

**Report for Public Consultation**

Prepared by Hemson for the Municipality of Centre Hastings

# 2026 Development Charges Background Study

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1000 – 30 St. Patrick Street, Toronto, ON M5T 3A3  
416 593 5090 | [hemson@hemson.com](mailto:hemson@hemson.com) | [www.hemson.com](http://www.hemson.com)

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# List of Acronyms

AMP Asset Management Plan

BTE Benefit to Existing

COG Cost of Growth

DCA Development Charges Act

DC Development Charge(s)

GFA Gross Floor Area

PPB Post-Period Benefit

PPU Persons Per Unit

# Executive Summary

The *Development Charges Act, 1997* (DCA), and its associated *Ontario Regulation 82/98* (O. Reg. 82/98), allow municipalities in Ontario to recover development-related capital costs from new development. This Municipality of Centre Hastings Development Charges Background Study is presented as part of a process to establish development charge by-laws that comply with this legislation.

The Municipality of Centre Hastings is growing and is also an attractive location for a variety of residential and non-residential development. The anticipated development in the Municipality will increase the demand on municipal services. The Municipality wishes to continue to impose development charges to fund capital projects related to development in the Municipality so that development continues to be serviced in a fiscally responsible manner.

## **A. Purpose of Development Charges Background Study**

Hemson Consulting Ltd. was retained by the Municipality to complete a Development Charges (DC) Background Study (the “Background Study”). The Background Study provides the basis and background to update the Municipality’s development charges to reflect the servicing needs of development and redevelopment. The study process is intended to facilitate the passage of a new by-law to implement new development charges.

### **i. Study Consistent with Development Charges Legislation**

The Municipality’s Background Study is presented as part of a process to approve a new DC By-law in compliance with the DCA. The study is prepared in accordance with the DCA and associated regulations, including amendments that came into force through the:

- *More Homes, More Choice Act 2019;*
- *COVID-19 Economic Recovery Act 2020;*
- *More Homes Built Faster Act 2022;*
- *Cutting Red Tape to Build More Homes Act, 2024;*
- *Protect Ontario by Building Faster and Smarter Act, 2025;* and
- *Fighting Delays, Building Faster Act, 2025,* which was granted Royal Assent on November 27, 2025.

## **ii. Key Steps of the Development Charges Calculation**

In accordance with the DCA and associated regulation, several key steps are required to calculate development charges. These include:

- preparing a development (growth) forecast;
- establishing historical service levels;
- determining the increased needs for services arising from development and appropriate shares of capital costs; and
- determining how these costs are attributed to development types (i.e. residential and non-residential).

## **iii. Development-Related Capital Forecast is Subject to Change**

It is recognized that the DC Background Study is a point-in-time analysis and there may be changes to capital project timing, scope, and costs through the Municipality's normal annual budget process.

## B. Development Forecast

The table below summarizes the residential and non-residential development forecast over the 2026-2035 planning period. The forecast is discussed in detail in Appendix A.

Municipal-wide Development Forecast	2025 Estimate	10-Year 2026 - 2035	
		Growth	Total at 2035
<b>Residential</b>			
Total Occupied Dwellings	2,015	250	2,265
Total Population			
Census	4,937	243	5,180
<i>Population In New Dwellings (Rural)</i>		<i>629</i>	
<i>Population In New Dwellings (Urban)</i>		<i>505</i>	
<b>Non-Residential</b>			
Employment	1,116	55	1,171
Non-Residential Building Space (sq.m.)		2,749	

## C. Development-Related Capital Program

The development-related capital program for all services is planned over a 10-year period from 2026 to 2035. The gross cost of the services program amounts to \$55.5 million, of which \$5.4 million is eligible for recovery through DCs. Details regarding the capital programs for each service are provided in Appendix B and C of this Background Study.

## D. Calculated Development Charges

DC rates have been established under the parameters and limitations of the DCA. A Municipal-wide uniform cost recovery approach is used to calculate DCs for all services.

The table below provides the maximum calculated Municipal-wide charges for residential and non-residential development based on the aforementioned development forecast.

### Calculated Municipal-wide Development Charges

Service	Charge By Unit Type			Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments	
Library Services	\$216	\$176	\$117	\$0.00
Parks & Recreation	\$926	\$755	\$504	\$0.00
Fire Protection Services	\$745	\$608	\$405	\$5.50
Development-Related Studies	\$849	\$693	\$462	\$6.24
Land Acquisition (Rural)	\$630	\$514	\$343	\$4.65
Services Related To A Highway	\$6,091	\$4,971	\$3,314	\$45.03
Stormwater Management	\$2,912	\$2,377	\$1,584	\$21.53
<b>Subtotal Rural Services</b>	<b>\$12,369</b>	<b>\$10,094</b>	<b>\$6,729</b>	<b>\$82.95</b>
Land Acquisition (Urban)	\$3,156	\$2,576	\$1,717	\$23.74
Water Services	\$3,488	\$2,847	\$1,898	\$26.17
Wastewater Services	\$8,026	\$6,551	\$4,367	\$60.27
<b>Subtotal Urban Services</b>	<b>\$14,670</b>	<b>\$11,974</b>	<b>\$7,982</b>	<b>\$110.18</b>
<b>TOTAL URBAN RESIDENTIAL CHARGE BY UNIT TYPE</b>	<b>\$27,039</b>	<b>\$22,068</b>	<b>\$14,711</b>	<b>\$193.13</b>

## E. Cost of Growth Analysis

An overview of the long-term capital and operating costs, as well as the asset management-related annual provisions for capital facilities and infrastructure to be included in the DC by-law, is provided in Appendix E of this Background Study. This examination is required by the DCA.

## F. Consideration of Area Rating

Based on discussions with Municipal staff, as well as an examination of the form and type of development charge eligible services provided in Centre Hastings, it is proposed that the Municipality continue to calculate and

collect development charges on a uniform, Municipal-wide basis for all general and engineered services.

### **G. Local Service Policy**

The Municipality is now required to adopt a local service policy for each service included in the DC by-law that has any component delivered as a local service. The local service policy must identify the works or classes of works that are considered local services. A local service policy has been included in this DC Background Study and can be found in Appendix G.

### **H. DC By-law Included Under Separate Cover**

The Municipality's proposed DC By-law will be released in draft form at least two weeks prior to the public meeting being held under the DCA on April 15, 2026.

# 1. Introduction

This Municipality of Centre Hastings 2026 Development Charges (DC) Background Study is presented as part of the process to approve a new DC by-law in compliance with the *Development Charges Act, 1997* (DCA). As the Municipality experiences residential and non-residential development that will increase the demand on municipal services, the Municipality wishes to implement development charges to fund capital projects related to growth so that development continues to be serviced in a fiscally responsible manner.

The DCA and O. Reg. 82/98 require that a DC background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of population, housing, and non-residential development anticipated in the Municipality;
- The average capital service levels provided in the Municipality over the 15-year period immediately preceding the preparation of the Background Study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred, or to be incurred, by the Municipality or its local boards to provide for the anticipated development, including the determination of the eligible and ineligible components of the capital projects;
- An asset management plan that demonstrates that all assets are financially sustainable over their full life cycle; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study presents the results of the review to determine the development-related net capital costs that are attributable to development that is forecast to occur in the Municipality. The development-related net capital costs are then apportioned among various types of development (residential and non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study therefore calculates development charges for various types of development.

The DCA provides for a period of public review and comment regarding the proposed development charges. This process includes considering and responding to comments received by members of the public about the calculated charges. Following completion of this process, in accordance with the DCA and Council's review of this study, it is intended that Council will pass new development charges by-laws for the Municipality.

The development-related capital program and associated draft development charge rates were presented to Municipal Council for review on February 18, 2026. Council subsequently directed that this Development Charges Background Study be prepared to initiate the formal public consultation process.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

## **A. Legislative Context**

The study is prepared in accordance with the DCA and associated regulations, including the amendments that came into force on November 28, 2022 under the *More Homes Built Faster Act, 2022*, and on June 6, 2024 under the *Cutting Red Tape to Build More Homes Act, 2024*. The latter reversed the 5-year mandatory phase-in of DCs and implemented DC exemptions for affordable housing projects that meet the DCA eligibility requirements. Key legislative changes incorporated into this study include:

- Historical service level standards have been extended from a 10 to 15-year planning period;
- DC by-laws now expire every 10 years instead of 5 years;
- The amount of interest paid on DC deferrals and freeze is capped at prime plus 1%;
- Costs associated with affordable housing services are now ineligible for recovery through DCs;
- Municipalities must spend or allocate 60% of available DC reserve funds per year for roads, water and wastewater services;
- DC discounts now apply for purpose-built rental units based on the number of bedrooms; and
- DC exemptions now apply for affordable and attainable housing developments which meet the provisions of the DCA.

Additional changes were brought forward by Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025*, which was granted Royal Assent on June 5, 2025, and Bill 60, *Fighting Delays, Building Faster Act, 2025*, which was granted Royal Assent on November 27, 2025. Changes arising from this legislation include:

- DC exemption for long-term care homes;
- Allowing for DC by-laws to be amended without a DC Background Study or a public meeting provided the amount of DCs payable decreases;
- Payable DCs are to be the lower of the “frozen” DC amount (including any interest applied), or the DC in effect at the time of permit issuance;
- Deferral of DCs for residential non-rental development until occupancy;

- Special treatment of land acquisition costs for inclusion in DCs, including the removal of land from the calculation of historical average service levels;
- Requirement for mandatory local service policy where DCs are imposed; and
- Increased transparency for Benefit to Existing (BTE) and capital cost methodologies in background studies.

## **B. Supporting Analysis**

The underlying assumptions and calculation methodologies contained in the Background Study have been informed by a range of inputs including the Municipality’s capital budget and forecasts, existing master plans, and discussions with Municipal staff and Council.

## **C. Consultation and Approval Process**

The following provides a summary of the consultation and approval process undertaken to complete the Background Study. Following the release of the Background Study, consultation will continue with the public prior to the passage of the new DC By-law(s) anticipated to occur in May 2026.

### **Timeline of Consultation and Approval Process**

<b>Activity</b>	<b>Date</b>
Council Information Session	February 18, 2026
Public Release of DC Background Study	March 20, 2026
Statutory Public Meeting of Council	April 15, 2026
Passage of 2026 DC By-law	May 2026 (targeted)

## **2. The Methodology Uses a Municipal-Wide Approach to Align Costs and Benefits**

Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. As such, in this study we have tailored our approach to the Municipality of Centre Hastings's unique circumstances.

The study calculates development charges for Centre Hastings on a Municipal-wide basis, consistent with the Municipality's previous development charges studies. This approach is focused on providing a reasonable alignment of development-related costs with the development that necessitates those costs.

### **A. Consideration for Area Rated Services**

In accordance with the DCA, Council must consider the use of area rating, also known as area-specific development charges, as part of the Background Study process. Based on discussions with staff and Council, a Municipal-wide approach has been used as part of this Background Study update.

### **B. Municipal-Wide Charges are Proposed**

The DCA requires that DC by-laws designate the areas within which DCs shall be imposed. The DCs may apply to all lands in a municipality or to other designated development areas as specified in the by-laws.

For all services, a range of capital facilities and infrastructure is available throughout the Municipality, and all Centre Hastings residents and

employees have access to these assets. As new development occurs, new infrastructure will be needed in order to maintain overall service levels in the Municipality. A widely accepted method of sharing the development-related capital costs for such Municipal services is to apportion them over all the anticipated development.

The following services are included in the Municipal-wide DC calculations:

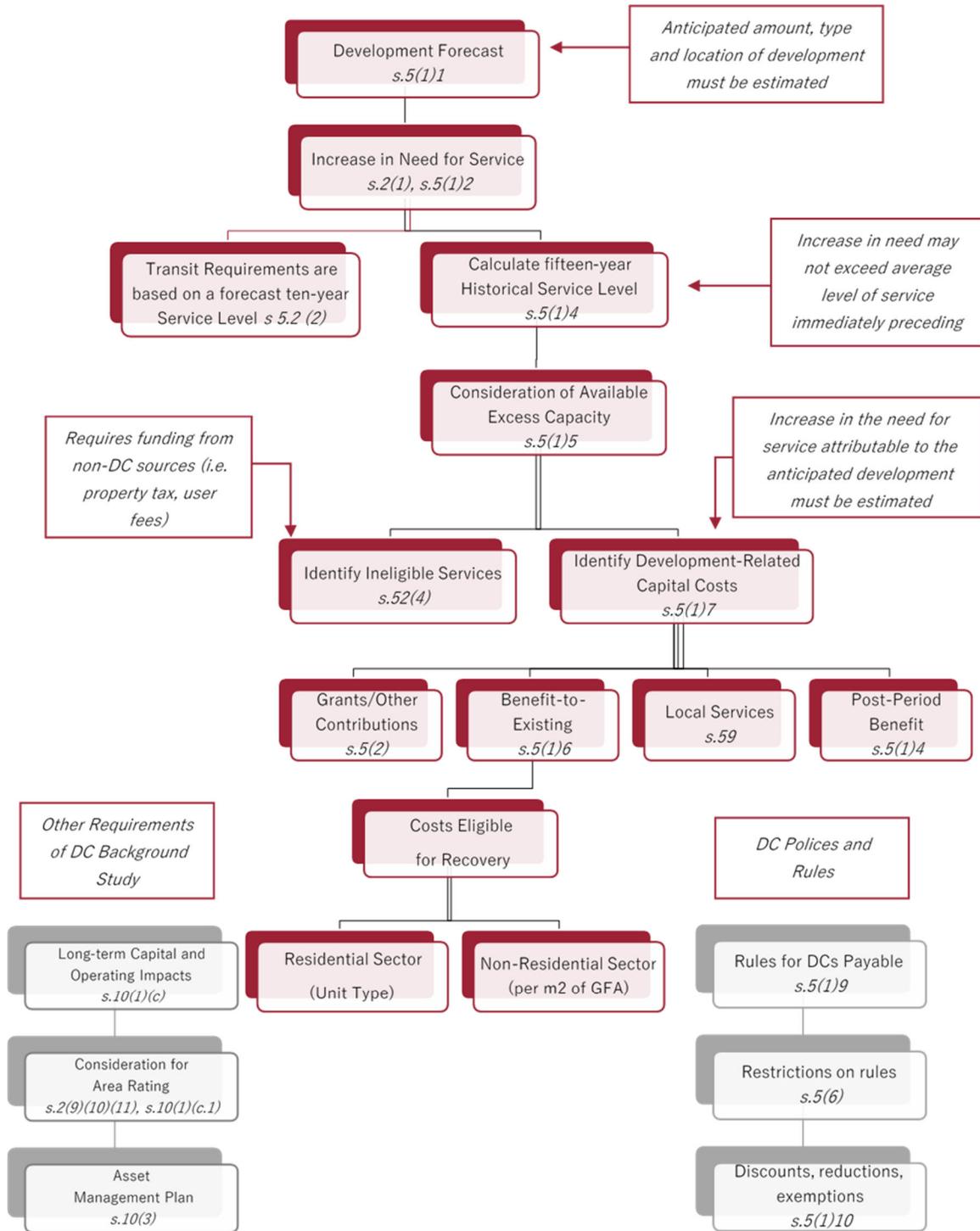
- Library Services
- Parks & Recreation
- Fire Protection Services
- Development-Related Studies
- Land Acquisition (Rural)
- Land Acquisition (Urban)
- Roads and Related Services
- Water Services
- Wastewater Services
- Stormwater Management

These services form a reasonable basis in which to plan and administer the Municipal-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that constitute it. The resulting DCs for these services would be imposed against all development anywhere in the Municipality.

### **C. Key Steps when Determining Development Charges for Future Development-Related Projects**

Several key steps are required in calculating DCs for future development-related projects. These are summarized below and shown schematically in Figure 1.

**Figure 1: Statutory Requirements of Development Charge Calculation and Study Process**



## **i. Development Forecast**

The first step in the methodology requires that a development forecast be prepared for each service area. Forecast planning horizons are based on a ten-year period, 2026 to 2035, for all services. The forecast of future residential and non-residential development used in this study was prepared in conjunction with the Municipality considering the forecasts contained in recent master plans and the County Official Plan and targets to 2036.

The forecast of the future residential and non-residential development was informed by the growth forecasts established for Centre Hastings through the Phase 1 Report of the Madoc Water, Wastewater, and Stormwater Master Plan (2024), and The Hastings County Official Plan (2017). For the residential portion of the forecast both the Census or “net” population growth and population growth in new units is estimated. Net population growth determines the need for additional facilities and provides the foundation for the development-related capital program.

The non-residential portion of the forecast estimates the gross floor area (GFA) of building space to be developed over the planning periods. The forecast of GFA is based on Official Plan employment forecasts for the Municipality. Factors for floor space per worker are used to convert the employment forecast into gross floor areas for the purposes of the Background Study.

## **ii. Service Categories and Historical Service Levels**

The DCA provides that the increase in the need for service attributable to anticipated development:

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 15-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 15-year average service levels thus form the basis for development charges. A review of the Municipality's capital service levels for buildings, vehicles, and so on has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charge can be determined. Land has been removed from the service level calculations in accordance with recent legislative amendments. The historical service levels used in this study have been calculated based on the period 2011-2025.

**iii. Development-Related Capital Program and Analysis of DC Eligible Costs to be recovered through Development Charges**

A development-related capital program has been prepared by the Municipality's departments, in consultation with Hemson, as part of the study. The program identifies development-related projects and their gross and net municipal costs, after allowing for capital grants, subsidies or other recoveries as required by the Act (DCA, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The DCA requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the Municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with DCA, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical 15-year average service levels or the service levels embodied in future plans of the Municipality. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a

demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a Municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital program, a portion of the project may confer benefits to existing residents. As required by the DCA, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Municipality from non-development charges sources. The amount of municipal funding for such non-DC-eligible shares of projects is also identified as part of the preparation of the development-related capital program. A description of the methodology that was used to determine this allocation, and any assumptions relied on in determining the allocation, is provided in Appendices B, and C.

There is also a requirement in the DCA to reduce the applicable development charge by the amount of any “uncommitted excess capacity” that is available for a service. Such capacity is available to partially meet the future servicing requirements. Adjustments are made in the capital program analysis to meet this requirement of the DCA.

#### **iv. Attribution to Types of Development**

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. In the Municipality of Centre Hastings, the allocation is based on projected changes in population in new units and employment over the planning periods.

The residential component of the development charges is applied to different housing types based on average occupancy factors. The non-residential component is applied on the basis of gross floor area of building space in square metre.

#### **v. Final Adjustment**

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from the application of any unallocated reserve fund balances. A cash flow analysis is also undertaken for all services to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the DCA.

### **D. Operating & Capital Cost Impacts and Asset Management Plan Legislative Requirements**

Section 10 of the DCA identifies what must be included in a Development Charges Background Study, namely:

- s.10 (2) The development charge background study shall 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; and
  - (c.2) an asset management plan prepared in accordance with subsection (3).

#### **i. Asset Management Plan**

The asset management plan must address all assets whose capital costs are proposed to be funded under the development charge by-law. It must also demonstrate that these assets are financially sustainable over their full

life cycle and include any additional information that may be prescribed. The plan must also be prepared in accordance with the prescribed manner.

A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle. The section of the DC Background Study that deals with the operating and capital cost impacts and the asset management plan can be found in Appendix E.

### 3. Development Forecast

The following section summarizes the development forecasts that have been used as inputs to the development charges calculations for the Municipality. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results, is provided in Appendix A.

The DCA requires that the Municipality estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Municipality to prepare a reasonable development-related capital program.

#### A. Residential Forecast

Development charges are levied on residential development as a charge per new unit. Accordingly, the residential forecast includes projections of both the population growth and the population accommodated in new housing units.

- The population growth determines the need for additional infrastructure and facilities and forms the basis for the development-related capital program.
- However, when calculating the development charge, the net development-related capital costs are allocated across the population that occupies new housing units. The population in new units represents the population from which the development charges will be collected.

The total population in new housing units (municipal-wide) is forecast to total 629 over the next 10 years. In the urban area, the population in new units is forecast to total 505 over the next 10 years.

## **B. Non-Residential Forecast**

Development charges are levied on non-residential development as a charge per unit of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of employment growth as well as a projection of the employment growth associated with new floor space.

The Municipality's employment growth is forecast to increase by 55 jobs over the ten-year period to 2035. This growth is expected to generate 2,749 square metres of new non-residential floorspace over the 10-year period.

Table 1 summarizes the development forecast underlying the development charge calculations for the Municipality.

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
 SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL  
 DEVELOPMENT FORECAST

Municipal-wide Development Forecast	2025 Estimate	10-Year 2026 - 2035	
		Growth	Total at 2035
<b>Residential</b>			
Total Occupied Dwellings	2,015	250	2,265
Total Population			
Census	4,937	243	5,180
<i>Population In New Dwellings (Rural)</i>		<i>629</i>	
<i>Population In New Dwellings (Urban)</i>		<i>505</i>	
<b>Non-Residential</b>			
Employment	1,116	55	1,171
Non-Residential Building Space (sq.m.)		2,749	

## 4. Historical Capital Service Levels

The DCA and O. Reg. 82/98 require that the development charges be set at a level no higher than the average service level provided in the Municipality over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For General Services (Library, Parks & Recreation, Fire) and Roads and Related, the legislative requirement is met by documenting historical service levels for the preceding 15 years; in this case, for the period 2011 to 2025. Typically, service levels are measured as a ratio of inputs per capita or per capita and employee.

O. Reg. 82/98 requires that when determining historical service levels both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the Municipality. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by Municipality staff based on historical records and their experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 2 summarizes service levels for all services included in the development charges calculations. Appendix B and C provide detailed historical inventory data upon which the calculation of service levels is based.

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
SUMMARY OF AVERAGE HISTORICAL SERVICE LEVELS 2011 - 2025

Service	2011 - 2020 Service Level Indicator
<b>1.0 LIBRARY SERVICES</b> Buildings Materials Furniture And Equipment	<b>\$510.29 per capita</b> \$336.72 per capita \$162.11 per capita \$11.46 per capita
<b>2.0 PARKS &amp; RECREATION</b> Indoor Recreation Park Facilities	<b>\$3,706.66 per capita</b> \$2,763.99 per capita \$942.66 per capita
<b>3.0 FIRE PROTECTION SERVICES</b> Buildings Furniture & Equipment At Stations Vehicles	<b>\$2,417.46 per pop &amp; empl</b> \$1,459.30 per pop & empl \$113.11 per pop & empl \$845.05 per pop & empl
<b>4.0 SERVICES RELATED TO A HIGHWAY</b> Public Works and Fleet Roads and Related	<b>\$16,156.40 per pop &amp; empl</b> \$1,298.74 per pop & empl \$14,857.66 per pop & empl

## 5. Development-Related Capital Forecast

The DCA requires the Council of a municipality to express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section II, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

### A. A Development-Related Capital Forecast is Provided for Council's Approval

Based on the development forecasts summarized above and detailed in Appendix A, Municipal staff, in collaboration with the consultant, have developed a development-related capital plan which sets out projects that are required to service anticipated development. For all services, the capital plan covers the ten-year period from 2026 to 2035.

It is recommended that Council adopt the development-related capital program developed for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the capital projects presented here as they will be needed to service the anticipated development in the Municipality. It is however acknowledged that changes to the forecast presented here may occur through the Municipality's normal capital budget process.

## **B. Development-Related Capital Forecast for General Services**

A summary of the ten-year development-related capital program for General Services is presented in Table 3. The table shows that the gross cost of the Municipality's capital program is estimated to be \$2.6 million. Grants, subsidies or other contribution in the amount of \$342,300 have been identified within the Parks & Recreation services, related to the new garage<sup>1</sup>. As such, the net cost of the development-related capital program is \$2.2 million.

Of the \$2.2 million net capital cost, approximately \$630,000 (29%) is related to capital works for the Urban Land Acquisition service. This includes new land related to water and wastewater services.

The cost of the Parks & Recreation capital program totals \$618,600 (28%) and covers a range of new park amenity projects, and the parks component of a new garage.

Of the remaining general services: Development-Related Studies capital costs amount to \$465,000 (21%); Land Acquisition (Rural) capital costs amount to \$270,000 (12%); Library Services capital costs amount to \$125,000 (6%); and Fire Protection Services capital costs amount to \$100,000 (5%) of the total net costs.

The capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following for the method and determination of net capital costs attributable to development). Portions of this capital program may relate to replacement of existing capital facilities, shares of

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<sup>1</sup> This relates to the public works share of the cost. More details on this project can be found in Appendix B and C.

projects that benefit existing development, or development anticipated to occur beyond the 2026-2035 planning period.

After these reductions, the remaining development-related capital costs are brought forward to the development charge calculation. Details on the capital plans for each individual general service are available in Appendix B.

### **C. Development-Related Capital Forecast for Engineering Services**

Table 4 presents a summary of the development-related capital forecast for the Municipality's engineering infrastructure over the period 2026 to 2035. The table shows that the gross cost of the Municipality's engineered service capital forecast is estimated to be \$53.0 million. Grants, subsidies, and other contributions account for \$23.8 million, leaving \$29.1 million in net municipal costs.

Further details on the development charges calculations for the engineering services are available in Appendix C.

