

**Report for Public Consultation**

Prepared by Hemson for the Township of Uxbridge

# 2024 Development Charges Background Study

March 7, 2024



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# List of Acronyms

AMP Asset Management Plan

BTE Benefit to Existing

COG Cost of Growth

DCA Development Charges Act

DC Development Charges

GFA Gross Floor Area

PPB Post-Period Benefit

PPU Persons Per Unit

# Executive Summary

## A. Purpose of Development Charges (DC) Background Study

Hemson Consulting Ltd. was retained by the Township of Uxbridge to complete a Development Charges (DC) Background Study (herein referred to as the “DC Background Study”). This Background Study provides the basis and background to update the Township’s development charges to reflect the servicing needs of development.

### i. Study Consistent with Development Charges Legislation

The Township of Uxbridge 2024 Development Charges Background Study is presented as part of the process to lead to the approval of new DC By-laws in compliance with the *Development Charges Act (DCA)*. The study is prepared in accordance with the *DCA* and associated regulations, including amendments that came into force through the *More Homes, More Choice Act*, the *COVID-19 Economic Recovery Act*, and the *More Homes Built Faster Act (Bill 23)*.

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

The *DCA* in Ontario is the most prescriptive of all DC legislation in Canada with respect to recovering development-related costs. Several key steps are required to calculate DCs. These include:

- Preparing a development (growth) forecast;
- Establishing historical service levels;
- Determining the increased needs for services arising from development;
- Determining how these costs are attributed to development types (i.e. residential and non-residential); and
- Adjusting for a cash flow analysis.

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

It is recommended that Council adopt the development-related capital forecast prepared for the purposes of the DC Background Study. However, the DC Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the Township’s normal annual budget process.

## B. Development Forecast

The table below provides a summary of the anticipated residential and non-residential growth over the 2024-2033 planning period. The development forecast is further discussed in Appendix A.

	Existing	2024-2033	
	As At Mid-Year 2023	Forecast Change	As at 2033
<b>Residential</b>			
Total Occupied Dwellings	8,159	848	9,007
Population			
Census	21,913	2,071	23,984
<i>Population In New Dwellings</i>		<i>2,216</i>	
<b>Non-Residential</b>			
Place of Work Employment	7,919	483	8,402
Non-Residential Building Space (sq.m.)		17,410	

## C. Development-Related Capital Program

The development-related capital program for all services is planned over a 10-year period from 2024 to 2033. The gross costs amount to \$67.48 million where \$25.64 million is eligible for recovery through development charges. Details regarding the capital programs for each individual service are provided in Appendix B of this report.

## D. Calculated Development Charges

Development charges rates have been established under the parameters and limitations of the *DCA*. A Township-wide uniform cost recovery approach is used to calculate development charges for all services.

The tables below provide the Township-wide charges for residential and non-residential development based on the aforementioned development forecasts.

### Calculated Township-wide Development Charges

SERVICE	Charge By Unit Type (1)				Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments	Special Care Needs	
Development-Related Studies	\$45	\$37	\$24	\$16	\$0.42
Library Services	\$1,465	\$1,188	\$776	\$534	\$0.00
Fire Services	\$1,520	\$1,233	\$805	\$554	\$14.05
By-Law Enforcement	\$88	\$71	\$47	\$32	\$0.00
Parks & Recreation	\$13,594	\$11,028	\$7,202	\$4,951	\$0.00
Services Related to a Highway: Public Works and Fleet	\$2,026	\$1,644	\$1,073	\$738	\$18.72
<b>General Services Charge</b>	<b>\$18,738</b>	<b>\$15,201</b>	<b>\$9,927</b>	<b>\$6,825</b>	<b>\$33.19</b>
Services Related to a Highway: Roads and Related	\$9,880	\$8,015	\$5,235	\$3,599	\$91.31
Storm Water Drainage and Control Services	\$3,228	\$2,619	\$1,710	\$1,176	\$29.83
<b>Engineered Services Charge</b>	<b>\$13,108</b>	<b>\$10,634</b>	<b>\$6,945</b>	<b>\$4,775</b>	<b>\$121.14</b>
<b>TOTAL CHARGE</b>	<b>\$31,846</b>	<b>\$25,835</b>	<b>\$16,872</b>	<b>\$11,600</b>	<b>\$154.33</b>
(1) Based on Persons Per Unit Of:	3.02	2.45	1.60	1.10	

The calculated development charges will be phased-in over a 5-year time period in accordance with the *DCA*. The legislation requires that the following phase-in be applied to the fully calculated rates:

- Year 1 = 80% of calculated rates
- Year 2 = 85% of calculated rates
- Year 3 = 90% of calculated rates
- Year 4 = 95% of calculated rates
- Year 5 = 100% of calculated rates



## **E. Cost of Growth Analysis**

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

## **F. DC By-law Included In Appendix E**

The Township's proposed draft DC By-law is included in Appendix E of this study.

# 1. Introduction

The Township of Uxbridge 2024 Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *Development Charges Act, 1997 (DCA)*.

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

- The average capital service levels provided in the Township over the 15-year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred, or to be incurred, by the Township 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.

This study presents the results of the review which determines the development-related net capital costs which are attributable to development that is forecast to occur in the Township. 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 study arrives, therefore, at calculated development charges for various types of development.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. Following completion of this process in accordance with the *DCA*, Council will review this study, and comments received regarding this study or other information brought to Council's attention about the proposed charges. Council will then pass a new development charges by-law for the Township.

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

## **A. Legislative Context**

The study is prepared in accordance with the *DCA* and associated regulations, including the amendments that came into force most recently on November 28, 2022 as per *Bill 23: More Homes Built Faster Act, 2022*. Key legislative changes include:

- Five-year mandatory phase-in of the calculated DC rates (beginning with a 20% reduction in Year 1, decreasing by 5% annually until Year 5);
- Historical service level standards have been extended from a 10 to 15-year planning period;
- DC by-laws now expire every 10 years instead of 5 years;
- The amount of interest paid on DC deferrals and freeze is capped at prime plus 1%;
- Costs associated with studies and affordable housing services are now ineligible for recovery through DCs;
- Municipalities must spend or allocate 60% of available DC reserve funds per year for roads, water and wastewater services; and
- Discounts for purpose built rentals based on the number of bedrooms.

The *DCA* was also amended to exempt affordable and attainable housing developments from the payment of DCs; however, the regulations which will define these types of units have not yet been released and therefore, these changes are not yet in force.

## **B. Relevant Analysis**

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

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

The following provides a summary of the consultation and approval process undertaken to complete the DC Background Study. Following the release of the DC Background Study, consultation will continue with the public prior to the passage of the new DC By-law(s) anticipated to occur in May 2024.

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

<b>Activity</b>	<b>Date</b>
Council Information Session	February 12, 2024
Public Release of DC Background Study	March 7, 2024
Statutory Public Meeting	March 25, 2024
Passage of 2024 DC By-law	May 2024 (targeted)

## 2. The DC Methodology Aligns Development-Related Costs and Benefits

Several key steps are required in calculating a development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, we have tailored our approach to the Township of Uxbridge'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. This study calculates charges on a Township-wide basis which is consistent with the Township's previous Development Charges Background Study.

### A. Consideration for Area Rated Services

In accordance with the *DCA*, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the development charges background study. The Township of Uxbridge has historically used a Township-wide approach, a practice which is proposed to be brought forward as part of this DC Background Study update. The Background Study provides an update to the historical service levels and the cost of providing future development-related capital infrastructure.

### B. Township-Wide Development Charges Are Proposed

The *DCA* provides municipalities with flexibility to define services that will be included in the development charges by-laws, provided that its other provisions, as well as those of O. Reg. 82/98, are met. The *DCA* also requires that the by-laws designate the areas within which DCs shall be imposed. The development charges may apply to all lands in a municipality or to other designated development areas as specified in the by-laws.

For all services, a range of capital infrastructure is available throughout the Township, and all Uxbridge residents and employees have access to this infrastructure. As new development occurs, new infrastructure will be needed in order to maintain overall service levels in the Township. A widely accepted method of sharing the development-related capital costs for such Township services is to apportion them over all anticipated growth.

The following services are included in the Township-wide development charges calculations:

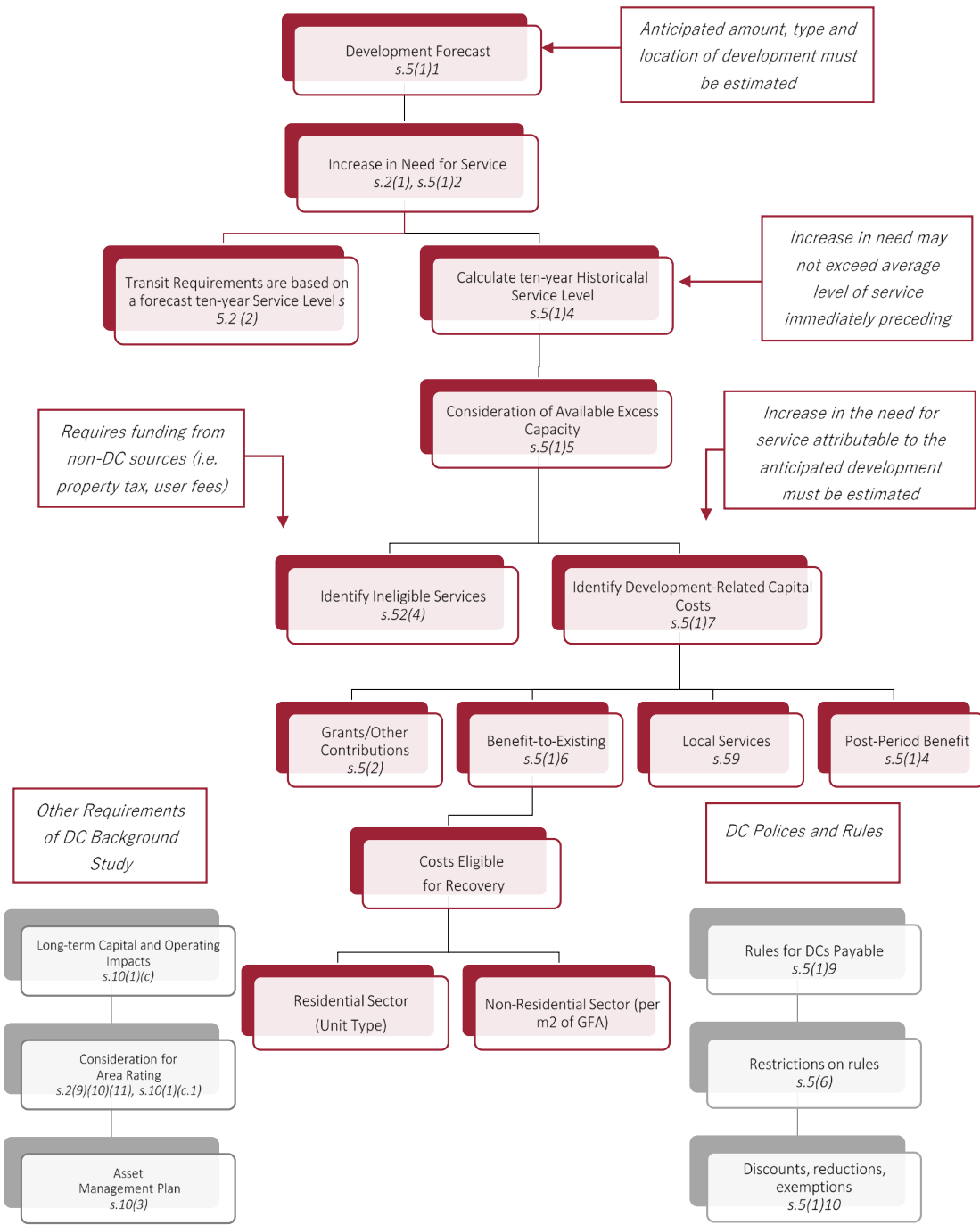
- Development-Related Studies
- Library Services
- Fire Services
- By-law Enforcement
- Parks and Recreation
- Services Related to a Highway (Public Works and Roads and Related)
- Storm Water Drainage and Control

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

### **C. Key Steps In Determining DCs for Future Development-Related Projects**

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

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



## **i. Development Forecast**

The first step in the methodology requires a development forecast to be prepared for the 10-year study period, 2024-2033. The 10-year planning horizon is used for all services considered in this study.

The forecast of the future residential and non-residential development is based on growth anticipated to occur in the Township. 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, 2024-2033. The forecast of GFA is based on the employment forecast for the Township. 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.

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

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

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

Historical 15-year average service levels thus form the basis for development charges. A review of the Township'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 2009-2023.

For Stormwater Services, historical service levels are less applicable as the infrastructure included in the capital program required to achieve health and safety standards as identified in relevant legislation including Provincial regulations, other relevant legislations, as well as Township standards. Historical service levels for the Roads and Related service have been included.

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

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

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

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

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

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

For some projects in the development-related capital program, a portion of the project may confer benefits to existing residents. As required by the *DCA*, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Township 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 capital program analysis to meet this requirement of the *DCA*.

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

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

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

## **v. Final Adjustment**

The final determination of the development charge results from adjustments made to development-related DC eligible costs for each service and sector resulting from the application of any unallocated growth-related reserve fund balances that are available to finance the development-related capital costs in the capital program. 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 therefore accounted for in the calculation as allowed under the *DCA*.

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

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

- s.10 (2) The development charge background study shall include,
  - (c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service; and
  - (c.2) an asset management plan prepared in accordance with subsection (3).

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

- (3) The asset management plan shall,
  - (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
  - (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
  - (c) contain any other information that is prescribed; and
  - (d) be prepared in a prescribed manner.

The requirement to include an Asset Management Plan (AMP) was part of the *DCA* amendments that came into effect on January 1, 2016. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life-cycle. The section of the DC Background Study that deals with the operating and capital cost impacts and the asset management plan can be found in Appendix D.

### 3. Development Forecast

This section provides the basis for the development forecasts used to calculate the development charges for the Township of Uxbridge. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A.

The development forecasts used in this Development Charges Background Study were prepared by Hemson Consulting Ltd. in consultation with Township planning staff and are based on a range of statistical data including Statistics Canada Census and National Household Survey data, Canada Mortgage Housing Corporation (CMHC) housing market information with reference to the recently approved Durham Regional Official Plan. It is important to note that Census population, which excludes undercoverage, is used for development charges studies whereas total population, which includes undercoverage, is used in official plans.

#### i. Residential Forecast

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of the population growth (or net population growth) 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, 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.

Table 1 provides a summary of the residential forecast for a ten-year planning period, from 2024 to 2033. The ten-year planning period is applicable to all development charge services.

As shown on Table 1, the Township's Census population is forecast to increase by approximately 2,071 over the next ten years, reaching about 23,984 people by 2033. Over the ten-year planning period from 2024 to 2033, the number of households is forecast to increase by 848 which translates to population growth in new units of approximately 2,216.

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

Development charges are levied on non-residential development as a charge per square metre of GFA. As with the residential forecast, the non-residential forecast requires both a projection of employment growth as well as a projection of the employment growth associated with new floor space in the Township.

The non-residential forecast projects an increase of approximately 483 jobs by 2033, excluding work from home employment. The net employment growth will be accommodated in approximately 17,400 square metres of new non-residential building space by 2033.

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

**TABLE 1**  
**TOWNSHIP OF UXBRIDGE**  
**SUMMARY OF RESIDENTIAL & NON-RESIDENTIAL**  
**DEVELOPMENT FORECAST**

	Existing	2024-2033	
	As At Mid-Year 2023	Forecast Change	As at 2033
<b>Residential</b>			
Total Occupied Dwellings	8,159	848	9,007
Population			
Census	21,913	2,071	23,984
<i>Population In New Dwellings</i>		<i>2,216</i>	
<b>Non-Residential</b>			
Place of Work Employment	7,919	483	8,402
Non-Residential Building Space (sq.m.)		17,410	

## 4. 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 Township over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For General Services (Library, Fire, Police, Parks and Recreation etc.), and Services Related to a Highway: Public Works and Roads and Related infrastructure, the legislative requirement is met by documenting historical service levels for the preceding 15 years, in this case, for the period 2009 to 2023. Typically, service levels are measured as a ratio of inputs per capita or per capita and employee.

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



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

**TABLE 2**  
**TOWNSHIP OF UXBRIDGE**  
**HISTORICAL AVERAGE SERVICE LEVELS**  
**2009 - 2023**

Service	Historical Average Service Level 2009 - 2023
<b>1.0 LIBRARY SERVICES</b>	<b>\$559.24 per capita</b>
Buildings	\$391.08 per capita
Land	\$49.05 per capita
Materials	\$106.70 per capita
Furniture & Equipment	\$12.41 per capita
<b>2.0 FIRE SERVICES</b>	<b>\$460.58 per population &amp; employment</b>
Buildings	\$224.00 per population & employment
Land	\$18.83 per population & employment
Rolling Stock	\$164.45 per population & employment
Furniture & Equipment	\$53.30 per population & employment
<b>3.0 BY-LAW ENFORCEMENT</b>	<b>\$29.40 per capita</b>
Buildings	\$24.36 per capita
Land	\$2.14 per capita
Furniture & Equipment	\$0.67 per capita
Rolling Stock	\$2.23 per capita
<b>4.0 PARKS &amp; RECREATION</b>	<b>\$5,127.51 per capita</b>
Indoor Recreation Facilities	\$2,931.72 per capita
Park Development & Facilities - Park Development	\$1,106.64 per capita
Park Facilities	\$829.41 per capita
Outdoor Buildings & Rolling Stock & Equipment	\$259.74 per capita
<b>5.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET</b>	<b>\$629.04 per population &amp; employment</b>
Buildings	\$120.89 per population & employment
Land	\$109.21 per population & employment
Furniture & Equipment	\$13.43 per population & employment
Rolling Stock & Related Equipment	\$385.51 per population & employment
<b>6.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED</b>	<b>\$20,813.01 per population &amp; employment</b>
Roads And Related	\$16,069.99 per population & employment
Streetlights	\$158.11 per population & employment
Other	\$4,584.91 per population & employment

## 5. Development-Related Capital Forecast

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

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 2, *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.

Based on the growth forecasts summarized in Section 3 and detailed in Appendix A, Township staff developed a development-related capital program setting out those projects that are required to service anticipated development.

One of the recommendations contained in the DC Background Study is for Council to adopt the development-related capital program derived 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 Township. It is acknowledged that changes to the capital program presented here may occur through the Township's normal capital budget process.

## B. The Development-Related Capital Forecast

A summary of the development-related capital forecast for all Services considered in this study is presented in Table 3. The table shows that the gross cost of the Township's capital forecast is estimated to be \$67.48 million. The net municipal cost decrease to \$67.25 million after grants and subsidies.

Of this \$67.25 million net municipal cost, approximately 49%, or \$33.22 million, is related to capital works for **Parks and Recreation**. This capital program accounts for a new pool, new projects for Fields of Uxbridge, new park facilities, parkland and trail development, and active transportation projects.

