

2017 DEVELOPMENT CHARGES BACKGROUND STUDY



HEMSON Consulting Ltd

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EXECUTIVE SUMMARY

Hemson Consulting Ltd. was retained by the County of Dufferin to complete a Development Charges (DC) Background Study. The background study provides the basis and background to update the County's development charges to accurately reflect the servicing needs of new development in Dufferin.

A. STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION

- The study calculates development charges for the County of Dufferin in compliance with the provisions of the *Development Charges Act, 1997 (DCA)* and its associated regulation *O. Reg. 82/98* and the recently amended provisions of the legislation.
- The County needs to implement development charges to help fund capital projects related to development throughout Dufferin so that development continues to be serviced in a fiscally responsible manner. The calculated development charges rates are required in order to reflect the costs associated with the infrastructure requirements.
- The *DCA* and *O. Reg. 82/98* require that a development charges background study be prepared in which development charges are determined with reference to:
 - A forecast of the amount, type and location of residential and non-residential development anticipated in the County;
 - A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the County to provide for the expected development, including the determination of the DC eligible and non-DC-eligible components of the capital projects; 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 report identifies the development-related capital costs which are attributable to development that is forecast to occur in the County. These costs are apportioned to 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.

B. ALL SERVICES WITH DEVELOPMENT-RELATED COSTS INCLUDED IN THE ANALYSIS

The following Municipal services have been included in the development charge analysis:

- Land Ambulance
- Community Services
- County Recreation
- Long Term Care
- Public Health
- Public Works
- Waste Services
- General Government
- Roads and Related

Development charges for all services are calculated on a County-wide basis.

C. DEVELOPMENT FORECAST

- Utilizing the County's historical building permit information and data from Statistics Canada, a forecast has been derived for the purposes of the Development Charges Background Study.
- The County is forecast to add approximately 4,800 new households in the 10-year planning period from 2017 to 2026. This household estimate can accommodate roughly 11,200 persons. An addition of over 7,600 household units is expected to 2031, which can accommodate population growth of over 17,500 persons.

- The employment forecast for the County is forecast to add nearly 2,100 employees in the 10-year planning period. This results in the addition of 121,600 square metres of new non-residential building space from 2017 to 2026. For the 15-year planning period, nearly 3,200 employees will be accommodated in 186,400 square metres of new non-residential building space.
- The following is a summary of the projected growth for the County:

RESIDENTIAL FORECAST	Existing	2017 – 2026		2017 – 2031	
	As At Mid-Year 2016	Growth	Total at 2026	Growth	Total at 2031
Total Private Dwellings	21,925	4,842	26,767	7,648	29,573
Population					
Census	61,735	11,196	72,931	17,533	79,268
In New Households		13,169		20,869	

NON-RESIDENTIAL FORECAST	Existing	2017 – 2026		2017 – 2031	
	As At Mid-Year 2016	Growth	Total at 2026	Growth	Total at 2031
Non-Residential Building Space (sq.m)		121,596		186,358	
Employment	20,931	2,056	22,987	3,159	24,090

D. DEVELOPMENT-RELATED CAPITAL PROGRAM FOR THE PROVISION OF ELIGIBLE SERVICES

General Services 2017 – 2026

- Municipal staff, in collaboration with Hemson Consulting, has developed a development-related capital program setting out projects that are required to service the anticipated development. The development-related capital programs are based on a 10-year planning period from 2017 to 2026.

- The gross cost of the County's development-related capital program for general services amounts to \$26.84 million and provides for a wide range of infrastructure additions. Of this amount, approximately \$7.99 million has been identified as eligible for recovery through development charges over the 2017–2026 planning period.
- In total, approximately \$10.38 million has been identified as subsidies or grants that the County will anticipate receiving to fund development-related projects.
- The *DCA* requires that development-related net capital costs for General Services be reduced by 10 per cent when calculating the applicable development charges for these services (excluding Public Works related services). The 10 per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$977,200 is identified as the required 10 per cent reduction.
- Non-development charges funding for replacement portions of the capital program and for portions of development-related capital projects that benefit existing development have been identified. Replacement or benefit to existing shares amount to \$3.46 million.
- Post-period benefitting shares have been identified in the amount of \$926,100 for development occurring beyond 2026.
- Available DC reserves in the amount of \$3.12 million are also excluded from the DC eligible cost amount.
- The following is a summary of the development-related capital program for General Services:

Service	Gross Cost (\$000)	DC Eligible Cost For Recovery 2017-2026 (\$000)
Land Ambulance	\$12.0	\$0.0
Community Services	\$13,214.2	\$5,513.3
County Recreation	\$0.0	\$0.0
Long Term Care	\$0.0	\$0.0
Public Health	\$9,756.7	\$493.7
Public Works: Buildings and Fleet	\$3,233.4	\$1,704.2
Waste Services	\$305.8	\$275.2
General Government	\$315.0	\$0.0
Total – 10-Year General Services	\$26,837.1	\$7,986.4

- Details regarding the capital programs for general services are provided in Appendix B of this report.

Roads and Related Services 2017–2026

- The total gross cost for the Roads and Related services is \$48.14 million. This provides for several previously funded transportation projects as well as a number of road resurfacing, construction, and reconstruction projects, bi-annual road needs studies and a road rationalization study.
- No grants or subsidies are anticipated.
- A share of the Roads and Related capital program has been deemed to benefit the existing community. This share totals approximately \$41.48 million and has been netted off of the total gross cost of the program.
- Available DC reserves in the amount of \$2.76 million are also excluded from the DC eligible cost amount.
- The total costs eligible for DC recovery is reduced to \$3.89 million. Details of the Roads and Related services capital program and development charges calculations can be found in Appendix C.

Service	Gross Cost (\$000)	DC Eligible Cost For Recovery 2017-2026 (\$000)
Roads and Related	\$48,135.5	\$3,893.3

E. DEVELOPMENT CHARGES ARE CALCULATED WITH FULL REFERENCE TO THE *DCA*

- Development charges rates have been established under the parameters and limitations of the *DCA*. The study provides the rationale and basis for the calculated rates.
- A County-wide uniform cost approach is used to calculate development charges for the eligible services. Uniform residential and non-residential charges are levied throughout the County.
- The calculated charges are the maximum charges the County may adopt. Lower charges can be approved; however, this will require a reduction in the capital plan and reduced service levels or financing from other sources, most likely property taxes.
- The fully calculated residential charges are recommended to vary by unit type, reflecting the difference in occupancy patterns expected in various unit types and the associated differences in demand that would be placed on County services.
- The following is a summary of the calculated development charges:

Calculated Residential Development Charges

Service	Charge By Unit Type (1)		
	Singles & Semis	Rows & Other Multiples	Apartments
Land Ambulance	\$0	\$0	\$0
Community Services	\$1,805	\$1,443	\$819
County Recreation	\$0	\$0	\$0
Long Term Care	\$0	\$0	\$0
Public Health	\$157	\$126	\$71
Public Works: Buildings & Fleet	\$372	\$297	\$169
Waste Services	\$62	\$50	\$28
General Government	\$0	\$0	\$0
Subtotal General Services	\$2,396	\$1,916	\$1,087
Roads & Related	\$824	\$659	\$374
TOTAL CHARGE PER UNIT	\$3,220	\$2,575	\$1,461

Calculated Non-Residential Development Charges

Service	Non-Residential Charge Per sq.m
Land Ambulance	\$0.00
Community Services	\$0.00
County Recreation	\$0.00
Long Term Care	\$0.00
Public Health	\$0.85
Public Works: Buildings & Fleet	\$2.00
Waste Services	\$0.34
General Government	\$0.00
Subtotal General Services	\$3.19
Roads & Related	\$4.44
TOTAL CHARGE PER SQUARE METRE	\$7.63

F. NEWLY CALCULATED DC RATES ARE HIGHER THAN CURRENT RATES

- The fully calculated residential charge for a single or semi-detached unit is \$3,220, which represents a \$438 increase from the County's current charge of \$2,782.
- The calculated non-residential charge of \$7.63 per square metre of gross floor area represents a \$1.08 increase from the County's current non-residential charge of \$6.55 per square metre.

G. A PORTION OF DEVELOPMENT-RELATED COSTS REQUIRE FUNDING FROM NON-DEVELOPMENT CHARGE SOURCES

- Non-development charge funding of \$45.91 million will be required to fund the tax supported development-related capital program.
- Based on a high-level operating cost impact analysis, it is estimated that net operating costs will increase by about \$819,200 by the year 2026 as the facilities and infrastructure included in the capital forecast are operated and maintained.

H. ASSET MANAGEMENT PLAN

- 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.
- By 2026, the County will need to fund \$588,100 per annum in order to properly fund the full life cycle costs of the new assets supported under the 2017 Development Charges By-Law.

I. DEVELOPMENT CHARGES BY-LAW PRACTICES AND COLLECTION POLICIES

- As required under the *DCA*, the County should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption.

- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the County's normal capital budget process.

I INTRODUCTION

The County of Dufferin 2017 Development Charges (DC) Background Study is presented as part of a process to lead to the approval of new development charge by-law in compliance with the *Development Charges Act, 1997 (DCA)*.

The *DCA* and *Ontario Regulation 82/98 (O. Reg. 82/98)* require that a development charge background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of development anticipated in the County;
- The average capital service levels provided in the County over the 10-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 County or its local boards to provide for the expected development, including the determination of the eligible and ineligible components of the capital projects; 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.

The study presents the results of the review which determines the development-related net capital costs that are attributable to development that is forecast to occur in the County. These development-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development.

The *DCA* provides for a period of public review and comment regarding the calculated development charges. Following completion of this process in accordance with the *DCA* and Council's review of the study and the comments it receives regarding the study or other information brought to its attention about the calculated charges, it is intended that Council will pass a new development charges by-law for the County.

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

Section II designates the services for which the development charges are calculated and the areas within the County to which the development charges will apply. It also briefly reviews the methodology that has been used in this background study.

Section III presents a summary of the residential and non-residential development which is forecast to occur within the County over the 2017–2026 period and to 2031.

Section IV summarizes the historic 10-year historical average service levels that have been attained in the County which form the basis for the development charge calculations for general services.

In Section V, the development-related capital programs that have been developed by various County departments are reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting calculated development charges by unit type. It also provides a comparison of existing development charge rates in the County with the rates calculated in the study.

Section VII provides an examination of the long term capital and operating costs for each service included in the development charge calculation.

Section VIII presents an Asset Management Plan for the County, demonstrating financial sustainability of assets over the life cycle of the 2017 Development Charges By-law and satisfying the new requirements implicated by the 2017 amendment to the *Development Charges Act*.

Section IX provides a review of development charges administrative matters.

II A MUNICIPAL-WIDE METHODOLOGY ALIGNS DEVELOPMENT-RELATED COSTS AND BENEFITS

Several key steps are required in calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In the study, therefore, we have tailored our approach to the County of Dufferin's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. The study calculates charges on a County-wide basis. Despite the fact that development charges are calculated on a County-wide basis, legislation allows a municipality to exempt or reduce rates for specific geographic areas. However, legislation prevents lost revenue, due to exemptions or reductions, from being made up through increasing charges on other areas.

A. COUNTY-WIDE DEVELOPMENT CHARGES ARE CALCULATED

Dufferin provides a range of services to the community it serves and has a sizeable inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides municipalities with flexibility when defining services that will be included in the development charge by-laws, provided that the other provisions of the *Act* and Regulations are met. The *DCA* also permits municipalities to designate, in its by-laws, the areas within which the development charges shall be imposed. The charges may apply to all lands in a municipality or to other designated development areas as specified in the by-laws.

For all of the development charge eligible services that the County of Dufferin provides, the full range of capital facilities, land, equipment and infrastructure is available throughout the County. All residents therefore have access to all facilities. A widely accepted method for recovering the development-related capital costs for such services is to apportion them over all new development anticipated in the County.

The following services are included in the County-wide development charge calculation:

- Land Ambulance
- Community Services

- County Recreation
- Long Term Care
- Public Health
- Public Works
- Waste Services
- General Government
- Roads and Related

These services form a reasonable basis in which to plan and administer the County-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that make them up. The resulting development charge for all of the above services would be imposed uniformly against all new development everywhere in the County.

Waste Services is a new service proposed to be introduced in the 2017 DC By-law as elements of the County assumed waste management responsibilities in 2013. Waste management, such as collection, diversion, recycling and organics processing are now eligible under the *DCA*.

B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS

Several key steps are required in calculating development charges for future development-related projects. These are summarized below.

1. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the 10-year study period, 2017–2026, as well as to 2031.

For the residential portion of the forecast both the census 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 10-year period, 2017–2026, and to 2031. The forecast of GFA is based on the employment forecast for the County. Factors for floor space per worker by category are used to convert the employment forecast into gross floor areas for the purposes of the development charges study.

2. 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 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 10-year average service levels thus form the basis for development charges. A review of the County's capital service levels for buildings, land, 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. The historical service levels used in this study have been calculated based on the period 2007–2016.

3. 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 County's departments as part of the present 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 charges be calculated on the lesser of the historical 10-year average service levels or the service levels embodied in future plans of the County. The development-related capital program prepared for the 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 County 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.

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 analysis to meet this requirement of the *DCA*.

Finally, in calculating development charges, the development-related net municipal costs must be reduced by 10 per cent for all municipal services except engineered and protection services (*DCA*, s. 5. (1) 8.). The 10 per cent discount is applied to the other services (e.g. land ambulance, community services, etc.) and the resulting municipal funding responsibility from non-development charge sources is identified.

4. 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 County of Dufferin, the allocation for general services is based on the consideration of projected changes in population in new units and employment over the planning periods. The exceptions are for the services of Community Services, County Recreation and Long Term Care. The development-related costs for these services have been allocated 100 per cent to residential growth.

The residential component of the development charge is applied to different housing types based on average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres for non-residential development.

5. Final Adjustment

The final determination of the development charge results from a cash flow analysis which is also undertaken 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*.

III DEVELOPMENT FORECAST

This section summarizes the growth forecasts used to calculate the development charges for the County of Dufferin. Appendix A contains additional material related to the development forecast and the County's demographics.

A. RESIDENTIAL DEVELOPMENT FORECAST

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*¹ as well as the *population in new 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.

It is forecast that the County will achieve an average rate of growth of approximately 480 residential units per year until 2026. The unit mix for this number of households has been assumed to remain predominantly single or semi-detached units (59 per cent of overall housing growth), while experiencing a shift toward higher densities with rows and multiples comprising 16 per cent and apartments at 25 per cent of forecast housing growth.

Over the planning period from 2017 to 2026, the total number of new residential units will increase by over 4,800, which translates into a population in new units of nearly 13,200 persons. In addition, the population in new households is derived by applying average household sizes to each unit type to create the forecast. The 10-year planning period is used for all services.

Over the longer planning period to 2031, the total number of new residential units will increase by over 7,600, which translates into a population in new units of nearly 20,900 persons.

¹ Commonly referred to as “net population growth” in the context of development charges.

B. NON-RESIDENTIAL DEVELOPMENT FORECAST

Over the period from 2017 to 2026, it is forecast that the County will add nearly 2,100 new employees, and non-residential gross floor building area will increase by approximately 121,600 square metres. The study is based on a non-residential build-out. At 2031, the County will have added 3,200 new employees and roughly 186,400 square metres of new non-residential building floor area.

A summary of the non-residential growth forecast can be found in Table 1.

COUNTY OF DUFFERIN
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST

Town-wide Development Forecast	2016 Estimate	All Services Planning Period 2017 - 2026		Employment Forecast Planning Period 2017 - 2031	
		Growth	Total at 2026	Growth	Total at 2031
Residential					
Total Occupied Dwellings	21,925	4,842	26,767	7,648	29,573
Total Population					
Census	61,735	11,196	72,931	17,533	79,268
<i>Population In New Dwellings</i>		13,169		20,869	
Non-Residential					
Employment	20,931	2,056	22,987	3,159	24,090
Non-Residential Building Space (sq.m.)		121,596		186,358	

IV SUMMARY OF 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 10-year period immediately preceding the preparation of the background study, on a service by service basis.

The legislative requirement is met by documenting historical service levels for the preceding 10 years, in this case, for the period 2007 to 2016. Typically, service levels are measured as a ratio of inputs per capita (or per capita and employment).

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 County. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by County 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 County-wide services included in the development charge calculation (excluding General Government). Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for general services.

TABLE 2

**COUNTY OF DUFFERIN
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS (2007-2016)**

Service	2017 - 2026 Service Level Indicator
1.0 LAND AMBULANCE	\$65 \$/(pop+empl)
- Buildings	\$29 \$/(pop+empl)
- Land	\$7 \$/(pop+empl)
- Equipment	\$12 \$/(pop+empl)
- Vehicles	\$17 \$/(pop+empl)
2.0 COMMUNITY SERVICES	\$993 \$/capita
- Buildings	\$928 \$/capita
- Land	\$58 \$/capita
- Furniture & Equipment	\$7 \$/capita
3.0 COUNTY RECREATION	\$5 \$/capita
- Buildings	\$5 \$/capita
- Land	\$0 \$/capita
- Furniture & Equipment	\$0 \$/capita
4.0 LONG TERM CARE	\$733 \$/capita
- Buildings	\$685 \$/capita
- Land	\$9 \$/capita
- Furniture and Equipment	\$34 \$/capita
- Vehicles	\$5 \$/capita
5.0 PUBLIC HEALTH	\$54 \$/(pop+empl)
- Buildings	\$36 \$/(pop+empl)
- Land	\$1 \$/(pop+empl)
- Furniture and Equipment	\$17 \$/(pop+empl)
6.0 PUBLIC WORKS - BUILDINGS & FLEET	\$137 \$/(pop+empl)
- Buildings	\$71 \$/(pop+empl)
- Land	\$1 \$/(pop+empl)
- Furniture & Equipment	\$4 \$/(pop+empl)
- Fleet	\$60 \$/(pop+empl)
7.0 WASTE MANAGEMENT	\$131 \$/(pop+empl)
- Buildings	\$17 \$/(pop+empl)
- Land	\$6 \$/(pop+empl)
- Vehicles	\$73 \$/(pop+empl)
- Furniture & Equipment	\$34 \$/(pop+empl)
8.0 GENERAL GOVERNMENT	N/A
9.0 ROADS AND RELATED	\$3,089 \$/(pop+empl)
- Roads	\$1,989 \$/(pop+empl)
- Bridges and Large Culverts	\$1,101 \$/(pop+empl)

V THE DEVELOPMENT-RELATED CAPITAL PROGRAM

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 PROGRAM IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecasts summarized in Section III and detailed in Appendix A, County staff, in collaboration with the consultants, developed a development-related capital program setting out those projects that are required to service anticipated development. For all services, the capital program covers the 10-year period from 2017 to 2026.

One of the recommendations contained in this background study is for Council to 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 development-related projects contained herein that are consistent with the development occurring in the County. It is acknowledged that changes to the capital program presented here may occur through the County's normal capital budget process.

B. THE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR GENERAL SERVICES

A summary of the development-related capital forecast for all general services is presented in Table 3.

COUNTY OF DUFFERIN
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2017 - 2026
(in \$000)

Service	Gross Cost	Contributions Subsidies	Municipal Cost	Total Net Capital Program									
				2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1.0 LAND AMBULANCE	\$12.0	\$0.0	\$12.0	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2
1.1 Buildings Land & Furnishings	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.2 Vehicles and Equipment	\$12.0	\$0.0	\$12.0	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2
2.0 COMMUNITY SERVICES	\$13,214.2	\$2,706.8	\$10,507.4	\$510.6	\$5,729.7	\$519.4	\$524.7	\$530.5	\$537.0	\$544.1	\$551.8	\$530.2	\$529.4
2.1 40 Lawrence Ave. Development	\$1,871.1	\$0.0	\$1,871.1	\$152.2	\$159.1	\$166.2	\$173.7	\$181.6	\$189.8	\$198.3	\$207.3	\$216.6	\$226.4
2.2 Edelbrock Facility	\$1,881.5	\$646.8	\$1,234.7	\$106.4	\$109.9	\$113.5	\$117.2	\$121.0	\$124.9	\$129.0	\$133.2	\$137.6	\$142.1
2.3 Housing Capital Subsidy	\$775.0	\$0.0	\$775.0	\$130.0	\$115.0	\$110.0	\$100.0	\$90.0	\$80.0	\$70.0	\$60.0	\$20.0	\$0.0
2.4 Dynes Grey	\$1,406.5	\$0.0	\$1,406.5	\$122.0	\$125.8	\$129.7	\$133.8	\$138.0	\$142.3	\$146.7	\$151.3	\$156.0	\$160.9
2.5 54 Lawrence	\$7,280.0	\$2,060.0	\$5,220.0	\$0.0	\$5,220.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.0 COUNTY RECREATION	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.0 LONG-TERM CARE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.0 PUBLIC HEALTH	\$9,756.7	\$7,668.8	\$2,087.9	\$137.8	\$189.1	\$195.5	\$202.1	\$208.9	\$215.9	\$223.2	\$230.7	\$238.5	\$246.5
5.1 New 24289 sq. ft. Orangeville Facility (incl. F	\$3,200.6	\$2,515.7	\$684.9	\$45.2	\$62.0	\$64.1	\$66.3	\$68.5	\$70.8	\$73.2	\$75.7	\$78.2	\$80.9
5.2 New 49753 sq. ft. Guelph Facility (incl. FFE)	\$6,556.1	\$5,153.1	\$1,403.0	\$92.6	\$127.1	\$131.3	\$135.8	\$140.3	\$145.1	\$150.0	\$155.0	\$160.2	\$165.6
6.0 PUBLIC WORKS: BUILDING AND FLEET	\$3,233.4	\$0.0	\$3,233.4	\$75.0	\$158.4	\$0.0	\$0.0	\$0.0	\$2,160.0	\$0.0	\$765.0	\$75.0	\$0.0
6.1 Buildings, Land & Equipment	\$2,868.4	\$0.0	\$2,868.4	\$0.0	\$158.4	\$0.0	\$0.0	\$0.0	\$2,160.0	\$0.0	\$550.0	\$0.0	\$0.0
6.2 Fleet	\$365.0	\$0.0	\$365.0	\$75.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$215.0	\$75.0	\$0.0
7.0 WASTE	\$305.8	\$0.0	\$305.8	\$123.4	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3
7.1 Buildings and Facilities	\$103.1	\$0.0	\$103.1	\$103.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.2 Equipment	\$202.7	\$0.0	\$202.7	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3
8.0 GENERAL GOVERNMENT	\$315.0	\$0.0	\$315.0	\$30.0	\$0.0	\$0.0	\$55.0	\$100.0	\$30.0	\$0.0	\$0.0	\$0.0	\$100.0
8.1 Growth Related Studies	\$315.0	\$0.0	\$315.0	\$30.0	\$0.0	\$0.0	\$55.0	\$100.0	\$30.0	\$0.0	\$0.0	\$0.0	\$100.0
TOTAL - GENERAL SERVICES	\$26,837.1	\$10,375.5	\$16,461.6	\$878.0	\$6,098.7	\$736.4	\$803.2	\$860.9	\$2,964.3	\$788.7	\$1,569.0	\$865.1	\$897.3

The table provides a separate total for services analysed over the 10-year period, 2017–2026. Further details on the capital programs for each individual service category are available in Appendix B.

The development-related capital program for general services estimates a total gross cost of \$26.84 million. Approximately \$10.38 million in grants and subsidies has been identified. Therefore, the net municipal cost of the capital program is \$16.46 million.

This capital program incorporates those projects identified to be related to development anticipated in the next 10 years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see Section VI for the method and determination of net municipal costs attributable to development). Portions of this capital program may relate to replacement of existing capital facilities or for development anticipated to occur beyond the 2017–2026 planning period. In addition, the amounts shown in Table 3 have not been reduced by 10 per cent for various general services as mandated by s.5(1)8. of the *DCA*.

Of the \$16.46 million in 10-year net municipal capital costs for General Services, \$10.51 million (64 per cent) is related to the provision of Community Services. This amount is related to ongoing debt payments on the 40 Lawrence Avenue, Edelbrock, and Dynes Grey facilities, and well as annual housing capital subsidy funding and a new facility at 54 Lawrence Avenue.

The next largest capital program belongs to Public Works which amounts to \$3.23 million or 20 per cent of the total costs related to General Services. This program provides for several new buildings and vehicles.

The Public Health capital program provides ongoing debt payments for facilities in Orangeville and Guelph. The net municipal cost for this program amounts to \$2.09 million.

Relatively small components of the general services capital program relate to Waste Services, General Government, and Land Ambulance at \$305,800, \$315,000, and \$12,000, respectively. No capital costs have been identified for County Recreation and Long Term Care.

C. DEVELOPMENT-RELATED CAPITAL PROGRAM FOR ROADS AND RELATED SERVICES

Table 4 provides a summary of the 2017-2026 capital program for Roads and Related services. These projects are comprised of several previously funded transportation projects; planned road resurfacing, construction, and reconstruction projects; as well as several studies. The total cost of the Roads and Related capital program totals \$48.14 million. No direct developer contributions have been identified.

Further details on the development charge calculation for Roads and Related services are available in Appendix C.

COUNTY OF DUFFERIN
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR ROADS AND RELATED SERVICES 2017 - 2026
(in \$000)

Service	Gross Cost	Contributions Subsidies	Municipal Cost	Total Net Capital Program									
				2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
9.0 ROADS AND RELATED	\$48,135.5	\$0.0	\$48,135.5	\$8,252.5	\$6,267.0	\$5,542.0	\$6,872.0	\$5,917.0	\$3,817.0	\$1,467.0	\$3,417.0	\$1,917.0	\$4,667.0
9.1 Road & Related Projects - Previously Funded	\$3,010.5	\$0.0	\$3,010.5	\$3,010.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
9.2 Road Projects	\$44,900.0	\$0.0	\$44,900.0	\$5,222.0	\$6,247.0	\$5,522.0	\$6,827.0	\$5,897.0	\$3,797.0	\$1,447.0	\$3,397.0	\$1,897.0	\$4,647.0
9.3 Road & Related Studies	\$225.0	\$0.0	\$225.0	\$20.0	\$20.0	\$20.0	\$45.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0
TOTAL - ROADS AND RELATED SERVICES	\$48,135.5	\$0.0	\$48,135.5	\$8,252.5	\$6,267.0	\$5,542.0	\$6,872.0	\$5,917.0	\$3,817.0	\$1,467.0	\$3,417.0	\$1,917.0	\$4,667.0

VI DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE *DCA*

This section summarizes the calculation of development charges for each service category and the resulting total development charge by type of development. Furthermore, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) is presented. Adjustments are made to these amounts resulting from a cash flow analysis that consider interest earnings and borrowing costs.

For residential development, the adjusted total per capita amount is then converted to a variable charge by housing unit type using unit occupancy factors. The calculated non-residential charges are based on gross floor area (GFA) of building space.

It is noted that the calculation of the County-wide development charges does not include any provision for exemptions required under the *DCA* such as the exemption for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions or reductions which Council may choose to provide, will result in loss of development charge revenue for the affected types of development. Any such revenue loss may not be made up, however, by offsetting increases in other portions of the calculated charge.

A. UNADJUSTED DEVELOPMENT CHARGE CALCULATION FOR GENERAL SERVICES

A summary of the “unadjusted” residential and non-residential development charges for General Services is presented in Table 5. Further details of the calculation for each individual service category are available in Appendix B.

The capital program for General Services incorporates those projects identified to be related to development anticipated in the next 10 years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$3.46 million of the capital program relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs will likely be funded from property taxes, user fees or other non-development charge revenue sources. Further, \$926,100 has been attributed to development occurring beyond the 2026 period.