TABLE 3

**MUNICIPALITY OF CENTRE HASTINGS  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
MUNICIPAL-WIDE GENERAL SERVICES 2026 - 2035  
(in \$000)**

<b>Service</b>	<b>Gross Cost</b>	<b>Grants/ Subsidies</b>	<b>Municipal Cost</b>
1.0 LIBRARY SERVICES	\$125.0	\$0.0	\$125.0
2.0 PARKS & RECREATION	\$961.0	\$342.3	\$618.6
3.0 FIRE PROTECTION SERVICES	\$100.0	\$0.0	\$100.0
4.0 DEVELOPMENT-RELATED STUDIES	\$465.0	\$0.0	\$465.0
5.0 LAND ACQUISITION (RURAL)	\$270.0	\$0.0	\$270.0
6.0 LAND ACQUISITION (URBAN)	\$630.0	\$0.0	\$630.0
<b>TOTAL - MUNICIPAL-WIDE GENERAL SERVICES</b>	<b>\$2,551.0</b>	<b>\$342.3</b>	<b>\$2,208.6</b>

TABLE 4

**MUNICIPALITY OF CENTRE HASTINGS  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
ENGINEERED SERVICES 2026 - 2035  
(in \$000)**

<b>Service</b>	<b>Gross Cost</b>	<b>Grants/ Subsidies</b>	<b>Municipal Cost</b>
1.0 ROADS AND RELATED	\$14,903.1	\$5,805.5	\$9,097.5
3.0 WATER SERVICES	\$11,589.7	\$5,030.9	\$6,558.8
4.0 WASTEWATER SERVICES	\$20,301.3	\$13,010.2	\$7,291.0
5.0 STORMWATER MANAGEMENT	\$6,150.0	\$0.0	\$6,150.0
<b>TOTAL - ENGINEERED SERVICES</b>	<b>\$52,944.0</b>	<b>\$23,846.7</b>	<b>\$29,097.3</b>

## 6. Proposed Development Charges are Calculated in Accordance with the DCA

This section summarizes the calculation of development charges for each service and the resulting total development charge by type of development. For all services, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cashflow analysis that accounts for interest earnings and borrowing costs are also discussed.

For residential development, an adjusted total per capita amount is applied to different housing types on the basis of average occupancy factors. For non-residential development the proposed development charge rates are based on gross floor area of building space.

It is noted that the calculation of the development charges does not include any provision for exemptions required under the DCA, for example, the exemption for enlargements of up to fifty per cent on existing industrial buildings or for affordable housing. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charge revenue for the affected types of development. Any such revenue loss may not be offset, however, by increasing other portions of the calculated charge.

### A. Development Charge Calculation

A summary of the “unadjusted” residential and non-residential development charges for the general services is presented in Table 5. Further details of the calculation for each individual General Service are available in Appendix B. Appendix C contains further details of the calculations for the Engineered Services.

**i. Unadjusted Residential and Non-Residential Development Charge Rates**

The capital forecast for the General Services incorporates those projects identified to be related to development anticipated in the next ten years. However, not all of the \$2.2 million in net capital costs are to be recovered from new development by way of development charges.

Table 5 shows that \$505,200 of the capital forecast relates to replacement of existing capital facilities or for shares of projects that provide benefit existing development. Another share of the forecast, \$82,600, is either attributable to development beyond 2035 (and can therefore only be recovered under future development charge studies) or represents a service level increase in the Municipality. In addition, \$232,300 is available to fund projects in the capital forecast from existing development charge reserve funds.

The remaining \$1.4 million is deemed to be eligible for recovery through DCs in the 2026 to 2035 period. This amount is then allocated to new residential development (\$1.3 million) and non-residential development (\$102,900).

The total net development related capital costs eligible for recovery for the General Services results in unadjusted development charges for each service expressed as a per capita charge for residential development and a charge per square foot of new GFA for non-residential development. These unadjusted development charges are displayed at the right of Table 5.

Table 6 presents the “unadjusted” residential and non-residential development charges for the engineering infrastructure. It shows that of the total \$29.1 million net cost of the capital program, \$15.3 million is considered to replace existing infrastructure or to benefit the existing community. An additional \$9.7 million has been removed as a post-period benefit share. No existing reserve fund balances have been identified.

TABLE 5

MUNICIPALITY OF CENTRE HASTINGS  
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
 CAPITAL PROGRAM FOR 10-YEAR SERVICES

10 Year Growth in Population in New Units (Rural)	629
10 Year Growth in Population in New Units (Urban)	505
10 Year Growth in Square Metres	2,749

Service	Development-Related Capital Program (2026 - 2035)					Residential and Non-Residential Share			
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2035 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	Residential Share		Non-Residential Share	
						%	(\$000)	%	(\$000)
<b>1.0 LIBRARY SERVICES</b>	\$125.0	\$31.3	\$42.2	\$0.0	\$51.6	100%	\$51.6	0%	\$0.00
Unadjusted Development Charge Per Capita							\$81.95		
Unadjusted Development Charge Per Sq.M									\$0.00
<b>2.0 PARKS &amp; RECREATION</b>	\$618.6	\$234.1	\$93.2	\$82.6	\$208.7	100%	\$208.7	0%	\$0.00
Unadjusted Development Charge Per Capita							\$331.58		
Unadjusted Development Charge Per Sq.M									\$0.00
<b>3.0 FIRE PROTECTION SERVICES</b>	\$100.0	\$0.0	\$0.0	\$0.0	\$100.0	92%	\$92.0	8%	\$8.00
Unadjusted Development Charge Per Capita							\$146.17		
Unadjusted Development Charge Per Sq.M									\$2.91
<b>4.0 DEVELOPMENT-RELATED STUDIES</b>	\$465.0	\$107.5	\$96.9	\$0.0	\$260.6	92%	\$239.7	8%	\$20.85
Unadjusted Development Charge Per Capita							\$380.87		
Unadjusted Development Charge Per Sq.M									\$7.58
<b>5.0 LAND ACQUISITION (RURAL)</b>	\$270.0	\$132.4	\$0.0	\$0.0	\$137.6	92%	\$126.6	8%	\$11.01
Unadjusted Development Charge Per Capita							\$201.19		
Unadjusted Development Charge Per Sq.M									\$4.00
<b>6.0 LAND ACQUISITION (URBAN)</b>	\$630.0	\$0.0	\$0.0	\$0.0	\$630.0	90%	\$567.0	10%	\$63.00
Unadjusted Development Charge Per Capita							\$1,122.02		
Unadjusted Development Charge Per Sq.M									\$22.92
<b>TOTAL 10-YEAR SERVICES</b>	<b>\$2,208.6</b>	<b>\$505.2</b>	<b>\$232.3</b>	<b>\$82.6</b>	<b>\$1,388.5</b>		<b>\$1,285.6</b>		<b>\$102.9</b>
Unadjusted Development Charge Per Capita							\$2,263.78		
Unadjusted Development Charge Per Sq.M									\$37.41



TABLE 6

MUNICIPALITY OF CENTRE HASTINGS  
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
 CAPITAL PROGRAM FOR SERVICES ENGINEERING SERVICES

10 Year Growth in Population in New Units (Rural)	629
10 Year Growth in Population in New Units (Urban)	505
10 Year Growth in Square Meters	2,749

Service	Development-Related Capital Program (2026 - 2035)					Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	(\$000)	%	(\$000)
<b>1.0 ROADS AND RELATED</b>	\$9,097.5	\$6,696.9	\$0.0	\$942.0	\$1,458.7	92%	\$1,342.0	8%	\$116.69
Unadjusted Development Charge Per Capita							\$2,132.19		
Unadjusted Development Charge Per Sq.M									\$42.45
<b>2.0 WATER SERVICES</b>	\$6,558.8	\$3,819.5	\$0.0	\$2,127.4	\$611.8	90%	\$550.7	10%	\$61.18
Unadjusted Development Charge Per Capita							\$1,089.68		
Unadjusted Development Charge Per Sq.M									\$22.25
<b>3.0 WASTEWATER SERVICES</b>	\$7,291.0	\$1,557.6	\$0.0	\$4,354.8	\$1,378.7	90%	\$1,240.8	10%	\$137.87
Unadjusted Development Charge Per Capita							\$2,455.44		
Unadjusted Development Charge Per Sq.M									\$50.15
<b>4.0 STORMWATER MANAGEMENT</b>	\$6,150.0	\$3,200.9	\$0.0	\$2,295.3	\$653.8	92%	\$601.5	8%	\$52.31
Unadjusted Development Charge Per Capita							\$955.72		
Unadjusted Development Charge Per Sq.M									\$19.03
<b>TOTAL 10-YEAR ENGINEERING PROGRAM</b>	<b>\$29,097.3</b>	<b>\$15,274.9</b>	<b>\$0.0</b>	<b>\$9,719.4</b>	<b>\$4,103.0</b>		<b>\$3,735.0</b>		<b>\$368.1</b>
Unadjusted Development Charge Per Capita							<b>\$6,633.03</b>		
Unadjusted Development Charge Per Sq.M									<b>\$133.88</b>



After these deductions, the remaining \$4.1 million is carried forward to the development charge calculation. This amount is then allocated to new residential development (\$3.7 million) and non-residential development (\$368,100).

The allocation of engineering service costs yields unadjusted charges for each service expressed as a per capita charge for residential development and a charge per square metre for new non-residential development. These unadjusted development charges are displayed at the right of Table 6.

## **ii. Adjusted Residential and Non-Residential Development Charge Rates**

Final adjustments to the “unadjusted” development charge rates are made through a cashflow analysis. This analysis, details of which are included in Appendix B and C, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charge receipts for each service category.

Table 7 summarizes the results of the adjustment for the residential component of the development charge rate. As shown, the adjusted per capita rate is higher by \$1,095 (13%), increasing from \$8,714 per capita to \$9,808 per capita after the cashflow analysis.

Table 7 also provides the calculated rates by residential unit type, with the total charge per unit ranging from a high of \$27,039 per unit for single and semi-detached units to a low of \$14,711 for apartments. Rows and other multiples are calculated at \$22,068.

The calculated unadjusted and adjusted non-residential development charge rates are presented in Table 8. The calculated adjusted rate for new non-residential development is \$193.13 per square metre, which represents an increase of \$25.59 per square metre (or 15%) from the unadjusted rate of \$167.54 per square metre.

TABLE 7

MUNICIPALITY OF CENTRE HASTINGS  
MUNICIPAL-WIDE DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES

Service	Unadjusted Charge Per Capita	Adjusted Charge After Cashflow Per Capita	Charge By Unit Type (1)		
			Single & Semi-Detached	Rows & Other Multiples	Apartments
Library Services	\$82	\$78	\$216	\$176	\$117
Parks & Recreation	\$332	\$336	\$926	\$755	\$504
Fire Protection Services	\$146	\$270	\$745	\$608	\$405
Development-Related Studies	\$381	\$308	\$849	\$693	\$462
Land Acquisition (Rural)	\$201	\$228	\$630	\$514	\$343
Services Related To A Highway	\$2,132	\$2,209	\$6,091	\$4,971	\$3,314
Stormwater Management	\$956	\$1,056	\$2,912	\$2,377	\$1,584
<b>Subtotal Rural Services</b>	<b>\$4,230</b>	<b>\$4,486</b>	<b>\$12,369</b>	<b>\$10,094</b>	<b>\$6,729</b>
Land Acquisition (Urban)	\$939	\$1,145	\$3,156	\$2,576	\$1,717
Water Services	\$1,090	\$1,265	\$3,488	\$2,847	\$1,898
Wastewater Services	\$2,455	\$2,911	\$8,026	\$6,551	\$4,367
<b>Subtotal Urban Services</b>	<b>\$4,484</b>	<b>\$5,322</b>	<b>\$14,670</b>	<b>\$11,974</b>	<b>\$7,982</b>
<b>TOTAL URBAN RESIDENTIAL CHARGE BY UNIT TYPE</b>	<b>\$8,714</b>	<b>\$9,808</b>	<b>\$27,039</b>	<b>\$22,068</b>	<b>\$14,711</b>
(1) Based on Persons Per Unit of:			2.76	2.25	1.50

TABLE 8

MUNICIPALITY OF CENTRE HASTINGS  
MUNICIPAL-WIDE DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Unadjusted Charge (\$/sq.m)	Adjusted Charge (\$/sq.m)	Non-Residential Charge (\$/sq.m)
Library Services	\$0.00	\$0.00	\$0.00
Parks & Recreation	\$0.00	\$0.00	\$0.00
Fire Protection Services	\$2.91	\$5.50	\$5.50
Development-Related Studies	\$7.58	\$6.24	\$6.24
Land Acquisition (Rural)	\$4.00	\$4.65	\$4.65
Services Related To A Highway	\$42.45	\$45.03	\$45.03
Stormwater Management	\$19.03	\$21.53	\$21.53
<b>Subtotal Rural Services</b>	<b>\$75.97</b>	<b>\$82.95</b>	<b>\$82.95</b>
Land Acquisition (Urban)	\$19.17	\$23.74	\$23.74
Water Services	\$22.25	\$26.17	\$26.17
Wastewater Services	\$50.15	\$60.27	\$60.27
<b>Subtotal Urban Services</b>	<b>\$91.57</b>	<b>\$110.18</b>	<b>\$110.18</b>
<b>TOTAL NON-RESIDENTIAL URBAN CHARGE PER SQ.M.</b>	<b>\$167.54</b>	<b>\$193.13</b>	<b>\$193.13</b>

## **B. Comparison of 2026 Newly Calculated Development Charges with Charges Currently in Force**

Table 9 presents a comparison of the newly calculated residential and non-residential development charges with currently imposed development charge rates (as of January 1, 2026). It demonstrates that the newly calculated residential development charge rate for singles and semi-detached units (fully serviced) is increasing by 92%, or \$12,976.

As seen in Table 10, the newly calculated development charge rates for non-residential development (fully serviced) are higher by 335%, or \$148.73 per square metre. Note, the current rate imposed in the Municipality does not reflect the fully calculated rate.

TABLE 9

MUNICIPALITY OF CENTRE HASTINGS  
 COMPARISON OF CURRENT AND CALCULATED  
 RESIDENTIAL DEVELOPMENT CHARGES

Service	Current	Calculated	Difference in Charge	
	Residential Charge / SDU	Residential Charge / SDU		
Library Services	\$468	\$216	(\$252)	(54%)
Parks & Recreation	\$976	\$926	(\$50)	(5%)
Fire Protection Services	\$1,855	\$745	(\$1,110)	(60%)
Development-Related Studies	\$1,025	\$849	(\$176)	(17%)
Land Acquisition (Rural)	\$0	\$630	\$630	N/A
Services Related To A Highway	\$4,265	\$6,091	\$1,826	43%
Stormwater Management	\$0	\$2,912	\$2,912	N/A
<b>Subtotal Rural Services</b>	<b>\$8,590</b>	<b>\$12,369</b>	<b>\$3,779</b>	<b>44%</b>
Land Acquisition (Urban)	\$0	\$3,156	\$3,156	N/A
Water Services	\$2,346	\$3,488	\$1,142	49%
Wastewater Services	\$3,127	\$8,026	\$4,899	157%
<b>Subtotal Urban Services</b>	<b>\$5,473</b>	<b>\$14,670</b>	<b>\$9,197</b>	<b>168%</b>
<b>TOTAL URBAN RESIDENTIAL CHARGE BY UNIT TYPE</b>	<b>\$14,063</b>	<b>\$27,039</b>	<b>\$12,976</b>	<b>92%</b>



TABLE 10

MUNICIPALITY OF CENTRE HASTINGS  
 COMPARISON OF CURRENT AND CALCULATED  
 NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Current	Calculated	Difference in Charge	
	Non-Residential Charge / Sq.m	Non-Residential Charge / Sq.m		
Library Services	\$0.00	\$0.00	\$0.00	N/A
Parks & Recreation	\$0.00	\$0.00	\$0.00	N/A
Fire Protection Services	\$5.03	\$5.50	\$0.47	9%
Development-Related Studies	\$3.09	\$6.24	\$3.15	102%
Land Acquisition (Rural)	\$0.00	\$4.65	\$4.65	N/A
Services Related To A Highway	\$11.59	\$45.03	\$33.44	288%
Stormwater Management	\$0.00	\$21.53	\$21.53	N/A
<b>Subtotal Rural Services</b>	<b>\$19.71</b>	<b>\$82.95</b>	<b>\$63.24</b>	<b>321%</b>
Land Acquisition (Urban)	\$0.00	\$23.74	\$23.74	N/A
Water Services	\$10.58	\$26.17	\$15.59	147%
Wastewater Services	\$14.11	\$60.27	\$46.16	327%
<b>Subtotal Urban Services</b>	<b>\$24.69</b>	<b>\$110.18</b>	<b>\$85.49</b>	<b>346%</b>
<b>TOTAL NON-RESIDENTIAL CHARGE PER SQ.M.</b>	<b>\$44.40</b>	<b>\$193.13</b>	<b>\$148.73</b>	<b>335%</b>

## 7. Cost of Growth Analysis

This section provides an examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC by-law. This examination is required as one of the provisions of the DCA. Additional details on the cost of growth analysis, including asset management analysis is included in Appendix E.

### A. Asset Management Plan

Table 11 provides the calculated annual asset management contribution for both the gross capital expenditures and the shares related to the DC recoverable portions for the 2026-2035 planning period. The year 2036 has been included to calculate the annual contribution for the period as the expenditures in 2035 will not trigger asset management contributions until 2036. As shown in Table 11, by 2036 the Municipality should fund an additional \$71,968 per annum in order to fund the full life cycle costs of the new assets related to the general services supported under the development charges by-law.

### B. Long-Term Capital and Operating Costs

Appendix E summarizes the estimated increase in net operating costs that the Municipality will experience for additions associated with the planned capital forecast. These estimates are based on information provided in the Municipality's most recent Financial Information Return and supplemented by Municipality staff.

TABLE 11

MUNICIPALITY OF CENTRE HASTINGS  
ANNUAL ASSET MANAGEMENT PROVISION BY 2036

Service	2026 - 2035 Capital Program		Calculated AMP Annual Provision by 2036	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
LIBRARY SERVICES	\$51,579	\$73,421	\$1,960	\$4,443
PARKS & RECREATION	\$208,694	\$752,273	\$4,221	\$16,408
FIRE PROTECTION SERVICES	\$100,000	\$0	\$6,739	\$0
DEVELOPMENT-RELATED STUDIES	\$260,564	\$204,436	\$0	\$0
LAND ACQUISITION (RURAL)	\$137,636	\$132,364	\$0	\$0
LAND ACQUISITION (URBAN)	\$527,092	\$102,908	\$0	\$0
ROADS AND RELATED	\$1,458,681	\$13,444,377	\$29,780	\$284,004
WATER SERVICES	\$611,843	\$10,977,857	\$9,601	\$183,986
WASTEWATER SERVICES	\$1,378,695	\$18,922,580	\$13,220	\$222,186
STORMWATER MANAGEMENT	\$653,830	\$5,496,170	\$6,447	\$61,745
<b>TOTAL</b>	<b>\$5,388,614</b>	<b>\$50,106,386</b>	<b>\$71,968</b>	<b>\$772,771</b>

\* Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.

By 2035, the Municipality's net operating costs are estimated to increase by about \$167,500. The most significant portion of this increase relates to operating costs arising from the new road infrastructure.

Appendix E also summarizes the components of the development-related capital program that will require funding from non-development charge sources. Of the \$31.3 million net capital program to 2035, about \$15.9 million will need to be financed from non-development charge sources. This includes shares of projects related to capital replacement and non-growth shares of projects that provide benefit to the existing community. In addition, \$9.8 million in interim DC financing related to post-period shares of projects may be required. However, because DC by-laws must be revisited at least every ten years, it is difficult to determine the quantum of interim financing that may be necessary

Council is made aware of these factors so that they understand the financial implications of the quantum and timing of the projects included in the development-related capital forecast in this study.

### **C. The Program is Deemed to be Financially Sustainable**

In summary, the asset management plan and long-term capital and operating analysis contained in Appendix E demonstrates that the Municipality can afford to invest and operate the identified general and engineered services infrastructure over the ten-year and long-term planning periods. Importantly, the Municipality's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

## **8. Development Charges Policy and Administration**

This section addresses the requirement under the DCA for Council to consider area rating for development charges as well as development charge by-law policies and administration.

### **A. Consideration of Area Rating**

In accordance with the recent changes to s.10(2) of the DCA, a development charge background study must give consideration for “the use of more than one development charge by-law to reflect different needs for services in different areas”. Following consultation with Municipal staff and Council, it was determined that a municipal-wide approach continues to be most appropriate for the nature of the works and services provided in the Municipality, and as such, only a Municipal-wide charge has been proposed.

### **B. Development Charges Administration**

A draft copy of the development charges by-law will be made available on the Municipality’s website at least two weeks before the scheduled public meeting for review. The by-law itself will contain a series of polices as it relates to the Municipality’s policies and practices regarding development charge administration. In this regard, the following recommendations are made:

- It is recommended that the Municipality develop reporting policies consistent with the new requirements of the DCA;

- It is recommended the by-law permit the payment of a development charge in cash or through services-in-lieu agreements. The Municipality is not obligated to enter into services-in-lieu agreements;
- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also to be outlined in the proposed draft by-law; and
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Municipality's normal capital budget process.

### **C. A Local Service Policy Is Provided**

The Municipality is now required to adopt a local service policy for each service included in the DC by-laws that has any component delivered as a local service. The local service policy must identify the works or classes of works that are considered local services. A local service policy has been included as Appendix G in this study.

# Appendix A

## Development Forecast

# Development Forecast

This appendix summarizes the development forecast used to prepare the 2026 Development Charges (DC) Background Study for the Municipality of Centre Hastings. It outlines the forecasting methodology and key assumptions and presents the results of the residential and non-residential development forecasts.

The results of the analysis are set out in the following tables:

## Historical Development

Table 1	Population, Households and Employment
Table 2	Annual Housing Building Permits
Table 3	Households by Period of Construction, Showing Household Size

## Forecast Development

Table 4	Population, Households and Employment
Table 5	Household Growth by Unit Type
Table 6	Population in New Units by Unit Type
Table 7	Non-Residential Space

## A. Forecast Approach and Key Assumptions

The *Development Charges Act* requires the Municipality to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. Accordingly, the development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Municipality to prepare a reasonable development-related capital program.

For the purposes of this study, a ten-year development forecast, from 2026 to 2035, has been used for all development charge-eligible services within the Municipality.

The development forecasts in this study are based on anticipated development within the Municipality’s approved development areas. The forecasts consider the projections contained within the Hastings County Official Plan (2017) as well the development potential outlined in the Phase 1 Report of the Madoc Water, Wastewater, and Stormwater Master Plan (2024).

## **B. Key Assumptions, Definitions, and Historical Trends**

Historical growth and development figures presented in the tables draw on a range of data including Statistics Canada Census data, Canada Mortgage Housing Corporation (CMHC) housing market information, and the Municipality’s building permit and development application data.

A “Census-based” definition of population is used for the purpose of the development charges study. This definition does not include an estimate of Census net undercoverage, which is included in the “total” population figures used in the Municipal Master Plans and County Official Plans. For development charge purposes, a fifteen-year historical period of 2011 to 2025 is used for calculating historical service levels. Since 2021 is the most recent Census year, population figures from 2022 to 2025 are estimated.

The Municipality has experienced sustained population and household growth over the last fifteen years. As shown in Table 1, the Municipality’s population increased by 401 people between 2011 and 2025, or 9%. The number of households in the Municipality increased by a higher rate—214, or 12%—over the same period.

Historical employment figures presented in Table 1 represent “place of work” employment data and are based on the Census. Place of work employment data record where people work rather than their place of residence. The data used for development charge calculations include workers with no fixed place of work but exclude work at home employment.

The Municipality’s employment decreased between 2011 and 2016, with growth occurring from 2017 onwards. As a result, the Municipality’s activity rate (the ratio of employment to permanent population) has increased slightly over the period and is currently estimated at approximately 22.6%.

Details on recent housing growth in the Municipality are provided in Table 2. This information is sourced from CMHC Housing Market Information to 2022 (when CMHC stopped collecting such data) and Statistics Canada Building Permits data from 2022 to present day. Overall, the dominant type of new housing in Centre Hastings since 2011 has been single and semi-detached housing (around 93%), although annual figures vary from year to year. Over the same period, row housing and apartment units have represented approximately 2% and 4% of new housing, respectively.

Table 3 provides a summary of historical occupancy patterns in Centre Hastings. The overall average occupancy level for single and semi-detached units in the Municipality is 2.53 persons per unit (PPU). Occupancy levels observed in more recently constructed units (2011 to 2021) are higher than the Municipal-wide average and are therefore used in the development charge calculations, as they more accurately reflect anticipated occupancy in new development. For single and semi-detached units constructed during this period, the average occupancy is 2.76 PPU. Due to the small sample size in the recently constructed row and apartment units in the Municipality, a PPU of 2.25 and 1.50 was used to calculate the DC for those units, consistent with the previous study.

## C. Forecast Method and Results

This section describes the method used to establish the ten-year development charges forecasts for the planning period, 2026 to 2035.

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both *population growth*<sup>1</sup> as well as *population in new housing units* is required.

- The *population growth* determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This *population in new units* represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per square metre of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of *employment growth* and *employment growth associated with new floor space* in the Municipality.

### i. Residential Forecast

The residential development forecast is based on forecasts of population, households, and housing units by type in the Municipality. As shown in Table 4, the Municipality's population is forecast to grow from 4,937 in 2025 to 5,180 by 2035. The ten-year population increase of 243 persons represents growth of 5% over the existing base. Over the ten-year planning period from 2026 to 2035, the number of occupied households is forecast to increase from 2,015 in 2025 to 2,265 in 2035. The ten-year growth of 250 households represents growth of 12% over the 2025 base. A breakdown of

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<sup>1</sup> Commonly referred to as "net population growth" in the context of development charges.

anticipated housing in the Municipality by unit type is shown in Table 5. Although most new housing is anticipated to be in single and semi-detached unit form, an increasing share of new housing is anticipated to be row houses and apartments moving forward.