The next largest capital program belongs to **Roads and Related**, and amounts to \$14.91 million to provide for roadwork, sidewalks, streetlights, bridges, active transportation projects, and other growth-related projects.

The capital forecast associated with **Storm Water Drainage and Control Services** includes for the recovery of the Brock Street Culvert Debenture payments for \$7.15 million.

The capital forecast associated with **Library Services** includes a provision for the expansion of two library branches and associated furniture, equipment, and materials for \$5.21 million.

The capital forecast associated with **Public Works and Fleet** includes the provisions for the expansion of a storage building and associated land, and a new sand and salt dome for \$3.94 million.

The capital forecast associated with **Fire Services** includes for the recovery of debt for the Fire Hall, new vehicles, and new outfitting for staff for \$1.39 million.

The capital forecast associated with **By-Law Enforcement** includes the provisions for a new animal shelter building to be shared with Scugog, and new fleet and equipment associated for growth for \$897,600.

The capital forecast associated with **Development-Related Studies** includes various development studies over the planning period, amounting to \$535,000. Importantly, as of December 13, 2023, the Minister of Municipal Affairs and Housing has indicated further consultation to inform further potential changes to the DCA, one of which is related to a review of the removal of studies from recovery under the DCA. At the time of publishing this DC Background Study, studies have not yet been re-instated as an eligible capital cost, but in anticipation of a change to the legislation, a Development Related Studies capital program has been included in this DC Background Study.

The capital forecast 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. Portions of the capital forecast may be related to replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the 2024 – 2033 planning period. After these reductions, the remaining development-related capital costs are brought forward to the development charges calculation. Further details on the capital forecasts for each individual service category are available in Appendix B.

TABLE 3

**TOWNSHIP OF UXBRIDGE**  
**SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM**  
**2024 - 2033**  
(in \$000)

<b>Service</b>	<b>Gross Cost</b>	<b>Grants/ Subsidies</b>	<b>Municipal Cost</b>
1.0 Development-Related Studies	\$535.0	\$0.0	\$535.0
2.0 Library Services	\$5,213.6	\$0.0	\$5,213.6
3.0 Fire Services	\$1,386.4	\$0.0	\$1,386.4
4.0 By-Law Enforcement	\$1,129.1	\$231.5	\$897.6
5.0 Parks & Recreation	\$33,215.0	\$0.0	\$33,215.0
6.0 Services Related to a Highway: Public Works and Fleet	\$3,940.8	\$0.0	\$3,940.8
7.0 Services Related to a Highway: Roads and Related	\$14,910.0	\$0.0	\$14,910.0
8.0 Storm Water Drainage and Control Services	\$7,151.5	\$0.0	\$7,151.5
<b>TOTAL - 10 YEAR PROGRAM</b>	<b>\$67,481.4</b>	<b>\$231.5</b>	<b>\$67,249.9</b>

## 6. 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. For all services, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cash flow analysis that accounts for interest earnings and borrowing costs are also discussed.

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

It is noted that the calculation of the development charges does not include any provision for exemptions required under the *DCA*, for example, the exemption for enlargements of up to 50% on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charges revenue for the affected types of development. Any such revenue loss may not be offset, however, by increasing other portions of the calculated charge.

### A. Development Charges Calculation

#### i. Unadjusted Residential and Non-Residential Development Charges Rates for Township-wide Services

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

The capital forecast incorporates those projects identified to be related to growth 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 4 shows that \$25.21 million of the capital forecast relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs would have to be funded from fundraising, property taxes and other non-development charges revenue sources.

Approximately \$11.39 million of DC reserves have been identified, and have been net out of the chargeable capital costs. Another share of the forecast, \$5.00 million, is either attributable to growth beyond the 2033 period (and can therefore only be recovered under future development charges studies) or represents a service level increase in the Township.

The remaining \$25.64 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, \$23.16 million has been allocated to new residential development, and \$2.49 million has been allocated to new non-residential development. This results in a charge of \$10,451 per capita, \$142.74 per square metre.

TABLE 4

TOWNSHIP OF UXBRIDGE  
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES (2022-2028): SOFT SERVICES

10 Year Growth in Population in New Units	2,216
10 Year Growth in Square Metres	17,410

	Development-Related Capital Program (2024 - 2033)					Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Prior Growth (\$000)	Other Dev. Related (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	\$000	%	\$000
<b>1.0 Development-Related Studies</b>	\$535.0	\$160.0	\$312.4	\$0.0	\$62.6	82%	\$51.3	18%	\$11.26
Unadjusted Development Charge Per Capita							\$23.15		
Unadjusted Development Charge Per Sq. m									\$0.65
<b>2.0 Library Services</b>	\$5,213.6	\$0.0	\$842.8	\$3,212.6	\$1,158.2	100%	\$1,158.2	0%	\$0.00
Unadjusted Development Charge Per Capita							\$522.66		
Unadjusted Development Charge Per Sq. m									\$0.00
<b>3.0 Fire Services</b>	\$1,386.4	\$0.0	\$188.1	\$22.0	\$1,176.3	82%	\$964.6	18%	\$211.73
Unadjusted Development Charge Per Capita							\$435.28		
Unadjusted Development Charge Per Sq. m									\$12.16
<b>4.0 By-Law Enforcement</b>	\$897.6	\$259.6	\$69.2	\$508.0	\$60.9	100%	\$60.9	0%	\$0.00
Unadjusted Development Charge Per Capita							\$27.47		
Unadjusted Development Charge Per Sq. m									\$0.00
<b>5.0 Parks &amp; Recreation</b>	\$33,215.0	\$14,406.3	\$7,763.1	\$426.6	\$10,619.1	100%	\$10,619.1	0%	\$0.00
Unadjusted Development Charge Per Capita							\$4,792.10		
Unadjusted Development Charge Per Sq. m									\$0.00
<b>6.0 Services Related to a Highway: Public Works and Fleet</b>	\$3,940.8	\$1,500.0	\$485.5	\$348.7	\$1,606.6	82%	\$1,317.4	18%	\$289.19
Unadjusted Development Charge Per Capita							\$594.51		
Unadjusted Development Charge Per Sq. m									\$16.61
<b>7.0 Services Related to a Highway: Roads and Related</b>	\$14,910.0	\$4,877.0	\$1,733.0	\$0.0	\$8,300.0	82%	\$6,806.0	18%	\$1,494.00
Unadjusted Development Charge Per Capita							\$3,071.37		
Unadjusted Development Charge Per Sq. m									\$85.81
<b>8.0 Storm Water Drainage and Control Services</b>	\$7,151.5	\$4,004.8	\$0.0	\$485.4	\$2,661.2	82%	\$2,182.2	18%	\$479.02
Unadjusted Development Charge Per Capita							\$984.76		
Unadjusted Development Charge Per Sq. m									\$27.51
<b>TOTAL 10 YEAR PROGRAM</b>	<b>\$67,249.9</b>	<b>\$25,207.7</b>	<b>\$11,394.1</b>	<b>\$5,003.3</b>	<b>\$25,644.8</b>		<b>\$23,159.59</b>		<b>\$2,485.2</b>
Unadjusted Development Charge Per Capita							<b>\$10,451.30</b>		
Unadjusted Development Charge Per Sq. m									<b>\$142.74</b>





## **B. Adjusted Residential and Non-Residential Development Charges Rates**

Final adjustments to the “unadjusted” development charges rates are made through a cash flow analysis. The analysis, details of which are included in Appendix B, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category. Table 5 summarizes the results of the cash flow adjustments for the residential development charges rates. As shown, the adjusted per capita rate increases from \$10,451 per capita to \$10,545 per capita after the cash flow analysis.

Table 5 also provides the calculated rates by residential unit with the total Township-wide charge per unit ranging from a high of \$31,846 per unit for a serviced single- and semi-detached units to a low of \$11,600 per unit for special care units.

Table 6 displays the change between the unadjusted and adjusted Township-wide non-residential charges. The charge increases by \$11.59 per square metre after cash flow considerations. The fully calculated non-residential charge is \$154.33 per square metre.

TABLE 5

TOWNSHIP OF UXBRIDGE  
TOWNSHIP-WIDE DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Charge By Unit Type (1)				Percentage of Charge
			Single & Semi-Detached	Rows & Other Multiples	Apartments	Special Care Needs	
Development-Related Studies	\$23	\$15	\$45	\$37	\$24	\$16	0.1%
Library Services	\$523	\$485	\$1,465	\$1,188	\$776	\$534	4.6%
Fire Services	\$435	\$503	\$1,520	\$1,233	\$805	\$554	4.8%
By-Law Enforcement	\$27	\$29	\$88	\$71	\$47	\$32	0.3%
Parks & Recreation	\$4,792	\$4,501	\$13,594	\$11,028	\$7,202	\$4,951	42.7%
Services Related to a Highway: Public Works and Fleet	\$595	\$671	\$2,026	\$1,644	\$1,073	\$738	6.4%
<b>General Services Charge</b>	<b>\$6,395</b>	<b>\$6,205</b>	<b>\$18,738</b>	<b>\$15,201</b>	<b>\$9,927</b>	<b>\$6,825</b>	59%
Services Related to a Highway: Roads and Related	\$3,071	\$3,272	\$9,880	\$8,015	\$5,235	\$3,599	31%
Storm Water Drainage and Control Services	\$985	\$1,069	\$3,228	\$2,619	\$1,710	\$1,176	10%
<b>Engineered Services Charge</b>	<b>\$4,056</b>	<b>\$4,341</b>	<b>\$13,108</b>	<b>\$10,634</b>	<b>\$6,945</b>	<b>\$4,775</b>	41%
<b>TOTAL CHARGE</b>	<b>\$10,451</b>	<b>\$10,545</b>	<b>\$31,846</b>	<b>\$25,835</b>	<b>\$16,872</b>	<b>\$11,600</b>	100%
(1) Based on Persons Per Unit Of:			3.02	2.45	1.60	1.10	

TABLE 6

TOWNSHIP OF UXBRIDGE  
TOWNSHIP-WIDE DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	Unadjusted Charge (\$/sq.m)	Adjusted Charge (\$/sq.m)
Development-Related Studies	\$0.65	\$0.42
Library Services	\$0.00	\$0.00
Fire Services	\$12.16	\$14.05
By-Law Enforcement	\$0.00	\$0.00
Parks & Recreation	\$0.00	\$0.00
Services Related to a Highway: Public Works and Fleet	\$16.61	\$18.72
<b>General Services Charge Per Sq.M</b>	<b>\$29.42</b>	<b>\$33.19</b>
Services Related to a Highway: Roads and Related	\$85.81	\$91.31
Storm Water Drainage and Control Services	\$27.51	\$29.83
<b>Engineered Services Charge Per Unit</b>	<b>\$113.32</b>	<b>\$121.14</b>
<b>TOTAL CHARGE PER SQ.M</b>	<b>\$142.74</b>	<b>\$154.33</b>

## C. Statutory Phase-in of Calculated Development Charges

The *DCA* now requires that the calculated development charge rates be phased-in over a five-year period based on the following:

- Year 1 = 80% of calculated rates
- Year 2 = 85% of calculated rates
- Year 3 = 90% of calculated rates
- Year 4 = 95% of calculated rates
- Year 5 = 100% of calculated rates

Table 7 provides a summary of the 5-year phase in for the calculated residential and non-residential rates in the Township of Uxbridge.

**TABLE 7**  
**TOWNSHIP OF UXBRIDGE**  
**5-YEAR PHASE-IN OF CALCULATED DEVELOPMENT CHARGES**

<b>Charge Type</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Singles & Semis \$/unit	\$25,477	\$27,069	\$28,661	\$30,254	\$31,846
Rows \$/unit	\$20,668	\$21,960	\$23,252	\$24,543	\$25,835
Apartments \$/unit	\$13,498	\$14,341	\$15,185	\$16,028	\$16,872
Special Care \$/unit	\$9,280	\$9,860	\$10,440	\$11,020	\$11,600
Non-Residential Uniform \$/m2	\$123.46	\$131.18	\$138.90	\$146.61	\$154.33
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

## **D. Comparison of 2024 Newly Calculated Development Charges With Charges Currently In Force in Uxbridge**

Tables 8 and 9 presents a comparison of the newly calculated residential development charges with currently imposed development charge rates.

Tables 8 presents a comparison of the newly calculated residential development charges with currently imposed development charge rates. As shown, the residential development charge rate for a single- or semi-detached unit is calculated to increase by \$11,578 per unit, or 57%.

Table 9 presents the comparison of the newly calculated rates with consideration of the phase-in. As shown, the residential development charge rate for a single- or semi-detached unit increases by \$5,209 per unit, or 26% in the first year of the new DC by-law. The first year phased in rates will increase from current rates by 33% for rows, 33% for apartments, and 33% for special care units. The calculated development charge rates will continue to be phased-in and increased in accordance with the legislation (as amended), as outlined in Table 9.

Tables 10 and 11 displays the current uniform non-residential rate verses the current charge for Township-wide services, including the phase-in, in accordance with the legislation (as amended). As shown in Table 10, the non-residential development charge rate is calculated to increase by \$77.81 per sq.m.

Outlined in Table 11 is the comparison of the newly calculated rates with consideration of the phase-in. The non-residential charge will see an increase of 61% in the first year of the new DC by-law. The calculated development charge rates will continue to be phased-in and increased in accordance with the legislation (as amended) and also illustrated in Table 11.

TABLE 8

TOWNSHIP OF UXBRIDGE  
 COMPARISON OF CURRENT AND CALCULATED  
 RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	Current Residential Charge SDU	Calculated Residential Charge SDU	Difference in Charge	
Development-Related Studies	\$185	\$45	(\$140)	-76%
Library Services	\$875	\$1,465	\$590	67%
Fire Services	\$1,047	\$1,520	\$473	45%
By-Law Enforcement	\$58	\$88	\$30	52%
Parks & Recreation	\$8,271	\$13,594	\$5,323	64%
Services Related to a Highway: Public Works and Fleet	\$154	\$2,026	\$1,872	1216%
<b>General Services Charge Per Unit</b>	<b>\$10,590</b>	<b>\$18,738</b>	<b>\$8,148</b>	<b>76.9%</b>
Services Related to a Highway: Roads and Related	\$9,678	\$9,880	\$202	2.1%
Storm Water Drainage and Control Services		\$3,228	\$3,228	0.0%
<b>Engineered Services Charge Per Unit</b>	<b>\$9,678</b>	<b>\$13,108</b>	<b>\$3,430</b>	<b>35.4%</b>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$20,268</b>	<b>\$31,846</b>	<b>\$11,578</b>	<b>57.1%</b>

TABLE 9

TOWNSHIP OF UXBRIDGE  
 COMPARISON OF CURRENT AND CALCULATED  
 RESIDENTIAL DEVELOPMENT CHARGES

Singles & Semis \$/unit	Calculated	Change (%)
Current	<b>\$20,268</b>	
Year 1 - (80%)	\$25,477	26%
Year 2 - (85%)	\$27,069	6%
Year 3 - (90%)	\$28,661	6%
Year 4 - (95%)	\$30,254	6%
<b>Year 5 - (100%)</b>	<b>\$31,846</b>	<b>5%</b>

Rows \$/unit	Calculated	Change (%)
Current	<b>\$15,517</b>	
Year 1 - (80%)	\$20,668	33%
Year 2 - (85%)	\$21,960	6%
Year 3 - (90%)	\$23,252	6%
Year 4 - (95%)	\$24,543	6%
<b>Year 5 - (100%)</b>	<b>\$25,835</b>	<b>5%</b>

Apartments \$/unit	Calculated	Change (%)
Current	<b>\$10,135</b>	
Year 1 - (80%)	\$13,498	33%
Year 2 - (85%)	\$14,341	6%
Year 3 - (90%)	\$15,185	6%
Year 4 - (95%)	\$16,028	6%
<b>Year 5 - (100%)</b>	<b>\$16,872</b>	<b>5%</b>

Special Care \$/unit	Calculated	Change (%)
Current	<b>\$6,967</b>	
Year 1 - (80%)	\$9,280	33%
Year 2 - (85%)	\$9,860	6%
Year 3 - (90%)	\$10,440	6%
Year 4 - (95%)	\$11,020	6%
<b>Year 5 - (100%)</b>	<b>\$11,600</b>	<b>5%</b>

TABLE 10

TOWNSHIP OF UXBRIDGE  
 COMPARISON OF CURRENT AND CALCULATED  
 NON-RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	Current	Calculated	Difference in	
	Non-Residential Charge Sq. m	Non-Residential Charge Sq. m	Charge	
Development-Related Studies	\$1.42	\$0.42	(\$1.00)	-70%
Library Services	\$0.00	\$0.00	\$0.00	0%
Fire Services	\$6.93	\$14.05	\$7.12	103%
By-Law Enforcement	\$0.00	\$0.00	\$0.00	0%
Parks & Recreation	\$0.00	\$0.00	\$0.00	0%
Services Related to a Highway: Public Works and Fleet	\$1.08	\$18.72	\$17.64	1633%
<b>General Services Charge Per Sq.M</b>	<b>\$9.43</b>	<b>\$33.19</b>	<b>\$23.76</b>	<b>252%</b>
Services Related to a Highway: Roads and Related	\$67.09	\$91.31	\$24.22	36%
Storm Water Drainage and Control Services	\$0.00	\$29.83	\$29.83	0%
<b>Engineered Services Charge Per Unit</b>	<b>\$67.09</b>	<b>\$121.14</b>	<b>\$54.05</b>	<b>81%</b>
<b>TOTAL CHARGE PER SQ.M</b>	<b>\$76.52</b>	<b>\$154.33</b>	<b>\$77.81</b>	<b>101.7%</b>



TABLE 11

**TOWNSHIP OF UXBRIDGE  
COMPARISON OF CURRENT AND CALCULATED  
UNIFORM NON-RESIDENTIAL DEVELOPMENT CHARGES**

<b>Non-Residential Uniform \$/m2</b>	<b>Calculated</b>	<b>Change (%)</b>
Current	<b>\$76.52</b>	
Year 1 - (80%)	\$123.46	61%
Year 2 - (85%)	\$131.18	6%
Year 3 - (90%)	\$138.90	6%
Year 4 - (95%)	\$146.61	6%
<b>Year 5 - (100%)</b>	<b>\$154.33</b>	<b>5%</b>

## 7. Cost of Growth Analysis

This section provides a brief examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law. This examination is required as one of the provisions of the *DCA*. The analysis for all services is included in Appendix D.

### A. Asset Management Plan

Table 12 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2024-2033 recoverable portion. The year 2033 has been included to calculate the annual contribution for the 2024-2033 period as the expenditures in 2033 will not trigger asset management contributions until 2033. As shown in Table 12, by 2033, the Township should fund an additional \$748,300 per annum to fund the full life cycle costs of the new assets related to the services supported under the development charges by-law.