COUNTY OF DUFFERIN
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

10 Year Population in New Units 13,169
10 Year Growth in Square Metres 121,596

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post 2026 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	\$000	%	\$000
GENERAL SERVICES										
1.0 LAND AMBULANCE	\$12.0	\$0.0	\$1.2	\$10.8	\$0.0	\$0.0	86%	\$0.0	14%	\$0.0
Unadjusted Development Charge Per Capita (\$)								\$0.00		
Unadjusted Development Charge Per Sq.m (\$)										\$0.00
2.0 COMMUNITY SERVICES	\$10,507.4	\$2,445.6	\$806.2	\$1,742.4	\$0.0	\$5,513.3	100%	\$5,513.3	0%	\$0.0
Unadjusted Development Charge Per Capita (\$)								\$418.66		
Unadjusted Development Charge Per Sq.m (\$)										\$0.00
3.0 COUNTY RECREATION	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	100%	\$0.0	0%	\$0.0
Unadjusted Development Charge Per Capita (\$)								\$0.00		
Unadjusted Development Charge Per Sq.m (\$)										\$0.00
4.0 LONG-TERM CARE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	100%	\$0.0	0%	\$0.0
Unadjusted Development Charge Per Capita (\$)								\$0.00		
Unadjusted Development Charge Per Sq.m (\$)										\$0.00
5.0 PUBLIC HEALTH	\$2,087.9	\$863.5	\$122.4	\$608.4	\$0.0	\$493.7	86%	\$424.6	14%	\$69.1
Unadjusted Development Charge Per Capita (\$)								\$32.24		
Unadjusted Development Charge Per Sq.m (\$)										\$0.57
6.0 PUBLIC WORKS: BUILDING AND FLEET	\$3,233.4	\$0.0	\$0.0	\$603.1	\$926.1	\$1,704.2	86%	\$1,465.6	14%	\$238.6
Unadjusted Development Charge Per Capita (\$)								\$111.30		
Unadjusted Development Charge Per Sq.m (\$)										\$1.96
7.0 WASTE	\$305.8	\$0.0	\$30.6	\$0.0	\$0.0	\$275.2	86%	\$236.7	14%	\$38.5
Unadjusted Development Charge Per Capita (\$)								\$17.97		
Unadjusted Development Charge Per Sq.m (\$)										\$0.32
8.0 GENERAL GOVERNMENT	\$315.0	\$147.4	\$16.8	\$150.8	\$0.0	\$0.0	86%	\$0.0	14%	\$0.0
Unadjusted Development Charge Per Capita (\$)								\$0.00		
Unadjusted Development Charge Per Sq.m (\$)										\$0.00
TOTAL - GENERAL SERVICES	\$16,461.6	\$3,456.4	\$977.2	\$3,115.5	\$926.1	\$7,986.4		\$7,640.2		\$346.2
Unadjusted Development Charge Per Capita (\$)								\$580.17		
Unadjusted Development Charge Per Sq.m (\$)										\$2.85

The DCA, s.5(1)8 requires that development-related net municipal costs for general services be reduced by 10 per cent in calculating the applicable development charge. The discount does not apply to Public Works services. The 10 per cent share of development-related net municipal costs not included in the development charge calculations must be funded from non-development charge sources. In total, about \$977,200 is identified as the required 10 per cent reduction.

Finally, available DC reserves in the amount of \$3.12 million are also excluded from the DC eligible cost amount.

The total costs eligible for recovery through development charges for General Services is \$7.99 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Community Services, County Recreation, and Long Term Care are all deemed to benefit residential development only, while the other services are allocated between both sectors based on shares of population in new units and employment growth. Approximately \$7.64 million of the general services development charges recoverable amount is deemed to benefit residential development. When this amount is divided by the 10-year population growth in new units (13,169), an unadjusted charge of \$580.17 per capita is derived. The non-residential share of the general services capital program totals \$346,200 and when this amount is divided by the 10-year forecast of new non-residential space growth (121,600 square metres), an unadjusted charge of \$2.85 per square metre is derived.

B. UNADJUSTED DEVELOPMENT CHARGE CALCULATION FOR ROADS AND RELATED SERVICES

Table 6 describes the calculation of unadjusted rates for Roads and Related services. The capital program eligible for recovery through development charges is allocated to the residential and non-residential sectors based on future shares of population and employment growth. On this basis, the allocation to the residential and non-residential sectors is calculated at 86 per cent and 14 per cent respectively. The residential sector's "unadjusted" development charge is calculated at \$254.26 per capita. This was calculated by taking the residential share of the development-related capital program (\$3.35 million) and dividing it by the growth in population in new units to 2026.

TABLE 6

COUNTY OF DUFFERIN
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

10 Year Population in New Units 13,169
 10 Year Growth in Square Metres 121,596

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post 2026 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	\$000	%	\$000
	9.0 ROADS AND RELATED	\$48,135.5	\$41,480.9	\$0.0	\$2,761.3	\$0.0	\$3,893.3	86%	\$3,348.3	14%
Unadjusted Development Charge Per Capita (\$)								\$254.26		
Unadjusted Development Charge Per Sq.m (\$)										\$4.48

The non-residential development charge is \$4.48 per square metre. This was calculated by taking the non-residential share of the development-related capital program (\$545,100) and dividing it by the growth in non-residential gross floor area to 2026.

C. ADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

Final adjustments to the “unadjusted” development charge rates summarized above are made through a cash flow analysis. The analysis, details of which are included in the appendices, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charge receipts for each service.

Table 7 summarizes the results of the adjustment for the residential development charge rates. The adjusted per capita rate increases from \$834.43 to \$986.32 after the cash flow analysis. Residential municipal-wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services. The calculated residential development charges for all services are shown in Table 7.

As shown in the table, the calculated residential charge ranges from \$3,220 for a single or semi-detached unit to \$2,575 for rows and multiples and \$1,461 for apartment units.

The calculated non-residential development charges rates are presented in Table 8. The calculated adjusted rate for new non-residential development is \$7.63 per square metre of GFA, which is an increase of \$0.30 from the unadjusted rate of \$7.33 per square metre.

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TABLE 7

COUNTY OF DUFFERIN
COUNTY-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Charge By Unit Type (1)		
			Singles & Semis	Rows & Other Multiples	Apartments
Land Ambulance	\$0.00	\$0.00	\$0	\$0	\$0
Community Services	\$418.66	\$552.84	\$1,805	\$1,443	\$819
County Recreation	\$0.00	\$0.00	\$0	\$0	\$0
Long Term Care	\$0.00	\$0.00	\$0	\$0	\$0
Public Health	\$32.24	\$48.09	\$157	\$126	\$71
Public Works: Buildings & Fleet	\$111.30	\$113.85	\$372	\$297	\$169
Waste	\$17.97	\$19.12	\$62	\$50	\$28
General Government	\$0.00	\$0.00	\$0	\$0	\$0
Subtotal General Services	\$580.17	\$733.90	\$2,396	\$1,916	\$1,087
Roads & Related	\$254.26	\$252.42	\$824	\$659	\$374
TOTAL CHARGE PER UNIT	\$834.43	\$986.32	\$3,220	\$2,575	\$1,461
(1) Based on Person Per Unit Of:			3.26	2.61	1.48

TABLE 8

**COUNTY OF DUFFERIN
COUNTY-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGE**

Service	Unadjusted Charge Per sq.m	Calculated Charge After Cashflow Per sq.m
Land Ambulance	\$0.00	\$0.00
Community Services	\$0.00	\$0.00
County Recreation	\$0.00	\$0.00
Long Term Care	\$0.00	\$0.00
Public Health	\$0.57	\$0.85
Public Works: Buildings & Fleet	\$1.96	\$2.00
Waste	\$0.32	\$0.34
General Government	\$0.00	\$0.00
Subtotal General Services	\$2.85	\$3.19
Roads & Related	\$4.48	\$4.44
TOTAL CHARGE PER SQUARE METRE	\$7.33	\$7.63

**D. COMPARISON OF 2017 NEWLY CALCULATED DEVELOPMENT CHARGES
WITH CHARGES CURRENTLY IN FORCE IN DUFFERIN**

Tables 9 and 10 present a comparison of the newly calculated residential and non-residential development charges with currently imposed development charge rates (as of May 1, 2017).

Table 9 demonstrates that the residential development charge rate for a single- or semi-detached unit increases by \$438 per unit, or 16 per cent from the County's currently imposed charge. The current development charges rate for non-residential development increases by \$1.08 per square metre, or 16 per cent.

COUNTY OF DUFFERIN
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge
Land Ambulance	\$98	\$0	(\$98)
Community Services	\$1,438	\$1,805	\$367
County Recreation	\$8	\$0	(\$8)
Long Term Care	\$117	\$0	(\$117)
Public Health	\$222	\$157	(\$65)
Public Works: Buildings & Fleet	\$145	\$372	\$227
Waste	\$0	\$62	\$62
General Government	\$30	\$0	(\$30)
Subtotal General Services	\$2,058	\$2,396	\$338
Roads & Related	\$724	\$824	\$100
TOTAL CHARGE PER UNIT	\$2,782	\$3,220	\$438

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TABLE 10

**COUNTY OF DUFFERIN
 COMPARISON OF CURRENT AND CALCULATED
 NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE**

Service	Current Non-residential Charge	Calculated Non-residential Charge	Difference in Charge
Land Ambulance	\$0.55	\$0.00	(\$0.55)
Community Services	\$0.00	\$0.00	\$0.00
County Recreation	\$0.00	\$0.00	\$0.00
Long Term Care	\$0.00	\$0.00	\$0.00
Public Health	\$1.06	\$0.85	(\$0.21)
Public Works: Buildings & Fleet	\$0.80	\$2.00	\$1.20
Waste	\$0.00	\$0.34	\$0.34
General Government	\$0.17	\$0.00	(\$0.17)
Subtotal General Services	\$2.58	\$3.19	\$0.61
Roads & Related	\$3.97	\$4.44	\$0.47
TOTAL CHARGE PER SQUARE METRE	\$6.55	\$7.63	\$1.08

VII LONG-TERM CAPITAL AND OPERATING COSTS

This section provides a brief examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the development charges by-law. This examination is required as one of the features of the *DCA*.

A. NET OPERATING COSTS FOR THE COUNTY'S SERVICES ESTIMATED TO INCREASE OVER THE FORECAST PERIOD

Table 11 summarizes the estimated increase in net operating costs that the County will experience for additions associated with the planned capital program. These estimates are based on average costs derived from a review of recent budgets (additional details are included in Appendix E).

As shown in Table 11, by 2026, the County's net operating costs for tax-supported services are estimated to increase by \$819,200. The most significant portion of this increase relates to the Land Ambulance program, followed by the Roads and Related program.

B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGE SOURCES TOTALS \$45.91 MILLION

Table 11 also summarizes the components of the development-related capital program that will require funding from non-development charges sources for tax supported services. Of the \$58.37 million net capital program for tax supported services, about \$45.91 million will need to be financed from non-development charges sources over the next 10 years. This includes about \$977,200 with respects to the 10 per cent discount required by the *DCA* for general services and about \$44.94 million for shares of projects related to capital replacement and for non-development shares of projects that provide benefit to the existing community.

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TABLE 11

COUNTY OF DUFFERIN
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS
(\$000)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
NET OPERATING COST (1)											
LAND AMBULANCE	\$34.0	\$68.0	\$102.0	\$136.0	\$170.0	\$204.0	\$238.0	\$272.0	\$306.0	\$340.0	
COMMUNITY SERVICES	\$0.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	
COUNTY RECREATION	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
LONG-TERM CARE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
PUBLIC HEALTH	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
PUBLIC WORKS: BUILDING AND FLEET	\$0.0	\$7.9	\$7.9	\$7.9	\$7.9	\$115.9	\$115.9	\$143.4	\$143.4	\$143.4	
WASTE	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	
GENERAL GOVERNMENT	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
ROADS AND RELATED	\$0.8	\$1.6	\$2.4	\$48.1	\$89.0	\$115.4	\$125.5	\$149.2	\$162.4	\$194.7	
NET OPERATING IMPACT	\$40.0	\$218.7	\$253.5	\$333.2	\$408.1	\$576.5	\$620.6	\$705.7	\$753.0	\$819.2	
LONG-TERM CAPITAL COST (1)											
Total Net Cost	\$9,130.5	\$12,365.7	\$6,278.4	\$7,675.2	\$6,777.9	\$6,781.3	\$2,255.7	\$4,986.0	\$2,782.1	\$5,564.3	\$64,597.1
Net Cost From Development Charges	\$127.2	\$2,231.1	\$443.6	\$1,343.9	\$1,251.5	\$2,710.2	\$719.3	\$1,040.5	\$815.6	\$1,196.9	\$11,879.7
Prior Growth Share from DC Reserve Balances (2)	\$1,705.3	\$2,447.1	\$854.2	\$150.9	\$156.3	\$470.7	\$43.9	\$1.1	\$1.1	\$46.1	\$5,876.8
Portion for Post 2026 Growth (3)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$86.1	\$0.0	\$765.0	\$75.0	\$0.0	\$926.1
Funding From Non-DC Sources											
- Discount Portion (4)	\$68.5	\$405.9	\$59.1	\$60.5	\$65.5	\$64.4	\$62.3	\$63.2	\$61.3	\$66.4	\$977.2
- Replacement Portion	\$7,229.4	\$7,281.6	\$4,921.5	\$6,119.9	\$5,304.5	\$3,450.0	\$1,430.2	\$3,116.1	\$1,829.2	\$4,254.9	\$44,937.3
NET CAPITAL IMPACT	\$7,297.9	\$7,687.5	\$4,980.6	\$6,180.4	\$5,370.0	\$3,514.4	\$1,492.5	\$3,179.4	\$1,890.5	\$4,321.3	\$45,914.5
TOTAL LONG TERM CAPITAL AND OPERATING IMPACTS	\$7,337.9	\$7,906.2	\$5,234.1	\$6,513.6	\$5,778.1	\$4,090.8	\$2,113.1	\$3,885.1	\$2,643.5	\$5,140.6	\$50,642.9

(1) See Appendices B and C.

(2) Existing development charge reserve fund balances collected from growth prior are applied to fund initial projects in growth-related capital forecast.

(3) Post 2026 growth related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required.

(4) Mandatory 10% reduction for applicable services.

VIII ASSET MANAGEMENT PLAN

The *Development Charges Act* was amended in late 2015 and, effective January 1st 2016, municipalities are required to complete an Asset Management Plan before the passing of 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.

A. ANNUAL CAPITAL PROVISIONS WILL REACH \$221,200 BY 2026

Table 12 summarizes the annual capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law. This estimate is based on information obtained through discussions with municipal staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset.

Table 12 illustrates that, by 2026, the County will need to fund \$588,100 per annum in order to properly fund the full life cycle costs of the new assets supported under this development charges by-law.

The calculated annual funding provision should be considered within the context of the County's projected growth; over the next 10 years (to 2026) the County is projecting an increase of approximately 4,800 total private dwellings units as well as roughly 2,100 new employees. This growth will have the effect of increasing the overall assessment base to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law.

The calculated annual provisions identified are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

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TABLE 12

**COUNTY OF DUFFERIN
SUMMARY OF CALCULATED ANNUAL PROVISIONS**

Service	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Land Ambulance	\$ -	\$ 120	\$ 243	\$ 369	\$ 497	\$ 627	\$ 760	\$ 896	\$ 1,034	\$ 1,175
Community Services	\$ 69,075	\$ 69,075	\$ 139,542	\$ 139,542	\$ 139,542	\$ 139,542	\$ 139,542	\$ 139,542	\$ 139,542	\$ 139,542
Public Health	\$ 22,906	\$ 22,906	\$ 22,906	\$ 22,906	\$ 22,906	\$ 22,906	\$ 22,906	\$ 22,906	\$ 22,906	\$ 22,906
Public Works	\$ -	\$ 7,530	\$ 10,737	\$ 10,737	\$ 10,737	\$ 10,737	\$ 56,194	\$ 56,194	\$ 56,194	\$ 56,194
Waste	\$ -	\$ 4,082	\$ 6,158	\$ 8,275	\$ 10,434	\$ 12,637	\$ 14,884	\$ 17,175	\$ 19,513	\$ 21,897
Road Resurfacing	\$ -	\$ 39,566	\$ 80,949	\$ 124,842	\$ 181,444	\$ 236,339	\$ 272,059	\$ 285,352	\$ 318,497	\$ 336,938
Road Construction/Reconstruction	\$ -	\$ 1,647	\$ 5,874	\$ 7,587	\$ 9,422	\$ 9,422	\$ 9,422	\$ 9,422	\$ 9,422	\$ 9,422
Total	\$ 91,981	\$ 144,926	\$ 266,409	\$ 314,258	\$ 374,982	\$ 432,210	\$ 515,766	\$ 531,487	\$ 567,107	\$ 588,073

IX DEVELOPMENT CHARGES ADMINISTRATION

A. DEVELOPMENT CHARGE ADMINISTRATION

- As required under the *DCA*, the County should codify any rules regarding the application of the by-law and any exemptions within the development charges by-law proposed for adoption;
- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions, potential reductions, and redevelopment of land will be presented in the staff report at the statutory public meeting;
- It is recommended that limited exemptions, other than those required in the *DCA* be formally adopted in the by-laws; and
- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the County's normal capital budget process.

APPENDIX A

DEVELOPMENT FORECAST

APPENDIX A

DEVELOPMENT FORECAST

This appendix provides the details of the development forecast used in the preparation of the 2017 Development Charges Background Study for the County of Dufferin. The forecast methodology, key inputs and assumptions are discussed herein and the results are provided in the following tables:

Historical Development

Table 1	Historical Population, Occupied Dwellings & Employment Summary
Table 2	Historical Building Permit Data
Table 3	Historical Occupied Households by Unit Type
Table 4	Historical Annual Growth in Occupied Households by Unit Type
Table 5	Historical Households by Period of Construction Showing Household Size
Table 6	Historical Place of Work Employment

Forecast Development

Table 7	Population, Household & Employment Forecast Summary
Table 8	Forecast of Household Growth by Unit Type
Table 9	Forecast of Annual Growth in Occupied Households by Unit Type
Table 10	Forecast Population in New Households by Unit Type
Table 11	Forecast Place of Work Employment
Table 12	Non-Residential Space Forecast

The population, housing and employment forecasts are for the entire County, including the smaller communities and rural areas within Dufferin. The forecast takes into consideration data from the 2016 Census, recent housing completions, the County's historical building permit data, the County's Official Plan, and the Dufferin County Land Needs Update. The results of the forecasts are provided in a series of tables.

A. FORECAST AND KEY ASSUMPTIONS

The *Development Charges Act (DCA)* requires the County to 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 County to prepare a reasonable development-related capital program.

A ten-year development forecast, from 2017 to 2026, has been used for all the development charge eligible services in the County.

B. HISTORICAL DEVELOPMENT IN THE COUNTY

Historical growth and development figures presented here are based on Statistics Canada Census data and municipal 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 the Census net undercoverage, which is typically included in the definition of “total” population commonly used in municipal planning documents. For development charges purposes, a ten-year historical period of 2007 to 2016 is used for calculating historical service levels.

The County of Dufferin has experienced significant population growth over the last ten years, and in particular during the most recent Census period of 2011 to 2016. Household growth has also been strong. As shown in Table 1, the County’s population increased from 54,415 people in 2006 to 61,735 in 2016. This represents an increase of over 13 per cent. The number of private occupied dwelling units in the County also increased during the ten-year historical period from 18,405 to 21,925 private occupied households in 2016 – a 19 per cent increase. The difference between the rates of population and occupied dwelling unit growth is the result of a decline in the average number of persons residing in housing units.

Historical employment figures are also shown in Table 1 and are based on Statistics Canada place of work data. Place of work data records where people work rather than the place of residence. The employment figures used for development charge calculations include workers with no fixed place of work, but exclude *work at home* employment. Overall, the County’s employment growth has increased over the last ten years from 19,590 in 2006 to 20,931 employees in 2016, this represents an increase of 7 per cent. The County’s activity rate (the ratio of employment to population) has declined slightly over this period, from 36 per cent in 2006 to approximately 34 per cent in 2016.

Details on historical housing unit growth in the County are provided in Table 2, Historic Building Permit Data. This information is sourced from Statistics Canada building permit data. Overall, the dominant type of new housing in Dufferin constructed since 2007 has been single- and semi-detached housing.

Table 3 summarizes all occupied households by unit type in the County of Dufferin using Census-based housing definitions. Table 4 illustrates the annual changes in each type of unit since 2007. As shown in Table 4, and consistent with the findings displayed in Table 2, a significantly higher number of single and semi-detached dwellings have been constructed compared to row and apartment units. The decline shown in row and apartment units between 2007 and 2011 is due to an enumeration alteration by Statistics Canada.

Table 5 provides details on historical occupancy patterns in the County. The overall average occupancy level in Dufferin for all units is 2.81 persons per housing unit (PPU). Occupancy levels for recently constructed units, between 2001 and 2011 (3.26), are higher than the overall average and are generally used in the development charges calculation since they better reflect the number of people that are likely to reside in new development.

Table 6 summarizes the growth in place of work employment in the County of Dufferin between 2001 and 2016 by employment category. The County has experienced relatively stable growth in the population-related sector, which includes retail and institutional employment. The contrasts to static or negative growth in the employment land (industrial) sector and rural employment over the past decade. Although displayed in the table, work at home employment is not included in the development charges study calculations since the increased need for services associated with these employees is accounted for within the residential forecast.

C. FORECAST METHOD AND RESULTS

This section describes the method used to establish the ten-year and longer-term development charges forecast for the planning periods 2017 to 2026 and 2017 to 2031.

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the population growth¹ as well as the population in new housing is required.

- The population growth determines the need for additional facilities and provides the foundation for the development-related capital program.

¹ Commonly referred to as “net population growth” in the context of development charges.

- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupies new dwelling 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 unit of gross floor area (GFA). The non-residential forecast includes both a projection of employment growth as well as a projection of new floor space in the County associated with the employment growth.

1. Residential Forecast

The residential development forecast incorporates anticipated growth in population and private dwellings. As detailed in Table 7, the County's Census population is forecast to grow from approximately 61,700 in 2016 to 72,900 in 2026. The ten-year population growth (11,196 persons) represents an 18 per cent increase over the existing base. Over a longer planning period to 2031, the population of County is anticipated to increase to 79,300 persons.

Over the ten-year planning period to 2026, the number of occupied housing units is forecast to increase from 21,900 in 2016 to 26,800 in 2026. This reflects an average annual increase of over 480 occupied dwelling units per year. The overall ten-year growth represents a 22 per cent increase in occupied dwelling units over the next ten years. The longer-term growth of over 7,600 units represents a 35 per cent over the existing base in 2016.

A breakdown of anticipated housing in the County of Dufferin by unit type is shown in Table 8. As shown in Table 9, the long-term type of new housing forecasted in the County is to be composed largely of single and semi-detached units (62 per cent), followed by apartments (23 per cent) and rows (14 per cent). The main point of difference between the shares of total occupied dwelling units (Table 8) and new occupied dwelling units (Table 9) is that more row and apartment units are expected in the future, compared to the County's existing base.

Population growth in the new units is estimated by applying the following initial (2017) PPUs to the housing unit forecast: 3.32 for single and semi-detached units; 2.65 for rows; and 1.50 for apartments. Over the planning period, the PPUs are forecast to slightly decline. The forecast of population expected to reside in these new housing units over the 2017 to 2026 period is 13,200 additional persons. Over the longer-term planning period to 2031, 7,700 additional persons are anticipated. This population growth by unit type is shown in Table 10.

2. Non-Residential Forecast

Table 11 shows the forecast of total employment in the County by employment category to 2031. Of the employment growth used in the study, which excludes

growth in the “work at home” category, 48 per cent is anticipated to occur within the population-related category, which includes retail and institutional employment, and 47 per cent is anticipated within the employment land sector, which is largely industrial. The remaining five per cent of growth is expected in the rural sector. For the purposes of the study, 2,056 employees are anticipated to be added over the ten-year period and 3,159 employees are expected over the period to 2031.

Non-residential development charges are calculated on a per unit of gross floor area basis. Therefore, as per the DCA, a forecast of future non-residential building space has been developed. As with the residential forecast, the GFA forecast covers the ten-year period from 2017 to 2026 along with a longer-term forecast to 2031. This forecast is shown in Table 12.

An assumed floor space per worker (FSW) is applied to the employment forecast numbers by category in order to project growth in new non-residential space in the County. The FSW assumptions used herein are 50 square metres per employee for population-related employment and 75 square metres per employee for industrial space.

The overall growth in new non-residential building space across the County of Dufferin between 2017 and 2026 is about 121,600 square metres. New non-residential building space is forecast to grow by 186,400 square metres to 2031, of which 60 per cent will be in the industrial sector and 40 per cent will be population-related.

D. CONSIDERATION FOR AREA-RATED SERVICES

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 County staff, and in review of the County’s relevant plans and documents, it was determined that a municipal-wide approach continues to be most appropriate for the nature of the works and services provided in Dufferin, and as such, only a County-wide charge has been proposed.

**APPENDIX A - TABLE 1
COUNTY OF DUFFERIN
HISTORICAL POPULATION, HOUSEHOLDS & EMPLOYMENT SUMMARY**

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2006	54,415		18,405		2.96	19,590		36.0%
2007	54,900	485	18,723	318	2.93	19,445	(145)	35.4%
2008	55,390	490	19,048	325	2.91	19,312	(133)	34.9%
2009	55,884	494	19,381	333	2.88	19,192	(120)	34.3%
2010	56,382	498	19,721	340	2.86	19,083	(109)	33.8%
2011	56,885	503	20,070	349	2.83	18,985	(98)	33.4%
2012	57,824	939	20,425	355	2.83	19,358	373	33.5%
2013	58,778	954	20,787	362	2.83	19,738	380	33.6%
2014	59,747	970	21,158	371	2.82	20,128	390	33.7%
2015	60,733	986	21,537	379	2.82	20,526	398	33.8%
2016	61,735	1,002	21,925	388	2.82	20,931	405	33.9%
Growth 2007-2016		7,320		3,520			1,341	

Source: Statistics Canada, Census of Canada, Hemson estimates

**APPENDIX A - TABLE 2
COUNTY OF DUFFERIN
HISTORICAL BUILDING PERMIT DATA**

Year	Building Permits				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2007	341	0	3	344	99%	0%	1%	100%
2008	160	0	71	231	69%	0%	31%	100%
2009	183	23	193	399	46%	6%	48%	100%
2010	226	15	14	255	89%	6%	5%	100%
2011	117	56	16	189	62%	30%	8%	100%
2012	254	43	10	307	83%	14%	3%	100%
2013	283	23	13	319	89%	7%	4%	100%
2014	534	141	13	688	78%	20%	2%	100%
2015	401	100	16	517	78%	19%	3%	100%
2016	379	82	36	497	76%	16%	7%	100%
Growth 2007-2016	2,878	483	385	3,746	77%	13%	10%	100%

Source: Statistics Canada Building Permit Data

**APPENDIX A - TABLE 3
COUNTY OF DUFFERIN
HISTORICAL OCCUPIED HOUSEHOLDS BY UNIT TYPE**

Mid-Year	Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2006	15,020	1,055	2,330	18,405	82%	6%	13%	100%
2007	15,349	1,054	2,320	18,723	82%	6%	12%	100%
2008	15,685	1,053	2,310	19,048	82%	6%	12%	100%
2009	16,029	1,052	2,300	19,381	83%	5%	12%	100%
2010	16,380	1,051	2,290	19,721	83%	5%	12%	100%
2011	16,740	1,050	2,280	20,070	83%	5%	11%	100%
2012	17,002	1,108	2,315	20,425	83%	5%	11%	100%
2013	17,268	1,169	2,350	20,787	83%	6%	11%	100%
2014	17,538	1,234	2,386	21,158	83%	6%	11%	100%
2015	17,812	1,302	2,423	21,537	83%	6%	11%	100%
2016	18,090	1,375	2,460	21,925	83%	6%	11%	100%

Source: Statistics Canada, Census of Canada

APPENDIX A - TABLE 4
COUNTY OF DUFFERIN
HISTORICAL ANNUAL GROWTH IN OCCUPIED HOUSEHOLDS BY UNIT TYPE

Mid-Year	Annual Growth in Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2007	329	(1)	(10)	318	1	(0)	(0)	1
2008	336	(1)	(10)	325	1	(0)	(0)	1
2009	344	(1)	(10)	333	1	(0)	(0)	1
2010	351	(1)	(10)	340	1	(0)	(0)	1
2011	360	(1)	(10)	349	1	(0)	(0)	1
2012	262	58	35	355	1	0	0	1
2013	266	61	35	362	1	0	0	1
2014	270	65	36	371	1	0	0	1
2015	274	68	37	379	1	0	0	1
2016	278	73	37	388	1	0	0	1
Growth 2007-2016	3,070	320	130	3,520	1	0	0	1

Source: Statistics Canada, Census of Canada

APPENDIX A - TABLE 5
COUNTY OF DUFFERIN
HISTORIC 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	1981-1985	1986-1990	1991-1995	1996-2000	2001-2005	2006-2011	Pre-2001	2001-2011	Total
Singles & Semis													
Household Population	6,440	2,530	4,210	8,740	2,815	5,305	4,290	5,180	6,755	3,345	39,510	10,100	49,610
Households	2,500	955	1,570	3,025	935	1,740	1,330	1,635	1,945	1,070	13,690	3,015	16,705
Household Size	2.58	2.65	2.68	2.89	3.01	3.05	3.23	3.17	3.47	3.13	2.89	3.35	2.97
Rows													
Household Population	0	0	25	645	380	370	515	230	375	95	2,165	470	2,635
Households	0	0	10	225	140	115	215	100	115	65	805	180	985
Household Size	n/a	n/a	2.50	2.87	2.71	3.22	2.40	2.30	3.26	1.46	2.69	2.61	2.68
Apartments (excludes Duplex Units)													
Household Population	340	180	760	710	340	295	130	220	40	75	2,975	115	3,090
Households	205	100	480	500	205	185	105	170	30	55	1,950	85	2,035
Household Size	1.66	1.80	1.58	1.42	1.66	1.59	1.24	1.29	1.33	1.36	1.53	1.35	1.52
Total (excludes Duplex Units)													
Household Population	6,780	2,710	4,995	10,095	3,535	5,970	4,935	5,630	7,170	3,515	44,650	10,685	55,335
Households	2,705	1,055	2,060	3,750	1,280	2,040	1,650	1,905	2,090	1,190	16,445	3,280	19,725
Household Size	2.51	2.57	2.42	2.69	2.76	2.93	2.99	2.96	3.43	2.95	2.72	3.26	2.81

Source: Statistics Canada, 2011 National Household Survey Special Run.

