The County of Peterborough
County Council

To: Warden and Members of Council
From: Trena DeBruijn, Director of Finance/Treasurer
Date: December 4, 2019

Subject: FIN 2019-067 - Indexing of the County's Development Charges By-Law
Recommendation: Receive for information

Overview:
The purpose of this report is to inform Council of the indexing adjustment that will be applied to the development charges on January 1, 2020.

Background:
On April 19, 2017, Council passed By-law No. 2017-19, being a By-law of the County of Peterborough for the imposition of development charges. The By-law includes a provision to adjust the development charge rates on January 1st each year, without requiring an amendment to the By-law. This indexing is based on the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (C.A.N.S.I.M. Table 327-0058).

The indexing is applicable to all residential and non-residential development charge rates.

The Statistics Canada Quarterly, Non-Residential Building Construction Price Index has increased by 3% in 2019 (average for the eleven census metropolitan areas). The indexing percentage is derived by calculating the percentage change between the third quarter of 2018 and the third quarter of 2019 and represents the cost increase for the period October 1, 2018 to September 30, 2019.
Analysis:

County of Peterborough Development Charges

<table>
<thead>
<tr>
<th>Type of Dwelling</th>
<th>Current Rate</th>
<th>Indexed Rate</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Detached, Semi-Detached Duplex (&gt;103m²)*</td>
<td>$8,144.10</td>
<td>$8,388.42</td>
<td>$244.32</td>
</tr>
<tr>
<td>Multi-Residential Single Detached, Semi-Detached Duplex (&lt;103m²)*</td>
<td>$5,429.40</td>
<td>$5,592.28</td>
<td>$162.88</td>
</tr>
<tr>
<td>Small Multiple Residential (&lt;93m²)*</td>
<td>$4,222.86</td>
<td>$4,349.55</td>
<td>$126.69</td>
</tr>
<tr>
<td>Non-Residential (per m²)</td>
<td>First 250 sq. m. exempt, then $12.57 thereafter</td>
<td>First 250 sq. m. exempt, then $12.95 thereafter</td>
<td>$0.38 per sq. m.</td>
</tr>
</tbody>
</table>

* The areas outlined above represent the gross floor area.

Financial Impact:

Indexing the Development Charges will result in increased development charges being collected, as a result of increasing costs of construction. It is important for the County to increase development charges to capture the increased costs of construction in order to ensure appropriate funding in the capital budget and future forecast.

Anticipated Impacts on Local and/or First Nations Communities:

None

Link to County of Peterborough Strategic Plan Priorities

Financial Sustainability and Fiscal Responsibility

In Consultation With:

1. CAO, Troy Speck
2. Director of Planning, Bryan Weir

Communication Completed/Required:

Once approved, the lower tier municipalities in the County of Peterborough will receive an updated development charge schedule, effective January 1, 2020.
Attachments:
None

Respectfully Submitted,

Original Signed by,

Trena DeBruijn
Director of Finance/Treasurer

For more information, please contact:
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