TABLE 12

TOWNSHIP OF UXBRIDGE  
ANNUAL ASSET MANAGEMENT PROVISION BY 2034

Service	2024 - 2033 Capital Program		Calculated AMP Annual Provision by 2034	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Development-Related Studies	\$62,556	\$472,444	\$0	\$0
Library Services	\$1,158,186	\$4,055,431	\$119,616	\$135,792
Fire Services	\$1,176,296	\$210,133	\$41,288	\$11,761
By-Law Enforcement	\$60,867	\$1,068,243	\$1,799	\$32,161
Parks & Recreation	\$10,619,073	\$22,595,927	\$339,384	\$634,741
Services Related to a Highway: Public Works and Fleet	\$1,606,594	\$2,334,176	\$23,055	\$60,313
Services Related to a Highway: Roads and Related	\$8,300,015	\$6,609,985	\$223,115	\$169,226
Storm Water Drainage and Control Services	\$2,661,202	\$4,490,255	\$0	\$0
<b>TOTAL</b>	<b>\$25,644,788</b>	<b>\$41,836,595</b>	<b>\$748,257</b>	<b>\$1,043,994</b>

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

## **B. Long-Term Capital and Operating Cost Impacts**

### **i. Net Operating Costs for the Township's Services Estimated to Increase over the Forecast Period**

The Township will experience estimated increase in net operating costs for additions associated with the planned capital program. These estimates are based on average costs derived from a review of recent budgets and the Financial Information Return (FIR) (additional details are included in Appendix D).

As described in Appendix D, by 2033, the Township's net operating costs are estimated to increase by \$1.92 million for property tax supported services. Increases in net operating costs will be experienced as new facilities are opened, park amenities are developed, and roads/sidewalks are constructed.

### **ii. Long-Term Capital Financing from Non-Development Charge Sources Totals \$30.21 million for Tax Supported Assets**

Table 13 summarizes the components of the development-related capital program that will require funding from non-development charges sources for tax supported assets. In total, \$25.21 million will need to be financed from non-DC sources over the 2024-2033 planning period. In addition, \$5.00 million in interim DC financing related to post-period shares of projects may be required or these costs may be recovered from other growth funding tools.

TABLE 13

TOWNSHIP OF UXBRIDGE  
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

General and Engineered Services	Development-Related Capital Program (2024 - 2033)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
1 Development-Related Studies	\$535.0	\$160.0	\$312.4	\$0.0	\$62.6
2 Library Services	\$5,213.6	\$0.0	\$842.8	\$3,212.6	\$1,158.2
3 Fire Services	\$1,386.4	\$0.0	\$188.1	\$22.0	\$1,176.3
4 By-Law Enforcement	\$897.6	\$259.6	\$69.2	\$508.0	\$60.9
5 Parks & Recreation	\$33,215.0	\$14,406.3	\$7,763.1	\$426.6	\$10,619.1
6 Services Related to a Highway: Public Works and Fleet	\$3,940.8	\$1,500.0	\$485.5	\$348.7	\$1,606.6
7 Services Related to a Highway: Roads and Related	\$14,910.0	\$4,877.0	\$1,733.0	\$0.0	\$8,300.0
8 Storm Water Drainage and Control Services	\$7,151.5	\$4,004.8	\$0.0	\$485.4	\$2,661.2
<b>TOTAL GENERAL &amp; ENGINEERED SERVICES</b>	<b>\$67,249.9</b>	<b>\$25,207.7</b>	<b>\$11,394.1</b>	<b>\$5,003.3</b>	<b>\$25,644.8</b>

\*Development related costs to be considered for funding from other tools and/or future DC Studies.

### **iii. Program is Deemed Financially Sustainable**

The calculated annual funding provision should be considered within the context of the Township's projected growth. Over the next 10 years (to 2033) the Township is projected to increase by nearly 850 dwelling units, and about 2,070 people. In addition, the Township will also add over 480 new employees that will result in approximately 17,410 square metres of additional non-residential building space.

In addition, as part of the annual budget update the Township also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed. Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long term. Life-cycle funding methodologies are also reviewed in order to ensure that the Township is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

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.

## 8. Other Considerations and Legislative Requirements

This section sets out other considerations and legislative requirements relating to the *DCA* including administration and collection, recent legislative changes, and consideration for area rating.

### A. Development Charges Administration and Collection

The *DCA* requirements in respect of the collection of DCs, certification and remittance, as well as reserve fund management are outlined in this section.

#### i. Development Charges Amount Payable and Date of Payment

The total amount of a DC is the amount of the DC that would be determined under the by-law on the day of an application for site plan approval or the day of an application for rezoning or, if neither of these apply, the day of building permit issuance. Full details on determining the DCs payable in any particular case are provided in s.26 and s.26.2 of the *DCA*.

The default date of payment of a DC is the date of building permit issuance. However, under s.27 of the *DCA* the Township may enter into an agreement with a developer to alter the timing of payment.

For three specific types of development, DCs must be paid according to the following plan:

- Six equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following five anniversaries of that date for rental housing and institutional development.
- Twenty-one equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following twenty anniversaries of that date for non-profit housing development.

For required instalments, the Township may charge interest from the date the DC would have been payable to the date the instalment is paid. Interest may accrue on each installment until the final payment has been made. Any skipped or late payments can be added to the tax roll (including interest). Full details on the prescribed payment plans are provided in s.26.1 of the *DCA*. In accordance with s.26.3 the maximum interest rate a municipal can charge is prime plus 1%.

## **ii. Reserve Funds**

Under the *DCA*, a municipality that has passed a development charge by-law must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. While the *DCA* does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

Annual financial statements are to be provided to Council and must include the following:

- Opening and closing balances and in-year transactions
- A description of service or category of service
- Details on credits paid by individual credit holders
- Amounts borrowed and purpose of borrowing
- Interest accrued on borrowing
- Amount and source of money used to repay borrowing
- Projects funded from DCs including amount and source of DC and non-DC funding



## B. Changes Arising From the More Homes Built Faster Act (Bill 23)

As of November 28, 2022, there are several changes to the *DCA* due to the enactment and Royal Assent of Bill 23. A list of the changes that are now in force is provided below in Table 14.

**Table 14: Bill 23 – *DCA* Changes in Force as of November 28, 2022**

Section	Description
Section 2(1)	Exemptions for existing rental residential buildings and a range of residential units in existing and new houses.
Section 2(4)	Housing services are ineligible for DC funding (repeal of paragraph 17 of ss.2(4) of the <i>DCA</i> ). Existing by-laws are deemed to be “amended” and no development charges can be collected for housing services from November 28, 2022 onward.
Section 4.2	Exemptions for non-profit housing development. This does not apply with respect to a DC payable before November 28, 2022.
Section 4.3	Exemption for inclusionary zoning residential units. This does not apply with respect to a DC payable before November 28, 2022.
Section 5(1)	Historical service level calculation period extended from 10 years to 15 years. Does not apply to by-laws in force prior to November 28, 2022.
Section 5(4)	Studies, including DC studies, are no longer a DC-eligible capital cost. Does not apply retroactively to by-laws that were in force prior to November 28, 2022.

Section	Description
Section 5(6) and Section 5(7)	DC by-laws passed on or after November 28, 2022 must be phased-in according to a prescribed schedule. The phase-in also applies retroactively to by-laws passed on or after <b>January 1, 2022</b> as well as to the DCs “frozen” under s.26.2 of the <i>DCA</i> .
Section 9(1)	Maximum life of a DC by-law extended from 5 years to 10 years. This does not apply to by-laws in-force before November 28, 2022.
Section 26.1	Deferral payments now apply to rental housing and institutional development. Interest on deferral payments is now capped at prime plus 1% in accordance with s.26.3.
Section 26.2	DCs for rental housing development are now discounted based on the number of bedrooms proposed. Interest on DC freeze now capped at prime plus 1% in accordance with section 26.3.
Section 26.3	Maximum interest rates are capped at prime plus 1%. This does not apply with respect to a DC that was payable before November 28, 2022.
Section 35	Municipalities are now required to spend or allocate at least 60% of reserve balances each year for Water Supply, Wastewater, and services related to a highway beginning in 2023.
Section 60(1)(s.4)	Additional services for which municipalities are required to spend or allocate at least 60% of reserve fund balances may be prescribed through Regulations (none are proposed as of yet).

Table 15 summarizes the *DCA* changes that will take effect at a date to be determined. It is noted that section 60(1)(l) of the *DCA* allows for future regulations to identify services for which land will be an ineligible capital cost. No regulations have been released in this regard.

**Table 15: Bill 23 – *DCA* Changes Not Currently In Force**

<b>Section</b>	<b>Description</b>
<i>DCA</i> , Section 4.1	Exemptions for affordable and attainable residential units.  <b>Note:</b> Implementation is contingent on the Minister developing a definition of “attainable residential unit” as well as bulletins to establish eligibility and (possibly) standard forms of agreement to assist with administration.
<i>DCA</i> , Section 44(4)	Rules for front ending agreements as they relate to affordable and attainable residential units.
<i>DCA</i> , Section 60(1)(d.2) and 9d.3)	Prescribes developments and criteria related to attainable residential units (section 4.1).

### **C. Development Charges Administration**

Many of the administrative requirements of the *DCA* will be similar to those presently followed by the Township in terms of collection practices. However, changes will likely be required in the use of and reporting on the new development charges. In this regard:

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;

- As required under the *DCA*, the Township 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 the Township develop reporting policies consistent with the requirements of the *DCA*;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also outlined in the proposed draft by-law;
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Township’s normal capital budget process.

## **D. Local Service Definitions**

The following provides the definition of “local service” under the *DCA* for a number of services provided by the Township. The purpose of establishing these definitions is to determine the eligible capital costs for inclusion in the development charges (DC) calculation for the Township. The functions or services deemed to be local in nature are not to be included in the determination of the development charges rates. The provision of local services is considered to be a direct responsibility under s. 59 of the *DCA* and will (or may) be recovered under other agreement(s) with the landowner or developer. The issue of “local services” is specifically considered for the services of:

- Roads and Related Services
- Stormwater Services
- Parkland Development and Tree Planting

## 1. Roads:

- Local roads and the local share of roads are not included in the DC calculation;
- Where a local road is oversized to accommodate needs external to the subject lands, the oversized share is to be included in the DC (such oversizing usually relates to collector roads but could conceivably represent a share of an arterial road).
- Alternatively, a road could be defined as a "local service" if it has a road allowance of 20 m or less and a pavement width of 10 m or less. It may have sidewalks and/or streetlights on one or both sides. Its primary function is to serve local traffic, to provide access to properties that front on it and to provide connections to major collector or arterial roads.

## 2. Stormwater Management:

The costs of stormwater management facilities internal to and/or related to a plan of subdivision are considered to be a local service and the associated costs are not included in the development charges calculation. SWM would typically include:

- SWM facilities servicing local drainage areas and storm sewer oversizing associated therewith;
- Storm sewer works on existing roads.

## 3. Parkland Development:

Local Services include:

- Park plan, including design and grading plans;
- Stripping, stockpiling, levelling, top soiling, seeding and storm water servicing, plus services to the lot line;

- Parkland dedication or cash-in-lieu;
- All other components are in the DC calculation, including parking, park furniture, signage, landscaping, walkways/trails, plus necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.

#### **4. Street Tree Planting:**

- Street tree planting is a local service and direct developer responsibility.

### **E. Area-Rating Consideration**

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 Township staff, it was determined that a municipal-wide approach continues to be most appropriate for the nature of the works and services provided in the Township, and as such, only a Township-wide charge has been proposed.

For all of the development charge eligible services that Uxbridge provides, the full range of capital facilities, land, equipment and infrastructure is available throughout the Township. 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 Township.

The needs for servicing are outlined as follows:

#### **i. General and Engineering Services**

- Services such as Library, Parks & Recreation, and Bylaw Enforcement are open and accessible to all residents in the Township and are driven and planned for based on Township-wide population growth.

- Fire Services, Services Related to a Highway: Public Works: Buildings and Fleet, and Development-Related Studies are provided to all residents and employees in the Township and are driven and planned for based on Township-wide population or population and employment growth.
- All engineered services, including Roads & Related, and Stormwater Drainage Services are provided through a Township-wide network and is planned based on Township-wide population and employment growth.

# Appendix A

## Development Forecast



# Development Forecast

This appendix provides the details of the development forecast used to prepare the 2024 Development Charges Background Study for the Township of Uxbridge. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following eight tables:

Table A-1	Historical Population, Occupied Dwellings and Employment
Table A-2	Historical Annual Housing Completions (CMHC)
Table A-3	Historical Households by Period of Construction Showing Household Size
Table A-4	Population, Household & Employment Forecast Summary
Table A-5	Forecast of Occupied Households by Unit Type
Table A-6	Forecast Population in New Households by Unit Type
Table A-7	Forecast of Place of Work Employment
Table A-8	Forecast of Annual Non-Residential Space Growth

The forecasts were prepared by Hemson Consulting Ltd. in consultation with Township planning staff and are based on a range of statistical data including Statistics Canada Census and National Household Survey data, Canada Mortgage Housing Corporation (CMHC) housing market information and with reference to the Durham Regional Official Plan targets.

It is important to note that Census population, which excludes undercoverage, is used for development charges studies whereas total population, which includes undercoverage, is used in official plans.

## A. Forecast Approach and Key Assumptions

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

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the Census periods to the DC planning periods. For all services considered under this study, the development charges have been calculated using a development forecast from 2024 to 2033.

## **B. Historical Development in the Township of Uxbridge**

Historical growth levels included in this appendix are used to determine the average service levels attained in the Township over the last fifteen years (2009–2023). Population and population plus employment are used as the basis of the historical service level calculations. As shown in Table 1, the number of total occupied household units in Uxbridge has increased from approximately 6,925 in 2008 to 8,159 in 2023 — an increase of about 1,200 units. The Census population of the Township has increased from approximately 19,700 in 2008 to 21,900 in 2023 — an increase of about 11%.

Employment estimates used in the development charges study are based on Statistics Canada place of work employment. Place of work employment includes workers who reside in other municipalities but work in Uxbridge and excludes workers who live in Uxbridge but work in other municipalities. Place of work employment excludes employees who work at home. Place of work data indicates that employment in Uxbridge has increased from about 5,875 in 2008 to about 7,920 employees in 2023 — an increase of about 35%.

## C. Forecast Method and Results

This section describes the method used to establish the development forecast for the planning period (2024-2033). Development charges are levied on residential development as a charge per new unit and on non-residential development as a charge per unit of gross floor area (GFA).

### Residential Forecast

As shown in Table 4, the Township's Census population is forecast to grow from about 21,900 in 2023 to 23,984 in 2033. The number of occupied dwellings is forecast to increase from 8,159 units in 2024 to 9,007 units in 2033.

A breakdown of forecast housing by unit type in the Township is shown in Tables 5.

- The market share of single and semi-detached units will continue to slightly decrease over the forecast period, as new development increasingly takes the form of medium and higher density units.
- The current share of housing growth that is row housing is anticipated to increase over the period, consistent with the recent trends.
- The current share of housing growth that are apartments is anticipated to slightly increase over the period.

In addition to the net population forecast, a forecast of “population in new units” that will result from the addition of new housing units has been made. As shown in Table 6, population growth in new units is estimated by applying the following PPU's to the housing unit forecast: 3.02 for single and semi-detached units; 2.45 for rows and other multiples; and 1.45 for apartments. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last five-year census period (2011-2021) as released in the 2021 National

Household Survey for single and semi-detached units and historical trends. Over the 10-year planning horizon, the population in new units is forecasted to be 2,216.

### **Non-Residential Forecast**

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.

Approximately 17,410 square metres of new non-residential floor space is anticipated to be added over the 2024-2033 planning period. An assumed floor space per worker (FSW) for each employment category is applied to the new floorspace forecast in order to establish the number of associated employees. The following FSW assumptions have been used:

Population-Related	50m <sup>2</sup> per employee
Employment Land	90m <sup>2</sup> per employee

**APPENDIX A - TABLE 1  
TOWNSHIP OF UXBRIDGE  
HISTORICAL POPULATION, OCCUPIED DWELLINGS & EMPLOYMENT SUMMARY**

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	Employment For DC Study	Annual Growth	Activity Rate
<b>2006</b>	<b>19,169</b>		<b>6,658</b>		<b>2.88</b>	<b>5,662</b>		<b>29.5%</b>
2007	19,451	282	6,790	132	2.86	5,767	105	29.7%
2008	19,738	287	6,925	135	2.85	5,875	107	29.8%
2009	20,029	291	7,062	137	2.84	5,984	109	29.9%
2010	20,324	295	7,202	140	2.82	6,096	111	30.0%
<b>2011</b>	<b>20,623</b>	<b>299</b>	<b>7,345</b>	<b>143</b>	<b>2.81</b>	<b>6,209</b>	<b>113</b>	<b>30.1%</b>
2012	20,732	109	7,408	63	2.80	6,272	63	30.3%
2013	20,842	110	7,471	63	2.79	6,335	63	30.4%
2014	20,953	111	7,534	64	2.78	6,399	64	30.5%
2015	21,064	111	7,598	64	2.77	6,464	65	30.7%
<b>2016</b>	<b>21,176</b>	<b>112</b>	<b>7,663</b>	<b>65</b>	<b>2.76</b>	<b>6,529</b>	<b>65</b>	<b>30.8%</b>
2017	21,251	75	7,731	68	2.75	6,770	241	31.9%
2018	21,327	76	7,799	68	2.73	7,019	250	32.9%
2019	21,403	76	7,868	69	2.72	7,278	259	34.0%
2020	21,479	76	7,938	70	2.71	7,546	268	35.1%
<b>2021</b>	<b>21,556</b>	<b>77</b>	<b>8,008</b>	<b>70</b>	<b>2.69</b>	<b>7,825</b>	<b>278</b>	<b>36.3%</b>
2022	21,734	178	8,083	75	2.69	7,872	47	36.2%
2023	21,913	179	8,159	76	2.69	7,919	47	36.1%
Growth 2009 - 2023		2,175		1,234			2,044	

Source: Statistics Canada, Census of Canada

**APPENDIX A - TABLE 2  
TOWNSHIP OF UXBRIDGE  
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)**

Mid-Year	CMHC Annual Housing Completions - Units				Completions - Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2009	60	21	0	81	74%	26%	0%	100%
2010	41	6	0	47	87%	13%	0%	100%
2011	44	0	0	44	100%	0%	0%	100%
2012	42	0	0	42	100%	0%	0%	100%
2013	33	0	0	33	100%	0%	0%	100%
2014	54	0	0	54	100%	0%	0%	100%
2015	52	8	0	60	87%	13%	0%	100%
2016	53	13	0	66	80%	20%	0%	100%
2017	52	47	0	99	53%	47%	0%	100%
2018	57	7	0	64	89%	11%	0%	100%
2019	19	5	0	24	79%	21%	0%	100%
2020	19	16	0	35	54%	46%	0%	100%
2021	19	16	0	35	54%	46%	0%	100%
2022	35	36	0	71	49%	51%	0%	100%
2023	42	25	0	67	63%	37%	0%	100%
<b>Growth 2009 - 2023</b>	<b>622</b>	<b>200</b>	<b>0</b>	<b>822</b>	<b>76%</b>	<b>24%</b>	<b>0%</b>	<b>100%</b>
<i>5 Year Avg.</i>	<i>27</i>	<i>20</i>	<i>0</i>	<i>46</i>				

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information

**APPENDIX A - TABLE 3  
TOWNSHIP OF UXBRIDGE  
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE**

Dwelling Unit Type	Period of Construction											Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	2016-2021	Pre 2011	2011-2021	Total
<b><i>Singles &amp; Semis</i></b>														
Household Population	2,410	995	1,790	2,460	2,560	1,365	1,730	2,055	1,970	980	695	17,335	1,675	19,010
Households	920	395	650	845	910	470	590	645	620	315	240	6,045	555	6,600
Household Size	2.62	2.52	2.75	2.91	2.81	2.90	2.93	3.19	3.18	3.11	2.90	2.87	3.02	2.88
<b><i>Rows</i></b>														
Household Population	0	0	0	55	250	120	0	80	145	0	60	650	60	710
Households	0	0	0	30	115	65	10	40	90	10	20	350	30	380
Household Size	n/a	n/a	n/a	1.83	2.17	1.85	n/a	2.00	1.61	n/a	3.00	1.86	2.00	1.87
<b><i>Apartments</i></b>														
Household Population	295	135	225	180	220	65	45	75	55	0	105	1,295	105	1,400
Households	175	80	140	130	130	35	45	55	35	0	120	825	120	945
Household Size	1.69	1.69	1.61	1.38	1.69	1.86	1.00	1.36	1.57	n/a	0.88	1.57	0.88	1.48
<b><i>All Units</i></b>														
Household Population	2,705	1,130	2,015	2,695	3,030	1,550	1,775	2,210	2,170	980	860	19,280	1,840	21,120
Households	1,095	475	790	1,005	1,155	570	645	740	745	325	380	7,220	705	7,925
Household Size	2.47	2.38	2.55	2.68	2.62	2.72	2.75	2.99	2.91	3.02	2.26	2.67	2.61	2.66

Note: Population and household values in this table are based on National Household Survey response rates and may differ from Census values

Source: Statistics Canada, 2021 National Household Survey Special Run.