APPENDIX A - TABLE 6
COUNTY OF DUFFERIN
HISTORIC PLACE OF WORK EMPLOYMENT

Mid-Year	Population- Related	Annual Growth	Employment Land	Annual Growth	Rural	Annual Growth	Total For DC Study	Annual Growth	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2001	7,840		7,604		1,086		16,530		2,845		19,375	
2002	8,144	304	7,797	193	1,156	70	17,097	567	2,830	(15)	19,927	552
2003	8,460	316	7,995	198	1,231	75	17,686	589	2,815	(15)	20,501	574
2004	8,788	328	8,198	203	1,311	80	18,297	611	2,800	(15)	21,097	596
2005	9,129	341	8,406	208	1,396	85	18,931	634	2,785	(15)	21,716	619
2006	9,482	353	8,621	215	1,487	91	19,590	659	2,770	(15)	22,360	644
2007	9,641	159	8,342	(279)	1,462	(25)	19,445	(145)	2,678	(92)	22,123	(237)
2008	9,803	162	8,072	(270)	1,437	(25)	19,312	(133)	2,589	(89)	21,901	(222)
2009	9,968	165	7,811	(261)	1,413	(24)	19,192	(120)	2,503	(86)	21,695	(206)
2010	10,136	168	7,558	(253)	1,389	(24)	19,083	(109)	2,420	(83)	21,503	(192)
2011	10,306	170	7,313	(245)	1,366	(23)	18,985	(98)	2,340	(80)	21,325	(178)
2012	10,431	125	7,519	206	1,408	42	19,358	373	2,394	54	21,752	427
2013	10,557	126	7,731	212	1,450	42	19,738	380	2,450	56	22,188	436
2014	10,685	128	7,949	218	1,494	44	20,128	390	2,507	57	22,635	447
2015	10,814	129	8,173	224	1,539	45	20,526	398	2,565	58	23,091	456
2016	10,945	131	8,402	229	1,585	46	20,931	405	2,624	59	23,556	465
Growth 2007-2016		1,463		(219)		98		1,341		(146)		1,195

Note: Employment Values Include No Fixed Place of Work Employment

Source: Statistics Canada, Census of Canada

**APPENDIX A - TABLE 7
COUNTY OF DUFFERIN
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY**

Mid-Year	Census Population	Annual Growth	Total Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2016	61,735		21,925		2.82	20,931		33.9%
2017	62,772	1,037	22,367	442	2.81	21,129	198	33.7%
2018	63,827	1,055	22,818	451	2.80	21,328	199	33.4%
2019	64,900	1,073	23,278	460	2.79	21,529	201	33.2%
2020	65,991	1,091	23,747	469	2.78	21,731	202	32.9%
2021	67,100	1,109	24,226	479	2.77	21,935	204	32.7%
2022	68,228	1,128	24,714	488	2.76	22,141	206	32.5%
2023	69,375	1,147	25,212	498	2.75	22,349	208	32.2%
2024	70,541	1,166	25,720	508	2.74	22,559	210	32.0%
2025	71,726	1,185	26,238	518	2.73	22,772	213	31.7%
2026	72,931	1,205	26,767	529	2.72	22,987	215	31.5%
2027	74,157	1,226	27,306	539	2.72	23,204	217	31.3%
2028	75,403	1,246	27,856	550	2.71	23,422	218	31.1%
2029	76,670	1,267	28,417	561	2.70	23,642	220	30.8%
2030	77,958	1,288	28,990	573	2.69	23,864	222	30.6%
2031	79,268	1,310	29,573	583	2.68	24,090	226	30.4%
Growth 2017-2026		11,196		4,842			2,056	
Growth 2027-2031		6,337		2,806			1,103	
Growth 2017-2031		17,533		7,648			3,159	

Source: Dufferin County Land Needs Update (July 2016), Hemson Estimates

APPENDIX A - TABLE 8
COUNTY OF DUFFERIN
FORECAST OF OCCUPIED HOUSEHOLDS BY UNIT TYPE

Mid-Year	Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2011	16,740	1,050	2,280	20,070	83%	5%	11%	100%
2012	17,002	1,108	2,315	20,425	83%	5%	11%	100%
2013	17,268	1,169	2,350	20,787	83%	6%	11%	100%
2014	17,538	1,234	2,386	21,158	83%	6%	11%	100%
2015	17,812	1,302	2,423	21,537	83%	6%	11%	100%
2016	18,090	1,375	2,460	21,925	83%	6%	11%	100%
2017	18,342	1,448	2,577	22,367	82%	6%	12%	100%
2018	18,594	1,524	2,700	22,818	81%	7%	12%	100%
2019	18,845	1,604	2,829	23,278	81%	7%	12%	100%
2020	19,094	1,689	2,964	23,747	80%	7%	12%	100%
2021	19,343	1,778	3,105	24,226	80%	7%	13%	100%
2022	19,660	1,845	3,209	24,714	80%	7%	13%	100%
2023	19,982	1,914	3,316	25,212	79%	8%	13%	100%
2024	20,307	1,986	3,427	25,720	79%	8%	13%	100%
2025	20,635	2,061	3,542	26,238	79%	8%	13%	100%
2026	20,968	2,138	3,660	26,767	78%	8%	14%	100%
2027	21,332	2,203	3,771	27,306	78%	8%	14%	100%
2028	21,702	2,269	3,885	27,856	78%	8%	14%	100%
2029	22,077	2,337	4,003	28,417	78%	8%	14%	100%
2030	22,459	2,407	4,124	28,990	77%	8%	14%	100%
2031	22,842	2,480	4,251	29,573	77%	8%	14%	100%

Source: Dufferin County Land Needs Update (July 2016), Hemson Estimates

APPENDIX A - TABLE 9
COUNTY OF DUFFERIN
FORECAST OF ANNUAL GROWTH IN OCCUPIED HOUSEHOLDS BY UNIT TYPE

Mid-Year	Annual Growth in Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apts.	Total
2011								
2012	262	58	35	355	74%	16%	10%	100%
2013	266	61	35	362	73%	17%	10%	100%
2014	270	65	36	371	73%	18%	10%	100%
2015	274	68	37	379	72%	18%	10%	100%
2016	278	73	37	388	72%	19%	10%	100%
2017	252	73	117	442	57%	17%	26%	100%
2018	252	76	123	451	56%	17%	27%	100%
2019	251	80	129	460	55%	17%	28%	100%
2020	249	85	135	469	53%	18%	29%	100%
2021	249	89	141	479	52%	19%	30%	100%
2022	317	67	104	488	65%	14%	21%	100%
2023	322	69	107	498	65%	14%	21%	100%
2024	325	72	111	508	64%	14%	22%	100%
2025	328	75	115	518	63%	14%	22%	100%
2026	333	77	118	529	63%	15%	22%	100%
2027	364	65	111	539	67%	12%	21%	100%
2028	370	66	114	550	67%	12%	21%	100%
2029	375	68	118	561	67%	12%	21%	100%
2030	382	70	121	573	67%	12%	21%	100%
2031	383	73	127	583	66%	13%	22%	100%
Growth 2017-2026	2,878	763	1,200	4,842	59%	16%	25%	100%
Growth 2027-2031	1,874	342	590	2,806	67%	12%	21%	100%
Growth 2017-2031	4,752	1,105	1,791	7,648	62%	14%	23%	100%

Source: Dufferin County Land Needs Update (July 2016), Hemson Estimates

APPENDIX A - TABLE 10
COUNTY OF DUFFERIN
FORECAST POPULATION IN NEW HOUSEHOLDS BY UNIT TYPE

Mid-Year	Assumed Average Occupancies (PPU)				Forecast Population in New Households			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2011	3.35	2.68	1.52					
2012	3.35	2.67	1.52	3.06				
2013	3.34	2.67	1.51	3.05				
2014	3.34	2.67	1.51	3.04				
2015	3.33	2.66	1.51	3.03				
2016	3.33	2.66	1.51	3.03	925	194	56	1,175
2017	3.32	2.65	1.50	2.73	836	193	176	1,205
2018	3.31	2.64	1.50	2.70	833	201	184	1,218
2019	3.30	2.63	1.49	2.67	827	211	193	1,230
2020	3.28	2.62	1.49	2.65	818	223	201	1,242
2021	3.27	2.61	1.48	2.62	814	233	210	1,256
2022	3.26	2.61	1.48	2.79	1,036	174	153	1,363
2023	3.25	2.60	1.47	2.78	1,047	179	158	1,384
2024	3.24	2.59	1.47	2.76	1,054	186	163	1,403
2025	3.23	2.58	1.46	2.74	1,060	194	168	1,422
2026	3.22	2.57	1.46	2.73	1,074	199	173	1,445
2027	3.21	2.56	1.45	2.77	1,167	166	161	1,494
2028	3.20	2.55	1.45	2.76	1,184	169	165	1,518
2029	3.19	2.55	1.45	2.74	1,196	173	171	1,540
2030	3.18	2.54	1.44	2.73	1,214	178	174	1,566
2031	3.17	2.53	1.44	2.71	1,215	186	182	1,582
Growth 2017-2026	3.26	2.61	1.48	2.72	9,397	1,992	1,779	13,169
Growth 2027-2031	3.19	2.55	1.45	2.74	5,976	871	853	7,700
Growth 2017-2031	3.23	2.59	1.47	2.73	15,373	2,864	2,632	20,869

Source: Statistics Canada, 2011 National Household Survey Special Run.

APPENDIX A - TABLE 11
COUNTY OF DUFFERIN
FORECAST OF PLACE OF WORK EMPLOYMENT

Mid-Year	Population- Related	Annual Growth	Employment Land	Annual Growth	Rural	Annual Growth	Total For DC Study	Annual Growth	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2011	10,306		7,313		1,366		18,985		2,340		21,325	
2012	10,431	125	7,519	206	1,408	42	19,359	374	2,394	54	21,754	429
2013	10,557	126	7,731	212	1,450	42	19,741	382	2,450	56	22,191	437
2014	10,685	128	7,949	218	1,494	44	20,130	389	2,507	57	22,637	446
2015	10,814	129	8,173	224	1,539	45	20,527	397	2,565	58	23,092	455
2016	10,945	131	8,402	229	1,585	46	20,931	404	2,624	59	23,556	464
2017	11,046	102	8,489	87	1,594	8	21,129	198	2,642	18	23,771	215
2018	11,148	102	8,578	88	1,602	8	21,328	199	2,660	18	23,988	217
2019	11,251	103	8,667	89	1,610	8	21,529	201	2,678	18	24,207	219
2020	11,354	103	8,756	89	1,619	9	21,731	202	2,697	19	24,428	221
2021	11,458	104	8,849	92	1,628	9	21,935	204	2,716	19	24,651	223
2022	11,553	95	8,948	100	1,640	12	22,141	206	2,735	19	24,876	225
2023	11,649	96	9,049	100	1,652	12	22,349	208	2,754	19	25,103	227
2024	11,746	96	9,151	102	1,664	12	22,559	210	2,773	19	25,332	229
2025	11,843	98	9,254	104	1,675	12	22,772	213	2,792	19	25,564	232
2026	11,941	98	9,358	104	1,687	12	22,987	215	2,811	19	25,798	234
2027	12,042	100	9,462	103	1,702	14	23,204	217	2,830	19	26,034	236
2028	12,141	99	9,565	104	1,716	14	23,422	218	2,850	20	26,272	238
2029	12,241	100	9,671	105	1,730	14	23,642	220	2,870	20	26,512	240
2030	12,343	101	9,777	106	1,744	14	23,864	222	2,890	20	26,754	242
2031	12,446	103	9,886	108	1,758	14	24,090	226	2,910	20	27,000	246
Growth 2017-2026		997		957		102		2,056		187		2,242
Growth 2027-2031		504		527		71		1,103		99		1,202
Growth 2017-2031		1,501		1,484		173		3,159		286		3,444

Note: Includes No Fixed Place of Work Employment

Source: Dufferin County Land Needs Update (July 2016), Hemson Estimates

**APPENDIX A - TABLE 12
COUNTY OF DUFFERIN
NON-RESIDENTIAL SPACE FORECAST**

Employment Density Assumptions	
Population-Related	50.0 m ² per employee
Employment Land	75.0 m ² per employee
Rural	- m ² per employee

Mid-Year	Non-Residential Space in m²			Total For DC Study
	Population- Related	Employment Land	Rural	
2017	5,080	6,558	0	11,638
2018	5,105	6,635	0	11,741
2019	5,128	6,687	0	11,816
2020	5,175	6,709	0	11,884
2021	5,190	6,932	0	12,122
2022	4,756	7,484	0	12,240
2023	4,797	7,520	0	12,317
2024	4,824	7,634	0	12,458
2025	4,877	7,778	0	12,655
2026	4,912	7,813	0	12,725
2027	5,007	7,757	0	12,764
2028	4,965	7,766	0	12,731
2029	5,016	7,912	0	12,928
2030	5,066	7,986	0	13,052
2031	5,169	8,119	0	13,288
Growth 2017-2026	49,844	71,753	0	121,596
Growth 2027-2031	25,223	39,539	0	64,762
Growth 2017-2031	75,066	111,292	0	186,358

Source: Hemson Estimates

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the general services in the County of Dufferin. Eight general services have been analysed as part of the development charges study:

Appendix B.1	Land Ambulance
Appendix B.2	Community Services
Appendix B.3	County Recreation
Appendix B.4	Long Term Care
Appendix B.5	Public Health
Appendix B.6	Public Works – Buildings and Fleet
Appendix B.7	Waste Services
Appendix B.8	General Government

A set of three tables is provided for each service, with the exception of General Government. 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.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-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 County over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historic inventory period has been defined as 2007 to 2016.

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 growth-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 County 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. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The approach used to calculate service levels and maximum funding envelopes is described as follows: for those services with only a residential impact (Community Services, County Recreation, and Long Term Care), the service level measure of net population has been utilized. For the remaining services that levy both a residential and non-residential charge, the service level measure of net population and employment has been utilized.

There is also a requirement in the *DCA* to consider “excess capacity” within the County’s existing infrastructure that may be available to partially meet 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. 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.

Table 1 shows the calculation of the maximum allowable funding envelope, net of uncommitted excess capacity and the legislated ten per cent reduction (for all applicable services). The maximum allowable funding envelope is defined as the ten-year historical service level (expressed as either \$/capita or \$/population & employment) multiplied by the forecast increase in net population growth, or net population and employment growth, over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the ten-year historical service level is maintained.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM

The *DCA* requires that Council express its intent to provide future capital facilities to support future growth. Based on the growth forecasts presented in Appendix A, Hemson Consulting in collaboration with municipal staff have established a development-related capital program which sets out the projects required to service anticipated growth for the ten-year period from 2017 to 2026.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any “replacement” shares and the legislated “10 per cent reduction” for any eligible services.

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 replacement 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 replacement will require funding from non-development charge sources, typically property taxes or user fees.

When calculating development charges, the development-related net capital cost must be reduced by ten per cent for all services except protection services and engineered services (*DCA* s.5.(1)8.). The ten per cent discount is therefore applied to all general services considered in this appendix, with the exception of Public Works. As with replacement shares, the ten per cent mandatory reduction must be funded from non-development charge sources.

The capital program less any replacement or benefit to existing shares and ten per cent discount, yields the net DC eligible costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2017 to 2026. For some of the services, a portion of the capital program will service growth that will not occur until after 2026. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development.

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 capital amount as calculated on the final page of Table 1. The result is the discounted development-

related net capital cost that is eligible for recovery against growth over the period from 2017 to 2026.

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 considerations. The cash flow analysis is shown in Table 3.

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Community Services, County Recreation and Long Term Care, the development-related costs have been apportioned as 86 per cent residential and 14 per cent non-residential. This apportionment is based on the anticipated shares of population in new units and employment growth over the ten-year forecast period.

The development-related costs associated with Community Services, County Recreation and Long Term Care, have been allocated 100 per cent to the residential sector given that the need for these services is generally driven by residential development.

The residential share of the 2017-2026 DC eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential growth-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

TABLE 3 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 growth 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 order to determine appropriate development charges rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. 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

LAND AMBULANCE

APPENDIX B.1

LAND AMBULANCE

The County of Dufferin provides Land Ambulance services through stations in Orangeville, Shelburne, and Grand Valley. Dufferin County Paramedic Service responds to approximately 9,000 calls per year

TABLE 1 2007-2016 HISTORICAL SERVICE LEVELS

The Land Ambulance inventory of capital assets includes three stations located in Orangeville, Shelburne, and Grand Valley. The combined area of the buildings in 2016 is roughly 12,300 square feet, valued at approximately \$2.59 million. The stations occupy 0.64 hectares of land worth \$529,000. The total value of equipment amounts to \$853,700. Vehicles include eight ambulances along with a first response vehicle, a service vehicle, a trailer, and a community paramedic vehicle, adding another \$1.36 million to the inventory.

The current value of the total Land Ambulance capital infrastructure including buildings, land, equipment, and vehicles is valued at approximately \$5.34 million and has provided Dufferin with a ten-year average historical service level of \$64.52 per capita and employee.

The calculated maximum allowable recoverable through development charges is \$855,000 (13,252 net population and employment growth X historical service level of \$64.52 per capita and employee). Excess capacity of \$3,100 has been identified, along with the legislated ten per cent reduction of approximately \$85,200. The remaining \$766,700 is to be brought forward to the development charges calculation.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The County has identified the need for equipment for four new paramedics over the ten-year planning period, at a total cost of \$12,000. The \$10,800 which remains following the legislated ten per cent reduction will be paid for by existing reserve funds, as such no development charge has been calculated for this service at this time.

APPENDIX B.1
TABLE 1 - PAGE 1

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Station 1 - Orangeville	1,600	6,577	6,577	6,577	7,857	7,857	7,857	7,857	7,857	7,857	\$250
Station 2 - Shelburne	1,800	1,800	1,800	1,800	1,800	1,800	1,800	2,800	2,800	2,800	\$250
Station 3 - Grand Valley	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	\$250
Total (sq.ft.)	5,080	10,057	10,057	10,057	11,337	11,337	11,337	12,337	12,337	12,337	
Total (\$000)	\$1,270.0	\$2,112.0	\$2,112.0	\$2,112.0	\$2,380.8	\$2,380.8	\$2,380.8	\$2,590.8	\$2,590.8	\$2,590.8	

LAND NAME	# of Hectares										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Station 1 - Orangeville	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$1,050,000
Station 2 - Shelburne	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$260,000
Station 3 - Grand Valley	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$100,000
Total (ha)	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	
Total (\$000)	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	

APPENDIX B.1
TABLE 1 - PAGE 2

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE

EQUIPMENT NAME	# of Equipment										UNIT COST (\$/equipment)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Furniture & Equipment (per station)	3	3	3	3	3	3	3	3	3	3	3	\$20,000
Equipment for Paramedics (per paramedic)	48	50	52	54	55	56	57	58	59	60		\$3,000
Defibrillators	11	11	11	11	11	11	11	11	12	12		\$21,000
Stretchers	16	16	16	16	15	14	13	12	12	10		\$20,000
Stair Chair	8	8	8	9	10	10	10	10	10	10		\$6,900
Stair Chair Skid	-	-	-	9	9	9	9	9	9	9		\$1,500
Battery Chargers	5	-	-	-	-	-	-	-	-	-		\$25,000
In-Vehicle Laptops	11	11	11	11	11	11	12	12	12	12		\$6,600
Total (#)	102	99	101	113	114	114	115	115	117	116		
Total (\$000)	\$1,007.8	\$888.8	\$894.8	\$921.2	\$911.1	\$894.1	\$883.7	\$866.7	\$890.7	\$853.7		

VEHICLES NAME	# of Vehicles										UNIT COST (\$/vehicle)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Ambulances	8	8	8	8	8	8	8	8	8	8		\$140,000
First Response Vehicle	1	1	1	1	1	1	1	1	1	1		\$83,800
Service Vehicle	1	1	1	1	1	1	1	1	1	1		\$83,800
Trailer	1	1	1	1	1	1	1	1	1	1		\$15,700
Community Paramedic Vehicle	-	-	-	-	-	-	-	1	1	1		\$60,000
Total (#)	11	11	11	11	11	11	11	12	12	12		
Total (\$000)	\$1,303.3	\$1,303.3	\$1,303.3	\$1,303.3	\$1,303.3	\$1,303.3	\$1,303.3	\$1,363.3	\$1,363.3	\$1,363.3		

APPENDIX B.1
TABLE 1 - PAGE 3

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	55,390	55,884	56,382	56,885	57,824	58,778	59,747	60,733	61,735
Employment	<u>19,445</u>	<u>19,312</u>	<u>19,192</u>	<u>19,083</u>	<u>18,985</u>	<u>19,358</u>	<u>19,738</u>	<u>20,128</u>	<u>20,526</u>	<u>20,931</u>
Total Population + Employment	74,345	74,702	75,076	75,465	75,870	77,182	78,516	79,875	81,259	82,666

INVENTORY SUMMARY (\$000)

- Buildings	\$1,270.0	\$2,112.0	\$2,112.0	\$2,112.0	\$2,380.8	\$2,380.8	\$2,380.8	\$2,590.8	\$2,590.8	\$2,590.8
- Land	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0	\$529.0
- Equipment	\$1,007.8	\$888.8	\$894.8	\$921.2	\$911.1	\$894.1	\$883.7	\$866.7	\$890.7	\$853.7
- Vehicles	\$1,303.3	\$1,303.3	\$1,303.3	\$1,303.3	\$1,303.3	\$1,303.3	\$1,303.3	\$1,363.3	\$1,363.3	\$1,363.3
Total (\$000)	\$4,110.1	\$4,833.0	\$4,839.0	\$4,865.4	\$5,124.1	\$5,107.1	\$5,096.7	\$5,349.7	\$5,373.7	\$5,336.7

											Average Service Level
SERVICE LEVEL (\$/pop + empl)											
- Buildings	\$17.08	\$28.27	\$28.13	\$27.99	\$31.38	\$30.85	\$30.32	\$32.44	\$31.88	\$31.34	\$28.97
- Land	\$7.11	\$7.08	\$7.05	\$7.01	\$6.97	\$6.85	\$6.74	\$6.62	\$6.51	\$6.40	\$6.83
- Equipment	\$13.56	\$11.90	\$11.92	\$12.21	\$12.01	\$11.58	\$11.26	\$10.85	\$10.96	\$10.33	\$11.66
- Vehicles	\$17.53	\$17.45	\$17.36	\$17.27	\$17.18	\$16.89	\$16.60	\$17.07	\$16.78	\$16.49	\$17.06
Total (\$/pop + empl)	\$55.28	\$64.70	\$64.46	\$64.47	\$67.54	\$66.17	\$64.91	\$66.98	\$66.13	\$64.56	\$64.52

COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
LAND AMBULANCE

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$64.52
Net Population + Employment Growth 2017-2026	13,252
Maximum Allowable Funding Envelope	\$854,981
Less Uncommitted Excess Capacity	\$3,128
Less 10% Legislated Reduction	\$85,185
Discounted Maximum Allowable Funding Envelope	\$766,668

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$5,336,720
Inventory Using Average Service Level	\$5,333,592
Excess Capacity	\$3,128
Excess Capacity:	Uncommitted

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM
LAND AMBULANCE

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017 2026	Post 2026
1.0 LAND AMBULANCE										
1.1 Buildings Land & Furnishings										
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Subtotal Buildings Land & Furnishings</i>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2 Vehicles and Equipment										
1.2.1 Equipment for 4 New Paramedics	Various	\$ 12,000	\$ -	\$ 12,000	\$ -	\$ 1,200	\$ 10,800	\$ 10,800	\$ -	\$ -
<i>Subtotal Vehicles and Equipment</i>		\$ 12,000	\$ -	\$ 12,000	\$ -	\$ 1,200	\$ 10,800	\$ 10,800	\$ -	\$ -
TOTAL LAND AMBULANCE		\$ 12,000	\$ -	\$ 12,000	\$ -	\$ 1,200	\$ 10,800	\$ 10,800	\$ -	\$ -

Residential Development Charge Calculation		
Residential Share of 2017-2026 DC Eligible Costs	86%	\$0
10 Year Growth in Population in New Units		13,169
Unadjusted Development Charge Per Capita		\$0.00
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017-2026 DC Eligible Costs	14%	\$0
10 Year Growth in Square Metres		121,596
Unadjusted Development Charge Per Square Metre		\$0.00

2017-2026 Net Funding Envelope	\$766,668
Reserve Fund Balance	
Uncommitted Reserve Funds	\$10,800
2017 Capital Budget Draws	<u>\$0</u>
TOTAL	\$10,800

APPENDIX B.2

COMMUNITY SERVICES

APPENDIX B.2

COMMUNITY SERVICES

The County of Dufferin Community Services Department provides children's and social housing services for County residents. Daycare services are provided through the Jean Hamlyn Day Care Centre in Orangeville, and there are also three Ontario Early Years Centre (OEYC) in the County.

The County of Dufferin maintains two types of housing stock: that which is owned and managed by the County; and that which is managed by non-profit organizations.