Population growth associated with the new units is estimated by applying the following occupancy assumptions to the housing unit forecast: 2.76 PPU for single and semi-detached units, 2.25 PPU for row housing, and 1.50 PPU for apartments. These assumptions are informed by the historical occupancy patterns summarized in Table 3 for single and semi-detached units while the previous DC Study PPU assumptions were employed for row and apartment units due to data limitations.

Based on these assumptions, the total forecast population residing in new housing units over the 2026 to 2035 period is 629 persons (municipal-wide). It is assumed that the majority of the growth is anticipated to be in the urban area, therefore urban area forecast of population residing in new housing units is 505 persons.

## **ii. Non-Residential Forecast**

Table 4 shows that total employment in the Municipality (excluding work from home) is forecast to grow by 55 jobs over the ten-year forecast period to 2035, rising from 1,116 jobs in 2025 to 1,171 jobs in 2035—an increase of 5%.

Non-residential development charges are calculated on a gross floor area basis. In accordance with the DCA, a forecast of future non-residential building space has been prepared based on the employment forecast. Consistent with the residential forecast, the GFA forecast covers the ten-year period from 2026 to 2035 for all services. The non-residential floor space forecast is presented in Table 7.

Floor space per worker (FSW) assumptions have been applied to the employment forecast by category in order to estimate future non-residential building space requirements. The assumptions used in this study are 50 square metres per employee. Based on these assumptions, approximately 2,750 square metres of new non-residential building space is forecast between 2026 and 2035.

APPENDIX A - TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
HISTORICAL POPULATION, OCCUPIED HOUSEHOLDS & EMPLOYMENT SUMMARY

Mid-Year	Census Population	Growth	Occupied Households	Household Growth	PPU	Employment by Place of Work	Growth	Activity Rate
2010	4,536	38	1,801	28	2.52	1,015	-15	22.4%
<b>2011</b>	<b>4,574</b>	<b>38</b>	<b>1,830</b>	<b>29</b>	<b>2.50</b>	<b>1,000</b>	<b>-15</b>	<b>21.9%</b>
2012	4,613	39	1,845	15	2.50	985	-15	21.4%
2013	4,653	40	1,860	15	2.50	970	-15	20.8%
2014	4,693	40	1,875	15	2.50	955	-15	20.3%
2015	4,733	40	1,890	15	2.50	940	-15	19.9%
<b>2016</b>	<b>4,774</b>	<b>41</b>	<b>1,904</b>	<b>14</b>	<b>2.51</b>	<b>925</b>	<b>-15</b>	<b>19.4%</b>
2017	4,779	5	1,911	7	2.50	955	30	20.0%
2018	4,784	5	1,918	7	2.49	986	31	20.6%
2019	4,789	5	1,925	7	2.49	1,018	32	21.3%
2020	4,794	5	1,932	7	2.48	1,051	33	21.9%
<b>2021</b>	<b>4,801</b>	<b>7</b>	<b>1,939</b>	<b>7</b>	<b>2.48</b>	<b>1,085</b>	<b>34</b>	<b>22.6%</b>
2022	4,835	34	1,958	19	2.47	1,093	8	22.6%
2023	4,869	34	1,977	19	2.46	1,100	8	22.6%
2024	4,903	34	1,996	19	2.46	1,108	8	22.6%
2025	4,937	34	2,015	19	2.45	1,116	8	22.6%
Growth 2011 - 2025		401		214			101	

Source: Statistics Canada, Census of Canada

APPENDIX A - TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
HISTORICAL ANNUAL HOUSING BUILDING PERMITS

Year	Building Permits Annual Housing - Units				Shares By Unit Type			
	Singles & Semis	Rows	Apts.	Total	Singles & Semis	Rows	Apts.	Total
2011	13	0	0	13	100%	0%	0%	100%
2012	14	0	0	14	100%	0%	0%	100%
2013	24	0	0	24	100%	0%	0%	100%
2014	18	0	0	18	100%	0%	0%	100%
2015	10	0	0	10	100%	0%	0%	100%
2016	12	0	4	16	75%	0%	25%	100%
2017	16	0	0	16	100%	0%	0%	100%
2018	23	7	4	34	68%	21%	12%	100%
2019	21	0	0	21	100%	0%	0%	100%
2020	23	0	0	23	100%	0%	0%	100%
2021	38	0	4	42	90%	0%	10%	100%
2022	42	0	0	42	100%	0%	0%	100%
2023	19	0	0	19	100%	0%	0%	100%
2024	15	0	2	17	88%	0%	12%	100%
2025	12	0	0	12	100%	0%	0%	100%
<b>Growth 2011 - 2025</b>	<b>300</b>	<b>7</b>	<b>14</b>	<b>321</b>	<b>93%</b>	<b>2%</b>	<b>4%</b>	<b>100%</b>
<i>10 Year Avg.</i>	<i>22</i>	<i>1</i>	<i>1</i>	<i>24</i>				
<i>5 Year Avg.</i>	<i>25</i>	<i>0</i>	<i>1</i>	<i>26</i>				

Source: Statistics Canada, Census of Canada

APPENDIX A - TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction											Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	2016-2021	Pre 2011	2011-2021	Total
<b>Singles and Semis</b>														
Household Population	1,180	245	265	425	405	350	320	185	420	345	165	3,795	510	4,305
Households	475	100	135	175	165	145	120	75	125	125	60	1,515	185	1,700
Household Size	2.48	2.45	1.96	2.43	2.45	2.41	2.67	2.47	3.36	2.76	2.75	2.50	2.76	2.53
<b>Rows</b>														
Household Population	0	0	0	0	0	0	0	0	35	0	0	35	0	35
Households	0	0	0	0	0	0	0	0	20	0	0	20	0	20
Household Size	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	0.00	0.00	1.75	0.00	1.75
<b>Apartments (excl. Duplexes)</b>														
Household Population	25	0	20	55	35	0	0	0	0	0	0	135	0	135
Households	10	10	20	40	30	10	0	0	10	0	10	130	10	140
Household Size	2.50	0.00	1.00	1.38	1.17	0.00	0.00	0.00	0.00	0.00	0.00	1.04	0.00	0.96
<b>Duplexes</b>														
Household Population	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Households	0	10	10	0	10	0	0	0	0	0	0	30	0	30
Household Size	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>All Units</b>														
Household Population	1,205	245	285	480	440	350	320	185	455	345	165	3,965	510	4,475
Households	485	120	165	215	205	155	120	75	155	125	70	1,695	195	1,890
Household Size	2.48	2.04	1.73	2.23	2.15	2.26	2.67	2.47	2.94	2.76	2.36	2.34	2.62	2.37

APPENDIX A - TABLE 4

MUNICIPALITY OF CENTRE HASTINGS  
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Census Population	Census Pop'n Growth	Occupied Households	Total Household Growth	Household Size	Employment by POW	Employment by POW Growth	Activity Rate
2025	4,937	34	2,015	19	2.45	1,116	8	22.6%
<b>2026</b>	<b>4,941</b>	<b>4</b>	<b>2,025</b>	<b>10</b>	2.44	<b>1,117</b>	<b>1</b>	<b>22.6%</b>
2027	4,957	16	2,040	15	2.43	1,120	4	22.6%
2028	4,963	6	2,055	15	2.42	1,122	1	22.6%
2029	4,980	17	2,075	20	2.40	1,125	4	22.6%
2030	4,997	17	2,095	20	2.39	1,129	4	22.6%
<b>2031</b>	<b>5,014</b>	<b>17</b>	<b>2,120</b>	<b>25</b>	<b>2.37</b>	<b>1,133</b>	<b>4</b>	<b>22.6%</b>
2032	5,045	31	2,155	35	2.34	1,140	7	22.6%
2033	5,074	29	2,190	35	2.32	1,147	7	22.6%
2034	5,122	48	2,225	35	2.30	1,158	11	22.6%
2035	5,180	58	2,265	40	2.29	1,171	13	22.6%
2026-2035		243		250			55	

Source: Hemson Consulting, 2026

APPENDIX A - TABLE 5

MUNICIPALITY OF CENTRE HASTINGS  
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Annual Growth in Total Occupied Households				Shares By Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Total New Households	Singles & Semis	Rows & Other Multiples	Apartments	Total
2026	8	1	2	10	75%	10%	15%	100%
2027	11	2	2	15	75%	10%	15%	100%
2028	11	2	2	15	75%	10%	15%	100%
2029	15	2	3	20	75%	10%	15%	100%
2030	15	2	3	20	75%	10%	15%	100%
<b>2031</b>	<b>19</b>	<b>3</b>	<b>4</b>	<b>25</b>	<b>75%</b>	<b>10%</b>	<b>15%</b>	<b>100%</b>
2032	26	4	5	35	75%	10%	15%	100%
2033	26	4	5	35	75%	10%	15%	100%
2034	26	4	5	35	75%	10%	15%	100%
2035	30	4	6	40	75%	10%	15%	100%
2026-2035	188	25	38	250	75%	10%	15%	100%

Source: Hemson Consulting Ltd. 2026

APPENDIX A - TABLE 6

MUNICIPALITY OF CENTRE HASTINGS  
 FORECAST POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE\*

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New Households (Rural)	Total Population in New Households (Urban)
<b>2026</b>	<b>21</b>	<b>2</b>	<b>2</b>	<b>25</b>	<b>14</b>
2027	31	3	3	38	27
2028	31	3	3	38	27
2029	41	5	5	50	39
2030	41	5	5	50	39
<b>2031</b>	<b>52</b>	<b>6</b>	<b>6</b>	<b>63</b>	<b>49</b>
2032	72	8	8	88	74
2033	72	8	8	88	74
2034	72	8	8	88	74
2035	83	9	9	101	87
2026-2035	517	56	56	629	505

\*Based on PPU's

2.76

2.25

1.50

Source: Hemson Consulting Ltd., 2026

APPENDIX A - TABLE 7

MUNICIPALITY OF CENTRE HASTINGS  
NON-RESIDENTIAL SPACE FORECAST

Average Sq.M. Per Employee

50.0 m<sup>2</sup> per employee

Mid-Year	Place of Work Employment	Annual Growth	Growth in Space (m <sup>2</sup> )
<i>2026</i>	<i>1,117</i>	<i>1</i>	<i>48</i>
2027	1,120	4	183
2028	1,122	1	64
2029	1,125	4	194
2030	1,129	4	187
<i>2031</i>	<i>1,133</i>	<i>4</i>	<i>195</i>
2032	1,140	7	351
2033	1,147	7	332
2034	1,158	11	539
2035	1,171	13	657
2026-2035		55	2,749

Source: Hemson Consulting, 2026

**Appendix B**  
**General Services**  
**Technical Appendix**

# General Services Technical Appendix

## Introduction and Overview

This appendix provides the detailed analysis undertaken to establish the development charge rates for the Municipality of Centre Hastings General Services. Six services have been analysed:

Appendix B.1	Library Services
Appendix B.2	Parks & Recreation
Appendix B.3	Fire Protection Services
Appendix B.4	Development-Related Studies
Appendix B.5	Land Acquisition (Rural)
Appendix B.6	Land Acquisition (Urban)

Each service, with the exception of Development-Related Studies and Land Acquisition, contains a standardized set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each table is given below.

The benefits of all the General Services are deemed to be Municipal-wide for the purposes of calculating a development charge.

### **A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope**

Table 1 presents the data used to determine the 15-year historical service level. The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average service level provided in the Municipality over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2011 to 2025.

O. Reg. 82/98 requires that when defining and determining historical service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the Municipality in the past.

Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by municipal staff. The information is generally based on historical records, recent tenders, and experience with costs to acquire or construct similar facilities, equipment and infrastructure in comparable municipalities.

Pursuant to the *Fighting Delays, Building Faster Act, 2025*, the quantity and quality of land assets have been removed from all historical service level calculations.

The final page of Table 1 shows the calculation of the “maximum allowable funding envelope”. This is defined as the 15-year historical service level (expressed as either \$/capita or \$/capita and employment) multiplied by the forecast increase in net population, or net population and employment, over the planning period. The resulting figure is the value of capital infrastructure that would have to be acquired for that particular service so that the 15-year historical service level is maintained.

There is also a requirement in the DCA to consider “excess capacity” within the Municipality’s existing infrastructure that may be available to partially meet the future servicing requirements. If Council has expressed its intent,

before or at the time the capacity was created, to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the DCA and the associated capital cost is eligible for recovery. The development of the capital programs takes into consideration any available, or useable, servicing capacity within existing infrastructure. Should uncommitted excess capacity exist, it is determined whether or not this capacity will be available to service new development, and if so, deductions to maximum allowable funding envelope are required.

## **B. Development-Related Capital Program and Capital Cost and Benefit to Existing Methodologies**

The DCA requires that Council express its intent to provide future capital facilities at the level incorporated in the development charges calculation. Based on the development forecasts presented in Appendix A, the Municipality’s master servicing plans, and approved capital budgets and forecasts, the consulting team, in collaboration with Municipal staff, has developed a development-related capital program which sets out the projects required to service anticipated growth for the 10-year period from 2026 to 2035.

The draft development-related capital program and associated draft development charge rates were presented to Municipal Council for review on February 18<sup>th</sup>, 2026. Council subsequently directed that this Development Charges Background Study be prepared.

To determine the share of the capital program eligible for recovery through development charges, project costs are reduced by any anticipated grant funding, benefit to existing shares, and replacement shares.

Benefit to existing (BTE) shares represent portions of capital costs that benefit existing residents and businesses in the Municipality. A replacement share occurs when a new facility will, at least in part, replace a facility that

is demolished, redeployed or will otherwise not be available to serve its former function. The BTE and replacement shares of the capital program are not deemed to be development-related and are therefore removed from the development charge calculation. The capital cost of these shares will require funding from non-development charge sources, typically property taxes or user fees.

The capital program, less any replacement or BTE shares, yields the net development-related capital program. Although deemed development-related, not all of the net development-related capital program is necessarily recoverable from development charges in the period from 2026 to 2035. For some services, a portion of the capital program will service growth occurring after 2035. This portion of the program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development or represents a service level increase. In either case, the capital costs associated with this “post-period” benefit is removed from the development charge calculation.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable funding envelope as calculated on the final page of Table 1. The result is the development-related net capital cost that is eligible for recovery against growth over the period from 2026 to 2035.

### **C. Calculation of the Unadjusted Development Charge Rates**

The section below the capital program displays the calculation of the unadjusted development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing consideration.

The first step in determining the development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For Fire Services, Land Acquisition (Rural), and Development-Related Studies, development-related costs have been apportioned on an 92% residential and 8% non-residential basis. For Land Acquisition (Urban), development-related costs have been apportioned on an 90% residential and 10% non-residential basis. This apportionment reflects the anticipated distribution of population growth in new units and employment growth over the 10-year forecast period.

The development-related costs associated with Library Services and Parks & Recreation have been allocated 100% to the residential sector as the demand for these services is generally driven by residential development.

The residential share of the 2026-2035 development charge-eligible costs is then divided by the forecast population growth in new units. This results in the residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area. This yields a charge per square metre of new non-residential GFA.

## **D. Cash Flow Analysis**

A cash flow analysis is undertaken to account for the timing of capital expenditures and receipt of development charge revenues. Interest earnings or borrowing costs are, therefore, accounted for in the calculation as permitted under the DCA.

Based on the development forecast, the analysis calculates the development charge rates that are required to finance the net development-related capital program, including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that

the closing reserve fund balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charges rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for inflation and interest rates. An inflation rate of 2.0 per cent is used for the funding requirements, an interest rate of 3.5 per cent is used for positive opening balances, and a rate of 5.5 per cent is used for negative opening balances.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square metre (of GFA) non-residential development charges.

# **Appendix B.1**

## **Library Services**

# Library Services

The Centre Hastings Madoc Public Library provides library services from a main centralized branch. The library offers an array of collection materials and delivers various community services such as "Friends of the Library", game nights, reading clubs and free computer access. The library also operates programming for children, teens and adults.

## A. Historical Service Levels

The Table 1 displays the Library Services fifteen-year historical inventory for buildings, materials, vehicles, and furniture and equipment (excluding computer equipment). The main library branch is 3,210 square feet and is valued at \$1.6 million.

Collection materials including reference volumes, electronic resources, books, periodicals, non-print holdings, and e-books are valued at \$849,600. Furniture and equipment are valued at \$79,000.

The 2025 full replacement value of the inventory of capital assets for Library Services amounts to \$2.5 million and the fifteen-year historical average service level is \$510.29 per capita. The historical service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$124,156 (243 net population growth x historical service level of \$510.29/capita).

## B. Development-Related Capital Program and Capital Cost and BTE Methodologies

The Library Services development-related capital program includes a provision for additional library materials for \$95,000, and the expansion of

online subscriptions for \$30,000. The gross cost of the program is \$125,000, and no grants or subsidies have been identified to fund the program.

A 25% benefit to existing share has been applied to both new projects, as a portion of these new materials and subscriptions will not be net new acquisitions. The non-growth share totals \$31,250 and has been deducted from the DC eligible costs.

Available reserve funds totalling \$42,171 have also been deducted from the eligible costs, reducing the recoverable amount to \$51,579. No post-period costs have been deducted as the projects benefit growth over the ten-year planning horizon and do not exceed the maximum allowable funding envelope.

### **C. Calculation of the Unadjusted Development Charge**

The 2026–2035 DC costs eligible for recovery amount to \$51,579, which is allocated entirely against future residential development in the Municipality. This results in an unadjusted development charge of \$81.95 per capita.

### **D. Cash Flow and Reserve Fund Analysis**

The cash flow analysis is set out in Table 3. It considers the timing of the projects against the timing of the development charge revenues to determine adjusted calculated rates. After cash flow considerations, the residential development charge decreases to \$78.22 per capita.

The following table summarizes the calculation of the Library Services development charge:

<b>LIBRARY SERVICES SUMMARY</b>						
15-year Hist.	2026 - 2035		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$510.29	\$125,000	\$51,579	\$81.95	\$0.00	<b>\$78.22</b>	<b>\$0.00</b>

APPENDIX B.1  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet															UNIT COST (\$/sq.ft.)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Madoc Public Library (20 Davidson St.)	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	\$500
<b>Total (sq.ft.)</b>	<b>3,210</b>															
<b>Total (\$000)</b>	<b>\$1,605.0</b>															

MATERIALS Type of Collection	# of Collection Materials															UNIT COST (\$/item)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Reference Volumes Held	228	228	162	86	85	30	30	30	30	20	1,500	1,500	1,500	1,512	1,512	\$60
Electronic Resources-Databases	8	8	8	8	8	19	18	18	18	19	12	12	12	12	12	\$125
Circulating Volumes Held (English)	16,880	16,950	17,015	16,675	17,159	16,643	16,356	17,342	17,648	17,887	16,276	16,676	16,516	17,152	17,152	\$40
Circulating Volumes Held (French)	-	-	12	12	12	6	6	13	12	13	34	40	49	51	51	\$30
Periodicals	20	20	24	18	18	16	17	18	18	16	16	16	16	16	16	\$50
Talking Books/Audiobooks	338	338	250	175	200	250	275	300	320	300	187	253	253	258	258	\$60
Video Tapes	721	721	700	192	20	20	-	-	-	-	-	-	-	-	-	\$15
DVDs	603	735	754	886	1,621	1,303	1,392	1,512	1,882	1,900	1,954	1,976	2,070	2,004	2,004	\$25
eBooks (DownloadLibraryConsortium)	34,989	34,989	47,069	51,595	66,820	69,714	77,998	82,191	79,423	80,000	87,127	94,886	91,004	99,173	99,173	\$0.03
<b>Total (#)</b>	<b>53,787</b>	<b>53,989</b>	<b>65,994</b>	<b>69,647</b>	<b>85,943</b>	<b>88,001</b>	<b>96,092</b>	<b>101,424</b>	<b>99,351</b>	<b>100,157</b>	<b>107,106</b>	<b>115,359</b>	<b>111,420</b>	<b>120,178</b>	<b>120,178</b>	<b>405</b>
<b>Total (\$000)</b>	<b>\$738.3</b>	<b>\$744.4</b>	<b>\$738.9</b>	<b>\$711.7</b>	<b>\$748.8</b>	<b>\$721.1</b>	<b>\$713.3</b>	<b>\$757.6</b>	<b>\$780.2</b>	<b>\$788.6</b>	<b>\$807.4</b>	<b>\$828.3</b>	<b>\$824.4</b>	<b>\$849.6</b>	<b>\$849.6</b>	<b>\$23.5</b>

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)														
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Madoc Public Library	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$47,000	\$64,000	\$64,000	\$64,000	\$64,000	\$64,000	\$79,000
<b>Total (\$000)</b>	<b>\$47.0</b>	<b>\$47.0</b>	<b>\$47.0</b>	<b>\$47.0</b>	<b>\$47.0</b>	<b>\$47.0</b>	<b>\$47.0</b>	<b>\$47.0</b>	<b>\$47.0</b>	<b>\$64.0</b>	<b>\$64.0</b>	<b>\$64.0</b>	<b>\$64.0</b>	<b>\$64.0</b>	<b>\$79.0</b>

APPENDIX B.1

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
LIBRARY SERVICES

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Historical Population	4,574	4,613	4,653	4,693	4,733	4,774	4,779	4,784	4,789	4,794	4,801	4,835	4,869	4,903	4,937

INVENTORY SUMMARY (\$000)

Buildings	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0	\$1,605.0
Materials	\$738.3	\$744.4	\$738.9	\$711.7	\$748.8	\$721.1	\$713.3	\$757.6	\$780.2	\$788.6	\$807.4	\$828.3	\$824.4	\$849.6	\$849.6
Furniture And Equipment	\$47.0	\$47.0	\$47.0	\$47.0	\$47.0	\$47.0	\$47.0	\$47.0	\$47.0	\$64.0	\$64.0	\$64.0	\$64.0	\$64.0	\$79.0
<b>Total (\$000)</b>	<b>\$2,390.3</b>	<b>\$2,396.4</b>	<b>\$2,390.9</b>	<b>\$2,363.7</b>	<b>\$2,400.8</b>	<b>\$2,373.1</b>	<b>\$2,365.3</b>	<b>\$2,409.6</b>	<b>\$2,432.2</b>	<b>\$2,457.6</b>	<b>\$2,476.4</b>	<b>\$2,497.3</b>	<b>\$2,493.4</b>	<b>\$2,518.6</b>	<b>\$2,533.6</b>

SERVICE LEVEL (\$/capita)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Average Service Level
Buildings	\$350.90	\$347.93	\$344.94	\$342.00	\$339.11	\$336.20	\$335.84	\$335.49	\$335.14	\$334.79	\$334.31	\$331.96	\$329.64	\$327.36	\$325.11	\$336.72
Materials	\$161.41	\$161.36	\$158.79	\$151.65	\$158.21	\$151.05	\$149.25	\$158.36	\$162.91	\$164.49	\$168.17	\$171.32	\$169.33	\$173.28	\$172.09	\$162.11
Furniture And Equipment	\$10.28	\$10.19	\$10.10	\$10.01	\$9.93	\$9.84	\$9.83	\$9.82	\$9.81	\$13.35	\$13.33	\$13.24	\$13.14	\$13.05	\$16.00	\$11.46
<b>Total (\$/capita)</b>	<b>\$522.58</b>	<b>\$519.48</b>	<b>\$513.83</b>	<b>\$503.67</b>	<b>\$507.25</b>	<b>\$497.09</b>	<b>\$494.93</b>	<b>\$503.68</b>	<b>\$507.87</b>	<b>\$512.63</b>	<b>\$515.81</b>	<b>\$516.52</b>	<b>\$512.12</b>	<b>\$513.70</b>	<b>\$513.21</b>	<b>\$510.29</b>

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
LIBRARY SERVICES

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2011 - 2025	\$510.29
Net Population Growth 2026 - 2035	243
<b>Maximum Allowable Funding Envelope</b>	<b>\$124,156</b>



APPENDIX B.1

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>1.0 LIBRARY SERVICES</b>										
<b>1.1 Materials and Equipment</b>										
1.1.1 Provision for Additional Library Materials	2026 - 2035	\$ 95,000	\$ -	\$ 95,000	25%	\$ 23,750	\$ 71,250	\$ 42,171	\$ 29,079	\$ -
1.1.2 Expansion of Online Subscriptions	2026 - 2035	\$ 30,000	\$ -	\$ 30,000	25%	\$ 7,500	\$ 22,500	\$ -	\$ 22,500	\$ -
Subtotal Materials and Equipment		\$ 125,000	\$ -	\$ 125,000		\$ 31,250	\$ 93,750	\$ 42,171	\$ 51,579	\$ -
<b>TOTAL LIBRARY SERVICES</b>		<b>\$ 125,000</b>	<b>\$ -</b>	<b>\$ 125,000</b>		<b>\$ 31,250</b>	<b>\$ 93,750</b>	<b>\$ 42,171</b>	<b>\$ 51,579</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	100%	\$51,579
10-Year Growth in Population in New Units		629
Unadjusted Development Charge Per Capita		<b>\$81.95</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2026 - 2035 Net Funding Envelope	\$124,156
Reserve Fund Balance	
Balance as at December 31, 2025	\$42,171

APPENDIX B.1

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 LIBRARY SERVICES  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

LIBRARY SERVICES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$42.2	\$36.0	\$30.6	\$24.8	\$19.7	\$14.4	\$9.8	\$7.3	\$4.6	\$1.8	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Prior Growth	\$4.2	\$4.2	\$4.2	\$4.2	\$4.2	\$4.2	\$4.2	\$4.2	\$4.2	\$4.2	\$42.2
- Library Services: Non Inflated	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$51.6
- Library Services: Inflated	\$9.4	\$9.6	\$9.8	\$9.9	\$10.1	\$10.4	\$10.6	\$10.8	\$11.0	\$11.2	\$102.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	25	38	38	50	50	63	88	88	88	101	629
REVENUE											
- DC Receipts: Inflated	\$2.0	\$3.0	\$3.1	\$4.2	\$4.3	\$5.4	\$7.8	\$7.9	\$8.1	\$9.4	\$55.1
INTEREST											
- Interest on Opening Balance	\$1.5	\$1.3	\$1.1	\$0.9	\$0.7	\$0.5	\$0.3	\$0.3	\$0.2	\$0.1	\$6.7
- Interest on In-year Transactions	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.0)	(\$1.3)
TOTAL REVENUE	\$3.2	\$4.1	\$4.0	\$4.9	\$4.8	\$5.8	\$8.0	\$8.1	\$8.2	\$9.4	\$60.5
CLOSING CASH BALANCE	\$36.0	\$30.6	\$24.8	\$19.7	\$14.4	\$9.8	\$7.3	\$4.6	\$1.8	\$0.0	

2026 Adjusted Charge Per Capita	\$78.22
---------------------------------	---------

<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# Appendix B.2

## Parks & Recreation

# Parks & Recreation

The Municipality of Centre Hastings Parks, Facilities and Recreation Department is responsible for all indoor recreation facilities and programs, and all parks (including parkland and trails, and park facilities).

