



City of  
**Peterborough**

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**To:** Members of the General Committee

**From:** Richard Freymond  
Commissioner of Corporate and Legislative Services

**Meeting Date:** July 8, 2019

**Subject:** Report CLSFS19-036  
Peterborough Utilities Commission  
Development Charges Background Study Recommendations

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## **Purpose**

A report to recommend Council adopt a Development Charge By-law to establish new development charge rates to be levied by the Peterborough Utilities Commission (PUC).

## **Recommendation**

That Council approve the recommendation outlined in Report CLSFS19-036 dated July 8, 2019, of the Commissioner of Corporate and Legislative Services, as follows:

That, as requested by the Peterborough Utilities Commission, Council adopt a Development Charge By-law, as set out in Appendix C, at its July 22, 2019 Council meeting to establish new development charge rates to be levied by the Peterborough Utilities Commission for the period July 22, 2019 to July 21, 2024.

## **Budget and Financial Implications**

There are no direct budget and financial implications to the City of approving the PUC's Development Charge By-law as the Development Charges (DCs) are levied directly by the PUC and used to pay for PUC growth-related capital works. The City levies its own separate DCs.

The Development Charges are an important revenue source to the PUC and are expected to generate \$3.0 million over the term of the by-law.

## Background

PUC staff prepared a Report #3.05, dated June 11, 2019, for the Commission's consideration at its June 27, 2019 meeting, attached as Appendix A. There have been no changes made to the Development Charges Background Study (Study), or the proposed development charge by-law which are appended to this report as Appendix B, and C respectively.

As required by the **Development Charges Act, 1997**, a public information meeting was held by City Council on June 24, 2019 to present the Study for the PUC prepared by Hemson Consulting Ltd. There were no speakers to the item.

Table 1 provides a comparative summary of the current and proposed PUC DC rates. With the exception of Carnegie West, Liftlock and Coldsprings Planning Areas, all calculated charges are experiencing decreases from the rate that is currently being levied. This is due to higher development forecasts than in the last study, changes in the capital projects and the utilization of existing DC reserves to offset the cost of new capital projects.

As with the residential City-wide charge, the proposed non-residential rate is also experiencing a decrease from the existing rate. The non-residential charge only recovers for City-wide costs. The reason for the decrease in the rate is that this Study is now recovering for fewer City-wide related costs, over a larger employment forecast.

**Table 1**  
**Comparative Summary of the Current and Proposed PUC Development Charge rates**

Development Charges by Planning Area	Charge Per Single & Semi-Detached Unit - Residential A			
	Calculated Charge	Existing Charge (Jan 1/19)	% Difference	
			\$	%
1. Auburn North	\$ 2,251	\$ 3,057	(\$ 806)	-26%
2. Jackson	\$ 2,636	\$ 2,907	(\$ 271)	-9%
3. Carnegie West	\$ 2,186	\$ 2,108	\$ 78	4%
4. Chemong West	\$ 1,738	\$ 1,825	(\$ 87)	-5%
5. Lily Lake	\$ 2,572	\$ 3,780	(\$ 1,208)	-32%
6. Liftlock	\$ 1,761	\$ 1,728	\$ 33	2%
7. Coldsprings	\$ 2,215	\$ 2,166	\$ 49	2%
8. Outside Planning Areas	\$ 1,422	\$ 1,522	(\$ 100)	-7%
9. Carnegie East	\$ 675	\$ 772	(\$ 97)	-13%
10. Chemong East	\$ 1,026	\$ 1,885	(\$ 859)	-46%
Non-Residential Charge / sq. metre (All Areas)	\$ 5.82	\$ 6.65	(\$ 0.83)	-12%

PUC representatives will attend the July 8, 2019 General Committee meeting to answer questions.

Submitted by,

Richard Freymond  
Commissioner of Corporate and Legislative Services

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Attachments:

Appendix A: Peterborough Utilities Commission staff report, dated June 11, 2019, re  
Development Charges for consideration at its June 27, 2019 meeting

Appendix B: Peterborough Utilities Commission Development Charges Background Study

Appendix C: By-law to establish Development Charges for the City of Peterborough Related  
to Water Services