TABLE 1 2007-2016 HISTORICAL SERVICE LEVELS

Table 1 displays the ten-year historical inventory for Community Services buildings, land, and furniture and equipment. The buildings total 262,200 sq.ft., however deductions have been made to the inventory to account for shares of the Edelbrock and 40 Lawrence facilities where development charges continue to be collected for future debt payments. After taking into account the excess capacity deduction, the buildings have a combined current replacement value of \$61.74 million. The land associated with these buildings totals 5.62 hectares worth \$3.76 million. Furniture and equipment is valued at \$401,100.

The 2016 full replacement value of the inventory of capital assets for Community Services is \$65.90 million and the ten-year historical average service level is \$993.31 per capita. The historical service level, multiplied by the ten year forecast net population growth of 11,196 persons results in a ten-year maximum allowable of \$11.12 million which can be considered for recovery through development charges.

The calculated excess capacity is deemed committed for this service. After accounting for the legislated ten per cent reduction (\$1.11 million), the resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to approximately \$10.01 million.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Community Services capital program includes ongoing debt payments for the 40 Lawrence Avenue development, the Edelbrock facility, and the new Dynes Grey

development, totalling approximately \$5.16 million over the 2017-2026 period. It is noted that only the principal portions of the debenture payments have been identified in the program; interest costs have been included in the cash flow calculations.

The capital program also includes a County-funded capital subsidy for housing at an annual amount decreasing from \$130,000 in 2017 to \$20,000 in 2025, its final year. Finally, the capital program includes \$7.28 million for a new 24-unit development at 54 Lawrence Avenue in 2018.

For the Edelbrock Centre, it is assumed that the County will receive \$646,800 in leasehold recoveries over the ten-year planning period, which therefore has been netted off the total gross cost. Further, approximately \$2.06 million is anticipated in grants for the 54 Lawrence Avenue development.

Of the net municipal costs, a benefit to existing share has been assigned to the Edelbrock Centre project to account for the replacement of previously utilized facilities. A benefit to existing share has also been applied to the 54 Lawrence Avenue development to account for the replacement of eight units. The legislated ten per cent reduction was then applied to all projects.

The 2017–2026 DC costs eligible for recovery amounts to \$7.26 million, less \$1.74 million in existing reserve balances. The remaining \$5.51 million is then allocated entirely against future residential development in the County of Dufferin. This results in an unadjusted development charge of \$418.66 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$552.84 per capita. This is a reflection of the timing of the capital program and development charges revenues.

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

COMMUNITY SERVICES SUMMARY						
10 Year Average Service Level (2007-2016) \$/capita	2017 - 2026 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m.	\$/capita	\$/sq.m.
\$993.31	\$13,214,181	\$5,513,265	\$418.66	\$0.00	\$552.84	\$0.00

APPENDIX B.2
TABLE 1 - PAGE 1

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CHILD CARE

BUILDINGS Location	# of Square Feet										UNIT COST (\$/sq.ft)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Child Care Facilities											
Jean Hamlyn Day Care Centre	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$250
229 Broadway, Orangeville, OEYC, O.W. and Admin	12,000	12,000	12,000	12,000	12,000	12,000	12,000	-	-	-	\$240
OEYC - Arena, Grand Valley	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$250
OEYC - Mel Lloyd Centre (Bouwhuis Basement)(1)	12,280	12,280	12,280	12,280	12,280	12,280	12,280	12,280	12,280	12,280	\$125
Shared Facilities											
Edelbrock Centre (Ground Floor), Orangeville (2)	-	-	-	-	-	-	-	18,000	18,000	18,000	\$270
Edelbrock Centre (Ground Floor), Orangeville (2) (Committed Excess Capacity)	-	-	-	-	-	-	-	(6,969)	(6,969)	(6,969)	\$270
Total (sq.ft.)	30,780	30,780	30,780	30,780	30,780	30,780	30,780	29,811	29,811	29,811	
Total (\$000)	\$6,040.0	\$6,040.0	\$6,040.0	\$6,040.0	\$6,040.0	\$6,040.0	\$6,040.0	\$6,138.5	\$6,138.5	\$6,138.5	

(1) Unit cost based on renovation cost/sq.ft. since basement considered ancillary to overall 85,000 sq.ft. Mel Lloyd Centre.

(2) Total facility is 30,000 sq.ft. 60% of facility, or 18,000 sq.ft., relates to the OEYC, Housing, and Ontario Works staff (Community Services).

LAND Location	# of Hectares										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Jean Hamlyn Day Care Centre	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$1,047,800
229 Broadway, Orangeville, OEYC, O.W. and Admin	0.16	0.16	0.16	0.16	0.16	0.16	0.16	-	-	-	\$1,047,800
OEYC - Arena, Grand Valley	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$105,800
OEYC - Mel Lloyd Centre (Bouwhuis Basement)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$176,000
OEYC - Edelbrock Centre (Ground Floor), Orangeville	-	-	-	-	-	-	-	0.20	0.20	0.20	\$1,047,800
Total (ha)	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.53	0.53	0.53	
Total (\$000)	\$283.3	\$283.3	\$283.3	\$283.3	\$283.3	\$283.3	\$283.3	\$329.3	\$329.3	\$329.3	

RESOURCES & EQUIPMENT Location	Total Value of Resources and Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jean Hamlyn Day Care Centre	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500	\$107,500
229 Broadway, Orangeville, OEYC, O.W. and Admin	\$80,600	\$80,600	\$80,600	\$80,600	\$80,600	\$80,600	\$80,600	\$0	\$0	\$0
	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
OEYC - Mel Lloyd Centre (Bouwhuis Basement)	\$53,700	\$53,700	\$53,700	\$53,700	\$53,700	\$53,700	\$53,700	\$53,700	\$53,700	\$53,700
OEYC - Edelbrock Centre (Ground Floor), Orangeville	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,000	\$90,000	\$90,000
Total (\$000)	\$268.7	\$268.7	\$268.7	\$268.7	\$268.7	\$268.7	\$268.7	\$278.1	\$278.1	\$278.1

APPENDIX B.2
TABLE 1 - PAGE 2

COUNTY OF DUFFERIN
CALCULATION OF SERVICE LEVELS
COMMUNITY SERVICES

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	54,900	54,900	54,900	54,900	54,900	54,900	54,900	54,900	54,900

INVENTORY SUMMARY (\$000)

- Buildings	\$6,040.0	\$6,040.0	\$6,040.0	\$6,040.0	\$6,040.0	\$6,040.0	\$6,040.0	\$6,138.5	\$6,138.5	\$6,138.5
- Land	\$283.3	\$283.3	\$283.3	\$283.3	\$283.3	\$283.3	\$283.3	\$329.3	\$329.3	\$329.3
- Resources	\$268.7	\$268.7	\$268.7	\$268.7	\$268.7	\$268.7	\$268.7	\$278.1	\$278.1	\$278.1
Total (\$000)	\$6,592.0	\$6,592.0	\$6,592.0	\$6,592.0	\$6,592.0	\$6,592.0	\$6,592.0	\$6,745.9	\$6,745.9	\$6,745.9

SERVICE LEVEL (\$/capita)											Average Service Level	
- Buildings	\$110.02	\$110.02	\$110.02	\$110.02	\$110.02	\$110.02	\$110.02	\$110.02	\$111.81	\$111.81	\$111.81	\$110.56
- Land	\$5.16	\$5.16	\$5.16	\$5.16	\$5.16	\$5.16	\$5.16	\$5.16	\$6.00	\$6.00	\$6.00	\$5.41
- Resources	\$4.89	\$4.89	\$4.89	\$4.89	\$4.89	\$4.89	\$4.89	\$4.89	\$5.07	\$5.07	\$5.07	\$4.95
Total (\$/capita)	\$120.07	\$120.07	\$120.07	\$120.07	\$120.07	\$120.07	\$120.07	\$120.07	\$122.88	\$122.88	\$122.88	\$120.91

COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
COMMUNITY SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$120.91
Net Population Growth 2017-2026	11,196
Maximum Allowable Funding Envelope	\$1,353,748
Less: Uncommitted Excess Capacity	\$107,728
Less: 10% Legislated Reduction	\$124,602
Discounted Maximum Allowable Funding Envelope	\$1,121,418

Excess Capacity Calculation	
Total Value of Inventory in 2011	\$6,745,912
Inventory Using Average Service Level	\$6,638,185
Excess Capacity	\$107,728
Excess Capacity:	Uncommitted

APPENDIX B.2
TABLE 1 - PAGE 3

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES

BUILDINGS Name	# of Square Feet										UNIT COST
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	(\$/unit)
43 Bythia Street - Orangeville - Senior	60,486	60,486	60,486	60,486	60,486	60,486	60,486	60,486	60,486	60,486	\$270
56 Bythia Street - Orangeville	5,867	5,867	5,867	5,867	5,867	5,867	5,867	5,867	5,867	5,867	\$175
22 Third Ave - Orangeville	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$175
250 Simon Street - Shelburne - Senior	42,768	42,768	42,768	42,768	42,768	42,768	42,768	42,768	42,768	42,768	\$270
207 William Street - Shelburne	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	\$175
227 William Street - Shelburne	13,536	13,536	13,536	13,536	13,536	13,536	13,536	13,536	13,536	13,536	\$175
71 Emma Street South - Grand Valley - Senior	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	\$270
Single Family Units - Orangeville	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	\$175
40 Lawrence Avenue - Orangeville	-	-	-	30,000	30,000	30,000	30,000	30,000	30,000	30,000	\$270
40 Lawrence Avenue - Orangeville (Committed Excess Capacity)	-	-	-	(6,930)	(6,930)	(6,930)	(6,930)	(6,930)	(6,930)	(6,930)	\$270
301 First Avenue - Shelburne	-	-	-	-	-	-	-	-	28,000	28,000	\$270
Total (sq. ft.)	167,413	167,413	167,413	190,483	190,483	190,483	190,483	190,483	218,483	218,483	
Total (\$000)	\$41,671.4	\$41,671.4	\$41,671.4	\$47,900.3	\$47,900.3	\$47,900.3	\$47,900.3	\$47,900.3	\$55,460.3	\$55,460.3	
Non-Profit Housing - Annual Capital Subsidies	\$142.5	\$142.5	\$142.5	\$142.5	\$142.5	\$142.5	\$157.5	\$157.5	\$157.5	\$142.5	
Total (subsidies)	\$143	\$143	\$143	\$143	\$143	\$143	\$158	\$158	\$158	\$143	
Total Buildings (\$000)	\$41,813.9	\$41,813.9	\$41,813.9	\$48,042.8	\$48,042.8	\$48,042.8	\$48,057.8	\$48,057.8	\$55,617.8	\$55,602.8	

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TABLE 1 - PAGE 4

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES

LAND Name	# of Hectares										UNIT COST (\$/ha)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
43 Bythia Street - Orangeville - Senior	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$1,000,000
56 Bythia Street - Orangeville	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$1,000,000
22 Third Ave - Orangeville	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$1,000,000
250 Simon Street - Shelburne - Senior	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$300,000
207 William Street - Shelburne	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$300,000
227 William Street - Shelburne	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$300,000
71 Emma Street South - Grand Valley - Senior	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$150,000
Single Family Units - Orangeville	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$1,000,000
40 Lawrence Avenue - Orangeville	-	-	-	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$1,250,000
301 First Avenue - Shelburne	-	-	-	-	-	-	-	-	-	0.64	0.64	\$300,000
54 Lawrence (Land next to 40 Lawrence) (not included)	-	-	-	-	-	-	-	-	-	-	-	\$1,250,000
Total (ha)	3.95	3.95	3.95	4.45	4.45	4.45	4.45	4.45	4.45	5.09	5.09	
Total (\$000)	\$2,610.3	\$2,610.3	\$2,610.3	\$3,237.1	\$3,237.1	\$3,237.1	\$3,237.1	\$3,237.1	\$3,237.1	\$3,429.1	\$3,429.1	

FURNITURE AND EQUIPMENT Name	Total Value of Furniture and Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Administration Building (social housing share)	\$56,400	\$56,400	\$56,400	\$56,400	\$56,400	\$56,400	\$56,400	\$60,000	\$60,000	\$60,000
Apartment Building Common Room Furniture	\$53,700	\$53,700	\$53,700	\$61,200	\$61,200	\$61,200	\$61,200	\$61,200	\$63,000	\$63,000
Total (\$000)	\$110.1	\$110.1	\$110.1	\$117.6	\$117.6	\$117.6	\$117.6	\$121.2	\$123.0	\$123.0

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TABLE 1 - PAGE 5

COUNTY OF DUFFERIN
CALCULATION OF SERVICE LEVELS
COMMUNITY SERVICES

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	54,900	54,900	54,900	54,900	54,900	54,900	54,900	54,900	54,900

INVENTORY SUMMARY (\$000)

- Buildings	\$41,813.9	\$41,813.9	\$41,813.9	\$48,042.8	\$48,042.8	\$48,042.8	\$48,057.8	\$48,057.8	\$55,617.8	\$55,602.8
- Land	\$2,610.3	\$2,610.3	\$2,610.3	\$3,237.1	\$3,237.1	\$3,237.1	\$3,237.1	\$3,237.1	\$3,429.1	\$3,429.1
- Furniture & Equipment	\$110.1	\$110.1	\$110.1	\$117.6	\$117.6	\$117.6	\$117.6	\$121.2	\$123.0	\$123.0
Total (\$000)	\$44,534.3	\$44,534.3	\$44,534.3	\$51,397.5	\$51,397.5	\$51,397.5	\$51,412.5	\$51,416.1	\$59,169.9	\$59,154.9

Average

SERVICE LEVEL (\$/capita)

											Service Level
- Buildings	\$761.63	\$761.63	\$761.63	\$875.09	\$875.09	\$875.09	\$875.37	\$875.37	\$1,013.07	\$1,012.80	\$868.68
- Land	\$47.55	\$47.55	\$47.55	\$58.96	\$58.96	\$58.96	\$58.96	\$58.96	\$62.46	\$62.46	\$56.24
- Furniture & Equipment	\$2.01	\$2.01	\$2.01	\$2.14	\$2.14	\$2.14	\$2.14	\$2.21	\$2.24	\$2.24	\$2.13
Total (\$/capita)	\$811.19	\$811.19	\$811.19	\$936.20	\$936.20	\$936.20	\$936.47	\$936.54	\$1,077.77	\$1,077.50	\$927.04

COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
COMMUNITY SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$927.04
Net Population Growth 2017-2026	11,196
Maximum Allowable Funding Envelope	10,379,140
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$1,037,914
Discounted Maximum Allowable Funding Envelope	\$9,341,226

Excess Capacity Calculation	
Total Value of Inventory in 2011	\$59,154,869
Inventory Using Average Service Level	\$50,894,744
Excess Capacity	\$8,260,125
Excess Capacity:	Committed

APPENDIX B.2
TABLE 1 - PAGE 6

COUNTY OF DUFFERIN
CALCULATION OF SERVICE LEVELS
COMMUNITY SERVICES

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	55,390	55,884	56,382	56,885	57,824	58,778	59,747	60,733	61,735

INVENTORY SUMMARY (\$000)

- Buildings	\$47,853.9	\$47,853.9	\$47,853.9	\$54,082.8	\$54,082.8	\$54,082.8	\$54,097.8	\$54,196.3	\$61,756.3	\$61,741.3
- Land	\$2,893.6	\$2,893.6	\$2,893.6	\$3,520.4	\$3,520.4	\$3,520.4	\$3,520.4	\$3,566.4	\$3,758.4	\$3,758.4
- Furniture & Equipment	\$378.8	\$378.8	\$378.8	\$386.3	\$386.3	\$386.3	\$386.3	\$399.3	\$401.1	\$401.1
Total (\$000)	\$51,126.3	\$51,126.3	\$51,126.3	\$57,989.5	\$57,989.5	\$57,989.5	\$58,004.5	\$58,162.0	\$65,915.8	\$65,900.8

Average

SERVICE LEVEL (\$/capita)

- Buildings	\$871.65	\$863.95	\$856.31	\$959.22	\$950.74	\$935.31	\$920.38	\$907.09	\$1,016.85	\$1,000.10	\$928.16
- Land	\$52.71	\$52.24	\$51.78	\$62.44	\$61.89	\$60.88	\$59.89	\$59.69	\$61.88	\$60.88	\$58.43
- Furniture & Equipment	\$6.90	\$6.84	\$6.78	\$6.85	\$6.79	\$6.68	\$6.57	\$6.68	\$6.60	\$6.50	\$6.72
Total (\$/capita)	\$931.26	\$923.03	\$914.87	\$1,028.51	\$1,019.42	\$1,002.87	\$986.85	\$973.47	\$1,085.34	\$1,067.48	\$993.31

Service
Level

COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
COMMUNITY SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$993.31
Net Population Growth 2017-2026	11,196
Maximum Allowable Funding Envelope	\$11,121,099
Less: Uncommitted Excess Capacity	\$0
Less 10% Legislated Reduction	\$1,112,110
Discounted Maximum Allowable Funding Envelope	\$10,008,989

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$65,900,781
Inventory Using Average Service Level	\$61,321,993
Calculated Excess Capacity	\$4,578,789
Excess Capacity:	Committed
<i>Note: Committed against outstanding debt</i>	

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM
COMMUNITY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017 2026	Post 2026
2.0 COMMUNITY SERVICES										
2.1 40 Lawrence Ave. Development										
2.1.1 Principal Payment for 40 Lawrence Ave.	2017	\$ 152,201	\$ -	\$ 152,201	\$ -	\$ 15,220	\$ 136,981	\$ 136,981	\$ -	\$ -
2.1.2 Principal Payment for 40 Lawrence Ave.	2018	\$ 159,064	\$ -	\$ 159,064	\$ -	\$ 15,906	\$ 143,158	\$ 143,158	\$ -	\$ -
2.1.3 Principal Payment for 40 Lawrence Ave.	2019	\$ 166,238	\$ -	\$ 166,238	\$ -	\$ 16,624	\$ 149,614	\$ -	\$ 149,614	\$ -
2.1.4 Principal Payment for 40 Lawrence Ave.	2020	\$ 173,735	\$ -	\$ 173,735	\$ -	\$ 17,373	\$ 156,361	\$ -	\$ 156,361	\$ -
2.1.5 Principal Payment for 40 Lawrence Ave.	2021	\$ 181,570	\$ -	\$ 181,570	\$ -	\$ 18,157	\$ 163,413	\$ -	\$ 163,413	\$ -
2.1.6 Principal Payment for 40 Lawrence Ave.	2022	\$ 189,758	\$ -	\$ 189,758	\$ -	\$ 18,976	\$ 170,782	\$ -	\$ 170,782	\$ -
2.1.7 Principal Payment for 40 Lawrence Ave.	2023	\$ 198,316	\$ -	\$ 198,316	\$ -	\$ 19,832	\$ 178,484	\$ -	\$ 178,484	\$ -
2.1.8 Principal Payment for 40 Lawrence Ave.	2024	\$ 207,259	\$ -	\$ 207,259	\$ -	\$ 20,726	\$ 186,533	\$ -	\$ 186,533	\$ -
2.1.9 Principal Payment for 40 Lawrence Ave.	2025	\$ 216,606	\$ -	\$ 216,606	\$ -	\$ 21,661	\$ 194,945	\$ -	\$ 194,945	\$ -
2.1.10 Principal Payment for 40 Lawrence Ave.	2026	\$ 226,374	\$ -	\$ 226,374	\$ -	\$ 22,637	\$ 203,737	\$ -	\$ 203,737	\$ -
<i>Subtotal 40 Lawrence Ave. Development</i>		\$ 1,871,120	\$ -	\$ 1,871,120	\$ -	\$ 187,112	\$ 1,684,008	\$ 280,139	\$ 1,403,869	\$ -
2.2 Edelbrock Facility										
2.2.1 Principal Payment	2017	\$ 162,124	\$ 55,730	\$ 106,394	\$ 60,796	\$ 4,560	\$ 41,038	\$ 41,038	\$ -	\$ -
2.2.2 Principal Payment	2018	\$ 167,419	\$ 57,550	\$ 109,869	\$ 62,782	\$ 4,709	\$ 42,378	\$ 42,378	\$ -	\$ -
2.2.3 Principal Payment	2019	\$ 172,888	\$ 59,430	\$ 113,457	\$ 64,833	\$ 4,862	\$ 43,762	\$ -	\$ 43,762	\$ -
2.2.4 Principal Payment	2020	\$ 178,534	\$ 61,371	\$ 117,163	\$ 66,950	\$ 5,021	\$ 45,192	\$ -	\$ 45,192	\$ -
2.2.5 Principal Payment	2021	\$ 184,366	\$ 63,376	\$ 120,990	\$ 69,137	\$ 5,185	\$ 46,668	\$ -	\$ 46,668	\$ -
2.2.6 Principal Payment	2022	\$ 190,388	\$ 65,446	\$ 124,942	\$ 71,395	\$ 5,355	\$ 48,192	\$ -	\$ 48,192	\$ -
2.2.7 Principal Payment	2023	\$ 196,606	\$ 67,583	\$ 129,023	\$ 73,727	\$ 5,530	\$ 49,766	\$ -	\$ 49,766	\$ -
2.2.8 Principal Payment	2024	\$ 203,028	\$ 69,791	\$ 133,237	\$ 76,135	\$ 5,710	\$ 51,391	\$ -	\$ 51,391	\$ -
2.2.9 Principal Payment	2025	\$ 209,659	\$ 72,070	\$ 137,589	\$ 78,622	\$ 5,897	\$ 53,070	\$ -	\$ 53,070	\$ -
2.2.10 Principal Payment	2026	\$ 216,507	\$ 74,424	\$ 142,083	\$ 81,190	\$ 6,089	\$ 54,803	\$ -	\$ 54,803	\$ -
<i>Subtotal Edelbrock Facility</i>		\$ 1,881,519	\$ 646,772	\$ 1,234,747	\$ 705,570	\$ 52,918	\$ 476,259	\$ 83,416	\$ 392,844	\$ -

APPENDIX B.2
TABLE 2 - PAGE 2

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Othe Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017 2026	Post 2026	
2.3 Housing Capital Subsidy											
2.3.1 Housing Capital Subsidy	2017	\$ 130,000	\$ -	\$ 130,000	\$ -	\$ 13,000	\$ 117,000	\$ 117,000	\$ -	\$ -	
2.3.2 Housing Capital Subsidy	2018	\$ 115,000	\$ -	\$ 115,000	\$ -	\$ 11,500	\$ 103,500	\$ 103,500	\$ -	\$ -	
2.3.3 Housing Capital Subsidy	2019	\$ 110,000	\$ -	\$ 110,000	\$ -	\$ 11,000	\$ 99,000	\$ -	\$ 99,000	\$ -	
2.3.4 Housing Capital Subsidy	2020	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -	
2.3.5 Housing Capital Subsidy	2021	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ 9,000	\$ 81,000	\$ -	\$ 81,000	\$ -	
2.3.6 Housing Capital Subsidy	2022	\$ 80,000	\$ -	\$ 80,000	\$ -	\$ 8,000	\$ 72,000	\$ -	\$ 72,000	\$ -	
2.3.7 Housing Capital Subsidy	2023	\$ 70,000	\$ -	\$ 70,000	\$ -	\$ 7,000	\$ 63,000	\$ -	\$ 63,000	\$ -	
2.3.8 Housing Capital Subsidy	2024	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -	
2.3.9 Housing Capital Subsidy	2025	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 18,000	\$ -	
<i>Subtotal Housing Capital Subsidy</i>		\$ 775,000	\$ -	\$ 775,000	\$ -	\$ 77,500	\$ 697,500	\$ 220,500	\$ 477,000	\$ -	
2.4 Dynes Grey											
2.4.1 Principal Payment	2017	\$ 121,994	\$ -	\$ 121,994	\$ -	\$ 12,199	\$ 109,795	\$ 109,795	\$ -	\$ -	
2.4.2 Principal Payment	2018	\$ 125,805	\$ -	\$ 125,805	\$ -	\$ 12,581	\$ 113,225	\$ 113,225	\$ -	\$ -	
2.4.3 Principal Payment	2019	\$ 129,736	\$ -	\$ 129,736	\$ -	\$ 12,974	\$ 116,762	\$ -	\$ 116,762	\$ -	
2.4.4 Principal Payment	2020	\$ 133,789	\$ -	\$ 133,789	\$ -	\$ 13,379	\$ 120,410	\$ -	\$ 120,410	\$ -	
2.4.5 Principal Payment	2021	\$ 137,968	\$ -	\$ 137,968	\$ -	\$ 13,797	\$ 124,171	\$ -	\$ 124,171	\$ -	
2.4.6 Principal Payment	2022	\$ 142,278	\$ -	\$ 142,278	\$ -	\$ 14,228	\$ 128,050	\$ -	\$ 128,050	\$ -	
2.4.7 Principal Payment	2023	\$ 146,723	\$ -	\$ 146,723	\$ -	\$ 14,672	\$ 132,051	\$ -	\$ 132,051	\$ -	
2.4.8 Principal Payment	2024	\$ 151,307	\$ -	\$ 151,307	\$ -	\$ 15,131	\$ 136,176	\$ -	\$ 136,176	\$ -	
2.4.9 Principal Payment	2025	\$ 156,034	\$ -	\$ 156,034	\$ -	\$ 15,603	\$ 140,430	\$ -	\$ 140,430	\$ -	
2.4.10 Principal Payment	2026	\$ 160,908	\$ -	\$ 160,908	\$ -	\$ 16,091	\$ 144,817	\$ -	\$ 144,817	\$ -	
<i>Subtotal Dynes Grey</i>		\$ 1,406,542	\$ -	\$ 1,406,542	\$ -	\$ 140,654	\$ 1,265,888	\$ 223,020	\$ 1,042,868	\$ -	
2.5 54 Lawrence											
2.5.1 54 Lawrence	2018	\$ 7,280,000	\$ 2,060,000	\$ 5,220,000	\$ 1,740,000	\$ 348,000	\$ 3,132,000	\$ 935,316	\$ 2,196,684	\$ -	
<i>Subtotal 54 Lawrence</i>		\$ 7,280,000	\$ 2,060,000	\$ 5,220,000	\$ 1,740,000	\$ 348,000	\$ 3,132,000	\$ 935,316	\$ 2,196,684	\$ -	
TOTAL COMMUNITY SERVICES		\$ 13,214,181	\$ 2,706,772	\$ 10,507,409	\$ 2,445,570	\$ 806,184	\$ 7,255,655	\$ 1,742,390	\$ 5,513,265	\$ -	

Residential Development Charge Calculation		
Residential Share of 2017-2026 DC Eligible Costs	100%	\$5,513,265
10 Year Growth in Population in New Units		13,169
Unadjusted Development Charge Per Capita		\$418.66
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017-2026 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		121,596
Unadjusted Development Charge Per Square Metre		\$0.00

2017-2026 Net Funding Envelope	\$10,008,989
Reserve Fund Balance	
Uncommitted Reserve Funds	\$1,742,390
2017 Capital Budget Draws	\$0
TOTAL	\$1,742,390

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APPENDIX B.2
TABLE 3

**COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
COMMUNITY SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

COMMUNITY SERVICES	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.0	\$421.6	(\$1,404.2)	(\$1,413.3)	(\$1,392.9)	(\$1,338.6)	(\$1,189.9)	(\$993.1)	(\$745.3)	(\$410.5)	
2017 - 2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Community Services: Non Inflated	\$0.0	\$2,196.7	\$99.0	\$90.0	\$81.0	\$72.0	\$63.0	\$54.0	\$18.0	\$0.0	\$2,673.7
- Debenture Principal Payments: 40 Lawrence Ave.	\$0.0	\$0.0	\$149.6	\$156.4	\$163.4	\$170.8	\$178.5	\$186.5	\$194.9	\$203.7	\$1,403.9
- Debenture Principal Payments: Edelbrock	\$0.0	\$0.0	\$43.8	\$45.2	\$46.7	\$48.2	\$49.8	\$51.4	\$53.1	\$54.8	\$392.8
- Debenture Principal Payments: DG	\$0.0	\$0.0	\$116.8	\$120.4	\$124.2	\$128.1	\$132.1	\$136.2	\$140.4	\$144.8	\$1,042.9
- Community Services: Inflated	\$0.0	\$2,240.6	\$413.1	\$417.5	\$421.9	\$426.5	\$431.2	\$436.1	\$409.5	\$403.4	\$5,599.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,205	1,218	1,230	1,242	1,256	1,363	1,384	1,403	1,422	1,445	13,169
REVENUE											
- DC Receipts: Inflated	\$666.3	\$686.9	\$707.6	\$728.5	\$751.8	\$832.2	\$861.8	\$890.9	\$920.9	\$954.7	\$8,001.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$14.8	(\$77.2)	(\$77.7)	(\$76.6)	(\$73.6)	(\$65.4)	(\$54.6)	(\$41.0)	(\$22.6)	(\$474.1)
- Interest on In-year Transactions	\$11.7	(\$42.7)	\$5.2	\$5.4	\$5.8	\$7.1	\$7.5	\$8.0	\$8.9	\$9.6	\$26.5
- Interest payments on 40 Lawrence Ave	(\$133.1)	(\$126.3)	(\$119.1)	(\$111.6)	(\$103.8)	(\$95.6)	(\$87.0)	(\$78.1)	(\$68.7)	(\$59.0)	(\$982.4)
- Interest payments on Edelbrock	(\$31.3)	(\$29.8)	(\$28.2)	(\$26.7)	(\$25.0)	(\$23.3)	(\$21.6)	(\$19.8)	(\$17.9)	(\$16.0)	(\$239.5)
- Interest payments on DG	(\$91.9)	(\$88.1)	(\$84.1)	(\$80.1)	(\$75.9)	(\$71.6)	(\$67.1)	(\$62.6)	(\$57.8)	(\$53.0)	(\$732.1)
TOTAL REVENUE	\$421.6	\$414.8	\$404.1	\$437.9	\$476.2	\$575.2	\$628.1	\$683.9	\$744.4	\$813.8	\$5,599.9
CLOSING CASH BALANCE	\$421.6	(\$1,404.2)	(\$1,413.3)	(\$1,392.9)	(\$1,338.6)	(\$1,189.9)	(\$993.1)	(\$745.3)	(\$410.5)	\$0.0	

2017 Adjusted Charge Per Capita	\$552.84
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2017	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

COUNTY RECREATION

APPENDIX B.3

COUNTY RECREATION

The County of Dufferin offers its residents event space at the Corbetton Church. This 19th century church has undergone extensive restoration since its arrival in 1999. This facility provides a setting for community and private events including, lectures, auctions and weddings.