**APPENDIX A - TABLE 4  
TOWNSHIP OF UXBRIDGE  
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY**

Mid-Year	Census Population	Annual Growth	Total Population	Annual Growth	Total Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment <sup>(1)</sup>	Annual Growth	Activity Rate
2023	21,913	179	22,741	186	8,159	76	2.69	7,919	47	36.1%
2024	22,094	181	22,929	188	8,235	76	2.68	7,967	48	36.1%
2025	22,276	182	23,119	190	8,312	77	2.68	8,015	48	36.0%
<b>2026</b>	<b>22,460</b>	<b>184</b>	<b>23,310</b>	<b>191</b>	<b>8,390</b>	<b>78</b>	<b>2.68</b>	<b>8,062</b>	<b>47</b>	<b>35.9%</b>
2027	22,670	210	23,528	218	8,476	86	2.67	8,109	47	35.8%
2028	22,882	212	23,748	220	8,563	87	2.67	8,156	47	35.6%
2029	23,096	214	23,970	222	8,651	88	2.67	8,203	47	35.5%
2030	23,312	216	24,194	224	8,740	89	2.67	8,250	47	35.4%
<b>2031</b>	<b>23,530</b>	<b>218</b>	<b>24,420</b>	<b>226</b>	<b>8,830</b>	<b>90</b>	<b>2.66</b>	<b>8,298</b>	<b>48</b>	<b>35.3%</b>
2032	23,756	226	24,653	233	8,918	88	2.66	8,350	52	35.1%
2033	23,984	228	24,889	236	9,007	89	2.66	8,402	52	35.0%
Growth 2024 - 2033		2,071		2,148		848			483	

*Note: Includes No Fixed Place of Work Employment but excludes Work at Home  
Source: Hemson Consulting, 2024. Based on Region of Durham Official Plan*



**APPENDIX A - TABLE 5  
TOWNSHIP OF UXBRIDGE  
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
2024	33	33	10	76	44%	43%	13%	100%
2025	34	33	10	77	44%	43%	13%	100%
<b>2026</b>	<b>34</b>	<b>34</b>	<b>10</b>	<b>78</b>	<b>44%</b>	<b>43%</b>	<b>13%</b>	<b>100%</b>
2027	31	41	14	86	36%	47%	16%	100%
2028	32	41	14	87	36%	47%	16%	100%
2029	32	41	15	88	36%	47%	16%	100%
2030	32	42	15	89	36%	47%	16%	100%
<b>2031</b>	33	42	15	90	36%	47%	16%	100%
2032	33	40	14	88	38%	46%	16%	100%
2033	34	41	14	89	38%	46%	16%	100%
Growth 2024 - 2033	328	388	132	848				

*Source: Hemson Consulting, 2024. Based on Region of Durham Official Plan*

**APPENDIX A - TABLE 6  
TOWNSHIP OF UXBRIDGE  
FORECAST POPULATION IN NEW HOUSEHOLDS BY UNIT TYPE**

Mid-Year	Forecast Population in New Households			
	Singles/Semis	Rows	Apartments	Total
2024	100	80	14	195
2025	102	81	15	198
<b>2026</b>	<b>103</b>	<b>82</b>	<b>15</b>	<b>200</b>
2027	94	99	21	214
2028	96	100	21	217
2029	97	102	21	219
2030	98	103	21	222
<b>2031</b>	<b>118</b>	<b>160</b>	<b>30</b>	<b>308</b>
2032	100	99	21	220
2033	102	100	21	223
Growth 2024 - 2033	1,009	1,007	200	2,216
Persons Per Unit	3.02	2.45	1.45	

*Source: Hemson Consulting, 2024. Based on Region of Durham Official Plan*

**APPENDIX A - TABLE 7  
TOWNSHIP OF UXBRIDGE  
FORECAST OF PLACE OF WORK EMPLOYMENT**

Mid-Year	Rural-Based	Annual Growth	Population Related	Annual Growth	Employment Land	Annual Growth	Total For DC Study	Annual Growth	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2024	3,020	20	3,249	22	1,698	6	7,967	48	1,746	10	9,713	58
2025	3,040	20	3,271	22	1,704	6	8,015	48	1,756	10	9,771	58
<b>2026</b>	<b>3,060</b>	<b>20</b>	<b>3,292</b>	<b>21</b>	<b>1,710</b>	<b>6</b>	<b>8,062</b>	<b>47</b>	<b>1,768</b>	<b>12</b>	<b>9,830</b>	<b>59</b>
2027	3,078	18	3,315	23	1,716	6	8,109	47	1,778	10	9,887	57
2028	3,096	18	3,338	23	1,722	6	8,156	47	1,789	11	9,945	58
2029	3,114	18	3,361	23	1,728	6	8,203	47	1,800	11	10,003	58
2030	3,132	18	3,384	23	1,734	6	8,250	47	1,811	11	10,061	58
<b>2031</b>	<b>3,150</b>	<b>18</b>	<b>3,408</b>	<b>24</b>	<b>1,740</b>	<b>6</b>	<b>8,298</b>	<b>48</b>	<b>1,822</b>	<b>11</b>	<b>10,120</b>	<b>59</b>
2032	3,168	18	3,434	26	1,748	8	8,350	52	1,833	11	10,183	63
2033	3,186	18	3,460	26	1,756	8	8,402	52	1,844	11	10,246	63
Growth 2024 - 2033		186		233		64		483		108		591

*Note: Includes No Fixed Place of Work Employment*

*Source: Hemson Consulting, 2024. Based on Region of Durham Official Plan*

**APPENDIX A - TABLE 8  
TOWNSHIP OF UXBRIDGE  
FORECAST OF ANNUAL NON-RESIDENTIAL SPACE GROWTH**

<b>Employment Density</b>	
Population-Related Employment	50.0 m <sup>2</sup> per employee
Employment Land Employment	90.0 m <sup>2</sup> per employee

<b>Mid-Year</b>	<b>Population Related</b>	<b>Employment Land</b>	<b>Total For DC Study</b>
2024	1,100	540	1,640
2025	1,100	540	1,640
<b>2026</b>	<b>1,070</b>	<b>540</b>	<b>1,610</b>
2027	1,130	540	1,670
2028	1,150	540	1,690
2029	1,150	540	1,690
2030	1,150	540	1,690
<b>2031</b>	<b>1,220</b>	<b>540</b>	<b>1,760</b>
2032	1,280	720	2,000
2033	1,300	720	2,020
Growth 2024 - 2033	11,650	5,760	17,410

*Note: Includes No Fixed Place of Work Employment*

*Source: Hemson Consulting, 2024.*

**Appendix B**  
**General and Engineered Services**  
**Technical Appendix**

# General and Engineered 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 and Engineered Services in the Township of Uxbridge. A total of eight services have been analysed as part of the Development Charges Background Study (which includes two sub components to Services related to a Highway):

- Appendix B.1 Development Related Studies
- Appendix B.2 Library Services
- Appendix B.3 Fire Services
- Appendix B.4 By-law Enforcement
- Appendix B.5 Parks and Recreation
- Appendix B.6 Services Related to a Highway: Public Works and Fleet
- Appendix B.7 Services Related to a Highway: Roads and Related
- Appendix B.8 Storm Water Drainage and Control Services

Every service, with the exception of Development Related Studies and Storm Water Drainage and Control Services, contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

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

Table 1 presents the data used to determine the 15-year historical service level. The *DCA* and *O. Reg. 82/98* require that development charges be set at a level no higher than the average service level provided in the Township.

This must be done over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2009 to 2023.

*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 Township 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, recent tenders and experience with costs to acquire or construct similar facilities, equipment and infrastructure in comparable municipalities.

The final page of Table 1 shows the calculation of the “maximum allowable” funding envelope. The maximum allowable is defined as the 15-year historical service level (expressed as either \$/capita or \$/population and 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 15-year historical service level is maintained.

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

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

## **B. Development Related Capital Program**

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, the Township’s master plans and capital budgets, Hemson Consulting in collaboration with Township staff, has developed a development-related capital program which sets out the projects required to service anticipated growth for the 10-year period from 2024 to 2033.

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.

Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2024 to 2033. For some of the services, a portion of the capital program will service growth that will not occur until after 2033. 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, or is a service level increase.



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 2024 to 2033.

### **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 growth-related net capital cost between the residential and non-residential sectors. For services of Development Related Studies, Fire Services, Public Works and Fleet, Roads and Related, and Storm Water Drainage, the growth-related costs have been apportioned as 82.0% residential and 18.0% non-residential. This apportionment is based on the anticipated shares of population growth in new units and employment growth over the 10-year forecast period.

The development-related costs associated with the Library Service, By-law Enforcement and Parks and Recreation have been allocated 100% to the residential sector because the need for these services is generally driven by residential development.

The residential share of the 2024-2033 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.

## C. 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, therefore, 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% is used for the funding requirements, an interest rate of 3.5% is used for positive opening balances, and a rate of 5.5% 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**

## **Development Related Studies**

# Development Related Studies

As of December 13, 2023, the Minister of Municipal Affairs and Housing has indicated further consultation to inform further potential changes to the DCA, one of which is related to a review of the removal of development related studies from recovery under the DCA. At the time of publishing this DC Background Study, studies have not yet been re-instated as an eligible capital cost, but in anticipation of a change of legislation, a Development Related Studies capital program has been included in this DC Background Study. The analysis is set out in the tables which follow.

Table B.1-1      2024-2033 Development-Related Capital Forecast and  
Calculation of the Growth-Related Net Capital Costs

Table B.1-2      Cash Flow Analysis

## A. The Development Related Capital Program

The 2024–2033 development-related gross cost for Studies is \$535,000 and includes for Development Charges updates, Official Plan updates, Zoning By-law updates, and other planning studies that have been included.

Recognizing that not all studies under this service are entirely necessitated by new development in the Township, benefit to existing shares have been identified and reduced from the net municipal costs. In total, the benefit to existing shares amount to \$160,000 and this amount will not be recovered through development charges. The Township has an uncommitted reserve fund of approximately \$312,400 which is applied towards the projects.

The remaining \$62,556 is related to growth between 2024 and 2033, which is allocated against future residential and non-residential development in the Township of Uxbridge. This results in unadjusted development charges of \$23.15 per capita and \$0.65 per square metre.

## B. Cash Flow Analysis

The current balance in the Development Related Studies development charge reserve fund is \$312,444 and that is included as the opening balance. After cash flow adjustments, the residential calculated charge decreases to \$14.95 per capita, and the non-residential calculated charge decreases to \$0.42 per square metre.

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

<b>DEVELOPMENT-RELATED STUDIES</b>					
2024-2033		Unadjusted		Adjusted	
Growth-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$535,000	\$62,556	\$23.15	\$0.65	<b>\$14.95</b>	<b>\$0.42</b>

APPENDIX B.1

TABLE 1

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE %	Replacement & BTE Shares		Prior Growth	2024-2033	Other Dev. Related
<b>1.0 DEVELOPMENT-RELATED STUDIES</b>											
<b>1.1 Studies</b>											
1.1.1	Update to Parks Master Plan	2024 - 2024	\$ 45,000	\$ -	\$ 45,000	50%	\$ 22,500	\$ 22,500	\$ 22,500	\$ -	\$ -
1.1.2	Zoning Bylaw Update (Bill 23)	2024 - 2024	\$ 25,000	\$ -	\$ 25,000	50%	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	\$ -
1.1.3	Official Plan Review	2024 - 2025	\$ 60,000	\$ -	\$ 60,000	50%	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -
1.1.4	Toronto Street CIP Update	2024 - 2024	\$ 5,000	\$ -	\$ 5,000	0%	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -
1.1.5	Trails Master Plan/Active Transportation Master Plan	2025 - 2025	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -
1.1.6	Regional Servicing Review Input	2025 - 2025	\$ 45,000	\$ -	\$ 45,000	0%	\$ -	\$ 45,000	\$ 45,000	\$ -	\$ -
1.1.7	Zoning Bylaw Update (Industrial Zones)	2025 - 2026	\$ 10,000	\$ -	\$ 10,000	50%	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -
1.1.8	Urban Design Guidelines	2026 - 2026	\$ 20,000	\$ -	\$ 20,000	0%	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -
1.1.9	Zoning Bylaw Update	2027 - 2028	\$ 10,000	\$ -	\$ 10,000	50%	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -
1.1.10	Industrial Community Improvement Project	2029 - 2030	\$ 20,000	\$ -	\$ 20,000	50%	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -
1.1.11	Development Charges Study	2033 - 2033	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -
1.1.12	Official Plan Review & MCR	2033 - 2033	\$ 70,000	\$ -	\$ 70,000	50%	\$ 35,000	\$ 35,000	\$ 35,000	\$ -	\$ -
1.1.13	Fire Master Plan	2032 - 2032	\$ 65,000	\$ -	\$ 65,000	0%	\$ -	\$ 65,000	\$ 42,444	\$ 22,556	\$ -
1.1.14	Library Service Plan	2029 - 2030	\$ 40,000	\$ -	\$ 40,000	50%	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
1.1.15	Recreation Plan	2029 - 2030	\$ 40,000	\$ -	\$ 40,000	50%	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
	Subtotal Studies		\$ 535,000	\$ -	\$ 535,000		\$ 160,000	\$ 375,000	\$ 312,444	\$ 62,556	\$ -
<b>TOTAL DEVELOPMENT-RELATED STUDIES</b>			<b>\$ 535,000</b>	<b>\$ -</b>	<b>\$ 535,000</b>		<b>\$ 160,000</b>	<b>\$ 375,000</b>	<b>\$ 312,444</b>	<b>\$ 62,556</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2024-2033 Development-Related Capital Program	82%	\$51,296
10 Year Growth in Population in New Units		2,216
Unadjusted Development Charge Per Capita (\$)		<b>\$23.15</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024-2033 Development-Related Capital Program	18%	\$11,260
10 Year Growth in Square Metres		17,410
Unadjusted Development Charge Per sq. m (\$)		<b>\$0.65</b>

Uncommitted Reserve Fund Balance	\$312,444
Balance as at December 31, 2023	



APPENDIX B.1  
TABLE 2

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
DEVELOPMENT-RELATED STUDIES  
RESIDENTIAL DEVELOPMENT CHARGE

DEVELOPMENT-RELATED STUDIES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$256.2	\$221.8	\$144.6	\$133.1	\$139.0	\$145.2	\$130.8	\$115.5	\$124.9	\$69.0	
2024-2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Development-Related Studies: Prior Growth	\$45.1	\$84.1	\$18.5	\$2.1	\$2.1	\$4.1	\$4.1	\$0.0	\$34.8	\$61.5	\$256.2
- Development-Related Studies: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$16.4	\$16.4	\$0.0	\$18.5	\$0.0	\$51.3
- Development-Related Studies: Inflated	\$45.1	\$85.7	\$19.2	\$2.2	\$2.2	\$22.6	\$23.1	\$0.0	\$62.4	\$73.5	\$336.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	195	198	200	214	217	219	222	308	220	223	2,216
REVENUE											
- DC Receipts: Inflated	\$2.9	\$3.0	\$3.1	\$3.4	\$3.5	\$3.6	\$3.7	\$5.3	\$3.9	\$4.0	\$36.4
INTEREST											
- Interest on Opening Balance	\$9.0	\$7.8	\$5.1	\$4.7	\$4.9	\$5.1	\$4.6	\$4.0	\$4.4	\$2.4	\$51.8
- Interest on In-year Transactions	(\$1.2)	(\$2.3)	(\$0.4)	\$0.0	\$0.0	(\$0.5)	(\$0.5)	\$0.1	(\$1.6)	(\$1.9)	(\$8.3)
TOTAL REVENUE	\$10.7	\$8.5	\$7.7	\$8.1	\$8.4	\$8.2	\$7.8	\$9.4	\$6.6	\$4.5	\$79.9
CLOSING CASH BALANCE	\$221.8	\$144.6	\$133.1	\$139.0	\$145.2	\$130.8	\$115.5	\$124.9	\$69.0	\$0.0	

2024 Adjusted Charge Per Capita	\$14.95
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.1  
TABLE 2

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
DEVELOPMENT-RELATED STUDIES  
NON-RESIDENTIAL DEVELOPMENT CHARGE

DEVELOPMENT-RELATED STUDIES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$56.2	\$48.7	\$31.8	\$29.3	\$30.6	\$32.0	\$28.8	\$25.4	\$27.1	\$15.0	
2024-2033 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Development-Related Studies: Prior Growth	\$9.9	\$18.5	\$4.1	\$0.5	\$0.5	\$0.9	\$0.9	\$0.0	\$7.6	\$13.5	\$56.2
- Development-Related Studies: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.6	\$3.6	\$0.0	\$4.1	\$0.0	\$11.3
- Development-Related Studies: Inflated	\$9.9	\$18.8	\$4.2	\$0.5	\$0.5	\$5.0	\$5.1	\$0.0	\$13.7	\$16.1	\$73.8
NEW RESIDENTIAL DEVELOPMENT											
- Non-Residential GFA	1,640	1,640	1,610	1,670	1,690	1,690	1,690	1,760	2,000	2,020	17,410
REVENUE											
- DC Receipts: Inflated	\$0.7	\$0.7	\$0.7	\$0.7	\$0.8	\$0.8	\$0.8	\$0.8	\$1.0	\$1.0	\$8.0
INTEREST											
- Interest on Opening Balance	\$2.0	\$1.7	\$1.1	\$1.0	\$1.1	\$1.1	\$1.0	\$0.9	\$1.0	\$0.5	\$11.4
- Interest on In-year Transactions	(\$0.3)	(\$0.5)	(\$0.1)	\$0.0	\$0.0	(\$0.1)	(\$0.1)	\$0.0	(\$0.4)	(\$0.4)	(\$1.8)
TOTAL REVENUE	\$2.4	\$1.9	\$1.7	\$1.8	\$1.8	\$1.8	\$1.7	\$1.7	\$1.6	\$1.1	\$17.5
CLOSING CASH BALANCE	\$48.7	\$31.8	\$29.3	\$30.6	\$32.0	\$28.8	\$25.4	\$27.1	\$15.0	(\$0.0)	

2024 Adjusted Charge Per Square Metre	\$0.42
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%





# Appendix B.2

## Library Services

# Library Services

The Township of Uxbridge provides Library Services through two branches – Uxbridge Public Library and Zephyr Public Library. The libraries offer a wide array of adult and children’s services, library programs and room rentals. Both branches have a variety of collection materials available for the community’s use. The following discusses the individual components included in the Library Services category. The analysis is set out in the tables which follow.