## A. Historical Service Levels

The fifteen-year historical inventory of capital assets for Indoor Recreation includes 40,640 square feet of indoor recreation building space, including 27,500 square feet associated with the Madoc & District Recreation Centre. The buildings are valued at \$9.3 million. The furniture and equipment located in the facilities have a total value of \$3.9 million.

The fifteen-year historical inventory of capital assets for Parks includes 8.4 hectares of developed parkland and 22 kilometres of trails, with a combined current replacement value of \$1.6 million.

In addition, the Municipality is responsible for constructing and operating park amenities including playgrounds, picnic tables, volleyball courts, soccer and ball fields, and tennis courts. The amenities have a collective replacement value of \$1.6 million. Park special facilities add a further \$1.2 million to the Parks inventory.

The combined value of capital assets for Parks & Recreation totals \$17.7 million. The fifteen-year historical average service level is \$3,706.66 per capita, and this, multiplied by the ten-year forecast growth in net population, results in a maximum allowable funding envelope of \$901,848.

## B. Development-Related Capital Program and Capital Cost and BTE Methodologies

The 2026–2035 development-related capital program for Parks & Recreation amounts to about \$960,968. As a portion of the new garage project (#2.1.3) is related to public works, the non-parks related share of the cost (\$342,348 or 67% of the gross cost) has been excluded and deducted from the eligible costs. The capital program also includes for an accessible playground, new park amenities, and multi-use court.

The benefit to existing and replacement shares total \$234,090 has been deducted from the eligible costs. The methodology for each of the projects included are provided below.

<b>Project Type</b>	<b>BTE Share</b>	<b>BTE Methodology</b>
Enhanced Playground Structure	75% (\$93,750)	Upgrading of an existing structure and only 25% of the cost is being attributed to the share of expense related to increased size and usage.
Provision for New Park Amenities	0%	The costs included are entirely for net new park amenities related to new growth in the Municipality.
New Garage (Parks Component)	39% (\$65,340)	The project includes the replacement of two existing facilities (totalling 1,100 sq.ft.) and has been deducted from the eligible costs.
Multi-Use Court	50% (\$75,000)	The existing court will be replaced with a new multi-use court providing for increased use and space.

The remaining DC eligible costs totals \$384,529, however, available reserve funds totalling \$93,211 are on hand and have been applied to reduce DC eligible cost. Lastly, it is assumed that the new garage project is being built to benefit growth in the Municipality beyond the 10-year period, therefore, about \$82,600 related to the new garage (parks component) has been treated as a post-period benefit share and will be considered for recovery in subsequent DC by-laws.

The remaining \$208,694 can be recovered through development charges within the 10-year planning period (2026-2035).

### C. Calculation of the Unadjusted Development Charge

The 2026–2035 cost eligible for DC recovery amounts to \$208,694, which is allocated entirely against future residential development in the Municipality. This results in an unadjusted development charge of \$331.58 per capita.

### D. Cash Flow and Reserve Fund Analysis

The cash flow analysis is set out in Table 3. It considers the timing of the projects against the timing of the development charge revenues to determine adjusted calculated rates. After cash-flow considerations, the residential development charge increases to \$335.73 per capita.

The following table summarizes the calculation of the Parks & Recreation development charge:

PARKS & RECREATION SUMMARY						
15-year Hist.	2026 - 2035		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$3,706.66	\$960,968	\$208,694	\$331.58	\$0.00	<b>\$335.73</b>	<b>\$0.00</b>

APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
INDOOR RECREATION

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Madoc & District Recreation Centre	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	\$500
Lawn Bowling Building	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$250
Arts Centre (DC Eligible Portion)	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	\$250
Huntingdon Hall	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$300
Moira Hall	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	\$300
<b>Total (sq.ft.)</b>	<b>40,640</b>															
<b>Total (\$000)</b>	<b>\$9,346.0</b>															

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)														
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Madoc & District Recreation Centre	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,852,000	\$1,913,500
Village Square	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000	\$327,000
Moira Hall	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
Huntingdon Hall	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000	\$1,156,000
<b>Total (\$000)</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,825.0</b>	<b>\$3,886.5</b>

APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK FACILITIES

MAJOR PARKS (LAND) Park Name	# of Hectares															UNIT COST (\$/ha)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Centre Hastings Park (CH Park)	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	\$70,000
Whytock Park (Leased)	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	\$70,000
Huntingdon Park	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	\$70,000
<b>Total (ha)</b>	<b>6.5</b>															
<b>Total (\$000)</b>	<b>\$455.0</b>															

NEIGHBOURHOOD PARKS (NON-WATER) Park Name	# of Hectares															UNIT COST (\$/ha)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Madoc Outdoor Dog Park	-	-	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	\$70,000
Madoc Village Square	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$70,000
Tommy Thompson Park/Tennis	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$70,000
Bronson Parkette (behind Village Square)	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$70,000
<b>Total (ha)</b>	<b>0.8</b>	<b>0.8</b>	<b>1.9</b>													
<b>Total (\$000)</b>	<b>\$53.2</b>	<b>\$53.2</b>	<b>\$133.0</b>													

TRAILS Trail Name	Number of Kilometres (km)															UNIT COST (\$/km)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Trail of Two Lakes	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	\$48,000
<b>Total (km)</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	
<b>Total (\$000)</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	<b>\$1,056.0</b>	



APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK FACILITIES

PARK AMENITIES Park Name	# of Amenities															UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
<b>Playground Structures</b>																
Centre Hastings Park	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	
Huntingdon Park	1	1	1	1	1	1	1	1	1	1	3	3	3	2	2	
Tommy Thompson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<b>Pool</b>																
Madoc Outdoor Pool (@ Whytock Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
<b>Benches/Picnic Tables</b>																
Picnic Tables	23	23	24	24	26	26	27	28	28	28	28	28	28	32	32	
Benches	7	7	7	7	7	7	7	7	7	7	19	19	19	19	19	
Bleachers	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	
<b>Volleyball</b>																
Outdoor Courts (@ Whytock Park)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
<b>Fields</b>																
Ivanhoe Ball Field (Slab St, without Lights)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Ivanhoe Ball Field (w/Lights)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Whytock Park Soccer Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<b>Tennis Courts</b>																
Tommy Thompson Park (2 Courts)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
<b>Total (#)</b>	<b>51</b>	<b>51</b>	<b>52</b>	<b>52</b>	<b>54</b>	<b>54</b>	<b>55</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>76</b>	<b>75</b>	
<b>Total (\$000)</b>	<b>\$1,266.7</b>	<b>\$1,266.7</b>	<b>\$1,267.3</b>	<b>\$1,267.3</b>	<b>\$1,268.5</b>	<b>\$1,268.5</b>	<b>\$1,269.1</b>	<b>\$1,269.7</b>	<b>\$1,269.7</b>	<b>\$1,269.7</b>	<b>\$2,087.7</b>	<b>\$2,087.7</b>	<b>\$2,087.7</b>	<b>\$2,035.1</b>	<b>\$1,555.1</b>	

SPECIAL PARK FACILITIES Park Name	Number of Facilities															UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Skate Pad (@ Centre Hastings Park)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Splash Pad (@ Centre Hastings Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Canteen (@ CH Park and Washrooms)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Canteen (@ Ivanhoe Field)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Ice Cream Shop (@ CH Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Storage Shed (@ CH Park and Ivanhoe Ball Field)	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	
Rental Shed (@ CH Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Public Washrooms (@ CH Park and Village Square)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	
Pool Clubhouse w/washrooms & changerooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
Picnic Shelter (@ Whytock and CH Park)	3	3	2	2	2	2	2	2	2	2	3	3	3	3	3	
Shade Shelter (@ Whytock and CH Park)	-	-	-	-	-	-	-	-	3	3	6	6	6	5	5	
Storage Shed Huntingdon Hall	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Storage Shed (Whytock Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<b>Total (#)</b>	<b>17</b>	<b>17</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>20</b>	<b>20</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>22</b>	<b>20</b>	
<b>Total (\$000)</b>	<b>\$1,368.0</b>	<b>\$1,368.0</b>	<b>\$1,343.0</b>	<b>\$1,343.0</b>	<b>\$1,343.0</b>	<b>\$1,343.0</b>	<b>\$1,343.0</b>	<b>\$1,373.0</b>	<b>\$1,391.0</b>	<b>\$1,391.0</b>	<b>\$1,399.0</b>	<b>\$1,399.0</b>	<b>\$1,399.0</b>	<b>\$1,393.0</b>	<b>\$1,238.0</b>	



APPENDIX B.2  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
PARKS AND RECREATION

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Historical Population	4,574	4,613	4,653	4,693	4,733	4,774	4,779	4,784	4,789	4,794	4,801	4,835	4,869	4,903	4,937

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,171.0	\$13,232.5
Park Facilities	\$4,198.9	\$4,198.9	\$4,254.3	\$4,254.3	\$4,255.5	\$4,255.5	\$4,256.1	\$4,286.7	\$4,304.7	\$4,304.7	\$5,130.7	\$5,130.7	\$5,130.7	\$5,072.1	\$4,437.1
<b>Total (\$000)</b>	<b>\$17,369.9</b>	<b>\$17,369.9</b>	<b>\$17,425.3</b>	<b>\$17,425.3</b>	<b>\$17,426.5</b>	<b>\$17,426.5</b>	<b>\$17,427.1</b>	<b>\$17,457.7</b>	<b>\$17,475.7</b>	<b>\$17,475.7</b>	<b>\$18,301.7</b>	<b>\$18,301.7</b>	<b>\$18,301.7</b>	<b>\$18,243.1</b>	<b>\$17,669.6</b>

SERVICE LEVEL (\$/capita)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Average Service Level
Indoor Recreation	\$ 2,879.54	\$ 2,855.19	\$ 2,830.65	\$ 2,806.52	\$ 2,782.80	\$ 2,758.90	\$ 2,756.02	\$ 2,753.14	\$ 2,750.26	\$ 2,747.39	\$ 2,743.39	\$ 2,724.13	\$ 2,705.14	\$ 2,686.42	\$ 2,680.41	\$ 2,763.99
Park Facilities	\$ 917.99	\$ 910.23	\$ 914.31	\$ 906.52	\$ 899.11	\$ 891.39	\$ 890.58	\$ 896.05	\$ 898.87	\$ 897.93	\$ 1,068.67	\$ 1,061.17	\$ 1,053.78	\$ 1,034.53	\$ 898.79	\$ 942.66
<b>Total (\$/capita)</b>	<b>\$ 3,797.53</b>	<b>\$ 3,765.42</b>	<b>\$ 3,744.96</b>	<b>\$ 3,713.04</b>	<b>\$ 3,681.91</b>	<b>\$ 3,650.29</b>	<b>\$ 3,646.60</b>	<b>\$ 3,649.18</b>	<b>\$ 3,649.13</b>	<b>\$ 3,645.33</b>	<b>\$ 3,812.06</b>	<b>\$ 3,785.30</b>	<b>\$ 3,758.92</b>	<b>\$ 3,720.95</b>	<b>\$ 3,579.20</b>	<b>\$ 3,706.66</b>

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS AND RECREATION

15-Year Funding Envelope Calculation	
10 Year Average Service Level 2011 - 2025	\$3,706.66
Net Population 2026 - 2035	243
<b>Maximum Allowable Funding Envelope</b>	<b>\$901,848</b>

APPENDIX B.2

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>2.0 PARKS &amp; RECREATION</b>										
<b>2.1 Park Facilities</b>										
2.1.1 Enhanced Playground Structure (Accessible)	2030 - 2030	\$ 125,000	\$ -	\$ 125,000	75%	\$ 93,750	\$ 31,250	\$ 31,250	\$ -	\$ -
2.1.2 Provision for New Park Amenities	2026 - 2030	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -
2.1.3 New Garage (Parks Component)	2030 - 2032	\$ 510,968	\$ 342,348	\$ 168,619	39%	\$ 65,340	\$ 103,279	\$ -	\$ 20,656	\$ 82,623
2.1.4 Multi-Use Court	2034 - 2034	\$ 150,000	\$ -	\$ 150,000	50%	\$ 75,000	\$ 75,000	\$ 61,961	\$ 13,039	\$ -
Subtotal Park Facilities		\$ 960,968	\$ 342,348	\$ 618,619		\$ 234,090	\$ 384,529	\$ 93,211	\$ 208,694	\$ 82,623
<b>TOTAL PARKS &amp; RECREATION</b>		<b>\$ 960,968</b>	<b>\$ 342,348</b>	<b>\$ 618,619</b>		<b>\$ 234,090</b>	<b>\$ 384,529</b>	<b>\$ 93,211</b>	<b>\$ 208,694</b>	<b>\$ 82,623</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2026 - 2035 DC Eligible Costs	100%	\$208,694
10-Year Growth in Population in New Units		629
Unadjusted Development Charge Per Capita		<b>\$331.58</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2026 - 2035 Net Funding Envelope	\$901,848
Reserve Fund Balance	
Balance as at December 31, 2025	\$93,211

APPENDIX B.2

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 PARKS & RECREATION  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

PARKS & RECREATION	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$93.21	\$69.20	\$48.22	\$26.05	\$7.23	(\$55.06)	(\$42.08)	(\$18.39)	\$15.18	(\$38.97)	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks & Recreation: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$31.3	\$0.0	\$0.0	\$0.0	\$62.0	\$0.0	\$93.2
- Parks & Recreation: Non Inflated	\$35.0	\$35.0	\$35.0	\$35.0	\$41.9	\$6.9	\$6.9	\$0.0	\$13.0	\$0.0	\$208.7
- Parks & Recreation: Inflated	\$35.00	\$35.70	\$36.41	\$37.14	\$79.16	\$7.60	\$7.75	\$0.00	\$87.87	\$0.00	\$326.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	25	38	38	50	50	63	88	88	88	101	629
REVENUE											
- DC Receipts: Inflated	\$8.5	\$12.9	\$13.2	\$17.9	\$18.3	\$23.3	\$33.3	\$34.0	\$34.7	\$40.4	\$236.5
INTEREST											
- Interest on Opening Balance	\$3.3	\$2.4	\$1.7	\$0.9	\$0.3	(\$3.0)	(\$2.3)	(\$1.0)	\$0.5	(\$2.1)	\$0.6
- Interest on In-year Transactions	(\$0.7)	(\$0.6)	(\$0.6)	(\$0.5)	(\$1.7)	\$0.3	\$0.4	\$0.6	(\$1.5)	\$0.7	(\$3.6)
TOTAL REVENUE	\$11.0	\$14.7	\$14.2	\$18.3	\$16.9	\$20.6	\$31.4	\$33.6	\$33.7	\$39.0	\$233.4
CLOSING CASH BALANCE	\$69.2	\$48.2	\$26.0	\$7.2	(\$55.1)	(\$42.1)	(\$18.4)	\$15.2	(\$39.0)	\$0.0	

2026 Adjusted Charge Per Capita	\$335.73
---------------------------------	----------

<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



## **Appendix B.3**

# **Fire Protection Services**

# Fire Protection Services

The Centre Hastings Fire Department is responsible for the provision of fire and emergency response services on land and water, ongoing fire prevention and public education programs, emergency planning and active participation throughout the community. The department operates out of two stations located within the Municipality.

## A. Historical Service Levels

The Fire Services inventory of capital assets include two fire halls located on Slab Street and St. Lawrence St. W. The combined area of the facilities is 9,930 square feet, valued at approximately \$8.4 million. The Municipality's fleet of 8 vehicles associated with the fire halls has a current replacement value of \$5.2 million. Personal firefighting equipment, communications equipment, and other station furniture and equipment add another \$687,000 to the inventory.

The total replacement value of the capital assets, including buildings, vehicles, furniture and equipment, is approximately \$14.3 million and has provided the Municipality with a fifteen-year average historical service level of \$2,417.46 per capita and employee.

The calculated maximum allowable funding envelope recoverable through development charges is \$721,107 (298 net population and employment growth x historical service level of \$2,417.46).

## B. Development-Related Capital Program and Capital Cost and BTE Methodologies

Due to the recovery of the negative reserve fund balance (\$64,816), the maximum allowable funding envelope is deducted to \$656,291. The 2026 to

2035 development-related capital program consists of net new fire equipment at the facilities totalling \$100,000. No grants or other subsidies have been identified to fund the program. No benefit to existing shares has been identified as the cost relates entirely to the acquisition of net new equipment in the Municipality.

Therefore, the entire \$100,000 can be recovered through development charges in the 10-year planning period (2026-2035).

### C. Calculation of the Unadjusted Development Charge

The development-related cost is allocated 92%, or \$92,000, against new residential development, and 8%, or \$8,000, against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted population and employment growth. This yields an unadjusted development charge of \$146.17 per capita and \$2.91 per square metre respectively.

### D. Cash Flow Analysis

After cash flow consideration, the calculated residential charge increases to \$270.20 per capita, and the non-residential charge increases to \$5.50 per square metre.

The following table summarizes the calculation of the Fire Protection Services development charge:

FIRE PROTECTION SERVICES SUMMARY						
15-year Hist.	2026 - 2035		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$2,417.46	\$100,000	\$100,000	\$146.17	\$2.91	<b>\$270.20</b>	<b>\$5.50</b>

APPENDIX B.3

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
FIRE PROTECTION SERVICES

BUILDINGS Station Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Ivanhoe Station 1 (741 Slab St.)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$850
Madoc Station 2 (244 St. Lawrence St. W.)	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	5,730	\$850
<b>Total (sq.ft.)</b>	<b>9,930</b>															
<b>Total (\$000)</b>	<b>\$8,440.5</b>															

VEHICLES Vehicle Type	# of Vehicles															UNIT COST (\$/vehicle)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Pumper	2	2	1	1	1	1	1	1	1	-	-	-	-	-	-	\$677,800
Pumper Tanker	-	-	1	1	1	1	2	2	2	2	2	2	3	3	3	\$761,500
Rescue	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$350,000
Arial	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Tanker	3	3	3	3	3	3	3	3	4	3	3	3	2	2	2	\$485,000
<b>Total (#)</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	
<b>Total (\$000)</b>	<b>\$3,510.6</b>	<b>\$3,510.6</b>	<b>\$4,794.3</b>	<b>\$4,794.3</b>	<b>\$4,794.3</b>	<b>\$4,794.3</b>	<b>\$5,555.8</b>	<b>\$5,555.8</b>	<b>\$6,040.8</b>	<b>\$4,878.0</b>	<b>\$4,878.0</b>	<b>\$4,878.0</b>	<b>\$5,154.5</b>	<b>\$5,154.5</b>	<b>\$5,154.5</b>	

FURNITURE & EQUIPMENT AT STATIONS Station Name	Total Value of Furniture and Equipment														
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Portable Generator w/Trailer Station 1	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000
Personal Protective Equipment	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000	\$ 176,000
Personal Radio Equipment	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000	\$ 47,000
Air Fill Station w/Trailer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000
E2 Comb Tool Station 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
Thermal Imaging Camera Equipment	\$ -	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000
Ice Rescue Kit (Boat, etc.)	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000	\$ 142,000
Stationary Generator Station 2	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000	\$ 53,000
Chairs/Tables Station 1	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Chairs/Tables Station 2	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
SCBA	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000	\$ 154,000
Extractor (washing)	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
<b>Total (\$000)</b>	<b>\$599.0</b>	<b>\$618.0</b>	<b>\$636.0</b>	<b>\$636.0</b>	<b>\$636.0</b>	<b>\$636.0</b>	<b>\$636.0</b>	<b>\$636.0</b>	<b>\$669.0</b>	<b>\$687.0</b>	<b>\$687.0</b>	<b>\$687.0</b>	<b>\$687.0</b>	<b>\$687.0</b>	<b>\$687.0</b>



APPENDIX B.3

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
FIRE PROTECTION SERVICES

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Historical Population	4,574	4,613	4,653	4,693	4,733	4,774	4,779	4,784	4,789	4,794	4,801	4,835	4,869	4,903	4,937
Historical Employment	<u>1,000</u>	<u>985</u>	<u>970</u>	<u>955</u>	<u>940</u>	<u>925</u>	<u>955</u>	<u>986</u>	<u>1,018</u>	<u>1,051</u>	<u>1,085</u>	<u>1,093</u>	<u>1,100</u>	<u>1,108</u>	<u>1,116</u>
Total Historical Population & Employment	5,574	5,598	5,623	5,648	5,673	5,699	5,734	5,770	5,807	5,845	5,886	5,928	5,969	6,011	6,052

INVENTORY SUMMARY (\$000)

Buildings	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5	\$8,440.5
Furniture & Equipment At Stations	\$599.0	\$618.0	\$636.0	\$636.0	\$636.0	\$636.0	\$636.0	\$636.0	\$669.0	\$687.0	\$687.0	\$687.0	\$687.0	\$687.0	\$687.0
Vehicles	\$3,510.6	\$3,510.6	\$4,794.3	\$4,794.3	\$4,794.3	\$4,794.3	\$5,555.8	\$5,555.8	\$6,040.8	\$4,878.0	\$4,878.0	\$4,878.0	\$5,154.5	\$5,154.5	\$5,154.5
<b>Total (\$000)</b>	<b>\$12,550.1</b>	<b>\$12,569.1</b>	<b>\$13,870.8</b>	<b>\$13,870.8</b>	<b>\$13,870.8</b>	<b>\$13,870.8</b>	<b>\$14,632.3</b>	<b>\$14,632.3</b>	<b>\$15,150.3</b>	<b>\$14,005.5</b>	<b>\$14,005.5</b>	<b>\$14,005.5</b>	<b>\$14,282.0</b>	<b>\$14,282.0</b>	<b>\$14,282.0</b>

SERVICE LEVEL (\$/pop & emp)

Average  
Service  
Level

Buildings	\$ 1,514.26	\$ 1,507.77	\$ 1,501.07	\$ 1,494.42	\$ 1,487.84	\$ 1,481.05	\$ 1,472.01	\$ 1,462.82	\$ 1,453.50	\$ 1,444.05	\$ 1,434.00	\$ 1,423.93	\$ 1,414.01	\$ 1,404.22	\$ 1,394.56	\$ 1,459.30
Furniture & Equipment At Stations	\$ 107.46	\$ 110.40	\$ 113.11	\$ 112.61	\$ 112.11	\$ 111.60	\$ 110.92	\$ 110.23	\$ 115.21	\$ 117.54	\$ 116.72	\$ 115.90	\$ 115.09	\$ 114.29	\$ 113.51	\$ 113.11
Vehicles	\$ 629.82	\$ 627.12	\$ 852.62	\$ 848.85	\$ 845.11	\$ 841.25	\$ 968.92	\$ 962.88	\$ 1,040.26	\$ 834.56	\$ 828.75	\$ 822.93	\$ 863.51	\$ 857.54	\$ 851.64	\$ 845.05
<b>Total (\$/pop &amp; emp)</b>	<b>\$ 2,251.54</b>	<b>\$ 2,245.28</b>	<b>\$ 2,466.80</b>	<b>\$ 2,455.88</b>	<b>\$ 2,445.06</b>	<b>\$ 2,433.90</b>	<b>\$ 2,551.85</b>	<b>\$ 2,535.93</b>	<b>\$ 2,608.97</b>	<b>\$ 2,396.15</b>	<b>\$ 2,379.46</b>	<b>\$ 2,362.76</b>	<b>\$ 2,392.61</b>	<b>\$ 2,376.05</b>	<b>\$ 2,359.71</b>	<b>\$ 2,417.46</b>

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
FIRE PROTECTION SERVICES

<b>10-Year Funding Envelope Calculation</b>	
15 Year Average Service Level 2011 - 2025	\$2,417.46
Net Population & Employment Growth 2026 - 2035	298
<b>Maximum Allowable Funding Envelope</b>	<b>\$721,107</b>

