jackson Growth Area	1,516,685
Carnegie East Growth Area	456,855
Carnegie West Growth Area	196,176
Chemong East Growth Area	286,330
Chemong West Growth Area	369,645
Coldsprings Growth Area	30,000
Lily Lake Growth Area	1,429,600
Liftlock Growth Area	25,000
City Wide Growth Area	277,480
	<hr/> 4,587,771
Total Future Capital Works	<hr/> 18,616,967 <hr/>

Appendix B

**Peterborough Utilities Commission Report - Water Development
Charges - For the Year Ending December 31, 2015**

Appendix B

PETERBOROUGH UTILITIES COMMISSION REPORT

March 23, 2016

File: F40

COMMISSION AGENDA
2015:03:31

WATER DEVELOPMENT CHARGES FOR THE YEAR ENDING DECEMBER 31, 2015

INFORMATION

This report is presented for the Commission's information.

Prepared by: Kyle Davis, Manager Financial Planning & Reporting

Submitted by: Byron Thompson, Chief Financial Officer

Approved for Submission by: _____
President & CEO

Background

Development charges (*Development Charges Act, 1997, S.O.*) provide a mechanism for funding additional major system capacity to service new growth. All new users contribute on an equitable basis to fund new service through additions to the citywide utility system or expansions to existing services. Future capacity includes changes to the treatment plant, pumping and booster stations, reservoirs and trunk mains. These funds are not used to pay for ongoing operations or maintenance, or replacement capital of existing facilities, unless capacity is being increased, and then only to fund the portion relating to the increase.

Management Discussion

Attached to this report is a copy of the Statement of Continuity of Reserve Funds for Development Charges (DCA) and supporting statements summarizing cash receipts, balance due to general funds and eligible development costs incurred for the fiscal year ending December 31, 2015.

The DCA reserve fund had an opening balance on January 1, 2015 of nil. A total of \$254,154 was collected during the year and the fund earned interest of \$711. The value of 2015 capital expenditures eligible for financing from the reserve fund amounted to \$2,525,657. Of this amount, the total available for transfer of \$254,865 was transferred from the reserve fund to the general fund. The reserve fund balance at December 31, 2015 was nil.

A copy of this report will be submitted to Sandra Clancy, Director of Corporate Services, for presentation to City Council. The *Development Charges Act, 1997*, states that the Treasurer of the Municipality shall furnish to Council statements in respect of each Reserve Fund. The Treasurer must also forward this information to the Minister of Municipal Affairs and Housing within 60 days of the DCA statements being reported to City Council.

A Development Charges Background Study dated October 18, 2013 was prepared by Hemson Consulting Ltd. and By-law 13-174 was passed establishing Development Charges for the City of Peterborough related to water services. The by-law was effective January 1, 2014 and will expire five years from the effective date.

Budget and Financial Implications*

There is no budget or financial implications as this report summarizes the prior year transactions affecting the Development Charges Reserve Fund.

Risk Evaluation*

None. This report is provided as a status update to the Commission.

**PETERBOROUGH UTILITIES COMMISSION
WATER DEVELOPMENT CHARGES
ANNUAL STATEMENTS
For the Year ended December 31, 2015**

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**PETERBOROUGH UTILITIES COMMISSION
WATER DEVELOPMENT CHARGES
STATEMENT OF CONTINUITY OF RESERVE FUND
FOR THE YEAR ENDING DECEMBER 31, 2015**

	<u>2015</u>	<u>2014</u>
Balance at January 1,	\$ -	\$ 330,727
Plus:		
Cash Receipts	\$ 254,154	\$ 169,321
Interest Earned	\$ 711	\$ 5,488
	<u>\$ 254,865</u>	<u>\$ 174,809</u>
Total Available	\$ 254,865	\$ 505,536
Less:		
Contributions to Capital Operations	\$ 254,865	\$ 505,536
Balance at December 31,	<u>\$ -</u>	<u>\$ -</u>

Balance due to General Funds:

	<u>2015</u>	<u>2014</u>
Beginning of year	\$ 1,833,236	\$ -
Eligible expenditures	\$ 2,525,657	\$ 2,338,771
Transferred to General Funds	(\$254,865)	(\$505,535)
End of Year	<u>\$ 4,104,028</u>	<u>\$ 1,833,236</u>

**PETERBOROUGH UTILITIES COMMISSION
WATER DEVELOPMENT CHARGES
SUMMARY OF CASH RECEIPTS
FOR THE YEAR ENDING DECEMBER 31, 2015**

	<u>2015</u>	<u>2014</u>
Residential	\$ 246,556	\$ 162,422
Non-residential	\$ 7,598	\$ 6,899
<hr/> Total Cash Receipts	<hr/> \$ 254,154	<hr/> \$ 169,321

**PETERBOROUGH UTILITIES COMMISSION
WATER DEVELOPMENT CHARGES
SUMMARY OF DEVELOPMENT COSTS**

FOR THE YEAR ENDING DECEMBER 31, 2015

<u>Project #</u>	<u>Description</u>	<u>2015 Expenditures</u>	<u>Growth Factor</u>	<u>Growth Related Portion of Expenditures</u>
2170-3-1993	Water treatment plant clearwell	\$ 3,759,467	67%	\$ 2,518,843
2175-1-1270	Otonabee river crossing	\$ 1,970	100%	\$ 1,970
2173-3-2108	Greenhill Booster Pumping Station	\$ 24,222	20%	\$ 4,844
Total Expenditures		\$ 3,785,659		\$ 2,525,657

**PETERBOROUGH UTILITIES COMMISSION
DEVELOPMENT ACT CHARGES
BY-LAW 13-174
EFFECTIVE JANUARY 1, 2015**

Planning Area	Residential Development Charge by Unit Type			Non-Residential Charge (\$/square metre)
	Residential A	Residential B	Residential C	
	Singles & Semis	Other Multiples	Apartments	
1. Auburn North	\$ 2,755	\$ 2,375	\$ 1,615	\$ 5.99
2. Jackson	\$ 2,621	\$ 2,260	\$ 1,536	\$ 5.99
3. Carnegie West	\$ 1,901	\$ 1,639	\$ 1,115	\$ 5.99
4. Chemong West	\$ 1,644	\$ 1,417	\$ 964	\$ 5.99
5. Lily Lake	\$ 3,409	\$ 2,939	\$ 1,998	\$ 5.99
6. Liftlock	\$ 1,558	\$ 1,343	\$ 914	\$ 5.99
7. Coldsprings	\$ 1,952	\$ 1,683	\$ 1,144	\$ 5.99
8. Outside Planning Areas	\$ 1,372	\$ 1,183	\$ 805	\$ 5.99
9. Carnegie East	\$ 695	\$ 599	\$ 407	\$ 5.99
10. Chemong East	\$ 1,699	\$ 1,465	\$ 996	\$ 5.99