Table B.2-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.2-2 2024-2033 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.2-3 Cash Flow Analysis

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

Table B.2-1 displays the Library Services 15-year historical inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment).

The building space amounts to about 12,700 square feet which is valued at \$8.24 million. The library buildings occupy approximately 0.94 hectares of land worth \$1.03 million. The collection materials are valued at \$2.34 million and furniture and equipment associated with the branches is valued at \$273,900.

The 2024 full replacement value of the inventory of capital assets for library services for the Township amounts to \$11.89 million and the 15-year historical average service level is \$559.24 per capita.

The historical service level multiplied by the 10-year forecast of net population growth results in a 10-year maximum allowable funding envelope of \$1.2 million (2,071 net population growth X historical service level of \$559.24/capita). Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope for the 2024 to 2033 period. The calculation of the maximum allowable funding envelope is summarized as follows:

**10-Year Funding Envelope Calculation**

15-Year Average Service Level (2009 – 2023): per capita	\$559.24
Net Pop. Growth (2024 – 2033)	2,071
<b>Maximum Allowable Funding Envelope</b>	<b>\$1,158,186</b>

**B. Development-Related Capital Program**

The Library Services capital program is largely related to the expansion of space at both the Uxbridge and Zephyr Libraries over the period - the total cost of the Library capital program is \$5.21 million. This program total also includes acquiring new materials and new furniture and equipment over the ten-year planning period in order to outfit the expanded space of the library branches.

No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and as such, the net cost to the Township remains at \$5.21 million. No shares of the projects are deemed to be a replacement and as such no shares are deducted for replacement or benefit to existing. The funds that are available in the DC reserves amount to approximately \$842,840, and are used to help offset the cost of the program. \$3.21 million of post-period benefit shares have also been identified for this service, as the project costs have exceeded the maximum funding envelope.

The remaining \$1.16 million is related to growth between 2024 and 2033, which is allocated entirely against future residential development in the

Township of Uxbridge. This results in an unadjusted development charge of \$522.66 per capita.

### C. Cash Flow Analysis

The current balance in the Library Services development charge reserve fund is \$842,836 and that is included as the opening balance. After cash flow adjustments, the residential calculated charge decreases to \$485.05 per capita.

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

LIBRARY SERVICES						
15-year Hist.	2024-2033		Unadjusted		Adjusted	
Service Level per capita	Growth-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$559.24	\$5,213,617	\$1,158,186	\$522.66	\$0.00	<b>\$485.05</b>	<b>\$0.00</b>

APPENDIX B.2  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Uxbridge Public Library	11,484	11,484	11,484	11,484	11,484	11,484	11,484	11,484	11,484	11,484	11,484	11,484	11,484	11,484	11,484	\$650
Zephyr Public Library	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$650
<b>Total (sq.ft.)</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	<b>12,684</b>	
<b>Total (\$000)</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	<b>\$8,244.6</b>	

LAND Branch Name	# of Hectares															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Uxbridge Public Library	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$1,100,000
Zephyr Public Library	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$1,100,000
<b>Total (ha)</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	
<b>Total (\$000)</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	<b>\$1,034.0</b>	

MATERIALS Collection	# of Collection Materials															UNIT COST (\$/material)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Books	54,786	56,991	57,168	56,674	53,994	53,749	54,750	54,912	55,114	56,450	54,036	45,695	52,288	52,568	53,000	\$34
Periodicals	140	140	139	139	137	137	135	126	124	122	-	-	89	62	55	\$43
CDs, Video Tapes, DVDs	6,213	6,141	6,247	6,502	7,639	7,657	8,573	8,744	9,419	10,612	8,880	6,964	11,509	11,361	11,200	\$47
E Books & Audiobook Subscription	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500
<b>Total (#)</b>	<b>61,139</b>	<b>63,272</b>	<b>63,555</b>	<b>63,316</b>	<b>61,771</b>	<b>61,544</b>	<b>63,459</b>	<b>63,783</b>	<b>64,658</b>	<b>67,185</b>	<b>62,917</b>	<b>52,660</b>	<b>63,887</b>	<b>63,992</b>	<b>64,256</b>	
<b>Total (\$000)</b>	<b>\$2,160.8</b>	<b>\$2,232.3</b>	<b>\$2,248.8</b>	<b>\$2,244.0</b>	<b>\$2,206.2</b>	<b>\$2,198.7</b>	<b>\$2,275.7</b>	<b>\$2,288.9</b>	<b>\$2,327.4</b>	<b>\$2,428.8</b>	<b>\$2,260.1</b>	<b>\$1,886.4</b>	<b>\$2,328.0</b>	<b>\$2,329.4</b>	<b>\$2,336.3</b>	

FURNITURE & EQUIPMENT	Total Value of Furniture and Equipment														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Uxbridge Public Library	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680	\$229,680
Zephyr Public Library	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Library Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,200	\$20,200	\$20,200	\$20,200	\$20,200	\$20,200
<b>Total (\$000)</b>	<b>\$253.7</b>	<b>\$253.7</b>	<b>\$253.7</b>	<b>\$253.7</b>	<b>\$253.7</b>	<b>\$253.7</b>	<b>\$253.7</b>	<b>\$253.7</b>	<b>\$253.7</b>	<b>\$273.9</b>	<b>\$273.9</b>	<b>\$273.9</b>	<b>\$273.9</b>	<b>\$273.9</b>	<b>\$273.9</b>

APPENDIX B.2  
TABLE 1

TOWNSHIP OF UXBRIDGE  
CALCULATION OF SERVICE LEVELS  
LIBRARY SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,251	21,327	21,403	21,479	21,556	21,734	21,913

INVENTORY SUMMARY(\$000)

Buildings	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6	\$8,244.6
Land	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0
Materials	\$2,160.8	\$2,232.3	\$2,248.8	\$2,244.0	\$2,206.2	\$2,198.7	\$2,275.7	\$2,288.9	\$2,327.4	\$2,428.8	\$2,260.1	\$1,886.4	\$2,328.0	\$2,329.4	\$2,336.3
Furniture & Equipment	\$253.7	\$253.7	\$253.7	\$253.7	\$253.7	\$253.7	\$253.7	\$253.7	\$253.7	\$273.9	\$273.9	\$273.9	\$273.9	\$273.9	\$273.9
<b>Total (\$000)</b>	<b>\$11,693.0</b>	<b>\$11,764.6</b>	<b>\$11,781.1</b>	<b>\$11,776.3</b>	<b>\$11,738.5</b>	<b>\$11,731.0</b>	<b>\$11,808.0</b>	<b>\$11,821.2</b>	<b>\$11,859.7</b>	<b>\$11,981.3</b>	<b>\$11,812.6</b>	<b>\$11,438.9</b>	<b>\$11,880.5</b>	<b>\$11,881.9</b>	<b>\$11,888.7</b>

Average  
Service  
Level

SERVICE LEVEL (\$/capita)

Buildings	\$411.64	\$405.67	\$399.78	\$397.67	\$395.57	\$393.48	\$391.40	\$389.34	\$387.95	\$386.58	\$385.20	\$383.84	\$382.47	\$379.34	\$376.24	\$391.08
Land	\$51.63	\$50.88	\$50.14	\$49.87	\$49.61	\$49.35	\$49.09	\$48.83	\$48.66	\$48.48	\$48.31	\$48.14	\$47.97	\$47.58	\$47.19	\$49.05
Materials	\$107.88	\$109.84	\$109.04	\$108.24	\$105.85	\$104.94	\$108.04	\$108.09	\$109.52	\$113.88	\$105.60	\$87.83	\$108.00	\$107.18	\$106.62	\$106.70
Furniture & Equipment	\$12.67	\$12.48	\$12.30	\$12.24	\$12.17	\$12.11	\$12.04	\$11.98	\$11.94	\$12.84	\$12.80	\$12.75	\$12.71	\$12.60	\$12.50	\$12.41
<b>Total (\$/capita)</b>	<b>\$583.82</b>	<b>\$578.87</b>	<b>\$571.26</b>	<b>\$568.02</b>	<b>\$563.20</b>	<b>\$559.88</b>	<b>\$560.57</b>	<b>\$558.24</b>	<b>\$558.07</b>	<b>\$561.78</b>	<b>\$551.91</b>	<b>\$532.56</b>	<b>\$551.15</b>	<b>\$546.70</b>	<b>\$542.55</b>	<b>\$559.24</b>

TOWNSHIP OF UXBRIDGE  
CALCULATION OF MAXIMUM ALLOWABLE  
LIBRARY SERVICES

<b>15-Year Funding Envelope Calculation</b>	
15 Year Average Service Level (2009-2023)	\$559.24
Net Population Growth 2024 - 2033	2,071
<b>Maximum Allowable Funding Envelope</b>	<b>\$1,158,186</b>

APPENDIX B.2  
TABLE 2

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE %	Replacement & BTE Shares		Prior Growth	2024-2033	Other Dev. Related
<b>2.0 LIBRARY SERVICES</b>											
<b>2.1 Buildings, Land, &amp; Furnishings</b>											
2.1.1	Expansion of Uxbridge Public Library (6,000 sq.ft)	2030 - 2031	\$ 3,900,000	\$ -	\$ 3,900,000	0%	\$ -	\$ 3,900,000	\$ 842,836	\$ -	\$ 3,057,164
2.1.2	Furniture and Equipment for Uxbridge Expansion	2030 - 2031	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
2.1.3	Expansion of Zephyr Public Library (500 sq.ft) and Land	2027 - 2028	\$ 425,000	\$ -	\$ 425,000	0%	\$ -	\$ 425,000	\$ -	\$ 425,000	\$ -
2.1.4	Furniture and Equipment for Zephyr Expansion	2027 - 2028	\$ 10,000	\$ -	\$ 10,000	0%	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
	Subtotal Buildings, Land, & Furnishings		\$ 4,455,000	\$ -	\$ 4,455,000		\$ -	\$ 4,455,000	\$ 842,836	\$ 555,000	\$ 3,057,164
<b>2.2 Collection Materials</b>											
2.2.1	Additional Materials (Annual Provision)	2024 - 2033	\$ 160,000	\$ -	\$ 160,000	0%	\$ -	\$ 160,000	\$ -	\$ 160,000	\$ -
2.2.2	Additional Materials for Uxbridge Expansion	2030 - 2031	\$ 552,570	\$ -	\$ 552,570	0%	\$ -	\$ 552,570	\$ -	\$ 397,139	\$ 155,431
2.2.3	Additional Materials for Zephyr Expansion	2027 - 2028	\$ 46,047	\$ -	\$ 46,047	0%	\$ -	\$ 46,047	\$ -	\$ 46,047	\$ -
	Subtotal Collection Materials		\$ 758,617	\$ -	\$ 758,617		\$ -	\$ 758,617	\$ -	\$ 603,186	\$ 155,431
<b>TOTAL LIBRARY SERVICES</b>			<b>\$ 5,213,617</b>	<b>\$ -</b>	<b>\$ 5,213,617</b>		<b>\$ -</b>	<b>\$ 5,213,617</b>	<b>\$ 842,836</b>	<b>\$ 1,158,186</b>	<b>\$ 3,212,596</b>

Residential Development Charge Calculation		
Residential Share of 2024-2033 Development-Related Capital Program	100%	\$1,158,186
10 Year Growth in Population in New Units		2,216
Unadjusted Development Charge Per Capita (\$)		<b>\$522.66</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024-2033 Development-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		17,410
Unadjusted Development Charge Per sq. m (\$)		<b>\$0.00</b>

2024 - 2033 Net Funding Envelope	\$1,158,186
Uncommitted Reserve Fund Balance Balance as at December 31, 2023	\$842,836

APPENDIX B.2  
TABLE 3

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
LIBRARY SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE

LIBRARY SERVICES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$842.8	\$952.4	\$1,068.6	\$1,191.9	\$1,067.3	\$936.3	\$1,070.6	\$427.3	(\$203.2)	(\$106.1)	
2024-2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$421.4	\$421.4	\$0.0	\$0.0	\$842.8
- Library Services: Non Inflated	\$16.0	\$16.0	\$16.0	\$256.5	\$256.5	\$16.0	\$274.6	\$274.6	\$16.0	\$16.0	\$1,158.2
- Library Services: Inflated	\$16.0	\$16.3	\$16.6	\$272.2	\$277.7	\$17.7	\$783.8	\$799.5	\$18.7	\$19.1	\$2,237.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	195	198	200	214	217	219	222	308	220	223	2,216
REVENUE											
- DC Receipts: Inflated	\$94.7	\$97.8	\$101.1	\$110.3	\$113.8	\$117.5	\$121.2	\$171.3	\$125.2	\$129.1	\$1,182.0
INTEREST											
- Interest on Opening Balance	\$29.5	\$33.3	\$37.4	\$41.7	\$37.4	\$32.8	\$37.5	\$15.0	(\$11.2)	(\$5.8)	\$247.5
- Interest on In-year Transactions	\$1.4	\$1.4	\$1.5	(\$4.5)	(\$4.5)	\$1.7	(\$18.2)	(\$17.3)	\$1.9	\$1.9	(\$34.6)
TOTAL REVENUE	\$125.5	\$132.6	\$140.0	\$147.6	\$146.7	\$152.0	\$140.4	\$169.0	\$115.9	\$125.2	\$1,394.8
CLOSING CASH BALANCE	\$952.4	\$1,068.6	\$1,191.9	\$1,067.3	\$936.3	\$1,070.6	\$427.3	(\$203.2)	(\$106.1)	\$0.0	

2024 Adjusted Charge Per Capita	\$485.05
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<b>Allocation of Capital Program</b>	
Residential Sector	100%
Non-Residential Sector	0%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%





# Appendix B.3

## Fire Services

# Fire Services

The Uxbridge Fire Department currently operates one station in providing fire services to the Township. The Department is responsible for fire prevention, inspections, public education and training as well as fire suppression. The following discusses the individual components included in the Fire category. The analysis is set out in the tables which follow.

Table B.3-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.3-2 2024-2033 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.3-3 Cash Flow Analysis

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

The Township of Uxbridge Fire department operates from one station located on Brock Street West. The total area of the station is 16,000 square feet and is valued at \$8.80 million. It should be noted that 1,094 square feet has been removed from this amount to account for excess capacity associated to the new fire station. The current replacement value for the buildings, net of excess capacity, is \$8.20 million. The land area associated with the building is approximately 0.94 hectares and is valued at \$1.03 million. The eight vehicles associated with the station have a replacement value of \$5.06 million. Finally, personal firefighting equipment, communications equipment, and other station equipment add another \$2.22 million to the value of the inventory.

The 2024 full replacement value of the inventory of capital assets for fire services for the Township amounts to \$16.51 million and the 15-year historical average service level is \$460.57 per capita and employment. The historical

service level multiplied by the 10-year forecast of net population and employment growth results in a 10-year maximum allowable funding envelope of \$1.18 million (2,554 net population and employment growth X historical service level of \$460.57/capita). Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2024 to 2033. The calculation of the maximum allowable funding envelope is summarized as follows:

**10-Year Funding Envelope Calculation**

15-Year Average Service Level (2009 – 2023)	\$460.57
Net Pop. & Employment Growth (2024 – 2033)	2,554
<b>Maximum Allowable Funding Envelope</b>	<b>\$1,176,296</b>

**B. Development-Related Capital Program**

The Fire Services capital program recovers for the development-related cost of vehicles, equipment and outfitting for the Fire Department. The program also recovers for the remaining debt payments associated to the existing Fire Station on Brock Street. The total capital program has a gross cost of \$1.39 million. Note, only principal payments are captured in the capital program while the interest costs on the existing debt are included for in the cash flow analysis.

No grants are identified for the Fire Services capital program and no Replacement and Benefit to Existing shares have been identified. About \$188,100 of this program will be funded through the Township’s existing Fire DC reserve fund, and these funds therefore reduce from the total DC recoverable share.

A further portion of the costs (\$22,000) have been attributed as a post-2033 benefit to growth. The remaining \$1.18 million will be funded through development charges over the 2024-2033 period and has been included in the rate calculations.

The costs are allocated 82%, or \$964,563, against residential development, and 18%, or \$211,733, against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted growth. The resulting unadjusted development charge is \$435.28 per capita for residential, and \$12.16 per square metre for non-residential.

### C. Cash Flow Analysis

The current balance in the Fire Services development charge reserve fund is \$188,908 and that is included as the opening balance of the cash flow analysis.

After cash flow consideration, the residential charge increases to \$503.35 per capita, and the non-residential charges increases to \$14.05 per square metre.