APPENDIX B.3

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE PROTECTION SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>3.0 FIRE PROTECTION SERVICES</b>										
<b>3.1 Vehicles, Equipment &amp; Studies</b>										
3.1.1 Net New Equipment	2026 - 2035	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
Subtotal Vehicles, Equipment & Studies		\$ 100,000	\$ -	\$ 100,000		\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
<b>TOTAL FIRE PROTECTION SERVICES</b>		<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>		<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	92%	\$92,000
10-Year Growth in Population in New Units		629
Unadjusted Development Charge Per Capita		<b>\$146.17</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	8%	\$8,000
10-Year Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$2.91</b>

2026 - 2035 Net Funding Envelope	\$721,107
Reserve Fund Balance	
Balance as at December 31, 2025	(\$64,816)
2026 - 2035 Adjusted Funding Envelope	\$656,291

APPENDIX B.3

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 FIRE PROTECTION SERVICES  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

FIRE PROTECTION SERVICES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	(\$59.6)	(\$65.4)	(\$67.9)	(\$70.6)	(\$69.7)	(\$68.7)	(\$63.7)	(\$50.5)	(\$36.2)	(\$20.8)	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Protection Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Fire Protection Services: Non Inflated	\$9.2	\$9.2	\$9.2	\$9.2	\$9.2	\$9.2	\$9.2	\$9.2	\$9.2	\$9.2	\$92.0
- Fire Protection Services: Inflated	\$9.2	\$9.4	\$9.6	\$9.8	\$10.0	\$10.2	\$10.4	\$10.6	\$10.8	\$11.0	\$100.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	25	38	38	50	50	63	88	88	88	101	629
REVENUE											
- DC Receipts: Inflated	\$6.8	\$10.4	\$10.6	\$14.4	\$14.7	\$18.8	\$26.8	\$27.3	\$27.9	\$32.5	\$190.3
INTEREST											
- Interest on Opening Balance	(\$3.3)	(\$3.6)	(\$3.7)	(\$3.9)	(\$3.8)	(\$3.8)	(\$3.5)	(\$2.8)	(\$2.0)	(\$1.1)	(\$31.5)
- Interest on In-year Transactions	(\$0.1)	\$0.0	\$0.0	\$0.1	\$0.1	\$0.2	\$0.3	\$0.3	\$0.3	\$0.4	\$1.5
TOTAL REVENUE	\$3.5	\$6.8	\$6.9	\$10.6	\$11.0	\$15.1	\$23.6	\$24.9	\$26.2	\$31.8	\$160.4
CLOSING CASH BALANCE	(\$65.4)	(\$67.9)	(\$70.6)	(\$69.7)	(\$68.7)	(\$63.7)	(\$50.5)	(\$36.2)	(\$20.8)	\$0.0	

2026 Adjusted Charge Per Capita	\$270.20
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<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.3

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 FIRE PROTECTION SERVICES  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

FIRE PROTECTION SERVICES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	(\$5.2)	(\$6.0)	(\$6.1)	(\$7.0)	(\$7.0)	(\$7.2)	(\$7.3)	(\$6.4)	(\$5.5)	(\$3.2)	
2026 - 2035 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Protection Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Fire Protection Services: Non Inflated	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$8.0
- Fire Protection Services: Inflated	\$0.8	\$0.8	\$0.8	\$0.8	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$1.0	\$8.8
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	48	183	64	194	187	195	351	332	539	657	2,749
REVENUE											
- DC Receipts: Inflated	\$0.3	\$1.0	\$0.4	\$1.1	\$1.1	\$1.2	\$2.2	\$2.1	\$3.5	\$4.3	\$17.2
INTEREST											
- Interest on Opening Balance	(\$0.3)	(\$0.3)	(\$0.3)	(\$0.4)	(\$0.4)	(\$0.4)	(\$0.4)	(\$0.4)	(\$0.3)	(\$0.2)	(\$3.4)
- Interest on In-year Transactions	(\$0.0)	\$0.0	(\$0.0)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1
TOTAL REVENUE	(\$0.0)	\$0.7	\$0.0	\$0.8	\$0.7	\$0.8	\$1.8	\$1.8	\$3.2	\$4.2	\$13.9
CLOSING CASH BALANCE	(\$6.0)	(\$6.1)	(\$7.0)	(\$7.0)	(\$7.2)	(\$7.3)	(\$6.4)	(\$5.5)	(\$3.2)	\$0.0	

2026 Adjusted Charge Per Square Metre	\$5.50
---------------------------------------	--------

<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# Appendix B.4

## Development-Related Studies

# Development-Related Studies

*The Cutting Red Tape to Build More Homes Act, 2024* received Royal Assent on June 6, 2024, confirming the reintroduction of development-related studies as a DC-eligible capital cost in the DCA.

## **A. Development-Related Capital Program and Capital Cost and BTE Methodologies**

As shown on Table 1, the 2026–2035 gross cost for development-related studies is \$465,000. The capital program includes studies related to library services, fire services, parks and recreation, development charges, and land use planning.

No grants or subsidies have been identified for the studies. Recognizing that not all studies under this service are entirely a result of new development in the Municipality, “benefit to existing” shares have been netted off the costs on a project-by-project basis based on the professional judgement of Municipality staff and the consulting team<sup>1</sup>. The benefit to existing share amounts to \$107,500, and this amount will not be recovered through development charges.

Additionally, the reserve fund balance for this service is in a positive position of \$96,936 and these funds have been applied to the projects occurring first and have been removed from the calculation. No post-period benefit shares have been identified for this service.

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<sup>1</sup> A 50% BTE share has been applied to zoning by-law updates, supporting Official Plan review work and the Parks and Recreation Master Plan. The remaining studies are triggered by development and entirely funded from DCs.

## B. Calculation of the Unadjusted Development Charges

The remaining amount of \$260,564 is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation and is allocated 92%, or \$239,719, to the residential sector and 8%, or \$20,845, to the non-residential sector based on shares of ten-year growth in population in new units and employment.

The resulting unadjusted residential charge is \$380.87 per capita before cash flow adjustments. The non-residential unadjusted charge is \$7.58 per square metre.

## C. Cash Flow Analysis

After cash flow analysis, the residential charge decreases to \$308.07 per capita, and the non-residential charge also decreases to \$6.24 per square metre.

The following table summarizes the calculation of the Development-Related Studies development charge:

<b>DEVELOPMENT-RELATED STUDIES SUMMARY</b>					
2026 - 2035		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$465,000	\$260,564	\$380.87	\$7.58	<b>\$308.07</b>	<b>\$6.24</b>

APPENDIX B.4

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
DEVELOPMENT-RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>4.0 DEVELOPMENT-RELATED STUDIES</b>										
<b>4.1 Studies</b>										
4.1.1 Development Charges Study	2026 - 2026	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -
4.1.2 Development Charges Study	2031 - 2031	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
4.1.3 Zoning Update	2029 - 2029	\$ 75,000	\$ -	\$ 75,000	50%	\$ 37,500	\$ 37,500	\$ 37,500	\$ -	\$ -
4.1.4 Supporting OP Reviews	2026 - 2035	\$ 75,000	\$ -	\$ 75,000	50%	\$ 37,500	\$ 37,500	\$ -	\$ 37,500	\$ -
4.1.5 Fire Master Plan	2035 - 2035	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
4.1.6 Parks & Recreation Master Plan	2033 - 2033	\$ 65,000	\$ -	\$ 65,000	50%	\$ 32,500	\$ 32,500	\$ -	\$ 32,500	\$ -
4.1.7 Property Study	2029 - 2029	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ 9,436	\$ 40,564	\$ -
4.1.8 Provision for Library Space Needs Study	2030 - 2030	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Subtotal Studies		\$ 465,000	\$ -	\$ 465,000		\$ 107,500	\$ 357,500	\$ 96,936	\$ 260,564	\$ -
<b>TOTAL DEVELOPMENT-RELATED STUDIES</b>		<b>\$ 465,000</b>	<b>\$ -</b>	<b>\$ 465,000</b>		<b>\$ 107,500</b>	<b>\$ 357,500</b>	<b>\$ 96,936</b>	<b>\$ 260,564</b>	<b>\$ -</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2026 - 2035 DC Eligible Costs	92%	\$239,719
10-Year Growth in Population in New Units		629
Unadjusted Development Charge Per Capita		<b>\$380.87</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	8%	\$20,845
10-Year Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$7.58</b>

Reserve Fund Balance	
Balance as at December 31, 2025	\$96,936

APPENDIX B.4

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 DEVELOPMENT-RELATED STUDIES  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

DEVELOPMENT-RELATED STUDIES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$89.18	\$49.46	\$59.69	\$70.44	\$45.36	\$9.21	(\$24.57)	\$1.23	(\$6.05)	\$21.86	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Development-Related Studies: Prior Growth	\$46.0	\$0.0	\$0.0	\$43.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$89.2
- Development-Related Studies: Non Inflated	\$3.5	\$3.5	\$3.5	\$40.8	\$49.5	\$49.5	\$3.5	\$33.4	\$3.5	\$49.5	\$239.7
- Development-Related Studies: Inflated	\$49.5	\$3.5	\$3.6	\$43.3	\$53.5	\$54.6	\$3.9	\$38.3	\$4.0	\$59.1	\$313.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	25	38	38	50	50	63	88	88	88	101	629
REVENUE											
- DC Receipts: Inflated	\$7.8	\$11.9	\$12.1	\$16.5	\$16.8	\$21.4	\$30.6	\$31.2	\$31.8	\$37.1	\$217.0
INTEREST											
- Interest on Opening Balance	\$3.1	\$1.7	\$2.1	\$2.5	\$1.6	\$0.3	(\$1.4)	\$0.0	(\$0.3)	\$0.8	\$10.4
- Interest on In-year Transactions	(\$1.1)	\$0.1	\$0.1	(\$0.7)	(\$1.0)	(\$0.9)	\$0.5	(\$0.2)	\$0.5	(\$0.6)	(\$3.4)
TOTAL REVENUE	\$9.7	\$13.7	\$14.3	\$18.2	\$17.4	\$20.8	\$29.7	\$31.0	\$32.0	\$37.2	\$224.1
CLOSING CASH BALANCE	\$49.5	\$59.7	\$70.4	\$45.4	\$9.2	(\$24.6)	\$1.2	(\$6.1)	\$21.9	\$0.0	

2026 Adjusted Charge Per Capita	\$308.07
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<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.4

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 DEVELOPMENT-RELATED STUDIES  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

DEVELOPMENT-RELATED STUDIES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$7.75	\$3.92	\$4.93	\$5.20	\$2.84	(\$0.55)	(\$4.08)	(\$2.14)	(\$3.23)	\$0.24	
2026 - 2035 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Development-Related Studies: Prior Growth	\$4.0	\$0.0	\$0.0	\$3.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$7.8
- Development-Related Studies: Non Inflated	\$0.3	\$0.3	\$0.3	\$3.5	\$4.3	\$4.3	\$0.3	\$2.9	\$0.3	\$4.3	\$20.8
- Development-Related Studies: Inflated	\$4.3	\$0.3	\$0.3	\$3.8	\$4.7	\$4.7	\$0.3	\$3.3	\$0.4	\$5.1	\$27.2
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	48	183	64	194	187	195	351	332	539	657	2,749
REVENUE											
- DC Receipts: Inflated	\$0.3	\$1.2	\$0.4	\$1.3	\$1.3	\$1.3	\$2.5	\$2.4	\$3.9	\$4.9	\$19.4
INTEREST											
- Interest on Opening Balance	\$0.3	\$0.1	\$0.2	\$0.2	\$0.1	(\$0.0)	(\$0.2)	(\$0.1)	(\$0.2)	\$0.0	\$0.3
- Interest on In-year Transactions	(\$0.1)	\$0.0	\$0.0	(\$0.1)	(\$0.1)	(\$0.1)	\$0.0	(\$0.0)	\$0.1	(\$0.0)	(\$0.3)
TOTAL REVENUE	\$0.5	\$1.3	\$0.6	\$1.4	\$1.3	\$1.2	\$2.3	\$2.2	\$3.8	\$4.9	\$19.5
CLOSING CASH BALANCE	\$3.9	\$4.9	\$5.2	\$2.8	(\$0.5)	(\$4.1)	(\$2.1)	(\$3.2)	\$0.2	\$0.0	

2026 Adjusted Charge Per Square Metre	\$6.24
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<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# **Appendix B.5**

## **Land Acquisition (Rural)**

# Land Acquisition (Rural)

Land acquisition has been introduced as a new service category for the Municipality of Centre Hastings, reflecting recent amendments to the *Development Charges Act, 1997* and associated regulations. This category includes land acquisition costs required to support growth-related infrastructure, specifically Parks and Roads and Related services. This appendix provides an overview of the land acquisition projects that will benefit development over the ten-year forecast period municipal-wide.

## A. Development-Related Capital Program and Capital Cost and BTE Methodologies

As shown in Table 1, the total gross cost of development-related land acquisition over the 2026–2035 period is \$270,000. This amount reflects the acquisition of land required for the construction of the new Garage, Storage, and Sand Dome. No grants, subsidies, or other external funding sources have been identified for this project. Based on the preceding sections, an equal BTE share (49% or \$132,364) has been applied and deducted from the total cost.<sup>2</sup>

There is currently no reserve fund for this service, and no post-period benefit share has been identified. Therefore, the remaining project cost of \$137,636 is eligible for recovery through development charges over the ten-year planning period.

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<sup>2</sup> The 49% represents a weighted BTE of the share of space being decommissioned associated with the construction of a new garage (public works and parks) as well as the sand and salt dome.

## B. Calculation of the Unadjusted Development Charges

The amount of \$137,636 has been included in the development charge calculation for the ten-year planning period. This cost has been allocated between the residential and non-residential sectors based on their respective shares of forecast growth, with 92% (\$126,625) assigned to the residential sector and 8% (\$11,011) assigned to the non-residential sector.

Based on these allocations, the resulting unadjusted residential development charge is \$201.19 per capita, while the unadjusted non-residential development charge is \$4.00 per square metre of gross floor area, prior to cash flow adjustments.

## C. Cash Flow Analysis

After cash flow analysis, the residential charge increases to \$228.42 per capita, and the non-residential charge increases to \$4.65 per square metre.

The following table summarizes the calculation of the Land Acquisition (Rural) development charge:

LAND ACQUISITION (RURAL) SUMMARY					
2026 - 2035		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$270,000	\$137,636	\$201.19	\$4.00	<b>\$228.42</b>	<b>\$4.65</b>

APPENDIX B.5

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LAND ACQUISITION (RURAL)

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>5.0 LAND ACQUISITION (RURAL)</b>										
<b>5.1 Land Acquisition Projects</b>										
5.1.1 New Garage, Storage, Sand Dome Land Component	2027 - 2029	\$ 270,000	\$ -	\$ 270,000	49%	\$ 132,364	\$ 137,636	\$ -	\$ 137,636	\$ -
Subtotal Land Acquisition Projects		\$ 270,000	\$ -	\$ 270,000		\$ 132,364	\$ 137,636	\$ -	\$ 137,636	\$ -
<b>TOTAL LAND ACQUISITION (RURAL)</b>		<b>\$ 270,000</b>	<b>\$ -</b>	<b>\$ 270,000</b>		<b>\$ 132,364</b>	<b>\$ 137,636</b>	<b>\$ -</b>	<b>\$ 137,636</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	92%	\$126,625
10-Year Growth in Population in New Units		629
Unadjusted Development Charge Per Capita		<b>\$201.19</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	8%	\$11,011
10-Year Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$4.00</b>

Reserve Fund Balance	
Balance as at December 31, 2025	\$0

APPENDIX B.5

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 LAND ACQUISITION (RURAL)  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

LAND ACQUISITION (RURAL)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$0.00	\$5.85	(\$29.14)	(\$66.64)	(\$103.79)	(\$96.83)	(\$86.01)	(\$67.68)	(\$47.87)	(\$26.51)	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Land Acquisition (Rural): Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Land Acquisition (Rural): Non Inflated	\$0.0	\$42.2	\$42.2	\$42.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$126.6
- Land Acquisition (Rural): Inflated	\$0.0	\$43.1	\$43.9	\$44.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$131.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	25	38	38	50	50	63	88	88	88	101	629
REVENUE											
- DC Receipts: Inflated	\$5.8	\$8.8	\$9.0	\$12.2	\$12.4	\$15.9	\$22.7	\$23.1	\$23.6	\$27.5	\$160.9
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.2	(\$1.6)	(\$3.7)	(\$5.7)	(\$5.3)	(\$4.7)	(\$3.7)	(\$2.6)	(\$1.5)	(\$28.6)
- Interest on In-year Transactions	\$0.1	(\$0.9)	(\$1.0)	(\$0.9)	\$0.2	\$0.3	\$0.4	\$0.4	\$0.4	\$0.5	(\$0.5)
TOTAL REVENUE	\$5.9	\$8.1	\$6.4	\$7.6	\$7.0	\$10.8	\$18.3	\$19.8	\$21.4	\$26.5	\$131.8
CLOSING CASH BALANCE	\$5.9	(\$29.1)	(\$66.6)	(\$103.8)	(\$96.8)	(\$86.0)	(\$67.7)	(\$47.9)	(\$26.5)	\$0.0	

2026 Adjusted Charge Per Capita	\$228.42
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<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.5

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 LAND ACQUISITION (RURAL)  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

LAND ACQUISITION (RURAL)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$0.00	\$0.23	(\$2.72)	(\$6.48)	(\$9.85)	(\$9.43)	(\$8.94)	(\$7.56)	(\$6.17)	(\$3.52)	
2026 - 2035 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Land Acquisition (Rural): Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Land Acquisition (Rural): Non Inflated	\$0.0	\$3.7	\$3.7	\$3.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$11.0
- Land Acquisition (Rural): Inflated	\$0.0	\$3.7	\$3.8	\$3.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$11.5
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	48	183	64	194	187	195	351	332	539	657	2,749
REVENUE											
- DC Receipts: Inflated	\$0.2	\$0.9	\$0.3	\$1.0	\$0.9	\$1.0	\$1.8	\$1.8	\$2.9	\$3.6	\$14.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	(\$0.1)	(\$0.4)	(\$0.5)	(\$0.5)	(\$0.5)	(\$0.4)	(\$0.3)	(\$0.2)	(\$3.0)
- Interest on In-year Transactions	\$0.0	(\$0.1)	(\$0.1)	(\$0.1)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1	(\$0.0)
TOTAL REVENUE	\$0.2	\$0.8	\$0.1	\$0.5	\$0.4	\$0.5	\$1.4	\$1.4	\$2.6	\$3.5	\$11.5
CLOSING CASH BALANCE	\$0.2	(\$2.7)	(\$6.5)	(\$9.9)	(\$9.4)	(\$8.9)	(\$7.6)	(\$6.2)	(\$3.5)	\$0.0	

2026 Adjusted Charge Per Square Metre	\$4.65
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<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



## **Appendix B.6**

### **Land Acquisition (Urban)**

# Land Acquisition (Urban)

Land acquisition has been introduced as a new service category for the Municipality of Centre Hastings, reflecting recent amendments to the *Development Charges Act, 1997* and associated regulations. This category includes land acquisition costs required to support growth-related infrastructure, specifically for Water and Wastewater services in the urban area. This appendix provides an overview of the land acquisition projects that will benefit urban development over the ten-year forecast period.

## A. Development-Related Capital Program and Capital Cost and BTE Methodologies

As shown in Table 1, the total gross cost of development-related land acquisition over the 2026–2035 period is \$630,000. This amount reflects the acquisition of land required for the projects related to the new water treatment well, and the Madoc Lagoon expansion. No grants, subsidies, or other external funding sources have been identified for this project. A 79% BTE share is applied to the new well project which is similar to the non-growth share allocation applied to the project (#6.1.1) – this cost is removed from the DC eligible expense.

There is currently no reserve fund for this service, and no post-period benefit share has been identified. Accordingly, about \$527,092 remains eligible for recovery through development charges over the ten-year planning period.

## B. Calculation of the Unadjusted Development Charges

The amount of \$527,092 has been included in the development charge calculation for the ten-year planning period. This cost has been allocated between the residential and non-residential sectors based on their

respective shares of forecast growth, with 90% (\$474,383) assigned to the residential sector and 10% (\$52,709) assigned to the non-residential sector.

Based on these allocations, the resulting unadjusted residential development charge is \$938.74 per capita, while the unadjusted non-residential development charge is \$19.17 per square metre of gross floor area, prior to cash flow adjustments.

### C. Cash Flow Analysis

After cash flow analysis, the residential charge increases to \$1,144.80 per capita, and the non-residential charge increases to \$23.74 per square metre.

The following table summarizes the calculation of the Land Acquisition (Urban) development charge:

<b>LAND ACQUISITION (URBAN) SUMMARY</b>					
2026 - 2035		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$630,000	\$527,092	\$938.74	\$19.17	<b>\$1,144.80</b>	<b>\$23.74</b>

APPENDIX B.6

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LAND ACQUISITION (URBAN)

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>6.0 LAND ACQUISITION (URBAN)</b>										
<b>6.1 Land Acquisition Projects</b>										
6.1.1 New Water Treatment Well - Land	2027 - 2029	\$ 130,000	\$ -	\$ 130,000	79%	\$ 102,908	\$ 27,092	\$ -	\$ 27,092	\$ -
6.1.2 Madoc Lagoon Expansion - Land	2026 - 2026	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
Subtotal Land Acquisition Projects		\$ 630,000	\$ -	\$ 630,000		\$ 102,908	\$ 527,092	\$ -	\$ 527,092	\$ -
<b>TOTAL LAND ACQUISITION (URBAN)</b>		<b>\$ 630,000</b>	<b>\$ -</b>	<b>\$ 630,000</b>		<b>\$ 102,908</b>	<b>\$ 527,092</b>	<b>\$ -</b>	<b>\$ 527,092</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	90%	\$474,383
10-Year Growth in Population in New Units		505
Unadjusted Development Charge Per Capita		<b>\$938.74</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	10%	\$52,709
10-Year Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$19.17</b>

Reserve Fund Balance	
Balance as at December 31, 2025	\$0

**APPENDIX B.6  
TABLE 2**

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
LAND ACQUISITION (URBAN)  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>LAND ACQUISITION (URBAN)</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$445.73)	(\$446.92)	(\$447.70)	(\$432.49)	(\$406.69)	(\$365.84)	(\$288.46)	(\$204.87)	(\$114.69)	
<b>2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Land Acquisition (Urban): Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$0.0</b>
- Land Acquisition (Urban): Non Inflated	\$450.0	\$8.1	\$8.1	\$8.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$474.4</b>
- Land Acquisition (Urban): Inflated	\$450.0	\$8.3	\$8.5	\$8.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$475.4</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	14	27	27	39	39	49	74	74	74	87	<b>505</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$16.2	\$31.2	\$31.8	\$47.8	\$48.7	\$62.1	\$95.8	\$97.7	\$99.7	\$118.9	<b>\$650.1</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$24.5)	(\$24.6)	(\$24.6)	(\$23.8)	(\$22.4)	(\$20.1)	(\$15.9)	(\$11.3)	(\$6.3)	<b>(\$173.4)</b>
- Interest on In-year Transactions	(\$11.9)	\$0.4	\$0.4	\$0.7	\$0.9	\$1.1	\$1.7	\$1.7	\$1.7	\$2.1	<b>(\$1.3)</b>
<b>TOTAL REVENUE</b>	<b>\$4.3</b>	<b>\$7.1</b>	<b>\$7.7</b>	<b>\$23.8</b>	<b>\$25.8</b>	<b>\$40.8</b>	<b>\$77.4</b>	<b>\$83.6</b>	<b>\$90.2</b>	<b>\$114.7</b>	<b>\$475.4</b>
CLOSING CASH BALANCE	(\$445.7)	(\$446.9)	(\$447.7)	(\$432.5)	(\$406.7)	(\$365.8)	(\$288.5)	(\$204.9)	(\$114.7)	\$0.0	

<b>2026 Adjusted Charge Per Capita</b>	<b>\$1,144.80</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	90.0%
Non-Residential Sector	10.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.6

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 LAND ACQUISITION (URBAN)  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

LAND ACQUISITION (URBAN)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$0.00	(\$50.20)	(\$49.39)	(\$51.47)	(\$50.30)	(\$48.17)	(\$45.62)	(\$38.59)	(\$31.50)	(\$17.97)	
2026 - 2035 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Land Acquisition (Urban): Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Land Acquisition (Urban): Non Inflated	\$50.0	\$0.9	\$0.9	\$0.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$52.7
- Land Acquisition (Urban): Inflated	\$50.0	\$0.9	\$0.9	\$1.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$52.8
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	48	183	64	194	187	195	351	332	539	657	2,749
REVENUE											
- DC Receipts: Inflated	\$1.1	\$4.4	\$1.6	\$4.9	\$4.8	\$5.1	\$9.4	\$9.1	\$15.0	\$18.6	\$74.0
INTEREST											
- Interest on Opening Balance	\$0.0	(\$2.8)	(\$2.7)	(\$2.8)	(\$2.8)	(\$2.6)	(\$2.5)	(\$2.1)	(\$1.7)	(\$1.0)	(\$21.1)
- Interest on In-year Transactions	(\$1.3)	\$0.1	\$0.0	\$0.1	\$0.1	\$0.1	\$0.2	\$0.2	\$0.3	\$0.3	(\$0.1)
TOTAL REVENUE	(\$0.2)	\$1.7	(\$1.1)	\$2.1	\$2.1	\$2.5	\$7.0	\$7.1	\$13.5	\$18.0	\$52.8
CLOSING CASH BALANCE	(\$50.2)	(\$49.4)	(\$51.5)	(\$50.3)	(\$48.2)	(\$45.6)	(\$38.6)	(\$31.5)	(\$18.0)	\$0.0	

2026 Adjusted Charge Per Square Metre	\$23.74
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<b>Allocation of Capital Program</b>	
Residential Sector	90.0%
Non-Residential Sector	10.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**Appendix C**  
**Engineered Services**  
**Technical Appendix**

# Engineered Services

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the engineered services in the Municipality of Centre Hastings.