TABLE 1 2007-2016 HISTORICAL SERVICE LEVELS

The Corbetton Church event space amounts to 1,000 square feet and is valued at \$265,000. The building occupies 0.09 hectares of land worth \$16,400. Related furniture and equipment is valued at \$5,000.

The combined value of County Recreation infrastructure including land, furniture and equipment is \$286,400. The ten-year historical service level is \$4.96 per capita, and this, multiplied by the ten-year forecast net population growth, results in a maximum allowable of \$55,500 (11,196 net population growth X \$4.96 per capita). No excess capacity has been calculated, however a ten per cent reduction is required under the *DCA*. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$50,000.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM AND THE CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

No County Recreation projects have been identified for the ten-year planning period. As such, no development charge has been calculated for this service.

APPENDIX B.3
TABLE 1 - PAGE 1

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
COUNTY RECREATION

BUILDINGS Location	# of Square Feet										UNIT COST (\$/sq.ft)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Corbetton Church Event Space	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$265
Total (sq.ft.)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Total (\$000)	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	

LAND Location	# of Hectares										UNIT COST (\$/ha)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Corbetton Church Event Space	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$176,000
Total (ha)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	
Total (\$000)	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	

FURNITURE & EQUIPMENT Location	Total Value of Furniture and Equipment (\$)										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Corbetton Church Event Space	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total (\$000)	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0

**APPENDIX B.3
TABLE 1 - PAGE 2**

**COUNTY OF DUFFERIN
CALCULATION OF SERVICE LEVELS
COUNTY RECREATION**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	55,390	55,884	56,382	56,885	57,824	58,778	59,747	60,733	61,735
INVENTORY SUMMARY (\$000)										

- Buildings	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0	\$265.0
- Land	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4
- Furniture & Equipment	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0
Total (\$000)	\$286.4	\$286.4	\$286.4	\$286.4	\$286.4	\$286.4	\$286.4	\$286.4	\$286.4	\$286.4

Average
Service
Level

SERVICE LEVEL (\$/capita)

- Buildings	\$4.83	\$4.78	\$4.74	\$4.70	\$4.66	\$4.58	\$4.51	\$4.44	\$4.36	\$4.29	\$4.59
- Land	\$0.30	\$0.30	\$0.29	\$0.29	\$0.29	\$0.28	\$0.28	\$0.28	\$0.27	\$0.27	\$0.28
- Furniture & Equipment	\$0.09	\$0.09	\$0.09	\$0.09	\$0.09	\$0.09	\$0.09	\$0.08	\$0.08	\$0.08	\$0.09
Total (\$/capita)	\$5.22	\$5.17	\$5.13	\$5.08	\$5.04	\$4.95	\$4.87	\$4.79	\$4.72	\$4.64	\$4.96

**COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
COUNTY RECREATION**

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$4.96
Net Population Growth 2017-2026	11,196
Maximum Allowable Funding Envelope	\$55,541
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$5,554
Discounted Maximum Allowable Funding Envelope	\$49,987

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$286,443
Inventory Using Average Service Level	\$306,256
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.4

LONG TERM CARE

APPENDIX B.4

LONG TERM CARE

The County of Dufferin owns and operates the Dufferin Oaks/Mel Lloyd Centre complex, a multi-use long-term care facility in the Town of Shelburne. In 2003, the County replaced the 160 bed Dufferin Oaks seniors housing facility with an improved building featuring the same number of beds. A portion of the old Dufferin Oaks building was then demolished. However, 85,000 square feet was retained and redeveloped as the Mel Lloyd Centre in 2006.

TABLE 1 2007-2016 HISTORICAL SERVICE LEVELS

The ten-year historical inventory of capital assets for Long Term Care includes 137,600 square feet of building space with a replacement value of \$40.59 million. These buildings occupy approximately 3.21 hectares of land worth \$539,800. Related equipment is valued at \$2.01 million and vehicles are valued at \$381,000.

The total value of the Long Term Care capital infrastructure is estimated to be \$43.52 million. The ten-year historical average service level is \$750.99 per capita and employee, and multiplied by the ten-year forecast net population growth, results in a ten-year maximum allowable of \$8.41 million (11,196 net population growth X historical service level of \$750.99 per capita). Finally, Long Term Care must be reduced by ten per cent as required under the *DCA*. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$7.57 million. No uncommitted excess capacity has been identified for this service and therefore, is not reduced from the maximum allowable funding envelope.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

No Long Term Care projects have been identified for the ten-year planning period. As such, no development charge has been calculated for this service.

APPENDIX B.4
TABLE 1 - PAGE 1

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
LONG TERM CARE

BUILDINGS Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
New Dufferin Oaks	101,249	101,250	101,251	101,252	101,253	101,253	101,253	101,253	101,253	101,253	101,253	\$295
MLC - McKelvie Burnside Village Apts and Seniors Centre	36,350	36,350	36,350	36,350	36,350	36,350	36,350	36,350	36,350	36,350	36,350	\$295
Total (sq.ft.)	137,599	137,600	137,601	137,602	137,603	137,603	137,603	137,603	137,603	137,603	137,603	
Total (\$000)	\$40,591.7	\$40,592.0	\$40,592.3	\$40,592.6	\$40,592.9	\$40,592.9	\$40,592.9	\$40,592.9	\$40,592.9	\$40,592.9	\$40,592.9	

LAND Name	# of Hectares										UNIT COST (\$/ha.)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Dufferin Oaks/Mel Lloyd Complex	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	\$168,000
Total (ha)	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	
Total (\$000)	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	

EQUIPMENT Name	Total Value of Furniture and Equipment (\$)										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Dufferin Oaks/ Mel Lloyd Centre	\$99,200	\$99,200	\$99,200	\$99,200	\$99,200	\$99,200	\$99,200	\$99,200	\$99,200	\$99,200	\$99,200
New Dufferin Oaks	\$1,501,700	\$1,908,000	\$1,908,000	\$1,908,000	\$1,908,000	\$1,908,000	\$1,908,000	\$1,908,000	\$1,908,000	\$1,908,000	\$1,908,000
Total (\$000)	\$1,600.9	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2

VEHICLES	Total Number of Vehicles (#)										UNIT COST (\$/vehicle)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Regular Van	1	1	2	2	2	2	2	3	3	3	\$32,000
Wheelchair Van	1	1	1	1	2	2	2	2	2	3	\$55,000
Bus	1	1	1	1	1	1	1	1	1	1	\$90,000
Truck	-	-	-	-	1	1	1	1	1	1	\$30,000
Total (#)	3	3	4	4	6	6	6	7	7	8	
Total (\$000)	\$177.0	\$177.0	\$209.0	\$209.0	\$294.0	\$294.0	\$294.0	\$326.0	\$326.0	\$381.0	

**APPENDIX B.4
TABLE 1 - PAGE 2**

**COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
LONG TERM CARE**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	55,390	55,884	56,382	56,885	57,824	58,778	59,747	60,733	61,735

INVENTORY SUMMARY (\$000)

- Buildings	\$40,591.7	\$40,592.0	\$40,592.3	\$40,592.6	\$40,592.9	\$40,592.9	\$40,592.9	\$40,592.9	\$40,592.9	\$40,592.9
- Land	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8	\$539.8
- Furniture and Equipment	\$1,600.9	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2	\$2,007.2
- Vehicles	\$177.0	\$177.0	\$209.0	\$209.0	\$294.0	\$294.0	\$294.0	\$326.0	\$326.0	\$381.0
Total Long Term Care (\$000)	\$42,909.4	\$43,316.0	\$43,348.3	\$43,348.6	\$43,433.9	\$43,433.9	\$43,433.9	\$43,465.9	\$43,465.9	\$43,520.9

SERVICE LEVELS (\$/capita)

											Average Service Level
- Buildings	\$739.37	\$732.84	\$726.37	\$719.95	\$713.60	\$702.01	\$690.62	\$679.41	\$668.38	\$657.53	\$685.26
- Land	\$9.83	\$9.75	\$9.66	\$9.57	\$9.49	\$9.34	\$9.18	\$9.04	\$8.89	\$8.74	\$9.35
- Furniture and Equipment	\$29.16	\$36.24	\$35.92	\$35.60	\$35.29	\$34.71	\$34.15	\$33.59	\$33.05	\$32.51	\$34.02
- Vehicles	\$3.22	\$3.20	\$3.74	\$3.71	\$5.17	\$5.08	\$5.00	\$5.46	\$5.37	\$6.17	\$4.61
Total Long Term Care (\$/capita)	\$781.59	\$782.02	\$775.69	\$768.84	\$763.54	\$751.15	\$738.95	\$727.50	\$715.69	\$704.96	\$750.99

**COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
LONG TERM CARE**

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$750.99
Net Population Growth 2017-2026	11,196
Maximum Allowable Funding Envelope	\$8,408,104
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$840,810
Discounted Maximum Allowable Funding Envelope	\$7,567,293

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$43,520,904
Inventory Using Average Service Level	\$46,362,477
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.5

PUBLIC HEALTH

APPENDIX B.5

PUBLIC HEALTH

Wellington-Dufferin-Guelph Public Health offers programs and services for the prevention of disease, health promotion and health protection in the Counties of Dufferin and Wellington and the City of Guelph. The unit is funded through a complex funding arrangement which includes the three municipalities, the Province and user fees. The County of Dufferin is responsible for 21.4 per cent of the municipal share of funding.

TABLE 1 2007-2016 HISTORICAL SERVICE LEVELS

The inventory of capital assets for Public Health services in the County includes 53,000 square feet of building space. Deductions have been made to the inventory to account for shares of the facilities in Guelph and Orangeville where development charges continue to be collected for future debt payments. After taking into account the excess capacity deduction, all buildings have a combined current replacement value of \$13.28 million. The land associated with these facilities amounts to 0.69 hectares, and is valued at \$362,600. The furniture and equipment found in the buildings is valued at \$8.62 million.

The combined value of capital assets related to Public Health is about \$22.26 million. The County's share of the total inventory is just over 21 per cent, or \$4.76 million. The ten-year historic average service level is \$53.64 per capita and employee, and this, multiplied by the ten-year forecast growth in net population and employment, results in a maximum allowable funding envelope of \$710,800.

Lastly, Public Health is a service for which development-related capital costs must be reduced by ten per cent under the *DCA*. The calculated excess capacity is deemed committed since the County continues to collect DCs for ongoing debt payments. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$639,700.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The ten-year development-related capital plan for public health includes the continuation of the principal portion of debt payments for the construction of two

new facilities, located in Orangeville and Guelph. Altogether, these costs amount to \$9.76 million. As the County is only responsible for a 21.4 per cent share of these costs, the total net municipal costs are \$2.09 million.

Benefit to existing shares are calculated at a total of \$863,500, based on the portion of each project representing a replacement share. The remaining amount has then been reduced by the legislated ten per cent reduction.

The remaining DC eligible costs are \$1.10 million. Of this, \$608,400 will be funded through existing reserve balances. A total amount of \$493,700 remains for recovery through DCs over the 2017-2026 period.

The development-related cost is allocated 86 per cent, or \$424,600 against new residential development, and 14 per cent, or \$69,100 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 \$32.24 per capita and \$0.57 per square metre of non-residential gross floor area.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the calculated residential charge increases to \$48.09 per capita and the non-residential charge also increases to \$0.85 per square metre.

The following table summarizes the calculation of the Public Health development charge:

PUBLIC HEALTH SUMMARY						
10 Year Average Service Level (2007-2016) \$/pop & employ	2017 - 2026 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m.	\$/capita	\$/sq.m.
\$53.64	\$9,756,698	\$493,672	\$32.24	\$0.57	\$48.09	\$0.85

APPENDIX B.5
TABLE 1 - PAGE 1

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
WELLINGTON DUFFERIN GUELPH PUBLIC HEALTH

BUILDINGS Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Fergus Main Office	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	\$250
Guelph: Main	10,800	-	-	-	-	-	-	-	-	-	\$250
Guelph: Main - South Gate	-	30,000	30,000	30,000	30,000	-	-	-	-	-	\$250
Guelph: Main - Imperial Road	-	-	-	-	-	22,120	22,120	-	-	-	\$250
Guelph: Main - Chancellors Way	-	-	-	-	-	-	-	49,753	49,753	49,753	\$250
<i>Guelph: Main - Chancellors Way (Committed Excess Capacity)</i>	-	-	-	-	-	-	-	(12,802)	(12,802)	(12,802)	\$250
Guelph: Shelldale	3,097	3,097	3,097	3,097	3,097	3,097	3,097	3,097	3,097	3,097	\$250
Orangeville (Old Facility) - Broadway	8,500	8,500	8,500	8,500	8,500	8,500	8,500	-	-	-	\$250
Orangeville (New Facility) - Broadway	-	-	-	-	-	-	-	24,289	24,289	24,289	\$250
<i>Orangeville (New Facility) - Broadway (Committed Excess Capacity)</i>	-	-	-	-	-	-	-	(26,224)	(26,224)	(26,224)	\$250
Shelburne	666	666	666	666	666	666	666	666	666	666	\$295
Mount Forest	-	-	-	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$250
Palmerston	1,400	1,400	1,400	1,400	-	-	-	-	-	-	\$250
Total (sq.ft)	35,988	55,188	55,188	57,888	56,488	48,608	48,608	53,003	53,003	53,003	
Total (\$000)	\$9,027.0	\$13,827.0	\$13,827.0	\$14,502.0	\$14,152.0	\$12,182.0	\$12,182.0	\$13,280.8	\$13,280.8	\$13,280.8	
Dufferin County's Share - 21.4% (\$000)	\$1,931.8	\$2,959.0	\$2,959.0	\$3,103.4	\$3,028.5	\$2,607.0	\$2,607.0	\$2,842.1	\$2,842.1	\$2,842.1	

LAND Name	# of Hectares										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Provision for All buildings	0.47	0.72	0.72	0.75	0.73	0.63	0.63	0.69	0.69	0.69	\$526,000
Total (ha)	0.47	0.72	0.72	0.75	0.73	0.63	0.63	0.69	0.69	0.69	
Total (\$000)	\$246.2	\$377.6	\$377.6	\$396.1	\$386.5	\$332.6	\$332.6	\$362.6	\$362.6	\$362.6	
Dufferin County's Share - 21.4% (\$000)	\$52.7	\$80.8	\$80.8	\$84.8	\$82.7	\$71.2	\$71.2	\$77.6	\$77.6	\$77.6	

APPENDIX B.5
TABLE 1 - PAGE 2

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
WELLINGTON DUFFERIN GUELPH PUBLIC HEALTH

FURNITURE AND EQUIPMENT Name	Total Value of Furniture and Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Contents and Equipment	\$1,370,000	\$1,389,500	\$1,409,000	\$1,428,500	\$1,448,000	\$1,080,500	\$1,087,800	\$2,803,700	\$2,851,300	\$3,134,700
Movable Contents	\$288,700	\$292,900	\$297,000	\$301,200	\$305,300	\$309,200	\$313,100	\$317,000	\$320,900	\$324,800
IT Hardware	\$948,600	\$948,600	\$948,600	\$948,600	\$948,600	\$948,600	\$1,163,700	\$1,329,400	\$1,617,000	\$1,779,500
IT Software	\$1,810,300	\$1,810,300	\$1,810,300	\$1,810,300	\$1,810,300	\$1,810,300	\$1,940,100	\$2,041,800	\$2,211,800	\$2,586,800
Leasehold Improvements	\$990,600	\$990,600	\$990,600	\$990,600	\$990,600	\$990,600	\$1,032,500	\$648,300	\$648,300	\$791,200
Total (\$000)	\$5,408.2	\$5,431.9	\$5,455.5	\$5,479.2	\$5,502.8	\$5,139.2	\$5,537.2	\$7,140.2	\$7,649.3	\$8,617.0
Dufferin County's Share - 21.4% (\$000)	\$1,157.4	\$1,162.4	\$1,167.5	\$1,172.5	\$1,177.6	\$1,099.8	\$1,185.0	\$1,528.0	\$1,637.0	\$1,844.0

APPENDIX B.5
TABLE 1 - PAGE 3

COUNTY OF DUFFERIN
CALCULATION OF SERVICE LEVELS
WELLINGTON DUFFERIN GUELPH PUBLIC HEALTH

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	55,390	55,884	56,382	56,885	57,824	58,778	59,747	60,733	61,735
Employment	<u>19,445</u>	<u>19,312</u>	<u>19,192</u>	<u>19,083</u>	<u>18,985</u>	<u>19,358</u>	<u>19,738</u>	<u>20,128</u>	<u>20,526</u>	<u>20,931</u>
Total Population + Employment	<u>74,345</u>	<u>74,702</u>	<u>75,076</u>	<u>75,465</u>	<u>75,870</u>	<u>77,182</u>	<u>78,516</u>	<u>79,875</u>	<u>81,259</u>	<u>82,666</u>

INVENTORY SUMMARY (\$000)

- Buildings	\$1,931.8	\$2,959.0	\$2,959.0	\$3,103.4	\$3,028.5	\$2,607.0	\$2,607.0	\$2,842.1	\$2,842.1	\$2,842.1
- Land	\$52.7	\$80.8	\$80.8	\$84.8	\$82.7	\$71.2	\$71.2	\$77.6	\$77.6	\$77.6
- Furniture and Equipment	\$1,157.4	\$1,162.4	\$1,167.5	\$1,172.5	\$1,177.6	\$1,099.8	\$1,185.0	\$1,528.0	\$1,637.0	\$1,844.0
Total (\$000)	\$3,141.8	\$4,202.2	\$4,207.3	\$4,360.7	\$4,288.8	\$3,777.9	\$3,863.1	\$4,447.7	\$4,556.6	\$4,763.7

Average
Service
Level

SERVICE LEVEL (\$/pop + empl)

- Buildings	\$25.98	\$39.61	\$39.41	\$41.12	\$39.92	\$33.78	\$33.20	\$35.58	\$34.98	\$34.38	\$35.80
- Land	\$0.71	\$1.08	\$1.08	\$1.12	\$1.09	\$0.92	\$0.91	\$0.97	\$0.96	\$0.94	\$0.98
- Furniture and Equipment	\$15.57	\$15.56	\$15.55	\$15.54	\$15.52	\$14.25	\$15.09	\$19.13	\$20.14	\$22.31	\$16.87
Total (\$/pop + empl)	\$42.26	\$56.25	\$56.04	\$57.78	\$56.53	\$48.95	\$49.20	\$55.68	\$56.08	\$57.63	\$53.64

COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
WELLINGTON DUFFERIN GUELPH PUBLIC HEALTH

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$53.64
Net Population + Employment Growth 2017-2026	13,252
Maximum Allowable Funding Envelope	\$710,813
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$71,081
Discounted Maximum Allowable Funding Envelope	\$639,732

Excess Capacity Calculation

Total Value of Inventory in 2017	\$4,763,735
Inventory Using Average Service Level	\$4,434,238
Excess Capacity	\$329,497
Excess Capacity:	Committed

Note: Committed against outstanding debt

APPENDIX B.5
TABLE 2

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC HEALTH

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Othe Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017 2026	Post 2026
5.0 PUBLIC HEALTH										
5.1 New 24289 sq. ft. Orangeville Facility (incl. FFE)										
5.1.1 Principal Payment	2017	\$ 211,194	\$ 165,998	\$ 45,195	\$ 15,816	\$ 2,938	\$ 26,441	\$ 26,441	\$ -	\$ -
5.1.2 Principal Payment	2018	\$ 289,878	\$ 227,844	\$ 62,034	\$ 21,709	\$ 4,033	\$ 36,293	\$ 36,293	\$ -	\$ -
5.1.3 Principal Payment	2019	\$ 299,641	\$ 235,518	\$ 64,123	\$ 22,440	\$ 4,168	\$ 37,515	\$ 37,515	\$ -	\$ -
5.1.4 Principal Payment	2020	\$ 309,733	\$ 243,450	\$ 66,283	\$ 23,196	\$ 4,309	\$ 38,778	\$ 38,778	\$ -	\$ -
5.1.5 Principal Payment	2021	\$ 320,164	\$ 251,649	\$ 68,515	\$ 23,977	\$ 4,454	\$ 40,084	\$ 40,084	\$ -	\$ -
5.1.6 Principal Payment	2022	\$ 330,947	\$ 260,124	\$ 70,823	\$ 24,785	\$ 4,604	\$ 41,434	\$ 41,434	\$ -	\$ -
5.1.7 Principal Payment	2023	\$ 342,093	\$ 268,885	\$ 73,208	\$ 25,619	\$ 4,759	\$ 42,830	\$ 42,830	\$ -	\$ -
5.1.6 Principal Payment	2024	\$ 353,614	\$ 277,941	\$ 75,673	\$ 26,482	\$ 4,919	\$ 44,272	\$ -	\$ 44,272	\$ -
5.1.7 Principal Payment	2025	\$ 365,524	\$ 287,301	\$ 78,222	\$ 27,374	\$ 5,085	\$ 45,763	\$ -	\$ 45,763	\$ -
5.1.8 Principal Payment	2026	\$ 377,834	\$ 296,977	\$ 80,856	\$ 28,296	\$ 5,256	\$ 47,304	\$ -	\$ 47,304	\$ -
<i>Subtotal Orangeville Facility</i>		\$ 3,200,622	\$ 2,515,689	\$ 684,933	\$ 239,694	\$ 44,524	\$ 400,715	\$ 263,375	\$ 137,340	\$ -
5.2 New 49753 sq. ft. Guelph Facility (incl. FFE)										
5.2.1 Principal Payment	2017	\$ 432,604	\$ 340,027	\$ 92,577	\$ 41,160	\$ 5,142	\$ 46,276	\$ 46,276	\$ -	\$ -
5.2.2 Principal Payment	2018	\$ 593,780	\$ 466,711	\$ 127,069	\$ 56,494	\$ 7,057	\$ 63,517	\$ 63,517	\$ -	\$ -
5.2.3 Principal Payment	2019	\$ 613,778	\$ 482,429	\$ 131,348	\$ 58,397	\$ 7,295	\$ 65,656	\$ 65,656	\$ -	\$ -
5.2.4 Principal Payment	2020	\$ 634,449	\$ 498,677	\$ 135,772	\$ 60,364	\$ 7,541	\$ 67,867	\$ 67,867	\$ -	\$ -
5.2.5 Principal Payment	2021	\$ 655,817	\$ 515,472	\$ 140,345	\$ 62,397	\$ 7,795	\$ 70,153	\$ 70,153	\$ -	\$ -
5.2.4 Principal Payment	2022	\$ 677,904	\$ 532,832	\$ 145,071	\$ 64,498	\$ 8,057	\$ 72,516	\$ 31,506	\$ 41,010	\$ -
5.2.5 Principal Payment	2023	\$ 700,735	\$ 550,778	\$ 149,957	\$ 66,670	\$ 8,329	\$ 74,958	\$ -	\$ 74,958	\$ -
5.2.6 Principal Payment	2024	\$ 724,335	\$ 569,327	\$ 155,008	\$ 68,916	\$ 8,609	\$ 77,483	\$ -	\$ 77,483	\$ -
5.2.7 Principal Payment	2025	\$ 748,730	\$ 588,501	\$ 160,228	\$ 71,237	\$ 8,899	\$ 80,092	\$ -	\$ 80,092	\$ -
5.2.8 Principal Payment	2026	\$ 773,946	\$ 608,322	\$ 165,624	\$ 73,636	\$ 9,199	\$ 82,790	\$ -	\$ 82,790	\$ -
<i>Subtotal Guelph Facility</i>		\$ 6,556,076	\$ 5,153,076	\$ 1,403,000	\$ 623,769	\$ 77,923	\$ 701,308	\$ 344,976	\$ 356,332	\$ -
TOTAL PUBLIC HEALTH		\$ 9,756,698	\$ 7,668,764	\$ 2,087,933	\$ 863,463	\$ 122,447	\$ 1,102,023	\$ 608,351	\$ 493,672	\$ -

Residential Development Charge Calculation		
Residential Share of 2017-2026 DC Eligible Costs	86%	\$424,558
10 Year Growth in Population in New Units		13,169
Unadjusted Development Charge Per Capita		\$32.24
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017-2026 DC Eligible Costs	14%	\$69,114
10 Year Growth in Square Metres		121,596
Unadjusted Development Charge Per Square Metre		\$0.57

2017-2026 Net Funding Envelope	\$639,732
Reserve Fund Balance	
Uncommitted Reserve Funds	\$608,351
2017 Capital Budget Draws	\$0
TOTAL	\$608,351

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APPENDIX B.5
TABLE 3 - PAGE 1

**COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC HEALTH
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PUBLIC HEALTH	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$24.20	\$42.21	\$65.91	\$95.59	\$131.81	\$144.08	\$133.35	\$87.41	\$42.82	
2017 - 2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Health: Organgeville Facility Principal	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$38.1	\$39.4	\$40.7	\$118.1
- Public Health: Guelph Facility Principal	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$35.3	\$64.5	\$66.6	\$68.9	\$71.2	\$306.4
- Public Health: Total	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$35.3	\$64.5	\$104.7	\$108.2	\$111.9	\$424.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,205	1,218	1,230	1,242	1,256	1,363	1,384	1,403	1,422	1,445	13,169
REVENUE											
- DC Receipts: Inflated	\$58.0	\$59.8	\$61.6	\$63.4	\$65.4	\$72.4	\$75.0	\$77.5	\$80.1	\$83.1	\$696.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.8	\$1.5	\$2.3	\$3.3	\$4.6	\$5.0	\$4.7	\$3.1	\$1.5	\$26.9
- Interest on In-year Transactions	\$1.0	\$1.0	\$1.1	\$1.1	\$1.1	\$0.6	\$0.2	(\$0.7)	(\$0.8)	(\$0.8)	\$3.9
- Interest on Orangeville Facility	(\$12.6)	(\$15.9)	(\$14.7)	(\$13.5)	(\$12.2)	(\$11.0)	(\$9.6)	(\$8.2)	(\$6.8)	(\$5.3)	(\$109.9)
- Interest on Guelph Facility	(\$22.1)	(\$27.8)	(\$25.7)	(\$23.6)	(\$21.4)	(\$19.2)	(\$16.8)	(\$14.4)	(\$11.9)	(\$9.4)	(\$192.4)
TOTAL REVENUE	\$24.2	\$18.0	\$23.7	\$29.7	\$36.2	\$47.5	\$53.7	\$58.8	\$63.6	\$69.1	\$424.6
CLOSING CASH BALANCE	\$24.2	\$42.2	\$65.9	\$95.6	\$131.8	\$144.1	\$133.4	\$87.4	\$42.8	\$0.0	

2017 Adjusted Charge Per Capita	\$48.09
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Allocation of Capital Program	
Residential Sector	86.0%
Non-Residential Sector	14.0%
Rates for 2017	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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TABLE 3 - PAGE 2

**COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC HEALTH
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PUBLIC HEALTH	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$4.37	\$7.73	\$12.01	\$17.26	\$23.69	\$25.41	\$23.27	\$15.33	\$7.61	
2017 - 2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Health: Organgeville Facility Principal	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$6.2	\$6.4	\$6.6	\$19.2
- Public Health: Guelph Facility Principal	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.7	\$10.5	\$10.8	\$11.2	\$11.6	\$49.9
- Public Health: Total	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.7	\$10.5	\$17.0	\$17.6	\$18.2	\$69.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	11,638	11,741	11,816	11,884	12,122	12,240	12,317	12,458	12,655	12,725	121,596
REVENUE											
- DC Receipts: Inflated	\$9.9	\$10.1	\$10.4	\$10.7	\$11.1	\$11.4	\$11.7	\$12.1	\$12.6	\$12.9	\$112.9
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.2	\$0.3	\$0.4	\$0.6	\$0.8	\$0.9	\$0.8	\$0.5	\$0.3	\$4.8
- Interest on In-year Transactions	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.1	\$0.0	(\$0.1)	(\$0.1)	(\$0.1)	\$0.6
- Interest on Orangeville Facility	(\$2.1)	(\$2.6)	(\$2.4)	(\$2.2)	(\$2.0)	(\$1.8)	(\$1.6)	(\$1.3)	(\$1.1)	(\$0.9)	(\$17.9)
- Interest on Guelph Facility	(\$3.6)	(\$4.5)	(\$4.2)	(\$3.8)	(\$3.5)	(\$3.1)	(\$2.7)	(\$2.3)	(\$1.9)	(\$1.5)	(\$31.3)
TOTAL REVENUE	\$4.4	\$3.4	\$4.3	\$5.2	\$6.4	\$7.5	\$8.3	\$9.1	\$9.9	\$10.6	\$69.1
CLOSING CASH BALANCE	\$4.4	\$7.7	\$12.0	\$17.3	\$23.7	\$25.4	\$23.3	\$15.3	\$7.6	\$0.0	

2017 Adjusted Charge Per Square Metre

\$0.85

Allocation of Capital Program

Residential Sector	86.0%
Non-Residential Sector	14.0%

Rates for 2017

Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6

PUBLIC WORKS – BUILDINGS AND FLEET

APPENDIX B.6

PUBLIC WORKS – BUILDINGS AND FLEET

This section deals with the County's public works buildings, fleet and other small equipment. Responsibility for maintaining these capital assets falls to the County's Public Works department. Note that the capital costs associated with roads and related infrastructure are dealt with in Appendix C.

TABLE 1 2007-2016 HISTORICAL SERVICE LEVELS

Dufferin County's Public Works Department operates out of the 12,900-square foot Primrose Operations Centre. The department also utilizes salt domes and storage garages that have a combined area of approximately 29,400 square feet. The total current value of all building shells is estimated at \$5.66 million. The Primrose building also contains ancillary items that are not included in the building shell cost. These ancillary items are valued at \$298,100. The 2.34 hectares of land associated with the Public Works buildings are valued at \$93,900 and furniture and equipment add another \$549,800 to the value of the inventory. The public works fleet adds an additional \$4.84 million to the value of the capital assets.

The total value of the Public Works capital infrastructure is estimated to be \$11.44 million. The ten-year historic average service level is \$137.03 per capita and employee and this, multiplied by the ten-year forecast net population and employment growth (13,252), results in a ten-year maximum allowable of \$1.82 million.

Excess capacity has been calculated at over \$111,600. However, development-related capital costs for Public Works services do not need to be reduced by ten per cent under the *DCA* since the service relates to public highways. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$1.70 million.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The ten-year development-related capital plan for Public Works includes construction of a new salt building in 2018 as well as provisions for a new 12,000 sq. ft. garage in the southern area of the County and a new 5,000 sq. ft. dome later in

the planning period. These costs are estimated to total \$2.87 million. Fleet costs over the ten-year period are estimated at \$365,000 and will include a new sign truck, two new plows, and a backhoe.

No grants or benefit to existing shares have been identified for these items. Approximately \$603,100 is to be funded through existing reserve balances.

Due to funding envelope limitations, the total amount eligible for DC recover over the 2017-2026 period is approximately \$1.70 million. The remaining amount of \$926,100 is allocated to the post-2026 period. The \$1.70 million is then allocated 86 per cent to the residential sector and 14 per cent to the non-residential sector. This yields an unadjusted charge of \$111.30 per capita and \$1.96 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund considerations, the residential calculated charge increases slightly to \$113.85 per capita and the non-residential charge increases to \$2.00 per square metre.

The following table summarizes the calculation of the Public Works services development charge:

PUBLIC WORKS: BUILDING AND FLEET SUMMARY						
10 Year Average Service Level (2007-2016) \$/pop & employ	2017 - 2026		Unadjusted		Adjusted	
	Growth-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m.	Development Charge \$/capita	Development Charge \$/sq.m.
\$137.03	\$3,233,400	\$1,704,213	\$111.30	\$1.96	\$113.85	\$2.00

APPENDIX B.6
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COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - BUILDINGS & FLEET

BUILDINGS Name	# of Square Feet										UNIT COST (\$/sq ft)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Primrose Operations Centre	12,867	12,867	12,867	12,867	12,867	12,867	12,867	12,867	12,867	12,867	12,867	\$180
Salt Domes	18,424	18,424	18,424	18,424	18,424	18,424	18,424	18,424	18,424	18,424	18,424	\$110
Primrose Storage Garage	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$106
New Salt Dome with Amaranth (5,000 sq. ft. total)	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$110
Zina Street Operations	1,003	1,003	1,003	1,003	1,003	1,003	1,003	1,003	1,003	1,003	1,003	\$250
Total (sq. ft.)	32,294	32,294	32,294	32,294	42,294	42,294	42,294	42,294	42,294	42,294	42,294	
Total (\$000)	\$4,593.5	\$4,593.5	\$4,593.5	\$4,593.5	\$5,660.3	\$5,660.3	\$5,660.3	\$5,660.3	\$5,660.3	\$5,660.3	\$5,660.3	

ANCILLARY BUILDING (\$) Name	Total (\$)											
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Ventilation	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	\$58,000	
AC	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	
Oil Interceptor	\$12,200	\$12,200	\$12,200	\$12,200	\$12,200	\$12,200	\$12,200	\$12,200	\$12,200	\$12,200	\$12,200	
Parking (Asphalt)	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	
Septic	\$53,800	\$53,800	\$53,800	\$53,800	\$53,800	\$53,800	\$53,800	\$53,800	\$53,800	\$53,800	\$53,800	
Well	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	
Total (\$)	\$298,100	\$298,100	\$298,100	\$298,100	\$298,100	\$298,100	\$298,100	\$298,100	\$298,100	\$298,100	\$298,100	

TOTAL BUILDINGS (\$)	\$4,891.6	\$4,891.6	\$4,891.6	\$4,891.6	\$5,958.4	\$5,958.4	\$5,958.4	\$5,958.4	\$5,958.4	\$5,958.4	\$5,958.4	
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APPENDIX B.6
TABLE 1 - PAGE 2

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - BUILDINGS & FLEET

LAND Name	# of Hectares										UNIT COST (\$/ha)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Primrose Operations Centre	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	\$40,120
Total (ha)	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	
Total (\$000)	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	

FURNITURE AND EQUIPMENT Name	Total Value of Furniture and Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Fuel pumps	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	\$161,200	see below		
Shop Tools	\$59,100	\$59,100	\$59,100	\$59,100	\$59,100	\$59,100	\$59,100	\$59,100	\$59,100	\$59,100
Sign Marker/Vinal Cutter	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300
Operations Centre Furniture	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
Plotter/scanner machine	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,100	\$18,100
Cansel survey equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Electronic roadside message boards	\$0	\$0	\$0	\$0	\$0	\$0	\$39,000	\$39,000	\$39,000	\$39,000
Relaced underground fuel system inclu. Pumps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,500	\$379,500	\$379,500
Total (\$000)	\$249.4	\$249.4	\$249.4	\$249.4	\$249.4	\$249.4	\$288.4	\$506.7	\$524.8	\$549.8

APPENDIX B.6
TABLE 1 - PAGE 3

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - BUILDINGS & FLEET

MUNICIPAL FLEET Name	Total Municipal Fleet (#)										UNIT COST (\$/vehicle)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
1 Ton Truck	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Pick up	5	5	5	5	5	5	5	5	5	5	5	\$36,000
Sweeper	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Tandem Plow	9	9	9	9	10	11	11	11	11	11	11	\$280,000
Fendt tractor/auger/blower			1	1	1	1	1	1	1	1	1	\$320,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Triaxle Plow	2	2	2	2	-	-	-	-	-	-	-	\$265,000
Vans	2	2	2	2	2	1	1	1	1	1	1	\$36,000
Grader	1	1	1	1	1	1	1	1	1	1	1	\$385,000
Backhoe	1	1	1	1	1	1	1	1	1	1	1	\$140,000
Loader	1	1	2	2	2	2	2	2	2	2	2	\$250,000
Other Equipment	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Thompson Steamer	-	-	-	-	-	-	-	-	-	-	1	\$16,100
Small Trailers	2	4	5	5	5	5	5	5	5	5	4	\$5,000
Float King Trailer	-	-	-	-	-	-	-	-	-	-	1	25,300
Total (#)	27	29	32	32	31	31	31	31	31	31	32	
Total (\$000)	\$4,222.0	\$4,232.0	\$4,807.0	\$4,807.0	\$4,557.0	\$4,801.0	\$4,801.0	\$4,801.0	\$4,801.0	\$4,801.0	\$4,837.4	

APPENDIX B.6
TABLE 1 - PAGE 4

COUNTY OF DUFFERIN
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS - BUILDINGS & FLEET

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	55,390	55,884	56,382	56,885	57,824	58,778	59,747	60,733	61,735
Employment	19,445	19,312	19,192	19,083	18,985	19,358	19,738	20,128	20,526	20,931
Total Population + Employment	74,345	74,702	75,076	75,465	75,870	77,182	78,516	79,875	81,259	82,666

INVENTORY SUMMARY (\$000)

- Buildings	\$4,891.6	\$4,891.6	\$4,891.6	\$4,891.6	\$5,958.4	\$5,958.4	\$5,958.4	\$5,958.4	\$5,958.4	\$5,958.4
- Land	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9	\$93.9
- Furniture & Equipment	\$249.4	\$249.4	\$249.4	\$249.4	\$249.4	\$249.4	\$288.4	\$506.7	\$524.8	\$549.8
- Fleet	\$4,222.0	\$4,232.0	\$4,807.0	\$4,807.0	\$4,557.0	\$4,801.0	\$4,801.0	\$4,801.0	\$4,801.0	\$4,837.4
Total (\$000)	\$9,456.8	\$9,466.8	\$10,041.8	\$10,041.8	\$10,858.6	\$11,102.6	\$11,141.6	\$11,359.9	\$11,378.0	\$11,439.4

Average
Service
Level

SERVICE LEVEL (\$/pop + empl)

- Buildings	\$65.80	\$65.48	\$65.15	\$64.82	\$78.53	\$77.20	\$75.89	\$74.60	\$73.33	\$72.08	\$71.29
- Land	\$1.26	\$1.26	\$1.25	\$1.24	\$1.24	\$1.22	\$1.20	\$1.18	\$1.16	\$1.14	\$1.21
- Furniture & Equipment	\$3.35	\$3.34	\$3.32	\$3.30	\$3.29	\$3.23	\$3.67	\$6.34	\$6.46	\$6.65	\$4.30
- Fleet	\$56.79	\$56.65	\$64.03	\$63.70	\$60.06	\$62.20	\$61.15	\$60.11	\$59.08	\$58.52	\$60.23
Total (\$/pop + empl)	\$127.20	\$126.73	\$133.76	\$133.07	\$143.12	\$143.85	\$141.90	\$142.22	\$140.02	\$138.38	\$137.03

COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS - BUILDINGS & FLEET

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$137.03
Net Population + Employment Growth 2017-2026	13,252
Maximum Allowable Funding Envelope	1,815,857
Less: Uncommitted Excess Capacity	\$111,644
Less: 10% Legislated Reduction	\$0
Discounted Maximum Allowable Funding Envelope	\$1,704,213

Excess Capacity Calculation	
Total Value of Inventory in 2011	\$11,439,431
Inventory Using Average Service Level	\$11,327,786
Excess Capacity	\$111,644
Excess Capacity:	Uncommitted

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS - BUILDINGS & FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Othe Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2017 2026	Post 2026
6.0 PUBLIC WORKS: BUILDING AND FLEET										
6.1 Buildings, Land & Equipment										
6.1.1 Salt Building	2018	\$ 158,400	\$ -	\$ 158,400	\$ -	\$ -	\$ 158,400	\$ 158,400	\$ -	\$ -
6.1.2 Provision for New Garage in Southern Area (12,000 sf)	2022	\$ 2,160,000	\$ -	\$ 2,160,000	\$ -	\$ -	\$ 2,160,000	\$ 369,711	\$ 1,704,213	\$ 86,077
6.1.3 Provision for New Dome (5,000 sf)	2024	\$ 550,000	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
<i>Subtotal Buildings, Land & Equipment</i>		<i>\$ 2,868,400</i>	<i>\$ -</i>	<i>\$ 2,868,400</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 2,868,400</i>	<i>\$ 528,111</i>	<i>\$ 1,704,213</i>	<i>\$ 636,077</i>
6.2 Fleet										
6.2.1 Sign truck	2017	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -
6.2.2 Plow	2024	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
6.2.3 Plow	2025	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
6.2.4 Backhoe	2024	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000
<i>Subtotal Fleet</i>		<i>\$ 365,000</i>	<i>\$ -</i>	<i>\$ 365,000</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 365,000</i>	<i>\$ 75,000</i>	<i>\$ -</i>	<i>\$ 290,000</i>
TOTAL PUBLIC WORKS: BUILDING AND FLEET		\$ 3,233,400	\$ -	\$ 3,233,400	\$ -	\$ -	\$ 3,233,400	\$ 603,111	\$ 1,704,213	\$ 926,077

Residential Development Charge Calculation		
Residential Share of 2017-2026 DC Eligible Costs	86%	\$1,465,623
10 Year Growth in Population in New Units		13,169
Unadjusted Development Charge Per Capita		\$111.30
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017-2026 DC Eligible Costs	14%	\$238,590
10 Year Growth in Square Metres		121,596
Unadjusted Development Charge Per Square Metre		\$1.96

2017-2026 Net Funding Envelope	\$1,704,213
Reserve Fund Balance	
Uncommitted Reserve Funds	\$603,111
2017 Capital Budget Draws	\$0
TOTAL	\$603,111

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APPENDIX B.6
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**COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS: BUILDING AND FLEET
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PUBLIC WORKS: BUILDING AND FLEET	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$139.60	\$288.41	\$446.78	\$615.06	\$794.10	(\$664.67)	(\$520.66)	(\$362.62)	(\$189.61)	
2017 - 2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Building And Fleet: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,465.6	\$0.0	\$0.0	\$0.0	\$0.0	\$1,465.6
- Public Works: Building And Fleet: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,618.2	\$0.0	\$0.0	\$0.0	\$0.0	\$1,618.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,205	1,218	1,230	1,242	1,256	1,363	1,384	1,403	1,422	1,445	13,169
REVENUE											
- DC Receipts: Inflated	\$137.2	\$141.4	\$145.7	\$150.0	\$154.8	\$171.4	\$177.5	\$183.5	\$189.6	\$196.6	\$1,647.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$4.9	\$10.1	\$15.6	\$21.5	\$27.8	(\$36.6)	(\$28.6)	(\$19.9)	(\$10.4)	(\$15.6)
- Interest on In-year Transactions	\$2.4	\$2.5	\$2.6	\$2.6	\$2.7	(\$39.8)	\$3.1	\$3.2	\$3.3	\$3.4	(\$14.0)
TOTAL REVENUE	\$139.6	\$148.8	\$158.4	\$168.3	\$179.0	\$159.4	\$144.0	\$158.0	\$173.0	\$189.6	\$1,618.2
CLOSING CASH BALANCE	\$139.6	\$288.4	\$446.8	\$615.1	\$794.1	(\$664.7)	(\$520.7)	(\$362.6)	(\$189.6)	(\$0.0)	

2017 Adjusted Charge Per Capita	\$113.85
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Allocation of Capital Program	
Residential Sector	86.0%
Non-Residential Sector	14.0%
Rates for 2017	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.6
TABLE 3 - PAGE 2

**COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS: BUILDING AND FLEET
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PUBLIC WORKS: BUILDING AND FLEET	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$23.71	\$48.94	\$75.71	\$104.05	\$134.43	(\$103.73)	(\$81.17)	(\$56.48)	(\$29.37)	
2017 - 2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Building And Fleet: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$238.6	\$0.0	\$0.0	\$0.0	\$0.0	\$238.6
- Public Works: Building And Fleet: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$263.4	\$0.0	\$0.0	\$0.0	\$0.0	\$263.4
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	11,638	11,741	11,816	11,884	12,122	12,240	12,317	12,458	12,655	12,725	121,596
REVENUE											
- DC Receipts: Inflated	\$23.3	\$24.0	\$24.6	\$25.3	\$26.3	\$27.1	\$27.8	\$28.7	\$29.7	\$30.5	\$267.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.8	\$1.7	\$2.6	\$3.6	\$4.7	(\$5.7)	(\$4.5)	(\$3.1)	(\$1.6)	(\$1.4)
- Interest on In-year Transactions	\$0.4	\$0.4	\$0.4	\$0.4	\$0.5	(\$6.5)	\$0.5	\$0.5	\$0.5	\$0.5	(\$2.3)
TOTAL REVENUE	\$23.7	\$25.2	\$26.8	\$28.3	\$30.4	\$25.3	\$22.6	\$24.7	\$27.1	\$29.4	\$263.4
CLOSING CASH BALANCE	\$23.7	\$48.9	\$75.7	\$104.1	\$134.4	(\$103.7)	(\$81.2)	(\$56.5)	(\$29.4)	(\$0.0)	

2017 Adjusted Charge Per Square Metre	\$2.00
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Allocation of Capital Program	
Residential Sector	86.0%
Non-Residential Sector	14.0%
Rates for 2017	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

WASTE SERVICES

APPENDIX B.7

WASTE SERVICES

The County of Dufferin assumed waste management responsibilities in 2013. The Waste Services department is now responsible for several facilities, vehicles, and equipment associated with waste collection.

TABLE 1 2007-2016 HISTORICAL SERVICE LEVELS

Waste Services operates three facilities totalling 19,300 sq. ft. and valued at \$1.34 million in 2016. Land associated with these facilities totals 7.69 hectares, currently valued at \$518.3 million.

The department currently owns 24 vehicles, valued at \$5.97 million. Containers and other equipment are valued at \$2.76 million.

The total value of the Waste capital infrastructure is estimated to be \$10.59 million. The ten-year historic average service level is \$130.57 per capita and employee and this, multiplied by the ten-year forecast net population and employment growth (13,252), results in a ten-year maximum allowable of \$1.73 million.

No excess capacity has been calculated. However, Waste is a service for which development-related capital costs must be reduced by ten per cent under the *DCA*. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$1.56 million.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The ten-year development-related capital plan for Waste includes construction of a new waste services building in 2017, estimated at \$103,100. Equipment needs associated with growth over the ten-year planning period include additional green bins, blue boxes, and carts, expected to total \$202,700.

No grants or benefit to existing shares have been identified for these items. After the legislated ten per cent reduction, \$275,200 in DC eligible costs remains. This amount is allocated 86 per cent to the residential sector and 14 per cent to the non-residential sector. This yields an unadjusted charge of \$17.97 per capita and \$0.32 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases to \$19.12 per capita and the non-residential charge also increases slightly to \$0.34 per square metre.

The following table summarizes the calculation of the Waste development charge.

WASTE SUMMARY						
Year Average Service Level (2013-2016) \$/pop & employ	2017 - 2026 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m.	\$/capita	\$/sq.m.
\$130.57	\$305,822	\$275,240	\$17.97	\$0.32	\$19.12	\$0.34

DUFFERIN COUNTY
 INVENTORY OF CAPITAL ASSETS
 WASTE MANAGEMENT

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Dufferin Transfer	-	-	-	-	-	-	12,500	12,500	12,500	12,500	\$75
Dufferin Scalehouse	-	-	-	-	-	-	800	800	800	800	\$20
19 Commerce Road	-	-	-	-	-	-	6,000	6,000	6,000	6,000	\$65
Total (sq. ft.)	-	-	-	-	-	-	19,300	19,300	19,300	19,300	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,343.5	\$1,343.5	\$1,343.5	\$1,343.5	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Dufferin Transfer	-	-	-	-	-	-	4.45	4.45	4.45	4.45	\$80,000
19 Commerce Road	-	-	-	-	-	-	0.81	0.81	0.81	0.81	\$80,000
New Land for PW Yard	-	-	-	-	-	-	2.43	2.43	2.43	2.43	\$40,120
Total (ha)	-	-	-	-	-	-	7.69	7.69	7.69	7.69	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$518.3	\$518.3	\$518.3	\$518.3	

DUFFERIN COUNTY
INVENTORY OF CAPITAL ASSETS
WASTE MANAGEMENT

VEHICLES Description	# of Vehicles										UNIT COST (\$/unit)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Single Stream Rear Loaders												
Dual Stream Rear Loaders	-	-	-	-	-	-	-	1	1	1	1	\$295,000
Dual Stream Side Loaders	-	-	-	-	-	-	9	9	9	9	9	\$315,000
Front End Loader	-	-	-	-	-	-	1	1	1	1	1	\$312,000
Single stream Side Load	-	-	-	-	-	-	6	6	6	6	6	\$308,000
Large Truck	-	-	-	-	-	-	1	1	1	1	1	\$176,000
Small Truck	-	-	-	-	-	-	1	1	1	1	1	\$85,000
Fork lift	-	-	-	-	-	-	1	1	1	1	1	\$45,000
Pick-up Truck	-	-	-	-	-	-	2	2	2	2	2	\$47,500
Roll-Off Truck	-	-	-	-	-	-	1	1	1	1	1	\$248,000
Vans	-	-	-	-	-	-	1	1	1	1	1	\$32,300
Total (#)	-	-	-	-	-	-	23	24	24	24	24	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,676.3	\$5,971.3	\$5,971.3	\$5,971.3	\$5,971.3	

FURNITURE & EQUIPMENT	Total Value of Furniture & Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Containers	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800	\$9,800	\$9,800	\$9,800
Other Equipment CNG plant	\$0	\$0	\$0	\$0	\$0	\$0	\$2,750,000	\$2,750,000	\$2,750,000	\$2,750,000
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,759.8	\$2,759.8	\$2,759.8	\$2,759.8

**DUFFERIN COUNTY
 CALCULATION OF SERVICE LEVELS
 VEHICLES**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	55,390	55,884	56,382	56,885	57,824	58,778	59,747	60,733	61,735
Employment	19,445	19,312	19,192	19,083	18,985	19,358	19,738	20,128	20,526	20,931
Total Population + Employment	74,345	74,702	75,076	75,465	75,870	77,182	78,516	79,875	81,259	82,666

INVENTORY SUMMARY (\$000)

- Buildings	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,343.5	\$1,343.5	\$1,343.5	\$1,343.5
- Land	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$518.3	\$518.3	\$518.3	\$518.3
- Vehicles	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,676.3	\$5,971.3	\$5,971.3	\$5,971.3
- Furniture & Equipment	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,759.8	\$2,759.8	\$2,759.8	\$2,759.8
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$10,297.9	\$10,592.9	\$10,592.9	\$10,592.9

Average
Service
Level

SERVICE LEVEL (\$/pop + empl)

- Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.11	\$16.82	\$16.53	\$16.25	\$16.68
- Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.60	\$6.49	\$6.38	\$6.27	\$6.43
- Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72.30	\$74.76	\$73.48	\$72.23	\$73.19
- Furniture & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.15	\$34.55	\$33.96	\$33.38	\$34.26
Total (\$/pop + empl)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$131.16	\$132.62	\$130.36	\$128.14	\$130.57

**COUNTY OF DUFFERIN
 CALCULATION OF MAXIMUM ALLOWABLE
 VEHICLES**

10-Year Funding Envelope Calculation	
Year Average Service Level (2013-2016)	\$130.57
Net Population + Employment Growth 2017-2026	13,252
Maximum Allowable Funding Envelope	1,730,252
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$173,025
Discounted Maximum Allowable Funding Enve	\$1,557,227

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$10,592,857
Inventory Using Average Service Level	\$10,793,761
Excess Capacity	\$0
Excess Capacity:	Uncommitted

Note: only need to calculate the historical level of service since 2013 when the service was created.