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

FIRE SERVICES						
15-year Hist. Service Level per pop+empl	2024-2033		Unadjusted		Adjusted	
	Growth-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$460.57	\$1,386,429	\$1,176,296	\$435.28	\$12.16	<b>\$503.35</b>	<b>\$14.05</b>

APPENDIX B.3  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
FIRE SERVICES

BUILDINGS Station Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Uxbridge Station, 17 Bascom Street (old)	8,460	8,460	8,460	8,460	8,460	8,460	8,460	8,460	-	-	-	-	-	-	-	\$550
Uxbridge Fire Station, 301 Brock Street West (new)	-	-	-	-	-	-	-	-	16,000	16,000	16,000	16,000	16,000	16,000	16,000	\$550
<i>Committed Excess Capacity</i>	-	-	-	-	-	-	-	-	(1,094)	(1,094)	(1,094)	(1,094)	(1,094)	(1,094)	(1,094)	\$550
<b>Total (sq.ft.)</b>	<b>8,460</b>	<b>8,460</b>	<b>8,460</b>	<b>8,460</b>	<b>8,460</b>	<b>8,460</b>	<b>8,460</b>	<b>8,460</b>	<b>14,906</b>	<b>14,906</b>	<b>14,906</b>	<b>14,906</b>	<b>14,906</b>	<b>14,906</b>	<b>14,906</b>	
<b>Total (\$000)</b>	<b>\$4,653.0</b>	<b>\$4,653.0</b>	<b>\$4,653.0</b>	<b>\$4,653.0</b>	<b>\$4,653.0</b>	<b>\$4,653.0</b>	<b>\$4,653.0</b>	<b>\$4,653.0</b>	<b>\$8,198.57</b>	<b>\$8,198.57</b>	<b>\$8,198.57</b>	<b>\$8,198.57</b>	<b>\$8,198.57</b>	<b>\$8,198.57</b>	<b>\$8,198.57</b>	

LAND Station Name	# of Hectares															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Uxbridge Station, 17 Bascom Street (old)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	-	-	-	-	-	-	-	\$1,100,000
Uxbridge Fire Station, 301 Brock Street West	-	-	-	-	-	-	-	-	0.94	0.94	0.94	0.94	0.94	0.94	0.94	\$1,100,000
<b>Total (ha)</b>	<b>0.10</b>	<b>0.10</b>	<b>0.10</b>	<b>0.10</b>	<b>0.10</b>	<b>0.10</b>	<b>0.10</b>	<b>0.10</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	<b>0.94</b>	
<b>Total (\$000)</b>	<b>\$110.0</b>	<b>\$110.0</b>	<b>\$110.0</b>	<b>\$110.0</b>	<b>\$110.0</b>	<b>\$110.0</b>	<b>\$110.0</b>	<b>\$110.0</b>	<b>\$1,034.00</b>	<b>\$1,034.00</b>	<b>\$1,034.00</b>	<b>\$1,034.00</b>	<b>\$1,034.00</b>	<b>\$1,034.00</b>	<b>\$1,034.00</b>	

ROLLING STOCK Type of Collection	# of Vehicles															UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
1999 Pumper (to be replaced by 2020 aerial)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$1,055,000
2000 Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$610,000
2001 Rescue (to be replaced by 2018 rescue)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$510,000
2004 SUV (replaced by 2011 SUV)	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$77,000
2005 Pumper/Rescue (replaced by 2017 Pumper)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$990,000
2005 Pickup (asset transferred to Public Works)	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$65,000
2008 Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$990,000
2011 SUV (to be replaced by 2019 SUV)	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-	\$77,000
2017 Pumper (replaces 2005 Rescue/Pumper)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$990,000
2018 Tandem Tanker (new asset 2018)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$700,000
2016 Pickup (replaces 2005 Pickup)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$65,000
2020 Fire Command Ford Explorer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$65,000
2020 Rescue (Dependable International)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$65,000
2022 Fire Aerial	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$1,575,000
<b>Total (#)</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>8</b>	
<b>Total (\$000)</b>	<b>\$4,297</b>	<b>\$4,297</b>	<b>\$4,297</b>	<b>\$4,297</b>	<b>\$4,297</b>	<b>\$4,297</b>	<b>\$4,297</b>	<b>\$4,297</b>	<b>\$4,297</b>	<b>\$4,997</b>	<b>\$5,062</b>	<b>\$4,540</b>	<b>\$4,540</b>	<b>\$6,115</b>	<b>\$5,060</b>	

FURNITURE & EQUIPMENT	Total Value of Furniture and Equipment (\$)														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Station Furniture and Equipment	\$1,132,900	\$1,132,900	\$1,132,900	\$1,132,900	\$1,163,900	\$1,163,900	\$1,163,900	\$1,163,900	\$1,668,000	\$1,683,800	\$1,709,800	\$1,749,800	\$2,131,800	\$2,174,436	\$2,217,925
<b>Total (\$000)</b>	<b>\$1,132.9</b>	<b>\$1,132.9</b>	<b>\$1,132.9</b>	<b>\$1,132.9</b>	<b>\$1,163.9</b>	<b>\$1,163.9</b>	<b>\$1,163.9</b>	<b>\$1,163.9</b>	<b>\$1,668.0</b>	<b>\$1,683.8</b>	<b>\$1,709.8</b>	<b>\$1,749.8</b>	<b>\$2,131.8</b>	<b>\$2,174.4</b>	<b>\$2,217.9</b>



APPENDIX B.3  
TABLE 1

TOWNSHIP OF UXBRIDGE  
CALCULATION OF SERVICE LEVELS  
FIRE SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,251	21,327	21,403	21,479	21,556	21,734	21,913
Historical Employment	5,984	6,096	6,209	6,272	6,335	6,399	6,464	6,529	6,770	7,019	7,278	7,546	7,825	7,872	7,919
Total Historical Population & Employment	26,013	26,419	26,832	27,004	27,178	27,352	27,528	27,705	28,021	28,346	28,681	29,026	29,381	29,606	29,832

INVENTORY SUMMARY (\$000)

Buildings	\$4,653.0	\$4,653.0	\$4,653.0	\$4,653.0	\$4,653.0	\$4,653.0	\$4,653.0	\$4,653.0	\$8,198.6	\$8,198.6	\$8,198.6	\$8,198.6	\$8,198.6	\$8,198.6	\$8,198.6
Land	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0	\$1,034.0
Rolling Stock	\$4,297.0	\$4,297.0	\$4,297.0	\$4,297.0	\$4,297.0	\$4,297.0	\$4,297.0	\$4,297.0	\$4,297.0	\$4,997.0	\$5,062.0	\$4,540.0	\$4,540.0	\$6,115.0	\$5,060.0
Furniture & Equipment	\$1,132.9	\$1,132.9	\$1,132.9	\$1,132.9	\$1,163.9	\$1,163.9	\$1,163.9	\$1,163.9	\$1,668.0	\$1,683.8	\$1,709.8	\$1,749.8	\$2,131.8	\$2,174.4	\$2,217.9
<b>Total (\$000)</b>	<b>\$10,192.9</b>	<b>\$10,192.9</b>	<b>\$10,192.9</b>	<b>\$10,192.9</b>	<b>\$10,223.9</b>	<b>\$10,223.9</b>	<b>\$10,223.9</b>	<b>\$10,223.9</b>	<b>\$15,197.6</b>	<b>\$15,913.4</b>	<b>\$16,004.4</b>	<b>\$15,522.4</b>	<b>\$15,904.4</b>	<b>\$17,522.0</b>	<b>\$16,510.5</b>

Average  
Service  
Level

SERVICE LEVEL (\$/capita)

Buildings	\$178.87	\$176.12	\$173.41	\$172.31	\$171.21	\$170.11	\$169.03	\$167.95	\$292.58	\$289.23	\$285.85	\$282.46	\$279.05	\$276.92	\$274.82	\$224.00
Land	\$4.23	\$4.16	\$4.10	\$4.07	\$4.05	\$4.02	\$4.00	\$3.97	\$36.90	\$36.48	\$36.05	\$35.62	\$35.19	\$34.93	\$34.66	\$18.83
Rolling Stock	\$165.19	\$162.65	\$160.14	\$159.12	\$158.11	\$157.10	\$156.10	\$155.10	\$153.35	\$176.28	\$176.49	\$156.41	\$154.52	\$206.55	\$169.62	\$164.45
Furniture & Equipment	\$43.55	\$42.88	\$42.22	\$41.95	\$42.83	\$42.55	\$42.28	\$42.01	\$59.53	\$59.40	\$59.61	\$60.28	\$72.56	\$73.45	\$74.35	\$53.30
<b>Total (\$/capita)</b>	<b>\$391.84</b>	<b>\$385.81</b>	<b>\$379.88</b>	<b>\$377.46</b>	<b>\$376.19</b>	<b>\$373.79</b>	<b>\$371.40</b>	<b>\$369.03</b>	<b>\$542.36</b>	<b>\$561.39</b>	<b>\$558.01</b>	<b>\$534.78</b>	<b>\$541.32</b>	<b>\$591.84</b>	<b>\$553.45</b>	<b>\$460.57</b>

TOWNSHIP OF UXBRIDGE  
CALCULATION OF MAXIMUM ALLOWABLE  
FIRE SERVICES

<b>15-Year Funding Envelope Calculation</b>	
15 Year Average Service Level (2009-2023)	\$460.57
Net Population & Employment Growth 2024 - 2033	2,554
<b>Maximum Allowable Funding Envelope</b>	<b>\$1,176,296</b>

APPENDIX B.3  
TABLE 2

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE %	Replacement & BTE Shares		Prior Growth	2024-2033	Other Dev. Related
<b>3.0 FIRE SERVICES</b>											
<b>3.1 Buildings, Land, &amp; Furnishings</b>											
3.1.1	Annualized Debt Payment for Fire Hall	2024 - 2024	\$ 144,286	\$ -	\$ 144,286	0%	\$ -	\$ 144,286	\$ -	\$ 144,286	\$ -
3.1.2	Annualized Debt Payment for Fire Hall	2025 - 2025	\$ 148,095	\$ -	\$ 148,095	0%	\$ -	\$ 148,095	\$ -	\$ 148,095	\$ -
3.1.3	Annualized Debt Payment for Fire Hall	2026 - 2026	\$ 152,381	\$ -	\$ 152,381	0%	\$ -	\$ 152,381	\$ -	\$ 152,381	\$ -
3.1.4	Annualized Debt Payment for Fire Hall	2027 - 2027	\$ 156,667	\$ -	\$ 156,667	0%	\$ -	\$ 156,667	\$ -	\$ 156,667	\$ -
	Subtotal Buildings, Land, & Furnishings		\$ 601,429	\$ -	\$ 601,429		\$ -	\$ 601,429	\$ -	\$ 601,429	\$ -
<b>3.2 Vehicles, Equipment &amp; Furniture</b>											
3.2.1	New Tanker	2024 - 2024	\$ 610,000	\$ -	\$ 610,000	0%	\$ -	\$ 610,000	\$ 188,098	\$ 421,902	\$ -
3.2.2	1 Ton Pick Up (Including Outfitting)	2025 - 2025	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
	Subtotal Vehicles, Equipment & Furniture		\$ 710,000	\$ -	\$ 710,000		\$ -	\$ 710,000	\$ 188,098	\$ 521,902	\$ -
<b>3.3 Other</b>											
3.3.1	Provision for Equipment and Outfitting	2024 - 2033	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 75,000	\$ -	\$ 52,965	\$ 22,035
	Subtotal Other		\$ 75,000	\$ -	\$ 75,000		\$ -	\$ 75,000	\$ -	\$ 52,965	\$ 22,035
<b>TOTAL FIRE SERVICES</b>			<b>\$ 1,386,429</b>	<b>\$ -</b>	<b>\$ 1,386,429</b>		<b>\$ -</b>	<b>\$ 1,386,429</b>	<b>\$ 188,098</b>	<b>\$ 1,176,296</b>	<b>\$ 22,035</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2024-2033 Development-Related Capital Program	82%	\$964,563
10 Year Growth in Population in New Units		2,216
Unadjusted Development Charge Per Capita (\$)		<b>\$435.28</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2024-2033 Development-Related Capital Program	18%	\$211,733
10 Year Growth in Square Metres		17,410
Unadjusted Development Charge Per sq. m (\$)		<b>\$12.16</b>

2024 - 2033 Net Funding Envelope	\$1,176,296
Uncommitted Reserve Fund Balance Balance as at December 31, 2023	\$188,098

**APPENDIX B.3  
TABLE 3**

**TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
FIRE SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE**

<b>FIRE SERVICES</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>TOTAL</b>
OPENING CASH BALANCE (\$000)	\$154.24	(\$393.55)	(\$537.10)	(\$599.38)	(\$655.30)	(\$575.91)	(\$488.44)	(\$392.34)	(\$238.09)	(\$124.21)	
<b>2024-2033 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Fire Services: Prior Growth	\$154.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$154.2</b>
- Fire Services: Non Inflated	\$350.3	\$86.3	\$4.3	\$4.3	\$4.3	\$4.3	\$4.3	\$4.3	\$4.3	\$4.3	<b>\$471.4</b>
- Fire Hall Debt	\$118.3	\$121.4	\$125.0	\$128.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$493.2</b>
- Fire Services: Inflated	\$622.86	\$209.51	\$129.47	\$133.08	\$4.70	\$4.80	\$4.89	\$4.99	\$5.09	\$5.19	<b>\$1,124.6</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	195	198	200	214	217	219	222	308	220	223	<b>2,216</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$98.2	\$101.5	\$104.9	\$114.5	\$118.1	\$121.9	\$125.7	\$177.8	\$129.9	\$134.0	<b>\$1,226.6</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$5.4	(\$21.6)	(\$29.5)	(\$33.0)	(\$36.0)	(\$31.7)	(\$26.9)	(\$21.6)	(\$13.1)	(\$6.8)	<b>(\$214.8)</b>
- Interest on In-year Transactions	(\$14.4)	(\$3.0)	(\$0.7)	(\$0.5)	\$2.0	\$2.0	\$2.1	\$3.0	\$2.2	\$2.3	<b>(\$5.0)</b>
- Interest on Fire Hall	(\$14.1)	(\$10.9)	(\$7.5)	(\$3.9)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$36.4)</b>
<b>TOTAL REVENUE</b>	<b>\$75.1</b>	<b>\$66.0</b>	<b>\$67.2</b>	<b>\$77.2</b>	<b>\$84.1</b>	<b>\$92.3</b>	<b>\$101.0</b>	<b>\$159.2</b>	<b>\$119.0</b>	<b>\$129.4</b>	<b>\$970.3</b>
<b>CLOSING CASH BALANCE</b>	<b>(\$393.6)</b>	<b>(\$537.1)</b>	<b>(\$599.4)</b>	<b>(\$655.3)</b>	<b>(\$575.9)</b>	<b>(\$488.4)</b>	<b>(\$392.3)</b>	<b>(\$238.1)</b>	<b>(\$124.2)</b>	<b>\$0.0</b>	

<b>2024 Adjusted Charge Per Capita</b>	<b>\$503.35</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%





**APPENDIX B.3  
TABLE 3**

**TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
FIRE SERVICES  
NON-RESIDENTIAL DEVELOPMENT CHARGE**

<b>FIRE SERVICES</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>TOTAL</b>
OPENING CASH BALANCE (\$000)	\$33.86	(\$84.88)	(\$115.06)	(\$128.05)	(\$140.38)	(\$123.01)	(\$104.17)	(\$83.80)	(\$60.62)	(\$31.60)	
<b>2024-2033 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Fire Services: Prior Growth	\$33.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$33.9</b>
- Fire Services: Non Inflated	\$76.9	\$19.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	<b>\$103.5</b>
- Fire Hall Debt	\$26.0	\$26.7	\$27.4	\$28.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$108.3</b>
- Fire Services: Inflated	\$136.72	\$45.99	\$28.42	\$29.21	\$1.03	\$1.05	\$1.07	\$1.10	\$1.12	\$1.14	<b>\$246.9</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Non-Residential GFA	1,640	1,640	1,610	1,670	1,690	1,690	1,690	1,760	2,000	2,020	<b>17,410</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$23.0	\$23.5	\$23.5	\$24.9	\$25.7	\$26.2	\$26.7	\$28.4	\$32.9	\$33.9	<b>\$268.8</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$1.2	(\$4.7)	(\$6.3)	(\$7.0)	(\$7.7)	(\$6.8)	(\$5.7)	(\$4.6)	(\$3.3)	(\$1.7)	<b>(\$46.8)</b>
- Interest on In-year Transactions	(\$3.1)	(\$0.6)	(\$0.1)	(\$0.1)	\$0.4	\$0.4	\$0.4	\$0.5	\$0.6	\$0.6	<b>(\$1.1)</b>
- Interest on Fire Hall	(\$3.1)	(\$2.4)	(\$1.6)	(\$0.8)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$8.0)</b>
<b>TOTAL REVENUE</b>	<b>\$18.0</b>	<b>\$15.8</b>	<b>\$15.4</b>	<b>\$16.9</b>	<b>\$18.4</b>	<b>\$19.9</b>	<b>\$21.5</b>	<b>\$24.3</b>	<b>\$30.1</b>	<b>\$32.7</b>	<b>\$213.0</b>
<b>CLOSING CASH BALANCE</b>	<b>(\$84.9)</b>	<b>(\$115.1)</b>	<b>(\$128.1)</b>	<b>(\$140.4)</b>	<b>(\$123.0)</b>	<b>(\$104.2)</b>	<b>(\$83.8)</b>	<b>(\$60.6)</b>	<b>(\$31.6)</b>	<b>\$0.0</b>	

<b>2024 Adjusted Charge Per Square Metre</b>	<b>\$14.05</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# Appendix B.4

## By-Law Enforcement

# By-Law Enforcement

The Township of Uxbridge and the Township of Scugog provide shared Animal Control services for both municipalities. The funding of this service is split evenly between the Townships. The following discusses the individual components included in the By-Law Enforcement service category. The analysis is set out in the tables which follow.

Table B.4-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.4-2 2024-2033 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.4-3 Cash Flow Analysis

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

The By-Law Enforcement service for Animal Services operates out of one 1,700 square foot facility with a total replacement cost of \$1.03 million, of which \$513,500 is Uxbridge's share. Land for the facility totals 0.12 hectares with a value of \$90,000, of which \$45,000 is Uxbridge's share. Uxbridge's share of the replacement cost of eligible vehicles and equipment adds another \$67,000 to the inventory. Uxbridge's total replacement cost of the 2023 inventory of capital assets is \$625,500.

The historical service level multiplied by the 10-year forecast of net population growth results in a 10-year maximum allowable funding envelope of about \$60,900 (2,071 net population growth X historical service level of \$29.39/capita). Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2024 to 2033. The

calculation of the maximum allowable funding envelope is summarized as follows:

**10-Year Funding Envelope Calculation**

15-Year Average Service Level (2009 – 2023)	\$29.39
Net Pop. Growth (2024 – 2033)	2,071
<b>Maximum Allowable Funding Envelope</b>	<b>\$60,867</b>

**B. Development-Related Capital Program**

The 2024-2033 development-related capital program from By-Law Enforcement provides for the construction of a new animal shelter.