The appendix is divided into four sub-sections, with one section for each of the Engineered Services:

- C.1 Services related to a Highway: Roads and Related
- C.2 Water Services
- C.3 Wastewater Services
- C.4 Stormwater Management

The sub-sections generally contain a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

## A. Historical Service Levels

The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average service level provided in the Municipality over the fifteen-year period immediately preceding the preparation of the background study, on a service-by-service basis.

However, O. Reg. 82/98 s. 4 (3) provides for the “standard level of service” to substitute for the average level of service where the standard level of service is required by another Act. The standard level of service applies to all engineered services except for the Roads and Related Service.

The method for determining the average level of service for the Roads and Related service is set out in subsection C.1 below.

## **B. Development-Related Capital Program and Capital Cost and BTE Methodology**

The DCA requires that Municipal Council express its intent to provide future capital facilities at the level incorporated in the development charges calculation. Based on the development forecasts presented in Appendix A, the Municipality's master servicing plans, and the Council approved 2026 ten-year capital program, Municipal staff have compiled a development-related capital program for Engineered Services. The capital program sets out those projects that are required to service the development for the ten-year period to 2035.

The development-related capital program for each engineered service is shown on Table 1 of each sub-section with the exception of Roads and Related services, where it appears as Table 2.

To determine the share of the program that is eligible for recovery through development charges, the net project costs are reduced by any "benefit to existing" shares. A benefit to existing or BTE share represents that portion of a capital project that will benefit existing development. It could, for example, represent a portion of a new facility that, at least in part, replaces a facility that is demolished, redeployed or will otherwise not be available to serve its former function (a "replacement" share). The benefit to existing share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for benefit to existing shares will require funding from non-development charge sources, typically property taxes or user fees.

The net capital program less any benefit to existing shares yields the development-related costs. Additionally, any "post-period benefit" shares of the development-related costs have been identified and deducted.

## C. Calculation of Unadjusted Development Charge

Table 2 displays the calculation of the unadjusted development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing consideration.

The first step in the determination of the unadjusted development charges rate is the allocation of the development-related net capital costs between the residential and the non-residential sectors.

- For the Roads and Related and Stormwater Management services, development-related costs have been allocated 92% residential and 8% non-residential based on the ratio of forecast changes in population in new housing units and employment in new non-residential floorspace over the ten-year planning period (municipal-wide).
- For the remaining engineered services, development-related costs have been allocated 90% residential and 10% non-residential based on the ratio of forecast changes in population in new housing units and employment in new non-residential floor space over the ten-year planning period (urban area only). Water and Wastewater services in the Municipality are calculated based on growth in the urban areas only as rural development does not receive those services and therefore does not pay for those Development Charges.

The residential development-related costs are then divided by the forecast population in new housing units. This gives the unadjusted residential development charge per capita. The non-residential development-related costs are divided by the forecast increase in non-residential gross floor area. This yields a charge per square metre of new non-residential GFA.

## **D. Cash Flow Analysis**

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are accounted for in the calculation as allowed under the DCA. Based on the development forecast, the analysis calculates the development charges rate that is required to finance the net development-related capital spending plan including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In the cash flow analysis, an inflation rate of 2.0 per cent is used for the funding requirements and interest rates of 5.5 per cent (negative balance) and 3.5 per cent (positive balance) are used for borrowing/earnings on the funds.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square foot (of GFA) non-residential development charges.

# **Appendix C.1**

## **Services Related to a Highway**

# Services Related to a Highway

The Centre Hastings Public Works Department is responsible for water and sewer distribution system maintenance, storm water management and collection, winter maintenance, road maintenance, such as patching, sweeping and cleaning, sidewalk signage and road construction. This section deals with the capital infrastructure of Public Works buildings, land, and related furniture and equipment, municipal fleet, and also includes the road network as well as bridges, culverts, ditches, sidewalks, and other related assets. The engineered components of water, wastewater, and stormwater are discussed in the remainder of Appendix C.

The development-related road and related infrastructure projects are required to service the demands of new development in the Municipality over the next ten years. The development forecast is discussed in more detail in Appendix A.

The following tables set out the development-related capital program and the calculation of the DCs for roads and related infrastructure. The cost, quantum and description of the development-related capital program for Roads and Related Services were prepared by Municipal staff. The projects identified in the capital program are required to service the demands of new development subject to annual capital budget reviews.

## A. Historical Service Levels

The DCA and Ontario Regulation 82/98 require that development charges be set at a level no higher than the average service level provided in the Municipality over the fifteen-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2011 to 2025. O. Reg. 82/98 requires that when defining and determining

historical service levels both the quantity and quality of service be taken into consideration.

The method for establishing the historical service level for the Roads and Related Service expresses the service level as a \$ per capita and employment based on a valuation of the inventory of capital assets used to provide the service. The quantum and value of the inventory is based on the Municipality's historical records and experience with costs to acquire or construct similar infrastructure.

The Municipality of Centre Hastings conducts Public Works services from several buildings, including a garage, Quonset Hut, Yard, Sand Dome and Salt Shed. Operations occur within 16,600 square feet of building space, which is valued at \$2.8 million. Furniture and equipment required for service provision totals \$495,000 and the operations fleet and required equipment includes 47 items, with a combined value of \$4.9 million. The total value of the Public Works inventory of capital assets is \$8.2 million.

The Municipality's current road infrastructure comprises 187 lane km of roads with a current replacement value estimated at \$50.6 million. The Municipality's 20 bridges and culverts add another \$32.8 million to the value of the inventory. The Municipality's 12,500 metres of sidewalks are valued at \$2.6 million.

The 2025 full replacement value of the inventory of capital assets for the Roads and Related service is \$94.2 million. The fifteen-year historical average service level is calculated at \$16,156.40 per capita and employment.

The maximum allowable funding envelope is defined as the 15-year historical service level (\$16,156.40 per capita and employment) multiplied by the forecast increase in net population and employment over the planning period to 2035 (298). The resulting maximum allowable funding envelope is calculated at \$4.8 million.

## B. Development-Related Capital Program and Capital Cost and BTE Methodology

The recovery of the negative reserve fund balance (\$105) reduces the maximum allowable funding envelope slightly. The gross cost of the roads and related capital program is \$14.9 million and provides for the undertaking of a range of works throughout the Municipality over the next 10 years.

The entire \$14.9 million development-related capital program is not to be fully recovered from future DCs. Grants and other subsidies in the amount of \$5.8 million have been identified for the Champlain Street, St. Lawrence St. W., and the new Garage, Sand and Salt Dome projects.

In addition, approximately \$6.7 million of the program has been identified as a BTE share. The table below provides details on the BTE methodologies used for each category of projects in the capital program.

Project Type	BTE	BTE Methodology
Roadway Infrastructure	50-95%	BTE calculated on existing road length and upgraded road length – intended to represent the cost Municipality would incur for regular repair and replacement activity in the absence of growth. The BTE shares remain largely consistent with the 2020 DC Study.
New Garage (PW Component)	39%	The project includes the replacement of three existing facilities (totalling 8,200 sq.ft.) and has been deducted from the eligible costs.
Sand and Salt Dome	63%	The project includes the replacement of existing facilities (totalling 12,000 sq.ft.) and has been deducted from the eligible costs.
Studies	80%	Considers that most of the need for the study relates to assess existing deficiencies.

Lastly, it is assumed that the new garage is being built to benefit growth in the Municipality beyond the 10-year period, therefore, about \$942,000 related to the new garage (Public Works component) has been treated as a post-period benefit share and will be considered for recovery in subsequent DC by-laws. The remaining DC-eligible costs total \$1.5 million and have been included in the calculation of the development charge.

### **C. Calculation of Unadjusted Development Charge**

The first step in the determination of the development charge rate is the allocation of the development charge eligible capital cost of \$1.5 million between the residential and the non-residential sectors. For Services Related to a Highway, the development-related costs have been allocated Municipal-wide; 92% residential (\$1.3 million) and 8% non-residential (\$116,694). This ratio is based on forecast changes in population in new housing units and employment over the planning period.

The residential and non-residential costs are divided by the anticipated ten-year growth in population in new units and square metre of non-residential GFA respectively. This yields unadjusted development charges of \$2,132.19 per capita and \$42.45 per square metre.

### **D. Cash Flow Analysis and Calculation of Adjusted Development Charge**

The cash flow analysis result in Roads and Related development charges of \$2,209.44 per capita for new residential development and of \$45.03 per square metre for new non-residential development.

The following table summarizes the calculation of the Services Related to a Highway development charge:

<b>SERVICES RELATED TO A HIGHWAY SUMMARY</b>						
15-year Hist.	2026 - 2035		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$16,156.40	\$14,903,057	\$1,458,681	\$2,132.19	\$42.45	<b>\$2,209.44</b>	<b>\$45.03</b>

APPENDIX C.1  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
SERVICES RELATED TO A HIGHWAY

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq.ft.)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Ivanhoe PW Bldg 1 Garage	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$180
Ivanhoe PW Bldg 2 Quonset Hut	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$180
Madoc PW Yard	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$180
Ivanhoe PW Sanddome (Slab St.)	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	\$160
Salt Shed	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$160
<b>Total (#)</b>	<b>15,400</b>	<b>15,400</b>	<b>16,600</b>													
<b>Total (\$000)</b>	<b>\$2,628.0</b>	<b>\$2,628.0</b>	<b>\$2,820.0</b>													

FURNITURE AND EQUIPMENT Description	Total Value of Furniture & Equipment (\$)														
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Ivanhoe PW Bldg 1 Garage	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
Ivanhoe PW Bldg 2 Quonset Hut	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000
Madoc PW Yard	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
Ivanhoe PW Sanddome (Slab St.)	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Salt Shed	\$0	\$0	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000
<b>Total (\$000)</b>	<b>\$419.0</b>	<b>\$419.0</b>	<b>\$495.0</b>												

RELATED EQUIPMENT Description	# of Equipment															UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Kubota Tractors (Sidewalk Plows)	1	1	1	1	1	1	1	2	2	2	2	2	2	1	1	\$110,000
JD Tractors (Sidewalk Plows)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$120,000
Lawnmowers Zero Turn	-	-	1	1	1	1	1	1	1	2	2	2	2	2	2	\$20,000
Weed Wackers	2	2	2	3	3	4	5	5	5	5	6	7	7	8	8	\$800
Plate Packer	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	\$10,000
Standing Packer	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$5,000
Chainsaws	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3	\$1,200
Polesaws	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	\$900
Leafblowers	-	-	-	-	-	-	1	2	2	2	2	2	2	2	2	\$900
Radios	8	8	8	8	8	8	8	8	8	8	5	5	5	5	5	\$13,000
Lawnmowers (Walk Behind)	3	3	3	3	3	3	3	3	3	3	1	1	1	1	1	\$1,000
Laser Level	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
<b>Total (#)</b>	<b>18</b>	<b>18</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>27</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>26</b>	<b>27</b>	<b>27</b>	<b>29</b>	<b>30</b>	
<b>Total (\$000)</b>	<b>\$233.7</b>	<b>\$233.7</b>	<b>\$254.9</b>	<b>\$255.7</b>	<b>\$256.6</b>	<b>\$257.4</b>	<b>\$274.1</b>	<b>\$385.0</b>	<b>\$385.0</b>	<b>\$405.0</b>	<b>\$364.8</b>	<b>\$365.6</b>	<b>\$365.6</b>	<b>\$377.6</b>	<b>\$378.5</b>	

FLEET Description	# of Vehicles															UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Tandem Plow Truck	3	3	3	3	3	3	3	3	3	3	3	3	3	4	4	\$480,000
1/2 Ton Pickup	2	2	2	2	2	2	2	2	3	3	4	4	4	4	4	\$70,000
3/4 Ton Pickup	-	-	1	1	2	2	2	2	2	2	3	3	3	3	3	\$90,000
1 Ton Pickup	2	2	3	3	3	3	3	4	4	4	3	3	3	3	3	\$130,000
Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
CAT Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Kioti Tractor (Bush Hog)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000
<b>Total (#)</b>	<b>10</b>	<b>10</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>17</b>	
<b>Total (\$000)</b>	<b>\$3,490.0</b>	<b>\$3,490.0</b>	<b>\$3,710.0</b>	<b>\$3,710.0</b>	<b>\$3,800.0</b>	<b>\$3,800.0</b>	<b>\$3,800.0</b>	<b>\$3,930.0</b>	<b>\$4,000.0</b>	<b>\$4,000.0</b>	<b>\$4,030.0</b>	<b>\$4,030.0</b>	<b>\$4,030.0</b>	<b>\$4,510.0</b>	<b>\$4,510.0</b>	



APPENDIX C.1

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
INVENTORY OF CAPITAL ASSETS  
SERVICES RELATED TO A HIGHWAY

ROADS Type of Road	# of Kilometres															UNIT COST (\$/km)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Paved-LCB	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	\$245,000
Unpaved - Gravel	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	\$145,000
Paved-HCB	52	52	52	52	52	52	52	52	52	52	52	52	52	52	52	\$455,000
<b>Total (km)</b>	<b>187</b>															
<b>Total (\$000)</b>	<b>\$50,635.0</b>															

BRIDGES & CULVERTS Description	# of Bridges & Culverts															UNIT COST (\$/unit)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
<b>Bridges</b>																
Russel St Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,888,000
St. Lawrence St. Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,802,000
Queen Victoria Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,107,000
Livingstone Street Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,109,000
Seymour Street Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,477,000
Sills Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,071,000
Molloy Road (McCumber Road) Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$910,000
Moira Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,423,000
Kramp Crossing (Trail Bridge)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$676,000
Deer Creek Footbridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,000
<b>Culverts</b>																
Crookston Road Culvert #1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,616,000
Crookston Road Culvert #2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,936,000
Crookston Road Culvert #3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,886,000
Ray Road #1 Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$319,000
Ray Road #2 Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$475,000
Hollowview Road East Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,412,000
Douglas Road Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,158,000
Slab Road Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,192,000
Moira Road Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,076,000
Phillipston Road Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,162,000
<b>Total (#)</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	
<b>Total (\$000)</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	<b>\$32,774.0</b>	

SIDEWALKS Description	# of Metres															UNIT COST (\$/m)
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Madoc Village	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,500	\$210
<b>Total (km)</b>	<b>12,000</b>	<b>12,500</b>														
<b>Total (\$000)</b>	<b>\$2,520.0</b>	<b>\$2,625.0</b>														



APPENDIX C.1  
TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF SERVICE LEVELS  
SERVICES RELATED TO A HIGHWAY

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Historical Population	4,574	4,613	4,653	4,693	4,733	4,774	4,779	4,784	4,789	4,794	4,801	4,835	4,869	4,903	4,937
Historical Employment	<u>1,000</u>	<u>985</u>	<u>970</u>	<u>955</u>	<u>940</u>	<u>925</u>	<u>955</u>	<u>986</u>	<u>1,018</u>	<u>1,051</u>	<u>1,085</u>	<u>1,093</u>	<u>1,100</u>	<u>1,108</u>	<u>1,116</u>
Total Historical Population & Employment	5,574	5,598	5,623	5,648	5,673	5,699	5,734	5,770	5,807	5,845	5,886	5,928	5,969	6,011	6,052

INVENTORY SUMMARY (\$000)

Public Works and Fleet	\$6,770.7	\$6,770.7	\$7,279.9	\$7,280.7	\$7,371.6	\$7,372.4	\$7,389.1	\$7,630.0	\$7,700.0	\$7,720.0	\$7,709.8	\$7,710.6	\$7,710.6	\$8,202.6	\$8,203.5
Roads and Related	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$85,929.0	\$86,034.0
<b>Total (\$000)</b>	<b>\$92,699.7</b>	<b>\$92,699.7</b>	<b>\$93,208.9</b>	<b>\$93,209.7</b>	<b>\$93,300.6</b>	<b>\$93,301.4</b>	<b>\$93,318.1</b>	<b>\$93,559.0</b>	<b>\$93,629.0</b>	<b>\$93,649.0</b>	<b>\$93,638.8</b>	<b>\$93,639.6</b>	<b>\$93,639.6</b>	<b>\$94,131.6</b>	<b>\$94,237.5</b>

SERVICE LEVEL (\$/pop & emp)

Average  
Service  
Level

Public Works and Fleet	\$ 1,214.69	\$ 1,209.49	\$ 1,294.66	\$ 1,289.08	\$ 1,299.42	\$ 1,293.63	\$ 1,288.65	\$ 1,322.36	\$ 1,325.99	\$ 1,320.79	\$ 1,309.85	\$ 1,300.79	\$ 1,291.73	\$ 1,364.64	\$ 1,355.41	\$ 1,298.74
Roads and Related	\$ 15,416.04	\$ 15,349.95	\$ 15,281.70	\$ 15,214.06	\$ 15,147.01	\$ 15,077.91	\$ 14,985.87	\$ 14,892.37	\$ 14,797.49	\$ 14,701.28	\$ 14,598.88	\$ 14,496.41	\$ 14,395.36	\$ 14,295.72	\$ 14,214.79	\$ 14,857.66
<b>Total (\$/pop &amp; emp)</b>	<b>\$ 16,630.73</b>	<b>\$ 16,559.43</b>	<b>\$ 16,576.36</b>	<b>\$ 16,503.13</b>	<b>\$ 16,446.43</b>	<b>\$ 16,371.54</b>	<b>\$ 16,274.52</b>	<b>\$ 16,214.73</b>	<b>\$ 16,123.47</b>	<b>\$ 16,022.07</b>	<b>\$ 15,908.73</b>	<b>\$ 15,797.20</b>	<b>\$ 15,687.09</b>	<b>\$ 15,660.36</b>	<b>\$ 15,570.20</b>	<b>\$ 16,156.40</b>

MUNICIPALITY OF CENTRE HASTINGS  
CALCULATION OF MAXIMUM ALLOWABLE  
SERVICES RELATED TO A HIGHWAY

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2011 - 2025	\$16,156.40
Net Population & Employment Growth 2026 - 2035	298
<b>Maximum Allowable Funding Envelope</b>	<b>\$4,819,302</b>

APPENDIX C.1

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
SERVICES RELATED TO A HIGHWAY

Project Description	Timing	Length (m)	From	To	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
								BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>1.0 ROADS AND RELATED</b>													
<b>1.1 Roads and Related Infrastructure</b>													
1.1.1 Champlain St.	2027 - 2027	270	St Lawrence St W	Livingstone Ave W	\$ 730,125	\$ 532,991	\$ 197,134	65%	\$ 128,137	\$ 68,997	\$ -	\$ 68,997	\$ -
1.1.2 Prince Albert St W	2030 - 2030	90	Russel St.	Madawaska St.	\$ 152,036	\$ -	\$ 152,036	95%	\$ 143,674	\$ 8,362	\$ -	\$ 8,362	\$ -
1.1.3 Prince Albert St W	2030 - 2030	50	Madawaska St.	Dead End	\$ 84,464	\$ -	\$ 84,464	95%	\$ 79,819	\$ 4,646	\$ -	\$ 4,646	\$ -
1.1.4 Madawaska St.	2030 - 2030	155	Prince Albert St. W	Queen Victoria St. W	\$ 220,000	\$ -	\$ 220,000	90%	\$ 198,000	\$ 22,000	\$ -	\$ 22,000	\$ -
1.1.5 Rollins St.	2029 - 2029	660	St Lawrence St W	Seymour St W	\$ 407,000	\$ -	\$ 407,000	80%	\$ 325,600	\$ 81,400	\$ -	\$ 81,400	\$ -
1.1.6 Baldwin St.	2030 - 2030	170	Elgin St	Livingstone Ave E	\$ 238,000	\$ -	\$ 238,000	80%	\$ 190,400	\$ 47,600	\$ -	\$ 47,600	\$ -
1.1.7 St. Lawrence St. W	2031 - 2031	940	Russel St	Boundary	\$ 767,000	\$ 513,890	\$ 253,110	80%	\$ 202,488	\$ 50,622	\$ -	\$ 50,622	\$ -
1.1.8 Queen Victoria St. W	2031 - 2031	160	Russel St.	Durham St. N	\$ 225,000	\$ -	\$ 225,000	65%	\$ 146,250	\$ 78,750	\$ -	\$ 78,750	\$ -
1.1.9 Davidson St	2032 - 2032	240	St. Lawrence St. E	Prince Albert St. E	\$ 145,000	\$ -	\$ 145,000	69%	\$ 99,688	\$ 45,313	\$ -	\$ 45,313	\$ -
1.1.10 Davidson St	2032 - 2032	80	Prince Albert St. E	North End	\$ 17,000	\$ -	\$ 17,000	50%	\$ 8,500	\$ 8,500	\$ -	\$ 8,500	\$ -
1.1.11 Nelson St.	2033 - 2033	230	St. Lawrence St. E	Prince Albert St. E	\$ 47,000	\$ -	\$ 47,000	75%	\$ 35,250	\$ 11,750	\$ -	\$ 11,750	\$ -
1.1.12 Nelson St.	2033 - 2033	65	Prince Albert St. E	North End	\$ 38,000	\$ -	\$ 38,000	63%	\$ 23,750	\$ 14,250	\$ -	\$ 14,250	\$ -
1.1.13 Russel St	2035 - 2035	650	St Lawrence St W	Dufferin St	\$ 1,100,000	\$ -	\$ 1,100,000	95%	\$ 1,045,000	\$ 55,000	\$ -	\$ 55,000	\$ -
1.1.14 Provision for Rural Roads Works	2026 - 2035	-	-	-	\$ 3,500,000	\$ -	\$ 3,500,000	80%	\$ 2,800,000	\$ 700,000	\$ -	\$ 700,000	\$ -
Subtotal Roads and Related Infrastructure					\$ 7,670,625	\$ 1,046,881	\$ 6,623,744		\$ 5,426,555	\$ 1,197,189	\$ -	\$ 1,197,189	\$ -
<b>1.2 Public Works and Fleet</b>													
1.2.1 New Garage (PW Component)	2030 - 2032	-	-	-	\$ 3,809,032	\$ 2,552,052	\$ 1,256,981	39%	\$ 487,080	\$ 769,901	\$ -	\$ 153,980	\$ 615,921
1.2.2 Sand and Salt Dome	2030 - 2032	-	-	-	\$ 3,293,400	\$ 2,206,578	\$ 1,086,822	63%	\$ 679,264	\$ 407,558	\$ -	\$ 81,512	\$ 326,047
Subtotal Public Works and Fleet					\$ 7,102,432	\$ 4,758,630	\$ 2,343,803		\$ 1,166,344	\$ 1,177,459	\$ -	\$ 235,492	\$ 941,967
<b>1.3 Studies</b>													
1.3.1 Roads Needs Study	2026 - 2035	-	-	-	\$ 130,000	\$ -	\$ 130,000	80%	\$ 104,000	\$ 26,000	\$ -	\$ 26,000	\$ -
Subtotal Studies					\$ 130,000	\$ -	\$ 130,000		\$ 104,000	\$ 26,000	\$ -	\$ 26,000	\$ -
<b>TOTAL ROADS AND RELATED</b>					<b>\$ 14,903,057</b>	<b>\$ 5,805,511</b>	<b>\$ 9,097,546</b>		<b>\$ 6,696,899</b>	<b>\$ 2,400,648</b>	<b>\$ -</b>	<b>\$ 1,458,681</b>	<b>\$ 941,967</b>

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	92%	\$1,341,986
2026-2035 Growth in Population in New Units		629
Unadjusted Development Charge Per Capita		<b>\$2,132.19</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	8%	\$116,694
2026-2035 Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$42.45</b>

2026 - 2035 Net Funding Envelope	\$4,819,302
Reserve Fund Balance	
Balance as at December 31, 2025	(\$105)



APPENDIX C.1

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 ROADS AND RELATED  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

ROADS AND RELATED	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	(\$0.1)	(\$11.6)	(\$61.3)	(\$47.0)	(\$82.8)	(\$202.8)	(\$348.9)	(\$361.0)	(\$259.3)	(\$121.1)	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Roads And Related: Non Inflated	\$66.8	\$130.3	\$66.8	\$141.7	\$215.0	\$258.0	\$188.5	\$90.7	\$66.8	\$117.4	\$1,342.0
- Roads And Related: Inflated	\$66.8	\$132.9	\$69.5	\$150.4	\$232.7	\$284.9	\$212.3	\$104.2	\$78.3	\$140.3	\$1,472.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	25	38	38	50	50	63	88	88	88	101	629
REVENUE											
- DC Receipts: Inflated	\$55.6	\$85.1	\$86.8	\$118.1	\$120.4	\$153.5	\$219.2	\$223.6	\$228.1	\$265.9	\$1,556.4
INTEREST											
- Interest on Opening Balance	(\$0.0)	(\$0.6)	(\$3.4)	(\$2.6)	(\$4.6)	(\$11.2)	(\$19.2)	(\$19.9)	(\$14.3)	(\$6.7)	(\$82.3)
- Interest on In-year Transactions	(\$0.3)	(\$1.3)	\$0.3	(\$0.9)	(\$3.1)	(\$3.6)	\$0.1	\$2.1	\$2.6	\$2.2	(\$1.9)
TOTAL REVENUE	\$55.3	\$83.2	\$83.7	\$114.6	\$112.8	\$138.8	\$200.2	\$205.9	\$216.5	\$261.4	\$1,472.3
CLOSING CASH BALANCE	(\$11.6)	(\$61.3)	(\$47.0)	(\$82.8)	(\$202.8)	(\$348.9)	(\$361.0)	(\$259.3)	(\$121.1)	(\$0.0)	

2026 Adjusted Charge Per Capita	\$2,209.44
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<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.1

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 ROADS AND RELATED  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

ROADS AND RELATED	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	(\$0.0)	(\$3.8)	(\$7.2)	(\$10.7)	(\$15.2)	(\$27.5)	(\$44.5)	(\$47.6)	(\$42.0)	(\$22.3)	
2026 - 2035 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Roads And Related: Non Inflated	\$5.8	\$11.3	\$5.8	\$12.3	\$18.7	\$22.4	\$16.4	\$7.9	\$5.8	\$10.2	\$116.7
- Roads And Related: Inflated	\$5.8	\$11.6	\$6.0	\$13.1	\$20.2	\$24.8	\$18.5	\$9.1	\$6.8	\$12.2	\$128.0
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	48	183	64	194	187	195	351	332	539	657	2,749
REVENUE											
- DC Receipts: Inflated	\$2.2	\$8.4	\$3.0	\$9.3	\$9.1	\$9.7	\$17.8	\$17.2	\$28.4	\$35.3	\$140.4
INTEREST											
- Interest on Opening Balance	(\$0.0)	(\$0.2)	(\$0.4)	(\$0.6)	(\$0.8)	(\$1.5)	(\$2.4)	(\$2.6)	(\$2.3)	(\$1.2)	(\$12.2)
- Interest on In-year Transactions	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.3)	(\$0.4)	(\$0.0)	\$0.1	\$0.4	\$0.4	(\$0.2)
TOTAL REVENUE	\$2.1	\$8.1	\$2.5	\$8.6	\$8.0	\$7.7	\$15.3	\$14.7	\$26.5	\$34.5	\$128.0
CLOSING CASH BALANCE	(\$3.8)	(\$7.2)	(\$10.7)	(\$15.2)	(\$27.5)	(\$44.5)	(\$47.6)	(\$42.0)	(\$22.3)	\$0.0	

2026 Adjusted Charge Per Square Metre	\$45.03
---------------------------------------	---------

<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# Appendix C.2

## Water Services

# Water Services

This appendix presents the analysis for the recovery of capital costs associated with the provision of water infrastructure in Centre Hastings.