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTE

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Othe Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017 2026	Post 2026
7.0 WASTE										
7.1 Buildings and Facilities										
7.1.1 Waste Services Building	2017	\$ 103,133	\$ -	\$ 103,133	\$ -	\$ 10,313	\$ 92,820	\$ -	\$ 92,820	\$ -
<i>Subtotal Buildings and Facilities</i>		\$ 103,133	\$ -	\$ 103,133	\$ -	\$ 10,313	\$ 92,820	\$ -	\$ 92,820	\$ -
7.2 Equipment										
7.2.1 Additional greenbins (\$18/bin)	various	\$ 65,549	\$ -	\$ 65,549	\$ -	\$ 6,555	\$ 58,994	\$ -	\$ 58,994	\$ -
7.2.2 Additional blue boxes (\$5.85/box)	various	\$ 42,607	\$ -	\$ 42,607	\$ -	\$ 4,261	\$ 38,346	\$ -	\$ 38,346	\$ -
7.2.3 Additional green carts (\$38/cart)	various	\$ 32,933	\$ -	\$ 32,933	\$ -	\$ 3,293	\$ 29,640	\$ -	\$ 29,640	\$ -
7.2.4 Additional blue box carts (\$66/cart)	various	\$ 61,600	\$ -	\$ 61,600	\$ -	\$ 6,160	\$ 55,440	\$ -	\$ 55,440	\$ -
<i>Subtotal Equipment</i>		\$ 202,689	\$ -	\$ 202,689	\$ -	\$ 20,269	\$ 182,420	\$ -	\$ 182,420	\$ -
TOTAL WASTE		\$ 305,822	\$ -	\$ 305,822	\$ -	\$ 30,582	\$ 275,240	\$ -	\$ 275,240	\$ -

Note: Waste Management is a new service and therefore has no existing reserve balance

Residential Development Charge Calculation		
Residential Share of 2017-2026 DC Eligible Costs	86%	\$236,706
10 Year Growth in Population in New Units		13,169
Unadjusted Development Charge Per Capita		\$17.97
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017-2026 DC Eligible Costs	14%	\$38,534
10 Year Growth in Square Metres		121,596
Unadjusted Development Charge Per Square Metre		\$0.32

2017-2026 Net Funding Envelope	\$1,557,227
Reserve Fund Balance	
Uncommitted Reserve Funds	\$0
2017 Capital Budget Draws	<u>\$0</u>
TOTAL	\$0

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APPENDIX B.7
TABLE 3 - PAGE 1

**COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
WASTE
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

WASTE	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$74.46)	(\$70.67)	(\$66.26)	(\$61.21)	(\$55.40)	(\$46.79)	(\$37.01)	(\$26.03)	(\$13.76)	
2017 - 2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Waste: Non Inflated	\$95.5	\$15.7	\$15.7	\$15.7	\$15.7	\$15.7	\$15.7	\$15.7	\$15.7	\$15.7	\$236.7
- Waste: Inflated	\$95.5	\$16.0	\$16.3	\$16.6	\$17.0	\$17.3	\$17.7	\$18.0	\$18.4	\$18.7	\$251.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,205	1,218	1,230	1,242	1,256	1,363	1,384	1,403	1,422	1,445	13,169
REVENUE											
- DC Receipts: Inflated	\$23.0	\$23.8	\$24.5	\$25.2	\$26.0	\$28.8	\$29.8	\$30.8	\$31.8	\$33.0	\$276.7
INTEREST											
- Interest on Opening Balance	\$0.0	(\$4.1)	(\$3.9)	(\$3.6)	(\$3.4)	(\$3.0)	(\$2.6)	(\$2.0)	(\$1.4)	(\$0.8)	(\$24.8)
- Interest on In-year Transactions	(\$2.0)	\$0.1	\$0.1	\$0.1	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	(\$0.3)
TOTAL REVENUE	\$21.0	\$19.8	\$20.7	\$21.7	\$22.8	\$25.9	\$27.4	\$29.0	\$30.7	\$32.5	\$251.6
CLOSING CASH BALANCE	(\$74.5)	(\$70.7)	(\$66.3)	(\$61.2)	(\$55.4)	(\$46.8)	(\$37.0)	(\$26.0)	(\$13.8)	\$0.0	

2017 Adjusted Charge Per Capita	\$19.12
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Allocation of Capital Program	
Residential Sector	86.0%
Non-Residential Sector	14.0%
Rates for 2017	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
WASTE
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

WASTE	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$11.96)	(\$11.18)	(\$10.29)	(\$9.31)	(\$8.15)	(\$6.84)	(\$5.41)	(\$3.80)	(\$1.98)	
2017 - 2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Waste: Non Inflated	\$15.5	\$2.6	\$2.6	\$2.6	\$2.6	\$2.6	\$2.6	\$2.6	\$2.6	\$2.6	\$38.5
- Waste: Inflated	\$15.5	\$2.6	\$2.7	\$2.7	\$2.8	\$2.8	\$2.9	\$2.9	\$3.0	\$3.1	\$41.0
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	11,638	11,741	11,816	11,884	12,122	12,240	12,317	12,458	12,655	12,725	121,596
REVENUE											
- DC Receipts: Inflated	\$3.9	\$4.0	\$4.1	\$4.2	\$4.4	\$4.5	\$4.7	\$4.8	\$5.0	\$5.1	\$44.8
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.7)	(\$0.6)	(\$0.6)	(\$0.5)	(\$0.4)	(\$0.4)	(\$0.3)	(\$0.2)	(\$0.1)	(\$3.8)
- Interest on In-year Transactions	(\$0.3)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)
TOTAL REVENUE	\$3.6	\$3.4	\$3.5	\$3.7	\$3.9	\$4.1	\$4.3	\$4.5	\$4.8	\$5.0	\$41.0
CLOSING CASH BALANCE	(\$12.0)	(\$11.2)	(\$10.3)	(\$9.3)	(\$8.1)	(\$6.8)	(\$5.4)	(\$3.8)	(\$2.0)	\$0.0	

2017 Adjusted Charge Per Square Metre	\$0.34
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Allocation of Capital Program	
Residential Sector	86.0%
Non-Residential Sector	14.0%
Rates for 2017	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.8

GENERAL GOVERNMENT

APPENDIX B.8**GENERAL GOVERNMENT**

The *DCA* allows the cost of growth-related studies to be included in the calculation of the development charges as long as they are permitted under the legislation. Consistent with s.5(1)7 of the *DCA*, the eligible development-related capital costs for the provision of studies and permitted general government expenditures and are reduced by 10 per cent when calculating the development charges.

**TABLE 1 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

As shown on Table 1, the 2017–2026 development-related gross cost for general government is \$315,000. An amount of, \$147,400 has been identified as a benefit to existing share. For the Strategic Plan, this share is based on population and employment shares. For the County’s 5-Year Growth Management Reviews, a 50 per cent benefit to existing share is applied.

The legislated ten per cent discount is also reduced from the DC eligible share and amounts to approximately \$16,800. The remaining amount of \$150,800 is considered eligible for development charges funding in the ten-year planning period.

The total amount is to be funded through existing reserve balances. As such, no development charge has been calculated for this service.

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Othe Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017 2026	Post 2026
8.0 GENERAL GOVERNMENT										
8.1 Growth Related Studies										
8.1.1 Development Charges Study	2017	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
8.1.2 Strategic Plan	2020	\$ 55,000	\$ -	\$ 55,000	\$ 47,396	\$ 760	\$ 6,843	\$ 6,843	\$ -	\$ -
8.1.3 5-Year Growth Management Review	2021	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
8.1.4 Development Charges Study	2022	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
8.1.5 5-Year Growth Management Review	2026	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
<i>Subtotal Growth Related Studies</i>		\$ 315,000	\$ -	\$ 315,000	\$ 147,396	\$ 16,760	\$ 150,843	\$ 150,843	\$ -	\$ -
TOTAL GENERAL GOVERNMENT		\$ 315,000	\$ -	\$ 315,000	\$ 147,396	\$ 16,760	\$ 150,843	\$ 150,843	\$ -	\$ -

Residential Development Charge Calculation		
Residential Share of 2017-2026 DC Eligible Costs	86%	\$0
10 Year Growth in Population in New Units		13,169
Unadjusted Development Charge Per Capita		\$0.00
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017-2026 DC Eligible Costs	14%	\$0
10 Year Growth in Square Metres		121,596
Unadjusted Development Charge Per Square Metre		\$0.00

Reserve Fund Balance	
Uncommitted Reserve Funds	\$150,843
2017 Capital Budget Draws	\$0
TOTAL	\$150,843

APPENDIX C

ROADS AND RELATED TECHNICAL APPENDIX

APPENDIX C

ROADS AND RELATED TECHNICAL APPENDIX

The Public Works Department oversees the design, development and construction of all County roads and related infrastructure in the County of Dufferin. This appendix provides a brief outline of the County municipal roads and related engineered services. These include the roads themselves as well as streetlights, intersection improvements, storm drainage, streetscaping, traffic signalization, guiderails and other related structures.

The growth-related roads and related infrastructure projects are required to service the demands of new development in the County over a 10 year planning horizon, from 2017 to 2026.

The following tables set out the 2017 to 2026 growth-related capital forecast and the calculation of the development charge for roads and related infrastructure. The cost, quantum and description of the projects included in the forecast have been developed by County staff with assistance from the consultants. Consistent with s. 5. (1)7. of the *DCA*, there is no percentage reduction in the eligible growth-related net capital costs for the provision of the roads services. Tables 1 - 3 provide details of the projects included in the County-wide roads and related infrastructure development charge calculation. The content of the tables is as follows:

Table 1	Roads and Related Historical Service Levels 2007-2016
Table 2	Summary of Growth-Related Roads and Related Infrastructure Capital Program and Calculation of Unadjusted Development Charge
Table 3	Cash Flow Analysis for Roads Program

TABLE 1 – ROADS AND RELATED HISTORICAL SERVICE LEVELS 2007-2016

Table 1 demonstrates that the County's current road infrastructure comprises 330 km with a replacement value of \$154.2 million. Bridges and large culverts add an additional \$87.8 million to the value of the inventory for a total of \$241.9 million. The ten year historic average service level is \$3,089.14 per capita and employee. The historical service level, multiplied by the combined growth in population and employment anticipated over the planning period to 2026 (13,252 people and jobs) results in a maximum allowable funding envelope of \$40.9 million for the Roads and Related service.

TABLE 2 – 2017-2026 CAPITAL PROGRAM

Table 2 identifies selected roads and related growth-related projects that are proposed throughout the County over the next ten years. The capital program is comprised of three components: the previously funded projects which were not recovered for under the County's last DC By-law, future road projects, and roads and related studies. The roads projects are largely based on the County's capital budget with projects removed that do not have a development related share.

The net capital cost of the previously funded projects is \$3.01 million. Capital costs associated with future road projects total \$44.9 million. Studies include biannual roads need studies as well as a roads rationalization study in 2020, for a total of \$225,000 related to studies.

No grants or subsidies have been identified for Roads and Related projects. A benefit to existing share of approximately 86 per cent has been applied uniformly across all projects. Current population and employment compared to 10-year forecasted population and employment was used to determine the growth and non-growth shares of projects.

Approximately \$6.65 million remains in DC eligible costs. Of this amount, \$2.76 million will be funded through the Roads and Related DC reserve fund. No post period benefit shares have been identified.

The remaining \$3.89 million can be recovered through development charges over the period 2017-2026 and has been included in the DC rate calculations. The DC recoverable costs have been allocated 86 per cent (\$3.35 million) to new residential development and 14 per cent (\$545,100) to new non-residential development. The allocation of costs is based on future shares of population and employment growth. The resulting unadjusted development charges are \$254.26 per capita for new residential development and \$4.48 per square metre for new non-residential development.

TABLE 3 – CASH FLOW ANALYSIS

Table 3 illustrates the cash flow analysis for roads and related infrastructure. After cash flow, the residential charge decreases slightly to \$252.42 per capita, and the non-residential charge decreases to \$4.44 per square metre.

The following is a summary of the roads and related calculated unadjusted and cash flow adjusted development charge rates:

ROADS AND RELATED SUMMARY						
10 Year Average Service Level (2007-2016) \$/pop & employ	2017 - 2026 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m.	\$/capita	\$/sq.m.
\$3,089.14	\$48,135,511	\$3,893,334	\$254.26	\$4.48	\$252.42	\$4.44

APPENDIX C
TABLE 1 - PAGE 1

COUNTY OF DUFFERIN
INVENTORY OF CAPITAL ASSETS
ROADS AND RELATED

ROADS Name	# of Km										UNIT COST (\$/km)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Hot Mix Asphalt												
<i>Low Class Bituminious HL2</i>	16	16	16	19	9	9	9	9	9	9	9	\$370,000
<i>Intermediate Class Bituminious HL3/4</i>	253	234	234	234	241	241	241	241	241	241	241	\$450,000
<i>High Class Bituminious (non-load restricted)</i>	61	80	80	80	80	80	80	80	80	80	80	\$530,000
Total (km)	330	330	330	333	330	330	330	330	330	330	330	
Total (\$000)	\$152,100.0	\$153,620.0	\$153,620.0	\$154,730.0	\$154,180.0	\$154,180.0	\$154,180.0	\$154,180.0	\$154,180.0	\$154,180.0	\$154,180.0	

BRIDGES AND CULVERTS Name	Total Bridges and Culverts (#)										UNIT COST (\$/unit)	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
Bridges	35	35	35	35	35	35	35	35	35	35	35	\$2,000,000
Large Culverts	38	38	38	71	71	71	71	71	71	71	71	\$250,000
Total (#)	73	73	73	106	106	106	106	106	106	106	106	
Total (\$000)	\$79,500.0	\$79,500.0	\$79,500.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0	

APPENDIX C
TABLE 1 - PAGE 2

COUNTY OF DUFFERIN
CALCULATION OF SERVICE LEVELS
ROADS AND RELATED

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population	54,900	55,390	55,884	56,382	56,885	57,824	58,778	59,747	60,733	61,735
Employment	19,445	19,312	19,192	19,083	18,985	19,358	19,738	20,128	20,526	20,931
Total Population + Employment	74,345	74,702	75,076	75,465	75,870	77,182	78,516	79,875	81,259	82,666

INVENTORY SUMMARY (\$000)

- Roads	\$152,100.0	\$153,620.0	\$153,620.0	\$154,730.0	\$154,180.0	\$154,180.0	\$154,180.0	\$154,180.0	\$154,180.0	\$154,180.0
- Bridges and Large Culverts	\$79,500.0	\$79,500.0	\$79,500.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0	\$87,750.0
Total (\$000)	\$231,600.0	\$233,120.0	\$233,120.0	\$242,480.0	\$241,930.0	\$241,930.0	\$241,930.0	\$241,930.0	\$241,930.0	\$241,930.0

Average
Service
Level

SERVICE LEVEL (\$/pop + empl)

- Roads	\$2,045.86	\$2,056.44	\$2,046.20	\$2,050.35	\$2,032.16	\$1,997.63	\$1,963.69	\$1,930.26	\$1,897.39	\$1,865.09	\$1,988.51
- Bridges and Large Culverts	\$1,069.34	\$1,064.23	\$1,058.93	\$1,162.79	\$1,156.58	\$1,136.93	\$1,117.61	\$1,098.59	\$1,079.88	\$1,061.49	\$1,100.64
Total (\$/pop + empl)	\$3,115.19	\$3,120.67	\$3,105.13	\$3,213.14	\$3,188.74	\$3,134.56	\$3,081.30	\$3,028.85	\$2,977.27	\$2,926.58	\$3,089.14

COUNTY OF DUFFERIN
CALCULATION OF MAXIMUM ALLOWABLE
ROADS AND RELATED

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2007-2016)	\$3,089.14
Net Population + Empl 2017-2026	13,252
Maximum Allowable Funding Envelope	\$40,935,829
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$0
Discounted Maximum Allowable Funding Envelope	\$40,935,829

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$241,930,000
Inventory Using Average Service Level	\$255,368,301
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX C
TABLE 2 - PAGE 1

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED

Project Description	# of KMs	Timing	Gross Project Cost	Grants/ Subsidies/Othe Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	0% Reduction		Available DC Reserves	2017 2026	Post 2026
9.0 ROADS AND RELATED											
9.1 Road & Related Projects - Previously Funded											
9.1.1 Highway 24 - Culvert and Re-Paving (2016)		2017	\$ 2,757,761	\$ -	\$ 2,757,761	\$ 2,376,505	\$ -	\$ 381,256	\$ 381,256	\$ -	\$ -
9.1.2 Verterans Way - Signalization Improvements (2015)		2017	\$ 149,750	\$ -	\$ 149,750	\$ 129,047	\$ -	\$ 20,703	\$ 20,703	\$ -	\$ -
9.1.3 Road 109 - Rail-Grade Crossing (2014)		2017	\$ 103,000	\$ -	\$ 103,000	\$ 88,760	\$ -	\$ 14,240	\$ 14,240	\$ -	\$ -
<i>Subtotal Previously Funded</i>			\$ 3,010,511	\$ -	\$ 3,010,511	\$ 2,594,313	\$ -	\$ 416,198	\$ 416,198	\$ -	\$ -
9.2 Road Projects											
9.2.1 Pre-engineering/Design for Future Projects		Various	\$ 970,000	\$ -	\$ 970,000	\$ 835,899	\$ -	\$ 134,101	\$ -	\$ 134,101	
9.2.2 Rsf CR 11 (20 SR to 25 SR)	3.1	2017	\$ 2,100,000	\$ -	\$ 2,100,000	\$ 1,809,678	\$ -	\$ 290,322	\$ 290,322	\$ -	
9.2.3 Rsf CR 109 (10th Line to 16th Line)	3.5	2017	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 1,292,627	\$ -	\$ 207,373	\$ 207,373	\$ -	
9.2.4 Rsf CR 21 (Hwy 10 to 4th Line NE)	3.7	2017	\$ 925,000	\$ -	\$ 925,000	\$ 797,120	\$ -	\$ 127,880	\$ 127,880	\$ -	
9.2.5 Recon CR 21 (4th Line 5th Line)	1.1	2017	\$ 600,000	\$ -	\$ 600,000	\$ 517,051	\$ -	\$ 82,949	\$ 82,949	\$ -	
9.2.6 Rsf CR 11 (25 SR to 30 SR)	3.1	2018	\$ 1,580,000	\$ -	\$ 1,580,000	\$ 1,361,568	\$ -	\$ 218,432	\$ 218,432	\$ -	
9.2.7 Rsf CR 109 (CR 12 to 16th Line)	3.5	2018	\$ 1,680,000	\$ -	\$ 1,680,000	\$ 1,447,743	\$ -	\$ 232,257	\$ 232,257	\$ -	
9.2.8 Rsf CR 11 (Third Line to 2nd Line Am)	1.5	2018	\$ 550,000	\$ -	\$ 550,000	\$ 473,963	\$ -	\$ 76,037	\$ 76,037	\$ -	
9.2.9 Rsf CR 23 (CR 3 to Old Carriage Road)	1.5	2018	\$ 380,000	\$ -	\$ 380,000	\$ 327,466	\$ -	\$ 52,534	\$ 52,534	\$ -	
9.2.10 Rsf CR 23 (Old Carriage Road to Townline)	1.7	2018	\$ 450,000	\$ -	\$ 450,000	\$ 387,788	\$ -	\$ 62,212	\$ 62,212	\$ -	
9.2.11 Recon CR 21 (4th Line 5th Line)	1.1	2018	\$ 600,000	\$ -	\$ 600,000	\$ 517,051	\$ -	\$ 82,949	\$ 82,949	\$ -	
9.2.12 109 Climbing Lane	1.5	2018	\$ 910,000	\$ -	\$ 910,000	\$ 784,194	\$ -	\$ 125,806	\$ 125,806	\$ -	
9.2.13 Rsf CR 109 (CR 23 to Hwy 10)	4.0	2019	\$ 1,100,000	\$ -	\$ 1,100,000	\$ 947,927	\$ -	\$ 152,073	\$ 152,073	\$ -	
9.2.14 Rsf CR23 (Townline portion) B line to Porterfield	2.2	2019	\$ 575,000	\$ -	\$ 575,000	\$ 495,507	\$ -	\$ 79,493	\$ 79,493	\$ -	
9.2.15 Rsf CR 124 (Hwy 89 to CR 17)	6.1	2019	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,723,503	\$ -	\$ 276,497	\$ 276,497	\$ -	
9.2.16 Rsf CR 17 (CR 124 to Prince of Wales)	4.2	2019	\$ 1,150,000	\$ -	\$ 1,150,000	\$ 991,014	\$ -	\$ 158,986	\$ 158,986	\$ -	
9.2.17 Recon CR 21 (4th Line 5th Line)	1.1	2019	\$ 600,000	\$ -	\$ 600,000	\$ 517,051	\$ -	\$ 82,949	\$ 82,949	\$ -	
9.2.18 Rsf CR 124 (CR 17 to CR 21)	9.8	2020	\$ 3,100,000	\$ -	\$ 3,100,000	\$ 2,671,430	\$ -	\$ 428,570	\$ 36,376	\$ 392,194	

APPENDIX C
TABLE 2 - PAGE 2

COUNTY OF DUFFERIN
DEVELOPMENT-RELATED CAPITAL PROGRAM
- Roads

Project Description	# of KMs	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	0% Reduction		Available DC Reserves	2017 2026	Post 2026
9.2.19 Rsf CR 18 (Hwy 89 to CR 17)	6.0	2020	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 1,464,978	\$ -	\$ 235,022	\$ -	\$ 235,022	
9.2.20 Rsf CR 109 (2nd Line to E of Riddell Rd)	1.0	2020	\$ 1,300,000	\$ -	\$ 1,300,000	\$ 1,120,277	\$ -	\$ 179,723	\$ -	\$ 179,723	
9.2.21 Recon CR 21 (4th Line 5th Line)	3.3	2020	\$ 630,000	\$ -	\$ 630,000	\$ 542,904	\$ -	\$ 87,096	\$ -	\$ 87,096	
9.2.22 Rsf CR 18 (CR 17 Mansfield to 15 SR)	3.2	2021	\$ 900,000	\$ -	\$ 900,000	\$ 775,576	\$ -	\$ 124,424	\$ -	\$ 124,424	
9.2.23 Rsf CR 18 (15 SR to 20 SR)	3.2	2021	\$ 900,000	\$ -	\$ 900,000	\$ 775,576	\$ -	\$ 124,424	\$ -	\$ 124,424	
9.2.24 Rsf CR 12 (CR 109 to CR 10 Laurel)	6.1	2021	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,723,503	\$ -	\$ 276,497	\$ -	\$ 276,497	
9.2.25 Rsf CR 18 (Hwy 9 to CR 7)	7.1	2021	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,723,503	\$ -	\$ 276,497	\$ -	\$ 276,497	
9.2.26 Rsf CR 124 (CR 21 to Cty Border)	4.2	2022	\$ 1,400,000	\$ -	\$ 1,400,000	\$ 1,206,452	\$ -	\$ 193,548	\$ -	\$ 193,548	
9.2.27 Rsf CR 18 (CR 21 to Cty Border)	4.3	2022	\$ 1,250,000	\$ -	\$ 1,250,000	\$ 1,077,190	\$ -	\$ 172,810	\$ -	\$ 172,810	
9.2.28 Rsf CR 24 (CR 3 to Townline)	3.0	2022	\$ 1,050,000	\$ -	\$ 1,050,000	\$ 904,839	\$ -	\$ 145,161	\$ -	\$ 145,161	
9.2.29 Rsf CR 12 (25 SR to Hwy 89)	4.2	2023	\$ 1,350,000	\$ -	\$ 1,350,000	\$ 1,163,365	\$ -	\$ 186,635	\$ -	\$ 186,635	
9.2.30 Rsf CR 25 (Grand Valley to CR 15)	10.4	2024	\$ 3,300,000	\$ -	\$ 3,300,000	\$ 2,843,780	\$ -	\$ 456,220	\$ -	\$ 456,220	
9.2.31 Rsf CR 25 (CR 15 to Hwy 89)	5.5	2025	\$ 1,800,000	\$ -	\$ 1,800,000	\$ 1,551,153	\$ -	\$ 248,847	\$ -	\$ 248,847	
9.2.32 Rsf CR 17 (Hwy 10 to CR 124)	6.5	2026	\$ 2,050,000	\$ -	\$ 2,050,000	\$ 1,766,591	\$ -	\$ 283,409	\$ -	\$ 283,409	
9.2.33 Rsf CR 17 (Hwy 89 to Hwy 10)	7.8	2026	\$ 2,500,000	\$ -	\$ 2,500,000	\$ 2,154,379	\$ -	\$ 345,621	\$ -	\$ 345,621	\$ -
<i>Subtotal Road Projects</i>			\$ 44,900,000	\$ -	\$ 44,900,000	\$ 38,692,648	\$ -	\$ 6,207,352	\$ 2,345,124	\$ 3,862,228	\$ -
9.3 Road & Related Studies											
9.3.1 Roads Need Study		Various	\$ 200,000	\$ -	\$ 200,000	\$ 172,350	\$ -	\$ 27,650	\$ -	\$ 27,650	\$ -
9.3.2 Roads Rationalization		2020	\$ 25,000	\$ -	\$ 25,000	\$ 21,544	\$ -	\$ 3,456	\$ -	\$ 3,456	\$ -
<i>Subtotal Road & Related Studies</i>			\$ 225,000	\$ -	\$ 225,000	\$ 193,894	\$ -	\$ 31,106	\$ -	\$ 31,106	\$ -
			\$ 48,135,511	\$ -	\$ 48,135,511	\$ 41,480,855	\$ -	\$ 6,654,656	\$ 2,761,322	\$ 3,893,334	\$ -

Residential Development Charge Calculation			
Residential Share of 2017-2026 DC Eligible Costs	86%	\$3,348,267	
10 Year Growth in Population in New Units		13,169	
Unadjusted Development Charge Per Capita		\$254.26	
Non-Residential Development Charge Calculation			
Non-Residential Share of 2017-2026 DC Eligible Costs	14%	\$545,067	
10 Year Growth in Square Metres		121,596	
Unadjusted Development Charge Per Square Metre		\$4.48	

2012-2021 Net Funding Envelope	\$ 40,935,829
Reserve Fund Balance	
Uncommitted Reserve Funds	\$2,761,322
2012 Capital Budget Draws	\$0
TOTAL	\$2,761,322

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APPENDIX C
TABLE 3 - PAGE 1

**COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

ROADS AND RELATED	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$295.38	\$610.39	\$945.78	\$463.88	\$50.38	(\$72.24)	\$124.28	\$67.12	\$225.58	
2017 - 2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Non Inflated	\$13.9	\$13.9	\$13.9	\$785.8	\$703.5	\$453.8	\$174.4	\$406.3	\$227.9	\$554.9	\$3,348.3
- Roads And Related: Inflated	\$13.9	\$14.2	\$14.5	\$833.8	\$761.5	\$501.1	\$196.4	\$466.7	\$267.0	\$663.1	\$3,732.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,205	1,218	1,230	1,242	1,256	1,363	1,384	1,403	1,422	1,445	13,169
REVENUE											
- DC Receipts: Inflated	\$304.2	\$313.6	\$323.1	\$332.6	\$343.2	\$380.0	\$393.5	\$406.8	\$420.5	\$435.9	\$3,653.4
INTEREST											
- Interest on Opening Balance	\$0.0	\$10.3	\$21.4	\$33.1	\$16.2	\$1.8	(\$4.0)	\$4.3	\$2.3	\$7.9	\$93.4
- Interest on In-year Transactions	\$5.1	\$5.2	\$5.4	(\$13.8)	(\$11.5)	(\$3.3)	\$3.4	(\$1.6)	\$2.7	(\$6.2)	(\$14.7)
TOTAL REVENUE	\$309.3	\$329.2	\$349.9	\$351.9	\$348.0	\$378.4	\$392.9	\$409.5	\$425.5	\$437.5	\$3,732.2
CLOSING CASH BALANCE	\$295.4	\$610.4	\$945.8	\$463.9	\$50.4	(\$72.2)	\$124.3	\$67.1	\$225.6	\$0.0	

2017 Adjusted Charge Per Capita	\$252.42
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Allocation of Capital Program	
Residential Sector	86.0%
Non-Residential Sector	14.0%
Rates for 2017	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX C
TABLE 3 - PAGE 2

**COUNTY OF DUFFERIN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

ROADS AND RELATED	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$50.30	\$103.84	\$160.64	\$84.36	\$19.83	(\$1.60)	\$28.47	\$16.73	\$40.10	
2017 - 2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Non Inflated	\$2.3	\$2.3	\$2.3	\$127.9	\$114.5	\$73.9	\$28.4	\$66.1	\$37.1	\$90.3	\$545.1
- Roads And Related: Inflated	\$2.3	\$2.3	\$2.4	\$135.7	\$124.0	\$81.6	\$32.0	\$76.0	\$43.5	\$108.0	\$607.6
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	11,638	11,741	11,816	11,884	12,122	12,240	12,317	12,458	12,655	12,725	121,596
REVENUE											
- DC Receipts: Inflated	\$51.7	\$53.2	\$54.6	\$56.0	\$58.3	\$60.0	\$61.6	\$63.6	\$65.9	\$67.6	\$592.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.8	\$3.6	\$5.6	\$3.0	\$0.7	(\$0.1)	\$1.0	\$0.6	\$1.4	\$17.6
- Interest on In-year Transactions	\$0.9	\$0.9	\$0.9	(\$2.2)	(\$1.8)	(\$0.6)	\$0.5	(\$0.3)	\$0.4	(\$1.1)	(\$2.5)
TOTAL REVENUE	\$52.6	\$55.8	\$59.2	\$59.5	\$59.4	\$60.1	\$62.1	\$64.2	\$66.8	\$67.8	\$607.6
CLOSING CASH BALANCE	\$50.3	\$103.8	\$160.6	\$84.4	\$19.8	(\$1.6)	\$28.5	\$16.7	\$40.1	\$0.0	

2017 Adjusted Charge Per Square Metre	\$4.44
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Allocation of Capital Program	
Residential Sector	86.0%
Non-Residential Sector	14.0%
Rates for 2017	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX D

RESERVE FUNDS

APPENDIX D

DEVELOPMENT CHARGES RESERVE FUNDS

The *DCA* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the reserve fund balances that are available to help fund the development-related capital costs identified in the study. The closing balances of the development charges reserve funds as at December 31, 2016 are displayed in Table 1. All of the available reserve fund balances are therefore accounted for in the study.