The ten-year capital program totals \$1.13 million and relates only to the share of cost required by Uxbridge. Donations are expected to fund \$231,500, leaving a net municipal cost of \$897,610. Recognizing that the new animal shelter will result in the existing shelter to close, a replacement share of 30% has been calculated using the amount of Gross Floor Area which will be decommissioned relative to the new space – as a result \$259,587 has been deducted from the total net costs. In addition, \$42,500 of fleet and equipment related to the new animal shelter have been included. Lastly, approximately \$507,960 is deemed to be of post-period benefit and it will be examined for recovery in the next DC by-law update, subject to service level restrictions. A portion of these projects (\$69,195) will be funded through the Township’s By-law Enforcement DC reserve fund.

The remaining \$60,867 will be funded through development charges over the period 2024-2033 and has been included in the DC rate calculations. The ten-year development-related net capital cost is allocated entirely against residential development. The resulting unadjusted development charge is \$27.47 per capita.

## C. Cash Flow Analysis

After cash flow and reserve fund consideration, the residential calculated charge increases to \$29.07 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 By-Law Enforcement development charge:

BY-LAW ENFORCEMENT						
15-year Hist.	2024-2033		Unadjusted		Adjusted	
Service Level per capita	Growth-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$29.39	\$1,129,110	\$60,867	\$27.47	\$0.00	<b>\$29.07</b>	<b>\$0.00</b>

APPENDIX B.4  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
BY-LAW ENFORCEMENT

BUILDINGS Facility	Total Value of Animal Control Facilities															UNIT COST (\$/sq. ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Animal Control Facility	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$600
Additional Air Conditioning	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
Additional Air Conditioning	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
<b>Total (sq.ft.)</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	<b>1,700</b>	
<b>Total (\$000)</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	<b>\$1,027.0</b>	
<b>Total Uxbridge Share (\$000)</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	<b>\$513.5</b>	

LAND Facility	# of Hectares															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Animal Control Facility	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$750,000
<b>Total (hectares)</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	<b>0.12</b>	
<b>Total (\$000)</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	<b>\$90.0</b>	
<b>Total Uxbridge Share (\$000)</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	<b>\$45.0</b>	

FURNITURE & EQUIPMENT	Total Value of Furniture and Equipment														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total Furniture and Equipment	\$21,410	\$24,551	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096	\$29,096
<b>Total (\$000)</b>	<b>\$21.4</b>	<b>\$24.6</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>	<b>\$29.1</b>
<b>Total Uxbridge Share (\$000)</b>	<b>\$10.7</b>	<b>\$12.3</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>	<b>\$14.5</b>

ROLLING STOCK Type of Collection	Total Value of Rolling Stock															UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Van 601	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$52,500
Van 602	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$52,500
Van 603 - 2021 Ford Cargo Van				-	-	-	-	-	-	-	-	-	1	1	1	\$52,500
<b>Total (#)</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	
<b>Total (\$000)</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	<b>\$105.0</b>	
<b>Total Uxbridge Share (\$000)</b>	<b>\$26.3</b>	<b>\$26.3</b>	<b>\$26.3</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	<b>\$52.5</b>	

**APPENDIX B.4  
TABLE 1**

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF SERVICE LEVELS  
BY-LAW ENFORCEMENT**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Historical Population</b>	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,251	21,327	21,403	21,479	21,556	21,734	21,913

**INVENTORY SUMMARY (\$000)**

Buildings	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5	\$513.5
Land	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0
Furniture & Equipment	\$10.7	\$12.3	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5	\$14.5
Rolling Stock	\$26.3	\$26.3	\$26.3	\$52.5	\$52.5	\$52.5	\$52.5	\$52.5	\$52.5	\$52.5	\$52.5	\$52.5	\$52.5	\$52.5	\$52.5
<b>Total (\$000)</b>	<b>\$595.5</b>	<b>\$597.0</b>	<b>\$599.3</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>	<b>\$625.5</b>

**Average  
Service  
Level**

**SERVICE LEVEL (\$/capita)**

Buildings	\$25.64	\$25.27	\$24.90	\$24.77	\$24.64	\$24.51	\$24.38	\$24.25	\$24.16	\$24.08	\$23.99	\$23.91	\$23.82	\$23.63	\$23.43	\$24.36
Land	\$2.25	\$2.21	\$2.18	\$2.17	\$2.16	\$2.15	\$2.14	\$2.13	\$2.12	\$2.11	\$2.10	\$2.10	\$2.09	\$2.07	\$2.05	\$2.14
Furniture & Equipment	\$0.53	\$0.60	\$0.71	\$0.70	\$0.70	\$0.69	\$0.69	\$0.69	\$0.68	\$0.68	\$0.68	\$0.68	\$0.67	\$0.67	\$0.66	\$0.67
Rolling Stock	\$1.31	\$1.29	\$1.27	\$2.53	\$2.52	\$2.51	\$2.49	\$2.48	\$2.47	\$2.46	\$2.45	\$2.44	\$2.44	\$2.42	\$2.40	\$2.23
<b>Total (\$/capita)</b>	<b>\$29.73</b>	<b>\$29.37</b>	<b>\$29.06</b>	<b>\$30.17</b>	<b>\$30.02</b>	<b>\$29.86</b>	<b>\$29.70</b>	<b>\$29.55</b>	<b>\$29.43</b>	<b>\$29.33</b>	<b>\$29.22</b>	<b>\$29.13</b>	<b>\$29.02</b>	<b>\$28.79</b>	<b>\$28.54</b>	<b>\$29.39</b>

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF MAXIMUM ALLOWABLE  
BY-LAW ENFORCEMENT**

<b>15-Year Funding Envelope Calculation</b>	
15 Year Average Service Level (2009-2023)	\$29.39
Net Growth in Population 2024 - 2033	2,071
<b>Maximum Allowable Funding Envelope</b>	<b>\$60,867</b>

APPENDIX B.4

TABLE 2

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE %	Replacement & BTE Shares		Prior Growth	2024-2033	Other Dev. Related
<b>4.0 BY-LAW ENFORCEMENT</b>											
<b>4.1 Buildings, Land &amp; Furnishings</b>											
4.1.1	New Animal Shelter Building (5,600 sq.ft.) - Uxbridge Share 50%	2024 - 2027	\$ 1,086,610	\$ 231,500	\$ 855,110	30%	\$ 259,587	\$ 595,523	\$ 69,195	\$ 57,367	\$ 468,961
	Subtotal Buildings, Land & Furnishings		\$ 1,086,610	\$ 231,500	\$ 855,110		\$ 259,587	\$ 595,523	\$ 69,195	\$ 57,367	\$ 468,961
<b>4.2 Fleet and Equipment</b>											
4.2.1	New Staff Member Outfitting - Uxbridge Share 50%	2029 - 2029	\$ 1,500	\$ -	\$ 1,500	0%	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500
4.2.2	Growth-Related Equipment Additions - Uxbridge Share 50%	2024 - 2033	\$ 3,500	\$ -	\$ 3,500	0%	\$ -	\$ 3,500	\$ -	\$ 3,500	\$ -
4.2.3	Pick-Up Truck - Uxbridge Share 50%	2030 - 2030	\$ 37,500	\$ -	\$ 37,500	0%	\$ -	\$ 37,500	\$ -	\$ -	\$ 37,500
	Subtotal Fleet and Equipment		\$ 42,500	\$ -	\$ 42,500		\$ -	\$ 42,500	\$ -	\$ 3,500	\$ 39,000
<b>TOTAL BY-LAW ENFORCEMENT</b>			<b>\$ 1,129,110</b>	<b>\$ 231,500</b>	<b>\$ 897,610</b>		<b>\$ 259,587</b>	<b>\$ 638,023</b>	<b>\$ 69,195</b>	<b>\$ 60,867</b>	<b>\$ 507,961</b>

Residential Development Charge Calculation		
Residential Share of 2024-2033 Development-Related Capital Program	100%	\$60,867
10 Year Growth in Population in New Units		2,216
Unadjusted Development Charge Per Capita (\$)		<b>\$27.47</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024-2033 Development-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		17,410
Unadjusted Development Charge Per sq. m (\$)		<b>\$0.00</b>

2024 - 2033 Net Funding Envelope	\$60,867
Uncommitted Reserve Fund Balance Balance as at December 31, 2023	\$69,195



APPENDIX B.4  
TABLE 3

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
BY-LAW ENFORCEMENT  
RESIDENTIAL DEVELOPMENT CHARGE

BY-LAW ENFORCEMENT	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$69.2	\$44.6	\$18.6	(\$8.7)	(\$37.3)	(\$32.7)	(\$27.8)	(\$22.3)	(\$13.5)	(\$7.0)	
2024-2033 RESIDENTIAL FUNDING REQUIREMENTS											
- By-Law Enforcement: Prior Growth	\$17.3	\$17.3	\$17.3	\$17.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$69.2
- By-Law Enforcement: Non Inflated	\$14.7	\$14.7	\$14.7	\$14.7	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$60.9
- By-Law Enforcement: Inflated	\$32.0	\$32.6	\$33.3	\$33.9	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$134.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	195	198	200	214	217	219	222	308	220	223	2,216
REVENUE											
- DC Receipts: Inflated	\$5.7	\$5.9	\$6.1	\$6.6	\$6.8	\$7.0	\$7.3	\$10.3	\$7.5	\$7.7	\$70.8
INTEREST											
- Interest on Opening Balance	\$2.4	\$1.6	\$0.7	(\$0.5)	(\$2.0)	(\$1.8)	(\$1.5)	(\$1.2)	(\$0.7)	(\$0.4)	(\$3.6)
- Interest on In-year Transactions	(\$0.7)	(\$0.7)	(\$0.7)	(\$0.8)	\$0.1	\$0.1	\$0.1	\$0.2	\$0.1	\$0.1	(\$2.2)
TOTAL REVENUE	\$7.4	\$6.7	\$6.0	\$5.4	\$4.9	\$5.4	\$5.9	\$9.2	\$6.9	\$7.5	\$65.1
CLOSING CASH BALANCE	\$44.6	\$18.6	(\$8.7)	(\$37.3)	(\$32.7)	(\$27.8)	(\$22.3)	(\$13.5)	(\$7.0)	\$0.0	

2024 Adjusted Charge Per Capita	\$29.07
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<b>Allocation of Capital Program</b>	
Residential Sector	100%
Non-Residential Sector	0%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# **Appendix B.5**

## **Parks and Recreation**

# Parks and Recreation

Indoor recreation and parkland facilities are provided through the Parks, Recreation and Culture Department of the Township of Uxbridge. The major facilities include the Uxbridge Arena, the Uxpool, and several Community Halls. The Township provides about 195 hectares of developed parkland space, which include a variety of park facilities, trails and outdoor buildings. The following discusses the individual components included in the Parks and Recreation service category. The analysis is set out in the tables which follow.

Table B.5-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.5-2 2024-2033 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.5-3 Cash Flow Analysis

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

Table B.5-1 displays the Parks and Recreation 15-year historical inventory for buildings, land, equipment, developed parkland, park facilities, outdoor facilities, and parks fleet. The building space associated with indoor recreation facilities amounts to 120,866 square feet, valued at \$53.18 million. The land associated with the buildings amount to 3.43 hectares, and is valued at \$3.77 million. The equipment associated with the indoor recreation facilities has a total value of \$3.52 million.

Parkland in the Township includes community parks, neighbourhood parks, passive parks, and trails, with a replacement value of \$21.46 million. Note, the replacement value for Parkland in Uxbridge exclude land costs. Parks

vehicles in the Township sits at 32 items that have a combined value of \$975,000. Park facilities in the Township have a total value of \$20.54 million, and includes soccer fields, playgrounds, baseball diamonds, tennis courts, a splashpad and other outdoor park amenities. Outdoor buildings in the Township have a total value of \$6.46 million. The 2023 full replacement value of the inventory of capital assets for Parks and Recreation amounts to \$109.91 million.

The historical service level multiplied by the 10-year forecast of net population growth results in a 10-year maximum allowable funding envelope of \$10.62 million (2,071 net population growth X historical service level of \$5,127.51/capita). Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2024 to 2033. The calculation of the maximum allowable funding envelope is summarized as follows:

**10-Year Funding Envelope Calculation**

15-Year Average Service Level (2009 – 2023)	\$5,127.51
Net Pop. Growth (2024 – 2033)	2,071
<b>Maximum Allowable Funding Envelope</b>	<b>\$10,619,073</b>

**B. Development-Related Capital Program**

The 2024-2033 development-related capital program for Parks and Recreation amounts to \$33.21 million. It includes a new swimming pool, additional sport and parkland amenities at the Fields of Uxbridge, four new tennis and four new pickleball courts, various parkland and trail development projects and new active transportation projects.

No grants or subsidies have been identified for any of the projects as the funding source from other levels of government is not confirmed. About \$14.41 million of Benefit to Existing and Replacement shares have been identified. Of the total BTE, the most predominant share (\$13.91 million)

relates to the new pool project which recognizes that the existing pool would be decommissioned once the new facility is constructed. The Township has \$7.76 million in reserves and these funds have been applied to the program to reduce the eligible costs. Due to existing service level restrictions, about \$426,600 of this capital program is deemed to be a post-period benefit, and will be considered for recovery in subsequent development charges by-laws subject to service level restrictions.

The 2024-2033 DC costs eligible for recovery of \$10.62 million is allocated entirely against future residential development in the Township of Uxbridge. This results in an unadjusted development charge of \$4,792.10 per capita.

### C. Cash Flow Analysis

The current balance in the Parks and Recreation development charge reserve fund is \$7.76 million and that is included as the opening balance of the cash flow analysis.

After cash flow and reserve fund consideration, the residential calculated charge decreases to \$4,501.30 per capita. This is a reflection of the timing of the capital program, existing funds on hand and development charges revenues.

The following table summarizes the calculation of the parks and recreation development charge:

PARKS & RECREATION						
15-year Hist.	2024-2033		Unadjusted		Adjusted	
Service Level per capita	Growth-Related Capital Program Total	Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$5,127.51	\$33,215,000	\$10,619,073	\$4,792.10	\$0.00	<b>\$4,501.30</b>	<b>\$0.00</b>

APPENDIX B.5  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
INDOOR RECREATION FACILITIES

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Uxbridge Arena - Brock Street	69,694	69,694	69,694	69,694	69,694	69,694	69,694	69,694	69,694	69,694	69,694	69,694	69,694	69,694	69,694	\$400
Uxpool - Parkside Drive	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	\$850
Uxbridge Seniors Centre - Marietta Street	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	\$350
Goodwood CC - Highway 47	4,959	4,959	4,959	4,959	4,959	4,959	4,959	4,959	4,959	4,959	4,959	4,959	4,959	4,959	4,959	\$350
Zephyr Hall - 310 Zephyr Sideroad	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	\$350
Sandford Hall - Sandford Road	6,955	6,955	6,955	6,955	6,955	6,955	6,955	6,955	6,955	6,955	6,955	6,955	6,955	6,955	6,955	\$350
Siloam Hall - #8 Conc. 2 (sold 2017)	2,842	2,842	2,842	2,842	2,842	2,842	2,842	2,842	-	-	-	-	-	-	-	\$350
Music Hall - Main Street	9,165	9,165	9,165	9,165	9,165	9,165	9,165	9,165	9,165	9,165	9,165	9,165	9,165	9,165	9,165	\$350
Lawn Bowling Club House - Brock Street	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	\$350
Lions Club, Goodwood	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	-	-	-	-	\$350
<b>Total (sq.ft.)</b>	<b>125,828</b>	<b>125,828</b>	<b>125,828</b>	<b>125,828</b>	<b>125,828</b>	<b>125,828</b>	<b>125,828</b>	<b>125,828</b>	<b>122,986</b>	<b>122,986</b>	<b>122,986</b>	<b>120,866</b>	<b>120,866</b>	<b>120,866</b>	<b>120,866</b>	
<b>Total (\$000)</b>	<b>\$54,917.0</b>	<b>\$54,917.0</b>	<b>\$54,917.0</b>	<b>\$54,917.0</b>	<b>\$54,917.0</b>	<b>\$54,917.0</b>	<b>\$54,917.0</b>	<b>\$54,917.0</b>	<b>\$53,922.3</b>	<b>\$53,922.3</b>	<b>\$53,922.3</b>	<b>\$53,180.3</b>	<b>\$53,180.3</b>	<b>\$53,180.3</b>	<b>\$53,180.3</b>	

LAND Facility Name	# of Hectares															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Uxbridge Arena - Brock Street	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	\$1,100,000
Uxpool - Parkside Drive	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$1,100,000
Uxbridge Seniors Centre - Marietta Street	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$1,100,000
Goodwood CC - Highway 47	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$1,100,000
Zephyr Hall - 310 Zephyr Sideroad	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$1,100,000
Sandford Hall - Sandford Road	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$1,100,000
Siloam Hall - #8 Conc. 2 (sold 2017)	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	-	-	-	-	-	-	-	\$1,100,000
Music Hall - Main Street	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$1,100,000
Lawn Bowling Club House - Brock Street	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$1,100,000
Lions Club, Goodwood (sold 2019)	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	-	-	-	-	\$1,100,000
<b>Total (ha)</b>	<b>4.34</b>	<b>4.34</b>	<b>4.34</b>	<b>4.34</b>	<b>4.34</b>	<b>4.34</b>	<b>4.34</b>	<b>4.34</b>	<b>3.89</b>	<b>3.89</b>	<b>3.89</b>	<b>3.43</b>	<b>3.43</b>	<b>3.43</b>	<b>3.43</b>	
<b>Total (\$000)</b>	<b>\$4,774.0</b>	<b>\$4,774.0</b>	<b>\$4,774.0</b>	<b>\$4,774.0</b>	<b>\$4,774.0</b>	<b>\$4,774.0</b>	<b>\$4,774.0</b>	<b>\$4,774.0</b>	<b>\$4,279.0</b>	<b>\$4,279.0</b>	<b>\$4,279.0</b>	<b>\$3,773.0</b>	<b>\$3,773.0</b>	<b>\$3,773.0</b>	<b>\$3,773.0</b>	