Similar to Roads and Related, the DCs for Water and Wastewater in Centre Hastings are based on a population and non-residential forecast to 2035. DCs for water-related services apply to capital infrastructure that is outside the scope of Municipality's local service definitions. Local services are generally comprised of the smaller water mains, wastewater collector pipes and stormwater facilities that service individual homes, businesses and localized geographic areas. By contrast, DC-eligible components consist of the supply, treatment and distribution of the services Municipality-wide or to larger areas. Capital infrastructure defined as local in nature is to be funded through development agreements and is not included in DC calculations.

## **A. Development-Related Capital Program and Capital Cost and BTE Methodology**

The Municipality's water services capital program includes eight projects with a total gross cost of \$11.6 million. These projects include a new well, a master plan, a water tower/standpipe, and various linear water infrastructure projects. The recovery of the negative reserve fund balance (\$63,781) is also included in the DC calculation.

A grant of \$4.8 million associated with the new water tower has been deducted from the gross cost. In addition, approximately \$3.8 million of the program has been identified as a BTE share. The table below provides details on the BTE methodologies used for each category of projects in the capital program.

<b>Project Type</b>	<b>BTE</b>	<b>BTE Methodology</b>
New Well	79%	BTE reflects replacement of existing infrastructure. The BTE share is maintained from the 2020 DC Study.
Water Tower/Standpipe	68%	The growth share reflects the additional capacity created with the infrastructure. The new standpipe would be sized for 1,850 m <sup>3</sup> which would replace the existing standpipe capacity at 1,250 m <sup>3</sup> .
Linear Water Infrastructure	0-75%	BTE is calculated to reflect the linear infrastructure which would be replaced in the absence of the upsizing required for growth. New Infrastructure required to service development would be entirely growth-related and funded from DCs.

Of the remaining \$2.7 million, \$2.1 million has been deducted from the in-period eligible cost as this share of work is intended to benefit growth in the Municipality beyond the 10-year period and has been treated as a post-period benefit share which will be considered for recovery in a subsequent DC Study. The remaining DC-eligible costs total \$611,843 and have been included in the calculation of the development charge.

## **B. Calculation of Unadjusted Development Charge**

The development-related capital cost of \$611,843 has been allocated between the residential and non-residential sectors based on their respective shares of forecast growth. Accordingly, 90% (\$550,659) has been allocated to the residential sector, and 10% (\$61,184) has been allocated to the non-residential sector. This allocation reflects the relative shares of population growth in new housing units and employment growth over the planning period in the urban areas of the Municipality.

These costs have been divided by the urban forecast increase in population in new residential units and the forecast increase in non-residential gross floor area, resulting in an unadjusted development charge of \$1,089.68 per capita for residential development and \$22.25 per square metre for non-residential development.

### C. Cash Flow Analysis and Calculation of Adjusted Development Charge

Following the application of the cash flow analysis, the adjusted development charge for Water Services increases to \$1,265.43 per capita for residential development and \$26.17 per square metre for non-residential development.

The following table summarizes the calculation of the Water Services development charge:

<b>WATER SERVICES SUMMARY</b>					
2026 - 2035		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$11,589,700	\$611,843	\$1,089.68	\$22.25	<b>\$1,265.43</b>	<b>\$26.17</b>

APPENDIX C.2

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
WATER SERVICES

Project Description	Timing	Length (m)	From	To	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
								BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>2.0 WATER SERVICES</b>													
<b>2.1 Water Supply Related Infrastructure &amp; Studies</b>													
2.1.1 New Well	2028 - 2028	-	-	-	\$ 2,000,000	\$ -	\$ 2,000,000	79%	\$ 1,583,200	\$ 416,800	\$ -	\$ 83,360	\$ 333,440
2.1.2 Water/WW/Storm Master Plan	2026 - 2035	-	-	-	\$ 80,000	\$ -	\$ 80,000	0%	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
2.1.3 Water Tower/Standpipe	2026 - 2026	-	-	-	\$ 6,573,100	\$ 4,798,363	\$ 1,774,737	68%	\$ 1,206,821	\$ 567,916	\$ -	\$ 113,583	\$ 454,333
Subtotal Water Supply Related Infrastructure & Studies					\$ 8,653,100	\$ 4,798,363	\$ 3,854,737		\$ 2,790,021	\$ 1,064,716	\$ -	\$ 276,943	\$ 787,773
<b>2.2 Linear Water Related Infrastructure</b>													
2.2.1 Champlain St.	2027 - 2027	270	St Lawrence St W	Livingstone Ave W	\$ 318,600	\$ 232,578	\$ 86,022	100%	\$ 86,022	\$ -	\$ -	\$ -	\$ -
2.2.2 St. Lawrence St. W	2031 - 2031	600	Rollins St	Boundary	\$ 1,020,000	\$ -	\$ 1,020,000	75%	\$ 765,000	\$ 255,000	\$ -	\$ 51,000	\$ 204,000
2.2.3 Davidson St	2032 - 2032	80	Prince Albert St. E	North End	\$ 136,000	\$ -	\$ 136,000	75%	\$ 102,000	\$ 34,000	\$ -	\$ 6,800	\$ 27,200
2.2.4 Nelson St.	2033 - 2033	60	Prince Albert St. E	North End	\$ 102,000	\$ -	\$ 102,000	75%	\$ 76,500	\$ 25,500	\$ -	\$ 5,100	\$ 20,400
2.2.5 Hill Avenue	2035 - 2035	800	St Lawrence St W	Seymour St W	\$ 1,360,000	\$ -	\$ 1,360,000	0%	\$ -	\$ 1,360,000	\$ -	\$ 272,000	\$ 1,088,000
Subtotal Linear Water Related Infrastructure					\$ 2,936,600	\$ 232,578	\$ 2,704,022		\$ 1,029,522	\$ 1,674,500	\$ -	\$ 334,900	\$ 1,339,600
<b>TOTAL WATER SERVICES</b>					<b>\$ 11,589,700</b>	<b>\$ 5,030,941</b>	<b>\$ 6,558,759</b>		<b>\$ 3,819,543</b>	<b>\$ 2,739,216</b>	<b>\$ -</b>	<b>\$ 611,843</b>	<b>\$ 2,127,373</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2026 - 2035 DC Eligible Costs	90%	\$550,659
2026-2035 Growth in Population in New Units		505
Unadjusted Development Charge Per Capita		<b>\$1,089.68</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	10%	\$61,184
2026-2035 Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$22.25</b>

<b>Reserve Fund Balance</b>	
Balance as at December 31, 2025	(\$63,781)



**APPENDIX C.2  
TABLE 2**

**MUNICIPALITY OF CENTRE HASTINGS  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WATER SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>WATER SERVICES</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>TOTAL</b>
OPENING CASH BALANCE	(\$57.4)	(\$154.6)	(\$135.5)	(\$194.6)	(\$159.4)	(\$121.3)	(\$117.7)	(\$31.7)	\$62.7	\$168.5	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Water Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$0.0</b>
- Water Services: Non Inflated	\$109.4	\$7.2	\$82.2	\$7.2	\$7.2	\$53.1	\$13.3	\$11.8	\$7.2	\$252.0	<b>\$550.7</b>
- Water Services: Inflated	\$109.4	\$7.3	\$85.5	\$7.6	\$7.8	\$58.6	\$15.0	\$13.5	\$8.4	\$301.2	<b>\$614.5</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	14	27	27	39	39	49	74	74	74	87	<b>505</b>
REVENUE											
- DC Receipts: Inflated	\$17.9	\$34.5	\$35.2	\$52.8	\$53.9	\$68.7	\$105.9	\$108.0	\$110.2	\$131.4	<b>\$718.6</b>
INTEREST											
- Interest on Opening Balance	(\$3.2)	(\$8.5)	(\$7.5)	(\$10.7)	(\$8.8)	(\$6.7)	(\$6.5)	(\$1.7)	\$2.2	\$5.9	<b>(\$45.4)</b>
- Interest on In-year Transactions	(\$2.5)	\$0.5	(\$1.4)	\$0.8	\$0.8	\$0.2	\$1.6	\$1.7	\$1.8	(\$4.7)	<b>(\$1.3)</b>
TOTAL REVENUE	\$12.2	\$26.5	\$26.4	\$42.9	\$45.9	\$62.2	\$101.0	\$108.0	\$114.2	\$132.7	<b>\$671.9</b>
CLOSING CASH BALANCE	(\$154.6)	(\$135.5)	(\$194.6)	(\$159.4)	(\$121.3)	(\$117.7)	(\$31.7)	\$62.7	\$168.5	\$0.0	

<b>2026 Adjusted Charge Per Capita</b>	<b>\$1,265.43</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	90.0%
Non-Residential Sector	10.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.2

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 WATER SERVICES  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

WATER SERVICES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	(\$6.4)	(\$17.9)	(\$14.8)	(\$23.6)	(\$20.3)	(\$16.9)	(\$18.7)	(\$10.9)	(\$2.9)	\$12.8	
2026 - 2035 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Water Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Water Services: Non Inflated	\$12.2	\$0.8	\$9.1	\$0.8	\$0.8	\$5.9	\$1.5	\$1.3	\$0.8	\$28.0	\$61.2
- Water Services: Inflated	\$12.2	\$0.8	\$9.5	\$0.8	\$0.9	\$6.5	\$1.7	\$1.5	\$0.9	\$33.5	\$68.3
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	48	183	64	194	187	195	351	332	539	657	2,749
REVENUE											
- DC Receipts: Inflated	\$1.3	\$4.9	\$1.7	\$5.4	\$5.3	\$5.6	\$10.3	\$10.0	\$16.5	\$20.5	\$81.6
INTEREST											
- Interest on Opening Balance	(\$0.4)	(\$1.0)	(\$0.8)	(\$1.3)	(\$1.1)	(\$0.9)	(\$1.0)	(\$0.6)	(\$0.2)	\$0.4	(\$6.8)
- Interest on In-year Transactions	(\$0.3)	\$0.1	(\$0.2)	\$0.1	\$0.1	(\$0.0)	\$0.2	\$0.1	\$0.3	(\$0.4)	(\$0.1)
TOTAL REVENUE	\$0.6	\$4.0	\$0.7	\$4.2	\$4.3	\$4.7	\$9.5	\$9.5	\$16.6	\$20.6	\$74.7
CLOSING CASH BALANCE	(\$17.9)	(\$14.8)	(\$23.6)	(\$20.3)	(\$16.9)	(\$18.7)	(\$10.9)	(\$2.9)	\$12.8	\$0.0	

2026 Adjusted Charge Per Square Metre	\$26.17
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<b>Allocation of Capital Program</b>	
Residential Sector	90.0%
Non-Residential Sector	10.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# Appendix C.3

## Wastewater Services

# Wastewater Services

This appendix presents the analysis for the recovery of capital costs associated with the provision of wastewater infrastructure in Centre Hastings.

Similar to Roads and Related, the DCs for Water and Wastewater in Centre Hastings are based on a population and non-residential forecast to 2035. DCs for wastewater-related services apply to capital infrastructure that is outside the scope of Municipality's local service definitions. Local services are generally comprised of the smaller water mains, wastewater collector pipes and stormwater facilities that service individual homes, businesses and localized geographic areas. By contrast, DC-eligible components consist of the supply, treatment and distribution of the services Municipality-wide or to larger areas. Capital infrastructure defined as local in nature is to be funded through development agreements and is not included in DC calculations.

## **A. Development-Related Capital Program and Capital Cost and BTE Methodology**

The Municipality's wastewater services capital program includes eight projects with a total gross cost of \$20.3 million. These projects include a master plan, an EA, Madoc Lagoon Upgrades, and various linear wastewater infrastructure projects. The recovery of the negative reserve fund balance (\$84,974) is also included in the DC calculations.

A number of upper-tier funding streams are assumed to help offset the cost of the program:

- A confirmed grant of \$7.7 million associated with the Madoc Lagoon Upgrades has been deducted from the gross cost.

- A confirmed grant of \$3.8 million associated with Champlain Street and the sanitary sewer upgrades #1 and #3 (Projects 3.2.1, 3.2.2 and 3.2.3).
- About \$1.5 million in grant funding is assumed for the Russell street watermain project, although, the funding has not been confirmed.

In addition, approximately \$1.6 million of the program is non-growth related and this share of cost is not included for recovery from DCs. The table below provides details on the BTE methodologies used for each category of projects in the capital program.

<b>Project Type</b>	<b>BTE</b>	<b>BTE Methodology</b>
Studies	0%	No BTE for the studies as it is needed to manage growth and development.
Madoc Lagoon Upgrades	0%	This project is entirely growth-related and associated with expanding capacity due to increased growth arising from new development.
Linear Wastewater Infrastructure	0-75%	BTE is calculated to reflect the linear infrastructure which would be replaced in the absence of the upsizing required for growth. New Infrastructure required to service development would be entirely growth-related and funded from DCs.

Of the remaining \$5.7 million, \$4.4 million has been deducted from the in-period eligible cost as this share of work is intended to benefit growth in the Municipality beyond the 10-year period and has been treated as a post-period benefit share which will be considered for recovery in a subsequent DC Study. The remaining DC-eligible costs total \$1.4 million and have been included in the calculation of the development charge.

## B. Calculation of Unadjusted Development Charge

The development-related capital cost of \$1.4 million has been allocated between the residential and non-residential sectors based on their respective shares of forecast growth. Accordingly, 90% (\$1.2 million) has been allocated to the residential sector, and 10% (\$137,870) has been allocated to the non-residential sector. This allocation reflects the relative shares of population growth in new housing units and employment growth over the planning period in the urban areas of the Municipality.

These costs have been divided by the urban forecast increase in population in new residential units and the forecast increase in non-residential GFA, resulting in an unadjusted development charge of \$2,455.44 per capita for residential development and \$50.15 per square metre for non-residential development.

## C. Cash Flow Analysis and Calculation of Adjusted Development Charge

Following the application of the cash flow analysis, the adjusted development charge for Wastewater Services increases to \$2,911.50 per capita for residential development and \$60.27 per square metre for non-residential development.

The following table summarizes the calculation of the Wastewater Services development charge:

WASTEWATER SERVICES SUMMARY					
2026 - 2035		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$20,301,275	\$1,378,695	\$2,455.44	\$50.15	<b>\$2,911.50</b>	<b>\$60.27</b>

APPENDIX C.3

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
WASTEWATER SERVICES

Project Description	Timing	Length (m)	From	To	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
								BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035
<b>3.0 WASTEWATER SERVICES</b>													
<b>3.1 Wastewater Treatment Infrastructure &amp; Studies</b>													
3.1.1 Water/WW/Storm Master Plan	2026 - 2035	-	-	-	\$ 80,000		\$ 80,000	0%	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
3.1.2 Madoc Lagoon Schedule 'C' Class EA	2026 - 2026	-	-	-	\$ 210,000	\$ -	\$ 210,000	0%	\$ -	\$ 210,000	\$ -	\$ 210,000	\$ -
3.1.3 Design and Construction of Madoc Lagoon Upgrades	2026 - 2026	-	-	-	\$ 10,500,000	\$ 7,665,000	\$ 2,835,000	0%	\$ -	\$ 2,835,000	\$ -	\$ 567,000	\$ 2,268,000
Subtotal Wastewater Treatment Infrastructure & Studies					\$ 10,790,000	\$ 7,665,000	\$ 3,125,000		\$ -	\$ 3,125,000	\$ -	\$ 857,000	\$ 2,268,000
<b>3.2 Linear Wastewater Related Infrastructure</b>													
3.2.1 Champlain St.	2027 - 2027	270	St Lawrence St W	Livingstone Ave W	\$ 278,775	\$ 203,506	\$ 75,269	65%	\$ 48,827	\$ 26,442	\$ -	\$ 5,288	\$ 21,154
3.2.2 Sanitary Sewer Upgrades – Project 1	2027 - 2027	1225	Livingstone Ave. W.	Lagoon	\$ 4,432,500	\$ 3,235,725	\$ 1,196,775	75%	\$ 899,097	\$ 297,678	\$ -	\$ 59,536	\$ 238,142
3.2.3 Sanitary Sewer Upgrades – Project 3 - Siphon	2027 - 2027		Seymour St. W.	Seymour St. W.	\$ 500,000	\$ 365,000	\$ 135,000	50%	\$ 67,500	\$ 67,500	\$ -	\$ 13,500	\$ 54,000
3.2.4 Russel St.	2035 - 2035	650	St Lawrence St W	Dufferin St	\$ 2,300,000	\$ 1,541,000	\$ 759,000	71%	\$ 542,143	\$ 216,857	\$ -	\$ 43,371	\$ 173,486
3.2.5 Hill Avenue	2035 - 2035	800	St Lawrence St W	Seymour St W	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ 2,000,000	\$ -	\$ 400,000	\$ 1,600,000
Subtotal Linear Wastewater Related Infrastructure					\$ 9,511,275	\$ 5,345,231	\$ 4,166,044		\$ 1,557,567	\$ 2,608,477	\$ -	\$ 521,695	\$ 2,086,782
<b>TOTAL WASTEWATER SERVICES</b>					<b>\$ 20,301,275</b>	<b>\$ 13,010,231</b>	<b>\$ 7,291,044</b>		<b>\$ 1,557,567</b>	<b>\$ 5,733,477</b>	<b>\$ -</b>	<b>\$ 1,378,695</b>	<b>\$ 4,354,782</b>

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	90%	\$1,240,826
2026-2035 Growth in Population in New Units		505
Unadjusted Development Charge Per Capita		<b>\$2,455.44</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	10%	\$137,870
2026-2035 Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$50.15</b>

Reserve Fund Balance	
Balance as at December 31, 2025	(\$84,974)



APPENDIX C.3

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 WASTEWATER SERVICES  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

WASTEWATER SERVICES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	(\$76.5)	(\$764.3)	(\$806.2)	(\$775.7)	(\$702.5)	(\$623.0)	(\$504.6)	(\$292.6)	(\$64.2)	\$181.7	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Wastewater Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Wastewater Services: Non Inflated	\$706.5	\$77.7	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$7.2	\$406.2	\$1,240.8
- Wastewater Services: Inflated	\$706.5	\$79.2	\$7.5	\$7.6	\$7.8	\$7.9	\$8.1	\$8.3	\$8.4	\$485.5	\$1,326.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	14	27	27	39	39	49	74	74	74	87	505
REVENUE											
- DC Receipts: Inflated	\$41.2	\$79.4	\$81.0	\$121.5	\$123.9	\$158.0	\$243.7	\$248.6	\$253.6	\$302.4	\$1,653.3
INTEREST											
- Interest on Opening Balance	(\$4.2)	(\$42.0)	(\$44.3)	(\$42.7)	(\$38.6)	(\$34.3)	(\$27.8)	(\$16.1)	(\$3.5)	\$6.4	(\$247.2)
- Interest on In-year Transactions	(\$18.3)	\$0.0	\$1.3	\$2.0	\$2.0	\$2.6	\$4.1	\$4.2	\$4.3	(\$5.0)	(\$2.8)
TOTAL REVENUE	\$18.7	\$37.4	\$37.9	\$80.8	\$87.3	\$126.4	\$220.1	\$236.7	\$254.3	\$303.8	\$1,403.4
CLOSING CASH BALANCE	(\$764.3)	(\$806.2)	(\$775.7)	(\$702.5)	(\$623.0)	(\$504.6)	(\$292.6)	(\$64.2)	\$181.7	\$0.0	

2026 Adjusted Charge Per Capita	\$2,911.50
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<b>Allocation of Capital Program</b>	
Residential Sector	90.0%
Non-Residential Sector	10.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.3

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 WASTEWATER SERVICES  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

WASTEWATER SERVICES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	(\$8.5)	(\$86.6)	(\$88.9)	(\$90.6)	(\$83.8)	(\$76.9)	(\$68.8)	(\$49.3)	(\$29.6)	\$6.6	
2026 - 2035 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Wastewater Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Wastewater Services: Non Inflated	\$78.5	\$8.6	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$45.1	\$137.9
- Wastewater Services: Inflated	\$78.5	\$8.8	\$0.8	\$0.8	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$53.9	\$147.4
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	48	183	64	194	187	195	351	332	539	657	2,749
REVENUE											
- DC Receipts: Inflated	\$2.9	\$11.3	\$4.0	\$12.4	\$12.2	\$13.0	\$23.8	\$23.0	\$38.1	\$47.3	\$187.9
INTEREST											
- Interest on Opening Balance	(\$0.5)	(\$4.8)	(\$4.9)	(\$5.0)	(\$4.6)	(\$4.2)	(\$3.8)	(\$2.7)	(\$1.6)	\$0.2	(\$31.8)
- Interest on In-year Transactions	(\$2.1)	\$0.0	\$0.1	\$0.2	\$0.2	\$0.2	\$0.4	\$0.4	\$0.6	(\$0.2)	(\$0.1)
TOTAL REVENUE	\$0.3	\$6.5	(\$0.8)	\$7.6	\$7.8	\$8.9	\$20.4	\$20.7	\$37.1	\$47.3	\$155.9
CLOSING CASH BALANCE	(\$86.6)	(\$88.9)	(\$90.6)	(\$83.8)	(\$76.9)	(\$68.8)	(\$49.3)	(\$29.6)	\$6.6	\$0.0	

2026 Adjusted Charge Per Square Metre	\$60.27
---------------------------------------	---------

<b>Allocation of Capital Program</b>	
Residential Sector	90.0%
Non-Residential Sector	10.0%
<b>Rates for 2026</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# Appendix C.4

## Stormwater Management

# Stormwater Management

This appendix presents the analysis for the recovery of capital costs associated with the provision of stormwater management infrastructure in Centre Hastings.

Similar to Roads and Related, the DCs for Stormwater in Centre Hastings are based on a population and non-residential forecast to 2035. DCs for stormwater-related services apply to capital infrastructure that is outside the scope of Municipality's local service definitions. Local services are generally comprised of the smaller water mains, wastewater collector pipes and stormwater facilities that service individual homes, businesses and localized geographic areas. By contrast, DC-eligible components consist of the supply, treatment and distribution of the services Municipality-wide or to larger areas. Capital infrastructure defined as local in nature is to be funded through development agreements and is not included in DC calculations.

## **A. Development-Related Capital Program and Capital Cost and BTE Methodology**

The Municipality's stormwater management services capital program includes four projects with a total gross cost of \$6.2 million. These projects include a master plan, and various linear stormwater infrastructure projects. The reserve fund balance is currently in a neutral position (\$0).

No grants or subsidies have been identified for the included projects. Approximately \$3.2 million of the program is non-growth related and this share of cost is not included for recovery from DCs. The table below provides details on the BTE methodologies used for each category of projects in the capital program.

<b>Project Type</b>	<b>BTE</b>	<b>BTE Methodology</b>
Master Plan	0%	No BTE for the study as it is needed to manage growth and development.
Linear Stormwater Infrastructure	50-57%	BTE is estimated to reflect the linear infrastructure which would be replaced in the absence of the upsizing required for growth.

Of the remaining \$2.9 million, \$2.3 million of the program is considered to benefit growth in the Municipality beyond the 10-year period and has been treated as a post-period benefit share and will be considered for recovery under subsequent DC by-laws. The remaining DC-eligible costs total \$653,830 and have been included in the calculation of the development charge.