As shown on Table 1, the December 31, 2016 total reserve fund balance was nearly \$5.88 million. The balances for each service are deemed to be “uncommitted” and have been treated appropriately in each of the cash flow analyses. The application of the available monies in each of the reserve funds is discussed in the appendix section related to each service.

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APPENDIX D
TABLE 1

COUNTY OF DUFFERIN
COUNTY-WIDE DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR END 2016

CATEGORY	Uncommitted Balance as at 31-Dec-16	Commitments	Available Uncommitted Balance
Land Ambulance	\$10,800	\$0	\$10,800
Community Services	\$1,742,390	\$0	\$1,742,390
Public Health	\$608,351	\$0	\$608,351
Public Works: Buildings & Fleet	\$603,111	\$0	\$603,111
Waste	\$0	\$0	\$0
General Government	\$150,843	\$0	\$150,843
Subtotal General Services	\$3,115,495	\$0	\$3,115,495
Roads & Related	\$2,761,322	\$0	\$2,761,322
Total All Services	\$5,876,817	\$0	\$5,876,817

APPENDIX E

LONG-TERM CAPITAL AND OPERATING IMPACTS

APPENDIX E

TABLE 1

COUNTY OF DUFFERIN
ESTIMATED NET OPERATING COST OF THE PROPOSED
GROWTH-RELATED CAPITAL PROGRAM
(in constant 2016 dollars)

	Net Cost (in 2016 \$)	Estimated Operating Costs (\$000)									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LAND AMBULANCE											
New Paramedics	\$85,000 per additional Paramedic	\$34.0	\$68.0	\$102.0	\$136.0	\$170.0	\$204.0	\$238.0	\$272.0	\$306.0	\$340.0
COMMUNITY SERVICES											
Additional Units	\$8,500 per additional unit	\$0.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0	\$136.0
PUBLIC HEALTH											
Already Accounted for in Operating Budget											
PUBLIC WORKS: BUILDING AND FLEET											
Salt Building	5% of building cost	\$0.0	\$7.9	\$7.9	\$7.9	\$7.9	\$7.9	\$7.9	\$7.9	\$7.9	\$7.9
Provision for New Garage in Southern Area (12,000 sf)	5% of building cost	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$108.0	\$108.0	\$108.0	\$108.0	\$108.0
Provision for New Dome (5,000 sf)	5% of building cost	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$27.5	\$27.5	\$27.5
WASTE											
Waste Services Building	5% of building cost	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2	\$5.2
ROADS AND RELATED											
All Projects	\$0.05 per \$ of growth-related infrastructure	\$0.8	\$1.6	\$2.4	\$48.1	\$89.0	\$115.4	\$125.5	\$149.2	\$162.4	\$194.7
TOTAL ESTIMATED OPERATING COSTS (\$000)		\$40.0	\$218.7	\$253.5	\$333.2	\$408.1	\$576.5	\$620.6	\$705.7	\$753.0	\$819.2

APPENDIX E
TABLE 2 - PAGE 1

COUNTY OF DUFFERIN
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Growth Related Projects	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	TOTAL (\$000)
LAND AMBULANCE											
Total Net Cost (1)	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	12.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Cost From Non-DC Sources	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	12.0
- Discount Portion (3)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1.2
- Prior Growth (4)	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	10.8
- Replacement	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2026 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
COMMUNITY SERVICES											
Total Net Cost (1)	510.6	5,729.7	519.4	524.7	530.5	537.0	544.1	551.8	530.2	529.4	10,507.4
Net Cost From Development Charges (2)	0.0	2,196.7	409.1	412.0	415.3	419.0	423.3	428.1	406.4	403.4	5,513.3
Net Cost From Non-DC Sources	510.6	3,533.1	110.3	112.7	115.3	118.0	120.8	123.7	123.8	126.0	4,994.1
- Discount Portion (3)	45.0	392.7	45.5	45.8	46.1	46.6	47.0	47.6	45.2	44.8	806.2
- Prior Growth (4)	404.8	1,337.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,742.4
- Replacement	60.8	1,802.8	64.8	67.0	69.1	71.4	73.7	76.1	78.6	81.2	2,445.6
- For Post 2026 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PUBLIC HEALTH											
Total Net Cost (1)	137.8	189.1	195.5	202.1	208.9	215.9	223.2	230.7	238.5	246.5	2,087.9
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	41.0	75.0	121.8	125.9	130.1	493.7
Net Cost From Non-DC Sources	137.8	189.1	195.5	202.1	208.9	174.9	148.2	108.9	112.6	116.4	1,594.3
- Discount Portion (3)	8.1	11.1	11.5	11.8	12.2	12.7	13.1	13.5	14.0	14.5	122.4
- Prior Growth (4)	72.7	99.8	103.2	106.6	110.2	72.9	42.8	0.0	0.0	0.0	608.4
- Replacement	57.0	78.2	80.8	83.6	86.4	89.3	92.3	95.4	98.6	101.9	863.5
- For Post 2026 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PUBLIC WORKS: BUILDING AND FLEET											
Total Net Cost (1)	75.0	158.4	0.0	0.0	0.0	2,160.0	0.0	765.0	75.0	0.0	3,233.4
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	1,704.2	0.0	0.0	0.0	0.0	1,704.2
Net Cost From Non-DC Sources	75.0	158.4	0.0	0.0	0.0	455.8	0.0	765.0	75.0	0.0	1,529.2
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Prior Growth (4)	75.0	158.4	0.0	0.0	0.0	369.7	0.0	0.0	0.0	0.0	603.1
- Replacement	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2026 Growth (5)	0.0	0.0	0.0	0.0	0.0	86.1	0.0	765.0	75.0	0.0	926.1
WASTE											
Total Net Cost (1)	123.4	20.3	20.3	20.3	20.3	20.3	20.3	20.3	20.3	20.3	305.8
Net Cost From Development Charges (2)	111.1	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	18.2	275.2
Net Cost From Non-DC Sources	12.3	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	30.6
- Discount Portion (3)	12.3	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	30.6
- Prior Growth (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2026 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GENERAL GOVERNMENT											
Total Net Cost (1)	30.0	0.0	0.0	55.0	100.0	30.0	0.0	0.0	0.0	100.0	315.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Cost From Non-DC Sources	30.0	0.0	0.0	55.0	100.0	30.0	0.0	0.0	0.0	100.0	315.0
- Discount Portion (3)	3.0	0.0	0.0	0.8	5.0	3.0	0.0	0.0	0.0	5.0	16.8
- Prior Growth (4)	27.0	0.0	0.0	6.8	45.0	27.0	0.0	0.0	0.0	45.0	150.8
- Replacement	0.0	0.0	0.0	47.4	50.0	0.0	0.0	0.0	0.0	50.0	147.4
- For Post 2026 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Notes: (1) For total growth related capital forecast see Appendices B-C.
 (2) Share of capital program to be funded from development charges if calculated rates are fully implemented
 (3) Mandatory 10% reduction for applicable services
 (4) Portion of growth-related capital forecast identified as prior growth (to be funded from current development charge reserve fund balances).
 (5) Post 2026 growth related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

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APPENDIX E
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COUNTY OF DUFFERIN
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Growth Related Projects	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	TOTAL (\$000)
ROADS AND RELATED											
Total Net Cost (1)	8,252.5	6,267.0	5,542.0	6,872.0	5,917.0	3,817.0	1,467.0	3,417.0	1,917.0	4,667.0	48,135.5
Net Cost From Development Charges (2)	16.2	16.2	16.2	913.7	818.0	527.7	202.8	472.4	265.0	645.2	3,893.3
Net Cost From Non-DC Sources	8,236.3	6,250.8	5,525.8	5,958.3	5,099.0	3,289.3	1,264.2	2,944.6	1,652.0	4,021.8	44,242.2
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Prior Growth (4)	1,124.7	850.2	750.0	36.4	0.0	0.0	0.0	0.0	0.0	0.0	2,761.3
- Replacement	7,111.6	5,400.6	4,775.8	5,922.0	5,099.0	3,289.3	1,264.2	2,944.6	1,652.0	4,021.8	41,480.9
- For Post 2026 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL: ALL SERVICES											
Total Net Cost (1)	9,130.5	12,365.7	6,278.4	7,675.2	6,777.9	6,781.3	2,255.7	4,986.0	2,782.1	5,564.3	64,597.1
Net Cost From Development Charges (2)	127.2	2,231.1	443.6	1,343.9	1,251.5	2,710.2	719.3	1,040.5	815.6	1,196.9	11,879.7
Net Cost From Non-DC Sources	9,003.2	10,134.6	5,834.8	6,331.3	5,526.3	4,071.2	1,536.4	3,945.5	1,966.6	4,367.4	52,717.4
- Discount Portion (3)	68.5	405.9	59.1	60.5	65.5	64.4	62.3	63.2	61.3	66.4	977.2
- Prior Growth (4)	1,705.3	2,447.1	854.2	150.9	156.3	470.7	43.9	1.1	1.1	46.1	5,876.8
- Replacement	7,229.4	7,281.6	4,921.5	6,119.9	5,304.5	3,450.0	1,430.2	3,116.1	1,829.2	4,254.9	44,937.3
- For Post 2026 Growth (5)	0.0	0.0	0.0	0.0	0.0	86.1	0.0	765.0	75.0	0.0	926.1

Notes: (1) For total growth related capital forecast see Appendices B-C.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Mandatory 10% reduction for applicable services

(4) Portion of growth-related capital forecast identified as prior growth (to be funded from current development charge reserve fund balances).

(5) Post 2026 growth related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

APPENDIX F

ASSET MANAGEMENT PLAN

APPENDIX F

ASSET MANAGEMENT PLAN

The recently enacted changes to the *Development Charges Act* require the completion of an Asset Management Plan before the passing of a development charges by-law. The primary purpose 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

Summaries of the future municipal-owned assets and estimated useful life assumptions considered under the 2017 Development Charges Study are outlined within Table 1. These assumptions were primarily derived from information within the County's 2013 Asset Management Plan and recent financial statements, as well as common industry practices.

Although all capital assets considered in the 2017 Development Charges Study have been identified, not all assets will necessitate future replacement or ongoing maintenance activities. These exceptions include projects such as development-related studies or infrastructure needs studies, which do not relate to the emplacement of a tangible capital asset. Such projects are identified as “not infrastructure” in the tables.

It should be noted that the capital cost estimates prepared for each of the identified projects include grouped costs of various individual elements, which, as a stand-alone item, may have their own useful life. For example, new buildings include elements such as HVAC, structural elements, and roofs, among others. Accordingly, the average useful life assumptions noted below are applicable to all project components.

Table 1 – Summary of Assets Considered	
Capital Project Description	Estimated Useful Life
Equipment for Paramedics	10 years
Community Services Building	50 years
Housing Capital Subsidy	Not infrastructure
Public Health Facility	40 years
Salt Building	50 years
Garage	50 years
Dome	50 years
Sign Truck	10 years
Plow	10 years
Backhoe	10 years
Waste Services Building	50 years
Waste Services Equipment (bins, boxes, carts)	10 years
Growth Related Studies	Not infrastructure
Roads Pre-engineering/Design	Not infrastructure
Roads & Related Studies	Not infrastructure
Road Resurfacing	16 years
Road Construction/Reconstruction	50 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 development-related, and therefore, are not eligible for funding through development charge revenues or other developer contributions.

Based on the information obtained from municipal staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated. 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 form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

Consistent with the requirements of the *Development Charges Act*, only the assets that are proposed to be funded under the development charges by-law have been included in this analysis. As a result, the total calculated annual provision has been netted down based on the following considerations:

1. Funding shares for which the developer is responsible for emplacing the asset or shares which the County anticipates receiving funding from other sources, such as the Province;
2. The replacement of existing infrastructure or benefit-to-existing development; and
3. Infrastructure as it relates to development occurring outside of the respective planning periods (post 2026).

Figure 1 provides an overview of the capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law. It should be noted that for all Roads and Related works, only the costs to reconstruct the asset were included in the annual provision. Regular road maintenance and rehabilitation expenditures are assumed to be accounted for through:

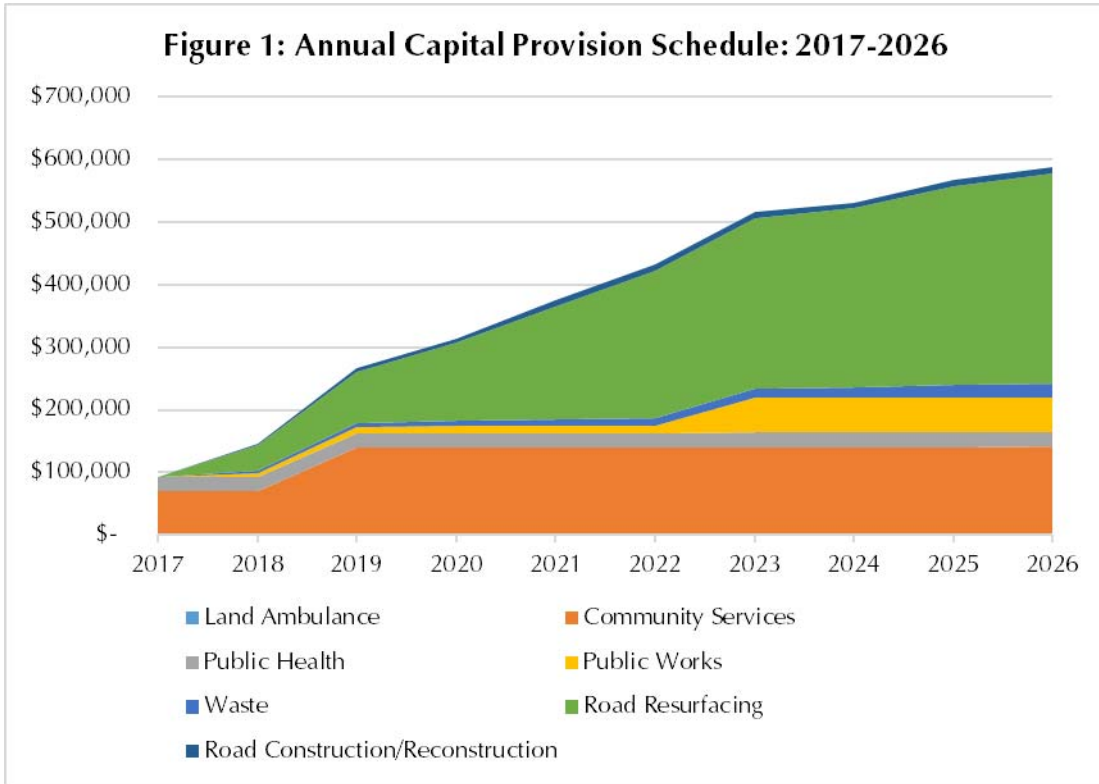
- The calculation of the replacement and benefit-to-existing share components for each road;
- The County's existing asset management practices; and

- The long-term operating and capital cost impact analysis identified in Appendix E of the study.

Figure 1 illustrates that, by 2026, the Municipality will need to fund an additional \$588,100 per annum in order to properly fund the full life-cycle costs of the new assets supported under this development charges by-law. This calculated tax supported life-cycle funding requirement equates to 1.64 per cent of the County's adopted 2017 tax levy. However, many of the projects in the development charges study are already constructed and the County is aware of the annual contributions required for the replacement of the assets.

The calculated annual funding provision should be considered within the context of the County's projected growth. Over the next ten years (to 2026) the County is projecting an increase of over 4,800 total private dwelling units, representing a 22 per cent increase over the existing (2016) base, as well as nearly 2,100 new employees. This growth will have the effect of increasing the overall assessment base 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 reserves for the future replacement of these assets. Table 2 provides a summary of the calculated annual provision by asset category in 2026.

The calculated annual provisions identified in Figure 1 are considered to be financially sustainable, as it is expected that the increased capital asset management requirements can be absorbed by the tax base over the long-term.



Land Ambulance	\$1,175
Community Services	\$139,542
Public Health	\$22,906
Public Works	\$56,194
Waste	\$21,897
Road Resurfacing	\$336,938
Road Construction/Reconstruction	\$9,422
Total 2026 Provision	\$588,073

APPENDIX G

DRAFT 2017 DC BY-LAW

THE CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2017-XX

A by-law to establish development charges for the Corporation of the County of Dufferin

WHEREAS subsection 2(1) of the *Development Charges Act, 1997, S.O. 1997, c. 27* (hereinafter called the "Act") provides that the council of a municipality may pass by-laws for the imposition of Development Charges against land for increased Capital Costs required because of the need for Services arising from Development in the area to which the By-law applies;

AND WHEREAS the Council of The Corporation of the County of Dufferin (the "County") has given Notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of the County has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on July 13, 2017;

AND WHEREAS the Council of the County had before it a report entitled Development Charge Background Study, dated June 23, 2017, prepared by Hemson Consulting Ltd., (the "Study") wherein it is indicated that the Development of any land within the County will increase the need for services as defined herein;

AND WHEREAS the Council of the County has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS following the Public Meeting, Council afforded the public an additional period of time for the submission of further written representations;

AND WHEREAS Council has further considered the Study and the by-law in light of any further written representations received;

AND WHEREAS by this by-law Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met as set out in the Capital Programs contained in Appendices B and C of the Study;

AND WHEREAS by this by-law Council has determined that no further public meetings are required under section 12 of the Act.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF DUFFERIN ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,
 - (1) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;
 - (2) "Assessment Act" means the *Assessment Act, 1990*, R.S.O. 1990, c. A.31, as amended;
 - (3) "Building Code Act, 1992" means the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended;
 - (4) "Capital cost" means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and

- (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990*, R.S.O. 1990, c. P.44, and
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the development charge background study under section 10 of the Act;
- (g) as interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (5) "Council" means the Council of The Corporation of the County of Dufferin;
- (6) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 7 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (7) "Development charge" means a charge imposed pursuant to this By-law;
- (8) "District school board" means a board defined in subsection 1(1) of the *Education Act, 1990*, R.S.O. 1990, c. e.2;
- (9) "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (10) "Farm building" means a building or structure actually used as part of or in connection with a *bona fide* farming operation and includes barns, silos and other buildings or structures ancillary to a *bona fide* farming operation, but excluding a residential use;
- (11) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;

- (12) “Gross floor area” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (13) “Industrial building” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something,
 - (b) research or development in connection with the manufacturing, producing or processing something,
 - (c) retail sales by a manufacturer, producer or processor of goods they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place,
 - (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (14) “Local board” means a public utility commission, public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the County or any part or parts thereof;
- (15) “Local services” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act* or as a condition of approval under s.53 of the *Planning Act*,
- (16) “Non-residential uses” means a building or structure used for other than a residential use;

- (17) "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- (18) "Places of worship" means that part of the building or structure that is exempt from taxation as a place of worship under the *Assessment Act*;
- (19) "Planning Act" means the *Planning Act, 1990*, R.S.O. 1990, c. P.13, as amended;
- (20) "Protracted" means in relation to a temporary building or structure, the persistence of its construction, erection, placement on land, alteration or of an addition to it for a continuous period exceeding eight months;
- (21) "Regulation" means any regulation made pursuant to the Act;
- (22) "Residential uses" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a row or other multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;
- (23) "Row or other multiple dwelling" means all dwelling units other than single detached dwellings, semi-detached dwellings, and apartment dwellings;
- (24) "Semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (25) "Services" means services set out in Schedule "A" to this By-law;
- (26) "Single detached dwelling" means a completely detached building containing only one dwelling unit;
- (27) "Temporary structure" means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding eight months;

CALCULATION OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this By-law, development charges against land in the County shall be imposed, calculated and collected in accordance with the base rates set out in Schedules “B” and “C”, which relate to the services set out in Schedule “A”.
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential development or redevelopment, or a residential portion of a mixed-use development or redevelopment, the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule “B”;
 - (b) in the case of non-residential development or redevelopment, or a non-residential portion of a mixed-use development or redevelopment, the development charge shall be the gross floor area of such area multiplied by the corresponding total dollar amount per square metre of gross floor area, as set out in Schedule “C”.
- (3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule “A”.

PHASE-IN OF DEVELOPMENT CHARGES AND TRANSITION PROVISIONS

3. (1) The development charges imposed pursuant to this by-law are not being phased in and are payable in full, subject to the exemptions herein, from the effective date of this by-law, subject to subsection 4(2).

APPLICABLE LANDS

4. (1) Subject to sections 5 and 6, this by-law applies to all lands in the County, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*.

- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
- (a) a district school board;
 - (b) any municipality or local board thereof;
 - (c) a place of worship exempt under s.3 of the *Assessment Act*;
 - (d) a public hospital under the *Public Hospitals Act, 1990, R.S.O. 1990, c. P. 40*; or
 - (e) farm buildings as defined herein;

TEMPORARY BUILDINGS OR STRUCTURES

5. (1) Subject to Subsections (2) and (3), temporary buildings or structures shall be exempt from the payment of development charges.
- (2) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been, a temporary building or structure, and the development charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- (3) Prior to the issuance of a building permit for a temporary building or structure, the County may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to section 27 of the Act providing for all or part of the development charge that would be required by Subsection (2) if the temporary building or structure became protracted, to be paid. The terms of such agreement shall then prevail over the provisions of this By-law.

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

6. (1) Notwithstanding section 4 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
- (a) the enlargement of an existing residential dwelling unit;

- (b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of each additional unit does not exceed the gross floor area of the existing dwelling unit;
 - (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
- (2) Notwithstanding subsection 5(1)(b), development charges shall be calculated and collected in accordance with Schedule “B” where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
- (3) Notwithstanding subsection 5(1)(c), development charges shall be calculated and collected in accordance with Schedule “B” where the additional dwelling unit has a residential gross floor area greater than,
- (a) in the case of a semi-detached house or multiple dwelling, the gross floor area of the smallest existing dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

RULES WITH RESPECT TO INDUSTRIAL ENLARGEMENT

7. If the gross floor area of an industrial building is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero.
8. Where the gross floor area of an industrial building is enlarged by more than 50 percent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable, multiplied by the fraction which results from the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

RULES WITH RESPECT TO REDEVELOPMENT

9. In the case of the demolition of all or part of a residential or non-residential building or structure:
- (1) a credit shall be allowed, provided that the land was improved by occupied structures within the 36 months prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within 36 months from the date the demolition permit has been issued; and
 - (2) if a development or redevelopment involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another, a credit shall be allowed equivalent to:
 - (a) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
 - (b) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.
10. A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.

DEVELOPMENT CHARGES IMPOSED

11. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential use, where, the development requires,
- (i) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;

- (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*,
 - (v) a consent under section 53 of the *Planning Act*,
 - (vi) the approval of a description under section 50 of the *Condominium Act, 1998*, S.O. 1998, c. 19; or
 - (vii) the issuing of a permit under the *Building Code Act, 1992*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to:
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act*,
 - (b) local services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.

LOCAL SERVICE INSTALLATION

12. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

13. (1) Where two or more of the actions described in subsection 6(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 6(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units and non-residential floor area, shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

14. (1) Council may authorize an owner, through an agreement under section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an owner to the County in respect of the development to which the agreement relates.
- (2) In any agreement under subsection 14(1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

TIMING OF CALCULATION AND PAYMENT

15. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted and defined by various references in the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

RESERVE FUNDS

16. (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the service set out in Schedule "A".

- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of section 35 of the Act.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (5) The Treasurer of the County shall in each year, commencing in 2018 for the 2017 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O.Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

17. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by Council, the Treasurer of the County shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
 - (2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
 - (3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

BY-LAW INDEXING

18. The development charges set out in Schedule "B" and "C" to this by-law shall be adjusted annually as of January 1, without amendment to this by-law, in

accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

SEVERABILITY

19. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be *ultra vires*, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

20. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

BY-LAW REGISTRATION

21. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

BY-LAW ADMINISTRATION

22. This by-law shall be administered by the Treasurer of the County.

SCHEDULES TO THE BY-LAW

23. The following Schedules to this by-law form an integral part of this by-law:

Schedule "A" - Designated Municipal Services Under this By-Law
Schedule "B" - Schedule of Residential Development Charges
Schedule "C" - Schedule of Non-Residential Development Charges

EXISTING BY-LAW REPEAL

24. That By-Law 2012-31 is hereby repealed effective August 23, 2017.

DATE BY-LAW EFFECTIVE

25. This By-law shall come into force and effect on August 23, 2017.

SHORT TITLE

26. This by-law may be cited as the “County of Dufferin Development Charges By-law, 2017”.

READ a first and second time this 23rd day of August, 2017

READ a third time and finally passed in Open Council this 23rd day of August, 2017.

Warden, County of Dufferin

Clerk, County of Dufferin

SCHEDULE "A"
TO BY-LAW 2017-XX

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. LAND AMBULANCE
2. COMMUNITY SERVICES
3. COUNTY RECREATION
4. LONG TERM CARE
5. PUBLIC HEALTH
6. PUBLIC WORKS: BUILDINGS & FLEET
7. WASTE SERVICES
8. GENERAL GOVERNMENT
9. ROADS & RELATED INFRASTRUCTURE

COUNTY OF DUFFERIN

**SCHEDULE "B"
BY-LAW NO. 2017-XX**

SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES

Service	Singles & Semis	Rows & Other Multiples	Apartments
Land Ambulance	\$0	\$0	\$0
Community Services	\$1,805	\$1,443	\$819
County Recreation	\$0	\$0	\$0
Long Term Care	\$0	\$0	\$0
Public Health	\$157	\$126	\$71
Public Works: Buildings & Fleet	\$372	\$297	\$169
Waste	\$62	\$50	\$28
General Government	\$0	\$0	\$0
SUB-TOTAL GENERAL SERVICES	\$2,396	\$1,916	\$1,087
Roads & Related	\$824	\$659	\$374
TOTAL DEVELOPMENT CHARGE	\$3,220	\$2,575	\$1,461

COUNTY OF DUFFERIN

**SCHEDULE "C"
BY-LAW NO. 2017-XX**

SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Residential Charge Per sq. m
Land Ambulance	\$0.00
Community Services	\$0.00
County Recreation	\$0.00
Long Term Care	\$0.00
Public Health	\$0.85
Public Works: Buildings & Fleet	\$2.00
Waste	\$0.34
General Government	\$0.00
SUB-TOTAL GENERAL SERVICES	\$3.19
Roads & Related	\$4.44
TOTAL DEVELOPMENT CHARGE	\$7.63