## **B. Calculation of Unadjusted Development Charge**

The development-related capital cost of \$653,830 has been allocated between the residential and non-residential sectors based on their respective shares of forecast growth. Accordingly, 92% (\$601,523) has been allocated to the residential sector, and 8% (\$52,306) has been allocated to the non-residential sector. This allocation reflects the Municipal-wide relative shares of population growth in new housing units and employment growth over the planning period.

These costs have been divided by the Municipal-wide forecast increase in population in new residential units and the forecast increase in non-residential gross floor area, resulting in an unadjusted development charge of \$955.72 per capita for residential development and \$19.03 per square metre for non-residential development.

### C. Cash Flow Analysis and Calculation of Adjusted Development Charge

Following the application of the cash flow analysis, the adjusted development charge for Stormwater Management Services increases to \$1,056.32 per capita for residential development and \$21.53 per square metre for non-residential development.

The following table summarizes the calculation of the Stormwater Management development charge:

<b>STORMWATER MANAGEMENT SUMMARY</b>					
2026 - 2035		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$6,150,000	\$653,830	\$955.72	\$19.03	<b>\$1,056.32</b>	<b>\$21.53</b>

APPENDIX C.4

TABLE 1

MUNICIPALITY OF CENTRE HASTINGS  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
STORMWATER MANAGEMENT

Project Description	Timing	Length (m)	From	To	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
								BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2035	Post 2035	
<b>4.0 STORMWATER MANAGEMENT</b>														
<b>4.1 Stormwater Management Studies</b>														
4.1.1 Water/WW/Storm Master Plan	2026 - 2035	-	-	-	\$ 80,000	\$ -	\$ 80,000	0%	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -	
Subtotal Stormwater Management Studies					\$ 80,000	\$ -	\$ 80,000		\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -	
<b>4.2 Linear Stormwater Related Infrastructure</b>														
4.2.1 Storm Sewer Upgrades – Project 2	2026 - 2031	-	Elgin St.	Baldwin St.	\$ 1,360,000	\$ -	\$ 1,360,000	50%	\$ 680,000	\$ 680,000	\$ -	\$ 136,000	\$ 544,000	
4.2.2 Storm Sewer Upgrades – Project 3	2026 - 2031	-	Livingston Ave. W.	Durham St. S.	\$ 2,200,000	\$ -	\$ 2,200,000	50%	\$ 1,100,000	\$ 1,100,000	\$ -	\$ 220,000	\$ 880,000	
4.2.3 Storm Sewer Upgrades – Project 4	2026 - 2031	-	-	-	\$ 2,510,000	\$ -	\$ 2,510,000	57%	\$ 1,420,851	\$ 1,089,149	\$ -	\$ 217,830	\$ 871,319	
					\$ 6,070,000	\$ -	\$ 6,070,000		\$ 3,200,851	\$ 2,869,149	\$ -	\$ 573,830	\$ 2,295,319	
<b>TOTAL STORMWATER MANAGEMENT</b>					<b>\$ 6,150,000</b>	<b>\$ -</b>	<b>\$ 6,150,000</b>		<b>\$ 3,200,851</b>	<b>\$ 2,949,149</b>	<b>\$ -</b>	<b>\$ 653,830</b>	<b>\$ 2,295,319</b>	

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	92%	\$601,523
2026-2035 Growth in Population in New Units		629
Unadjusted Development Charge Per Capita		<b>\$955.72</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	8%	\$52,306
2026-2035 Growth in Square Metres		2,749
Unadjusted Development Charge Per Square Metre		<b>\$19.03</b>

Reserve Fund Balance	
Balance as at December 31, 2025	\$0



APPENDIX C.4

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 STORMWATER MANAGEMENT  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

STORMWATER MANAGEMENT	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$0.00	(\$70.64)	(\$132.65)	(\$199.23)	(\$256.16)	(\$317.14)	(\$367.33)	(\$289.31)	(\$205.04)	(\$114.12)	
2026 - 2035 RESIDENTIAL FUNDING REQUIREMENTS											
- Stormwater Management: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Stormwater Management: Non Inflated	\$95.3	\$95.3	\$95.3	\$95.3	\$95.3	\$95.3	\$7.4	\$7.4	\$7.4	\$7.4	\$601.5
- Stormwater Management: Inflated	\$95.3	\$97.3	\$99.2	\$101.2	\$103.2	\$105.3	\$8.3	\$8.5	\$8.6	\$8.8	\$635.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	25	38	38	50	50	63	88	88	88	101	629
REVENUE											
- DC Receipts: Inflated	\$26.6	\$40.7	\$41.5	\$56.4	\$57.6	\$73.4	\$104.8	\$106.9	\$109.1	\$127.1	\$744.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$3.9)	(\$7.3)	(\$11.0)	(\$14.1)	(\$17.4)	(\$20.2)	(\$15.9)	(\$11.3)	(\$6.3)	(\$107.3)
- Interest on In-year Transactions	(\$1.9)	(\$1.6)	(\$1.6)	(\$1.2)	(\$1.3)	(\$0.9)	\$1.7	\$1.7	\$1.8	\$2.1	(\$1.2)
TOTAL REVENUE	\$24.7	\$35.2	\$32.6	\$44.3	\$42.2	\$55.1	\$86.3	\$92.7	\$99.5	\$122.9	\$635.6
CLOSING CASH BALANCE	(\$70.6)	(\$132.7)	(\$199.2)	(\$256.2)	(\$317.1)	(\$367.3)	(\$289.3)	(\$205.0)	(\$114.1)	\$0.0	

2026 Adjusted Charge Per Capita	\$1,056.32
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<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.4

TABLE 2

MUNICIPALITY OF CENTRE HASTINGS  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 STORMWATER MANAGEMENT  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

STORMWATER MANAGEMENT	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
OPENING CASH BALANCE	\$0.00	(\$7.46)	(\$12.43)	(\$20.51)	(\$26.12)	(\$32.30)	(\$38.72)	(\$32.93)	(\$27.14)	(\$15.55)	
2026 - 2035 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Stormwater Management: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Stormwater Management: Non Inflated	\$8.3	\$8.3	\$8.3	\$8.3	\$8.3	\$8.3	\$0.6	\$0.6	\$0.6	\$0.6	\$52.3
- Stormwater Management: Inflated	\$8.3	\$8.5	\$8.6	\$8.8	\$9.0	\$9.2	\$0.7	\$0.7	\$0.7	\$0.8	\$55.3
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	48	183	64	194	187	195	351	332	539	657	2,749
REVENUE											
- DC Receipts: Inflated	\$1.0	\$4.0	\$1.4	\$4.4	\$4.4	\$4.6	\$8.5	\$8.2	\$13.6	\$16.9	\$67.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.4)	(\$0.7)	(\$1.1)	(\$1.4)	(\$1.8)	(\$2.1)	(\$1.8)	(\$1.5)	(\$0.9)	(\$11.7)
- Interest on In-year Transactions	(\$0.2)	(\$0.1)	(\$0.2)	(\$0.1)	(\$0.1)	(\$0.1)	\$0.1	\$0.1	\$0.2	\$0.3	(\$0.1)
TOTAL REVENUE	\$0.8	\$3.5	\$0.5	\$3.2	\$2.8	\$2.7	\$6.5	\$6.5	\$12.3	\$16.3	\$55.3
CLOSING CASH BALANCE	(\$7.5)	(\$12.4)	(\$20.5)	(\$26.1)	(\$32.3)	(\$38.7)	(\$32.9)	(\$27.1)	(\$15.6)	\$0.0	

2026 Adjusted Charge Per Square Metre	\$21.53
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<b>Allocation of Capital Program</b>	
Residential Sector	92.0%
Non-Residential Sector	8.0%
<b>Rates for 2026</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# Appendix D

## Reserve Fund Balances

# Development Charges Reserve Fund

## Unallocated Balances

The *Development Charges Act* requires that a separate reserve fund be established for each service for which development charges are imposed.

Table 1 presents the uncommitted reserve fund balances available to fund the development-related net capital costs identified in this study. The opening balances shown reflect the reserve fund positions as of December 31, 2025, which corresponds to the base year immediately preceding the first capital planning year of the 2026 DC Background Study.

The application of these reserve funds to the capital program is discussed in detail in Appendices B, and C, which address each service and its development-related capital requirements.

**APPENDIX D**

**TABLE 1**

**DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT  
YEAR ENDING DECEMBER 31, 2025**

<b>Service</b>	<b>Reserve Fund Balance as at Dec. 31, 2025</b>
Library Services	\$42,171
Parks & Recreation	\$93,211
Fire Protection Services	(\$64,816)
Development-Related Studies	\$96,936
Land Acquisition (Urban)	\$0
Land Acquisition (Rural)	\$0
Services Related To A Highway	(\$105)
Water Services	(\$63,781)
Wastewater Services	(\$84,974)
Stormwater Management	\$0

# Appendix E

## Cost of Growth – All Services

# Cost of Growth Analysis – All Services

## A. Asset Management Plan

The DCA requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

### Asset Types

A summary of the future Municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. Some projects do not relate to the emplacement of a tangible capital asset, such as the recovery of completed projects.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (for example, new buildings include HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

<b>Table 1 – Summary of Municipal Assets Useful Lives</b>	
<b>Service</b>	<b>Estimated Useful Life</b>
<b>Library Services</b>	
Materials	15 years
Online Subscriptions	0 years
<b>Parks &amp; Recreation</b>	
Facilities	50 years
<b>Fire Protection Services</b>	
Equipment	15 years
<b>Development-Related Studies</b>	
Growth Studies	0 years
<b>Land Acquisition</b>	
New Land	0 years
<b>Roads and Related</b>	
Roads & Related Infrastructure	50 years
Studies	0 years
Buildings	50 years
<b>Water Services</b>	
Infrastructure	60 years
Studies	0 years
<b>Wastewater Services</b>	
Infrastructure	80 years
Studies	0 years
<b>Stormwater Management</b>	
Infrastructure	80 years
Studies	0 years

### **Annual Provision**

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging

infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for both the General and Engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions forms the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for annual inflation (2.0 per cent) and interest (3.5 per cent).

Consistent with the requirements of the DCA, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to the benefit-to-existing and post-period benefit, have also been calculated.

Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2026 to 2035 DC recoverable portion. The year 2036 has been included to calculate the annual contribution for the planning periods 2026 to 2035, as the expenditures in 2035 will not trigger asset management contributions until 2036. As shown, by 2036, the Municipality will need to fund an additional \$71,968 per annum in order to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law.

**APPENDIX E  
TABLE 2**

**MUNICIPALITY OF CENTRE HASTINGS  
ANNUAL ASSET MANAGEMENT PROVISION BY 2036**

Service	2026 - 2035 Capital Program		Calculated AMP Annual Provision by 2036	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
LIBRARY SERVICES	\$51,579	\$73,421	\$1,960	\$4,443
PARKS & RECREATION	\$208,694	\$752,273	\$4,221	\$16,408
FIRE PROTECTION SERVICES	\$100,000	\$0	\$6,739	\$0
DEVELOPMENT-RELATED STUDIES	\$260,564	\$204,436	\$0	\$0
LAND ACQUISITION (RURAL)	\$137,636	\$132,364	\$0	\$0
LAND ACQUISITION (URBAN)	\$527,092	\$102,908	\$0	\$0
ROADS AND RELATED	\$1,458,681	\$13,444,377	\$29,780	\$284,004
WATER SERVICES	\$611,843	\$10,977,857	\$9,601	\$183,986
WASTEWATER SERVICES	\$1,378,695	\$18,922,580	\$13,220	\$222,186
STORMWATER MANAGEMENT	\$653,830	\$5,496,170	\$6,447	\$61,745
<b>TOTAL</b>	<b>\$5,388,614</b>	<b>\$50,106,386</b>	<b>\$71,968</b>	<b>\$772,771</b>

*\* Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.*

### **Future Revenue Growth**

The calculated annual funding provision should be considered within the context of the Municipality’s projected growth. Over the next ten years, the Municipality’s census population is projected to increase by 243 persons. In addition, the Municipality will also add 55 employees that will result in approximately 2,749 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charge revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Municipality’s reserves for future replacement of these assets.

## **B. Long-Term Capital and Operating Impact Analysis**

As shown in Table 3, by 2035 the Municipality's net operating costs are estimated to increase by approximately \$167,500 for property tax supported services. Increases in net operating costs will be experienced as there are operational costs associated with additional capital.

Table 4 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax or utility rates) for all services. In total, \$15.9 million will need to be funded from non-DC sources over the planning period and is related to facilities and infrastructure that will benefit the existing community. In addition, \$9.8 million in interim DC financing related to post-period shares of projects may be required, or these costs may be recovered from other growth funding tools.

Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

## **C. The Program is Deemed Financially Sustainable**

In summary, the Asset Management Plan and long-term capital and operating analysis included in this appendix demonstrates that the Municipality can afford to invest and operate the identified General and Engineered Services infrastructure over the planning period.

Importantly, the Municipality's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

APPENDIX E

TABLE 3

MUNICIPALITY OF CENTRE HASTINGS  
 COST OF GROWTH ANALYSIS ALL SERVICES  
 ESTIMATED NET OPERATING COST OF THE PROPOSED  
 FOR GENERAL AND ENGINEERED SERVICES  
 (in constant 2026 dollars)

Category	Cost Driver (in 2026 \$)			Additional Operating Costs at 2035	Source and Commentary
	\$	unit measure	Quantity		
<b>Development-Related Studies</b>				<b>\$0</b>	
No additional operating costs	\$0	No additional costs	-	\$0	N/A
<b>Land Acquisition (Rural)</b>				<b>\$0</b>	
No additional operating costs	\$0	No additional costs	-	\$0	N/A
<b>Land Acquisition (Urban)</b>				<b>\$0</b>	
No additional operating costs	\$0	No additional costs	-	\$0	N/A
<b>Library Services</b>				<b>\$5,158</b>	
New Materials and Equipment	\$0.10	per \$1.00 value of asset	\$ 51,579	\$5,158	Based on 2024 FIR and 2026 Capital Program
<b>Parks &amp; Recreation</b>				<b>\$20,869</b>	
New Facilities	\$0.10	per \$1.00 value of asset	\$ 208,694	\$20,869	Based on 2024 FIR and 2026 Capital Program
<b>Fire Protection Services</b>				<b>\$10,000</b>	
New Equipment	\$0.10	per \$1.00 value of asset	\$ 100,000	\$10,000	Based on 2024 FIR and 2026 Capital Program
<b>Roads And Related</b>				<b>\$131,474</b>	
New Buildings	\$0.10	per \$1.00 value of asset	\$ 235,492	\$23,549	Based on 2024 FIR and 2026 Capital Program
Development-Related Roads Infrastructure	\$432	per household	250	\$107,925	Based on 2024 FIR and 2026 Capital Program
<b>TOTAL ESTIMATED OPERATING COSTS</b>				<b>\$167,502</b>	

APPENDIX E

TABLE 4

MUNICIPALITY OF CENTRE HASTINGS  
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
 FOR GENERAL AND ENGINEERED SERVICES  
 (in \$000)

General Services	Development-Related Capital Program (2026-2035)				
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2035 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)
1.0 LIBRARY SERVICES	\$125.0	\$31.3	\$42.2	\$0.0	\$51.6
2.0 PARKS & RECREATION	\$618.6	\$234.1	\$93.2	\$82.6	\$208.7
3.0 FIRE PROTECTION SERVICES	\$100.0	\$0.0	\$0.0	\$0.0	\$100.0
4.0 DEVELOPMENT-RELATED STUDIES	\$465.0	\$107.5	\$96.9	\$0.0	\$260.6
5.0 LAND ACQUISITION (RURAL)	\$270.0	\$132.4	\$0.0	\$0.0	\$137.6
6.0 LAND ACQUISITION (URBAN)	\$630.0	\$102.9	\$0.0	\$0.0	\$527.1
7.0 ROADS AND RELATED	\$9,097.5	\$6,696.9	\$0.0	\$942.0	\$1,458.7
8.0 WATER SERVICES	\$6,558.8	\$3,819.5	\$0.0	\$2,127.4	\$611.8
9.0 WASTEWATER SERVICES	\$7,291.0	\$1,557.6	\$0.0	\$4,354.8	\$1,378.7
10.0 STORMWATER MANAGEMENT	\$6,150.0	\$3,200.9	\$0.0	\$2,295.3	\$653.8
<b>TOTAL - GENERAL &amp; ENGINEERED SERVICES (2026-2035)</b>	<b>\$31,306.0</b>	<b>\$15,883.0</b>	<b>\$232.3</b>	<b>\$9,802.1</b>	<b>\$5,388.6</b>

**Appendix F**  
**Draft By-Law**

**(Available Under Separate Cover)**

# Appendix G

## Local Service Policy

# General Policy Guidelines on DC and Local Service Funding for Municipal Works

The following guidelines set out in general terms the size and nature of infrastructure included in the Municipality of Centre Hastings 2026 DC Background Study. For a project to be eligible to be funded completely or in part by development charges, the following will apply:

1. The project will be identified in the most current Municipality of Centre Hastings DC Study.
2. If any infrastructure does not add any additional capacity over and above the capacity requirement for that development, these projects are assumed to be the sole responsibility of the developer.
3. Infrastructure that provides servicing or capacity for more than one development is not necessarily fully or partially funded from development charges. If a project is considered fully or partially local in nature, the Municipality will require the benefiting landowners to fund the works directly.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered on its own merits having regard to, among other factors, the nature, type and location of the development in any existing and proposed development and the location and type of services required; and their relationship to the proposed development and to existing and proposed development in the area, and subsection 59(2) of the DCA.

These local service policy guidelines are subject to review and amendment by the Municipality which may be independent of an amendment or update to the Municipality's development charge by-law(s).

## 1.0 Roads and Related

- 1.1 Local Roads internal to a development are a direct developer responsibility under s.59 of the DCA (as a local service).
- 1.2 Local Roads defined as two-lanes and generally have a 20.0 m right of way (ROW) including, but not limited to, the following;
  - Turn lanes;
  - Parking bays;
  - Bike lanes (on road and off road);
  - Streetlights;
  - Intersection improvements;
  - Streetscaping;
  - Utilities;
  - Municipal services;
  - Sidewalks and multi use paths; and
  - Storm water management facilities.
  - Cottage streets and lanes
- 1.3 Collector Roads internal to development are a direct developer responsibility under s.59 of the DCA (as a local service).
- 1.4 Collector Roads external to development are a direct developer responsibility under s.59 of the DCA if considered to be a requirement related to development to which the plan relates (including certain road allowances); otherwise, Collector Roads external to a development are included in the DC calculation to the extent permitted under s.5(1) of the DCA.
- 1.5 Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Municipality or rail corridors are localized works to be borne by developers. Works associated with Collector Roads external to a

development (as described in 1.4) are to be included in the DC calculation.

- 1.6 New Arterial Roads and Arterial Road improvements are included as part of road costing funded through DCs. Only the oversizing component would be recovered through DCs and the local road equivalent costs are considered to be a direct developer responsibility under s.59 of the DCA.
- 1.7 Upgrades from a Local Road to Collectors Road or Arterial Road that are required as a result of a development, are considered a direct developer responsibility under s.59 of the DCA.

## **2.0 Traffic Signals**

- 2.1 Traffic signalization external to development are included in the DC calculation to the extent permitted under s.5(1) of the DCA.
- 2.2 Where a specific development warrants the need for traffic signals, the developer will pay for the cost of the signal under s.59 of the DCA (as a local service).

## **3.0 Intersection Improvements**

- 3.1 New roads (Collector and Arterial) and road (Collector and Arterial) improvements are included as part of road costing noted in Section 1.0.
- 3.2 Intersections improvements within specific developments and all works necessary to connect to entrances to the roadway are a direct developer responsibility under s.59 of DCA (as a local service).
- 3.3 Intersection improvements on any road type (e.g. Local, Collector or Arterial) due to development increasing traffic are included in the DC calculation.

## **4.0 Streetlights**

- 4.1 Streetlights on Collector and Arterial Roads external to a development are included in the DC calculation. Streetlights external to a development but related to the subject lands are a direct developer responsibility under s.59 of the DCA.
- 4.2 Streetlights within a development or directly abutting roads are a direct developer responsibility under s.59 of DCA.

## **5.0 Sidewalks**

- 5.1 Sidewalks external to a development but required and related to the subject lands are a direct developer responsibility under s.59 of the DCA.

## **6.0 Bike Lanes/ Bike Paths/Multi-Use Trails/ Naturalized Walkways**

- 6.1 Bike lanes, within a road allowance, external to development are included in DC eligible capital costs, consistent with the service standard provisions under s.5(1) of the DCA.
- 6.2 Bike paths/multi-use trails/naturalized walkways external to development are included in DCs consistent with the service standard provisions under s.5(1) of the DCA.
- 6.3 Bike lanes, within road allowance, internal to development are a direct developer responsibility under s.59 of the DCA.
- 6.4 Bike paths/multi-use trails/naturalized walkways internal to development are a direct developer responsibility under s.59 of the DCA.
- 6.5 Trail Bridges/Underpasses and associated works are included in DC calculation consistent with the service standard provisions of the under s.5(1) of the DCA.

## **7.0 Noise Abatement Measures**

7.1 Noise abatement measures internal to development are a direct developer responsibility though local service provisions (s.59 of DCA).

## **8.0 Land Acquisition for Road Allowance**

8.1 Land Acquisition for Arterial Roads are dedicated under the *Planning Act* subdivision provisions (s.51) through development lands.

However, in areas with limited or no development, the cost of the lands will be included in the DC calculation (to the extent eligible under the DCA).

8.2 Land Acquisition for Collector Roads are dedicated under the *Planning Act* subdivision provision (s.51) through development lands (up to 26 metre right-of- way). However, in areas with limited or no development, the cost of the lands are included in the DC calculation (to the extent eligible under the DCA).

8.3 Land Acquisition for grade separations (beyond normal dedication requirements) are included in the DC calculation to the extent eligible under the DCA.

## **9.0 Land Acquisition for Easements**

9.1 Easement costs external to or not directly associated with a specific subdivision shall be included in DC calculation.

## **10.0 Stormwater Management**

10.1 Stormwater facilities for quality water balance and/or quantity control management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing are a direct developer responsibility under s. 59 of the DCA.

10.2 Storm sewer systems and drainage work that are required for a specific development, either internal or external to the area to which

the plan relates are a direct developer responsibility under s. 59 of the DCA.

## **11.0 Water**

- 11.1 Water supply, storage, treatment facilities and booster pumping stations infrastructure may be included in the DC calculation.
- 11.2 Watermains within a development that are oversized to accommodate growth occurring outside the development will have a share of the costs included in the DC calculation. The amount of cost contribution required as a direct developer responsibility under s. 59 of the DCA for watermains within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the pipe diameter required to service the development and the pipe diameter required to service growth outside the development. Only watermain and valves will be included in the calculation. Any costs related to the depth of pipe are a direct developer responsibility under s. 59 of the DCA.
- 11.3 Watermains within the development that are sized to meet the needs of the development are deemed to be a local service and are a direct developer responsibility under s. 59 of the DCA.
- 11.4 Connections to trunk mains and pumping stations, whether internal or external to a development, and required to service the development are a direct developer responsibility under s. 59 of the DCA.
- 11.5 Trunk watermains, generally outside the development area, identified by a Class Environmental Assessment, Servicing Study or by Municipal Staff will be included in the DC calculation (to the extent eligible under the DCA).

## **12.0 Sanitary Sewer**

- 12.1 All sanitary sewage treatment facilities are to be included in the DC calculation (to the extent eligible under the DCA).
- 12.2 Major sanitary trunk sewers, external to the development, and major pumping stations serving more than one development are to be included in the DC calculation. These services will be identified through a Class Environmental Assessment, Servicing Study or by Municipal staff.
- 12.3 Sewer collectors within the development that are oversized to accommodate growth occurring outside the development will have a share of the costs included in the DC calculation. The amount of cost contribution required as a direct developer responsibility under s. 59 of the DCA for sanitary sewers within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the pipe diameter required to service the development and the pipe diameter required to service growth outside the development. All other appurtenances with respect to oversizing and any costs related to the depth of pipe are a direct developer responsibility under s. 59 of the DCA.
- 12.4 Connections to collectors and pumping stations, whether internal or external to a development, and required to service the development are a direct developer responsibility under s. 59 of the DCA.
- 12.5 Sewage pumping stations within the development or local pumping stations serving a small localized area are deemed to be a local service and are a direct funding responsibility of the developer or developers on a flow area or proportional basis, or by agreement between the developers.

## 13.0 Parkland Development

- 13.1 For the purpose of parkland development, local service includes the requirement for the owner to undertake preparation of a conceptual park plan including proposed grading to demonstrate that the proposed park size, configuration and topography will allow for the construction of park facilities to the satisfaction of the Municipality.
- 13.2 The Municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act*. All of these costs are deemed a direct responsibility of the owner and are not included in the DC calculation.
- 13.3 With respect to other parkland development costs, all other components of parkland development are included in the DC calculation, including detailed design and contract administration, finished grading, sodding, park furniture, electrical, water, sanitary sewer, signage, plant material, walkways, play courts, parking lots, sports fields, playground equipment, water play equipment, recreational trails, park shelters and lighting.
- 13.4 All costs associated with any recreational trails to be constructed within the development are a direct developer responsibility under s. 59 of the DCA.
- 13.5 Rough grading and any associated infrastructure (bridges and abutments, guard and hand rails, retaining walls) of all recreational trails and multi-use paths within the development are a direct developer responsibility under s. 59 of the DCA.