EQUIPMENT Facility Name	Total Value of Furniture and Equipment (\$000)														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Uxbridge Arena - Brock Street	\$1,951,000	\$1,951,000	\$1,951,000	\$1,951,000	\$1,951,000	\$1,951,000	\$1,951,000	\$1,951,000	\$1,951,000	\$1,951,000	\$1,951,000	\$2,065,000	\$2,065,000	\$2,065,000	\$2,065,000
Uxpool - Parkside Drive	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$291,000	\$505,000	\$505,000	\$505,000	\$505,000
Uxbridge Seniors Centre - Marietta Street	\$109,000	\$109,000	\$109,000	\$109,000	\$109,000	\$109,000	\$109,000	\$109,000	\$109,000	\$109,000	\$109,000	\$116,000	\$130,000	\$130,000	\$130,000
Goodwood CC - Highway 47	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$44,000	\$83,000	\$83,000	\$83,000
Zephyr Hall - 310 Zephyr Sideroad	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$47,000	\$47,000	\$47,000
Sandford Hall - Sandford Road	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$51,000	\$121,000	\$121,000	\$121,000	\$121,000
Siloam Hall - #8 Conc. 2 (sold 2017)	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$0	\$0	\$0	\$0	\$0	\$0
Music Hall - Main Street	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$436,000	\$466,000	\$509,000	\$532,000	\$532,000	\$532,000
Lawn Bowling Club House - Brock Street	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000
Lions Club, Goodwood (sold 2019)	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$0	\$0	\$0	\$0
<b>Total (\$000)</b>	<b>\$2,929.0</b>	<b>\$2,929.0</b>	<b>\$2,929.0</b>	<b>\$2,929.0</b>	<b>\$2,929.0</b>	<b>\$2,929.0</b>	<b>\$2,929.0</b>	<b>\$2,929.0</b>	<b>\$2,949.0</b>	<b>\$2,979.0</b>	<b>\$3,437.0</b>	<b>\$3,517.0</b>	<b>\$3,517.0</b>	<b>\$3,517.0</b>	<b>\$3,517.0</b>

APPENDIX B.5  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK DEVELOPMENT & FACILITIES - PARK DEVELOPMENT

COMMUNITY PARKS Park Name	# of Hectares of Developed Area															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Herrema Fields/Barton Park	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	\$160,000
Elgin Park	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	\$160,000
Zephyr Park	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	\$160,000
Sandford	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$160,000
Leaskdale	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	\$160,000
Goodwood North	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$160,000
Zephyr Parkette	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$160,000
Arena Ball Diamond & Tennis Courts	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	-	-	-	-	-	\$160,000
Tennis Courts	1.20	1.20	1.20	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$160,000
Centennial Park	0.17	0.17	0.17	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$160,000
Bonner Fields	0.80	0.80	0.80	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$160,000
Uxpool Park	0.40	0.40	0.40	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$160,000
Memorial Park (off Main St.)	1.79	1.79	1.79	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$160,000
Coral Creek	12.00	12.00	12.00	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	\$160,000
Museum Lands	46.00	46.00	46.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	\$160,000
Fields of Uxbridge	-	4.96	4.96	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	\$28,000
Goodwood South Park	-	-	-	4.96	4.96	4.96	4.96	4.96	4.96	4.96	4.96	4.96	4.96	4.96	4.96	\$160,000
Brock Street Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05	0.05	\$160,000
<b>Total Community Parks (ha)</b>	<b>95.28</b>	<b>100.24</b>	<b>100.24</b>	<b>100.64</b>	<b>100.64</b>	<b>100.64</b>	<b>100.64</b>	<b>100.64</b>	<b>100.64</b>	<b>100.64</b>	<b>99.84</b>	<b>99.84</b>	<b>99.84</b>	<b>99.89</b>	<b>99.89</b>	
<b>Total Development Value (\$000)</b>	<b>\$15,244.8</b>	<b>\$15,383.7</b>	<b>\$15,383.7</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$9,902.4</b>	<b>\$9,902.4</b>	<b>\$9,902.4</b>	<b>\$9,910.4</b>	<b>\$9,910.4</b>	

NEIGHBOURHOOD PARKS Park Name	# of Hectares of Developed Area															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018	2018	2018	2018	2018	
Testa Parkette	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$160,000
King Street Parkette	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$160,000
Testa Retention Area	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$160,000
Coppins Corner	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$160,000
Siloam Park	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	\$160,000
Wagner Lake Parkette	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$160,000
Quaker Village Park	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	\$160,000
King Street Retention Pond	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$160,000
Beechwood Parkette	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$160,000
Toronto Street Parkette	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$160,000
Doble Park	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	\$160,000
Campbell Drive Parkette	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	\$160,000
Mason Homes	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	\$160,000
Heathwood	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$160,000
<b>Total Neighborhood Parks (ha)</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	<b>33.42</b>	
<b>Total Development Value (\$000)</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	<b>\$5,347.2</b>	

PASSIVE PARKS Park Name	# of Hectares of Developed Area															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Elgin Park Extension	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	\$85,000
Land east of the 7th	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	\$85,000
Countryside Preserve	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	\$85,000
<b>Total Park Name (ha)</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	<b>61.62</b>	
<b>Total Development Value (\$000)</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	<b>\$5,237.7</b>	



APPENDIX B.5  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK DEVELOPMENT & FACILITIES - PARK DEVELOPMENT

TRAILS Park Name	# of KM of Developed Trails															UNIT COST (\$/km)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Township Trails	24.00	28.00	32.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	21.000
Museum Pathways	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	21.000
Centennial Park - pathways	-	-	-	-	-	-	-	-	-	-	2.00	2.00	2.00	2.00	2.00	21.000
Ewen/Brookdale Trail	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	21.000
Maple Bridge Trail	-	-	-	-	-	-	-	-	-	-	2.00	2.00	2.00	2.00	2.00	21.000
<b>Total Trails (km)</b>	<b>24.00</b>	<b>28.00</b>	<b>32.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>40.00</b>	<b>45.00</b>	<b>46.00</b>	<b>46.00</b>	<b>46.00</b>	<b>46.00</b>	
<b>Total Development Value (\$000)</b>	<b>\$504.0</b>	<b>\$588.0</b>	<b>\$672.0</b>	<b>\$840.0</b>	<b>\$840.0</b>	<b>\$840.0</b>	<b>\$840.0</b>	<b>\$840.0</b>	<b>\$840.0</b>	<b>\$840.0</b>	<b>\$945.0</b>	<b>\$966.0</b>	<b>\$966.0</b>	<b>\$966.0</b>	<b>\$966.0</b>	

VEHICLES By Type	# of Vehicles															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Trailer #300	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	50.500
2007 Kubota F2880 & Mower Deck #301	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	83.000
Chevrolet Silverado 1/2 Ton #302	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	43.000
Chevrolet Silverado 1/2 Ton #303	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	43.000
Chevrolet Silverado 1/2 Ton #305 (formerly Byla	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	43.000
2006 Kubota RTV 900 #304 & #308	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13.000
Landpride Leveler Model 15-72 #305	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13.000
1999 Bannerman Diamond Master B-DN-6 #306	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	26.000
2002 Kubota L4310DHW-1 #307	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	32.000
Ferguson Aerator 60" #309	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2.000
1999 A & W Trailer 6 Ton #310	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	26.000
Trailer Single Axle 1,000 KG #312	1	1	1	-	-	-	-	-	-	-	-	1	1	1	1	30.000
2007 Bush Hog Rotary Cutter GT 48 #315	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2.000
2007 Dodge 1/2 Ton 1500 7959TF #316	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	43.000
2012 Frontier Rotary Tiller RT 1157 #317	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	13.000
2012 Frontier Rotary Mower RC2048 \$318	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	13.000
2009 GMC 1-Ton #320	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	77.000
Trimmers FS76, FS86, FS 76 #325	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	500
2004 Bannerman Super-Jet BA-600-CT #356	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13.000
2019 Ford F150 #311 (former 2003 Ford F130)	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	43.000
2011 Chev Silverado 1/2 ton #323	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	43.000
2011 Chev Silverado 3500 1 ton #322	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	43.000
Ford F-150 half Ton #313	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	43.000
2013 Ford F150 Half Ton #321	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	43.000
Chevrolet Silverado 4x4 #331	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	43.000
Skidsteer #363	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	43.000
Tractor with Loader (2018 Kubota Tractor #313)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	43.000
2014 Enclosed Trailer - Trails Concession	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	20.000
Bannerman Aerator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	20.000
2010 Top Dresser	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	29.000
2011 Mobile Video Trailer	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	54.000
Kubota RTV1100C	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	43.000
2022 John Deere Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	19.500
Steel 18" Trailer - 703	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	10.000
Lawn Roller (DeBlicek's Custom Mfg.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2.500
Ford XLT 1/2 Ton - 203 (moved to parks late 202	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	39.000
<b>Total (#)</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>25</b>	<b>28</b>	<b>28</b>	<b>30</b>	<b>29</b>	<b>29</b>	<b>31</b>	<b>32</b>	
<b>Total (\$000)</b>	<b>\$646.0</b>	<b>\$675.0</b>	<b>\$729.0</b>	<b>\$725.0</b>	<b>\$725.0</b>	<b>\$745.0</b>	<b>\$745.0</b>	<b>\$788.0</b>	<b>\$917.0</b>	<b>\$917.0</b>	<b>\$990.0</b>	<b>\$947.0</b>	<b>\$947.0</b>	<b>\$976.5</b>	<b>\$975.0</b>	



APPENDIX B.5  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK FACILITIES

SOCCER Park Name	# of Fields															UNIT COST (\$/facility)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Full Size Soccer Fields	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	3	\$42,000
Mid Size Soccer Fields	7	7	7	8	8	8	8	8	8	8	8	8	8	8	8	8	\$36,000
Mini Size Soccer Fields	5	5	5	6	6	6	6	6	6	6	6	6	6	6	6	6	\$30,000
Fields of Uxbridge (Lit)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$730,000
Herrema Fields - Lit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$730,000
Herrema Fields - Unlit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$610,000
<b>Subtotal (#)</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	
<b>Subtotal (\$)</b>	<b>\$3,292.0</b>	<b>\$3,292.0</b>	<b>\$3,292.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$3,358.0</b>	<b>\$4,734.0</b>	

SKATEBOARD PARK Park Name	# of Skateboard Parks															UNIT COST (\$/facility)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Skate Board Park - Fields of Uxbridge	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,048,000
Multi-Sports Court - Coral Creek	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$650,000
Pump Park - Fields of Uxbridge	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$450,000
<b>Subtotal (#)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	
<b>Subtotal (\$)</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$1,048.0</b>	<b>\$1,048.0</b>	<b>\$1,048.0</b>	<b>\$1,048.0</b>	<b>\$1,048.0</b>	<b>\$1,048.0</b>	<b>\$1,048.0</b>	<b>\$1,498.0</b>	<b>\$1,498.0</b>	<b>\$2,148.0</b>	<b>\$2,148.0</b>	<b>\$2,148.0</b>		

PLAYGROUNDS Park Name	# of Playgrounds															UNIT COST (\$/facility)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Elgin Park + Accessible Playground (2014)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$115,000
Accessible Playground	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$690,000
Zephyr Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Sandford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Leaskdale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Goodwood North (Walter Taylor Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Goodwood South (Harold Bell Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Christopher Chapman Park (Previously Mason Homes)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Uxpool Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Testa Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
King Street Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Siloam Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Quaker Village Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
South Balsam Park (Previously Doble Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Toronto Street Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Herrema Fields	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Coppins Corner Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Pat Higgins Playground (Previously Coral Creek Parkette)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Off Leash Dog Park (beside Museum)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$75,000
Foster / Wagners Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
<b>Subtotal (#)</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>20</b>	<b>20</b>		
<b>Subtotal (\$)</b>	<b>\$1,390.0</b>	<b>\$1,390.0</b>	<b>\$1,390.0</b>	<b>\$1,390.0</b>	<b>\$1,390.0</b>	<b>\$1,390.0</b>	<b>\$1,465.0</b>	<b>\$1,465.0</b>	<b>\$1,465.0</b>	<b>\$1,465.0</b>	<b>\$1,465.0</b>	<b>\$1,465.0</b>	<b>\$1,465.0</b>	<b>\$2,155.0</b>	<b>\$2,155.0</b>		

APPENDIX B.5  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
PARK FACILITIES

BASEBALL/SOFTBALL DIAMONDS Park Name	# of Softball Diamonds															UNIT COST (\$/facility)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Uxbridge Arena - Lit	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$1,400,000
Zephyr Ball Diamond - Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Uxpool Ball Diamond - Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Goodwood North Diamond - Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Bonner Fields Baseball Diamonds - Lit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,400,000
Leaskdale Diamond (diamond removed 2017)	1	1	1	1	1	1	1	0.5	-	-	-	-	-	-	-	\$700,000
Goodwood South Diamonds - Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Goodwood South Diamonds - Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Elgin Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Fields of Uxbridge - Ball Diamond - Lit				-	-	-	-	-	-	-	-	-	-	1	1	\$1,400,000
<b>Subtotal (#)</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>9.5</b>	<b>9</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>9</b>	
<b>Subtotal (\$)</b>	<b>\$10,500.0</b>	<b>\$10,500.0</b>	<b>\$10,500.0</b>	<b>\$10,500.0</b>	<b>\$10,500.0</b>	<b>\$10,500.0</b>	<b>\$10,500.0</b>	<b>\$10,150.0</b>	<b>\$9,800.0</b>	<b>\$9,800.0</b>	<b>\$8,400.0</b>	<b>\$8,400.0</b>	<b>\$9,800.0</b>	<b>\$9,800.0</b>	<b>\$9,800.0</b>	

TENNIS COURTS Park Name	# of Courts															UNIT COST (\$/facility)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Arena Tennis Courts - Lit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$115,000
Goodwood Tennis Courts - Lit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$115,000
Leaskdale Tennis Courts - Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
<b>Subtotal (#)</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	
<b>Subtotal (\$)</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	<b>\$535.0</b>	

SPLASHPADS Park Name	# of Splashpads															UNIT COST (\$/facility)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Arena Splashpad	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$1,129,000
<b>Subtotal (#)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	
<b>Subtotal (\$)</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	<b>\$1,129.0</b>	

BEACH VOLLEYBALL Park Name	# of Courts															UNIT COST (\$/facility)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Goodwood South Park Beach Volleyball	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	\$21,000
<b>Subtotal (#)</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	
<b>Subtotal (\$)</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$21.0</b>	<b>\$42.0</b>	<b>\$42.0</b>	

APPENDIX B.5  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
PARKS & RECREATION  
OUTDOOR BUILDINGS & ROLLING STOCK & EQUIPMENT

OUTDOOR BUILDINGS & RELATED	Total Value of Outdoor Buildings and Related Infrastructure														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Elgin Park Red Barn	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000
Elgin Park Craft Building	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000	\$864,000
Elgin Park Fair Board Building	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000	\$627,000
Elgin Park Bandshell	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000
Parks Yard Main Building	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000	\$784,000
Parks Yard Storage Building	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000
Elgin Park Washroom Bldg	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$407,000	\$471,000	\$471,000	\$471,000	\$471,000	\$471,000
Zephyr Pavilion	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000
Bonner Fields Pavilion	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000
Herrema Park Pavilion	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000
Fields of Uxbridge Washroom/Snack/Storage Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,465,000	\$1,465,000	\$1,465,000	\$1,465,000	\$1,465,000	\$1,465,000
South Balsam - Trail Bridge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Brookdale Trail - boardwalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Mary Hogg Bridge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
Maple Bridge Trail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100
Elgin Park Picnic Shelter	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Elgin Park Shade Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,000
<b>Total (\$000)</b>	<b>\$4,728.0</b>	<b>\$4,728.0</b>	<b>\$4,728.0</b>	<b>\$4,728.0</b>	<b>\$4,728.0</b>	<b>\$4,728.0</b>	<b>\$4,728.0</b>	<b>\$4,728.0</b>	<b>\$4,728.0</b>	<b>\$6,247.0</b>	<b>\$6,369.1</b>	<b>\$6,369.1</b>	<b>\$6,369.1</b>	<b>\$6,369.1</b>	<b>\$6,458.1</b>

APPENDIX B.5  
TABLE 1

TOWNSHIP OF UXBRIDGE  
CALCULATION OF SERVICE LEVELS  
PARKS & RECREATION

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,251	21,327	21,403	21,479	21,556	21,734	21,913

INVENTORY SUMMARY (\$000)

Indoor Recreation Facilities	\$62,620.0	\$62,620.0	\$62,620.0	\$62,620.0	\$62,620.0	\$62,620.0	\$62,620.0	\$62,620.0	\$61,150.3	\$61,180.3	\$61,638.3	\$60,470.3	\$60,470.3	\$60,470.3	\$60,470.3
Park Development & Facilities - Park Development	\$26,979.7	\$27,231.6	\$27,369.6	\$22,180.3	\$22,180.3	\$22,200.3	\$22,200.3	\$22,243.3	\$22,372.3	\$22,372.3	\$22,422.3	\$22,400.3	\$22,400.3	\$22,437.8	\$22,436.3
Park Facilities	\$15,738.0	\$15,738.0	\$15,738.0	\$17,981.0	\$17,981.0	\$17,981.0	\$18,056.0	\$17,706.0	\$17,356.0	\$17,356.0	\$16,406.0	\$16,406.0	\$18,456.0	\$19,167.0	\$20,543.0
Outdoor Buildings & Rolling Stock & Equipment	\$4,728.0	\$4,728.0	\$4,728.0	\$4,728.0	\$4,728.0	\$4,728.0	\$4,728.0	\$4,728.0	\$6,247.0	\$6,369.1	\$6,369.1	\$6,369.1	\$6,369.1	\$6,369.1	\$6,458.1
<b>Total (\$000)</b>	<b>\$110,065.7</b>	<b>\$110,317.6</b>	<b>\$110,455.6</b>	<b>\$107,509.3</b>	<b>\$107,509.3</b>	<b>\$107,529.3</b>	<b>\$107,604.3</b>	<b>\$107,297.3</b>	<b>\$107,125.6</b>	<b>\$107,277.7</b>	<b>\$106,835.7</b>	<b>\$105,645.7</b>	<b>\$107,695.7</b>	<b>\$108,444.2</b>	<b>\$109,907.7</b>

Average  
Service  
Level

SERVICE LEVEL (\$/capita)

Indoor Recreation Facilities	\$3,126.53	\$3,081.14	\$3,036.42	\$3,020.39	\$3,004.45	\$2,988.59	\$2,972.81	\$2,957.12	\$2,877.46	\$2,868.65	\$2,879.87	\$2,815.26	\$2,805.27	\$2,782.29	\$2,759.56	\$2,931.72
Park Development & Facilities - Park Development	\$1,347.06	\$1,339.90	\$1,327.14	\$1,069.84	\$1,064.19	\$1,059.53	\$1,053.93	\$1,050.40	\$1,052.74	\$1,049.00	\$1,047.61	\$1,042.87	\$1,039.17	\$1,032.38	\$1,023.88	\$1,106.64
Park Facilities	\$785.78	\$774.37	\$763.13	\$867.29	\$862.71	\$858.16	\$857.19	\$836.14	\$816.70	\$813.80	\$766.52	\$763.80	\$856.19	\$881.89	\$937.48	\$829.41
Outdoor Buildings & Rolling Stock & Equipment	\$236.06	\$232.64	\$229.26	\$228.05	\$226.84	\$225.65	\$224.46	\$223.27	\$293.96	\$298.64	\$297.58	\$296.52	\$295.47	\$293.05	\$294.72	\$259.74
<b>Total (\$/capita)</b>	<b>\$5,495.42</b>	<b>\$5,428.04</b>	<b>\$5,355.94</b>	<b>\$5,185.56</b>	<b>\$5,158.19</b>	<b>\$5,131.92</b>	<b>\$5,108.39</b>	<b>\$5,066.93</b>	<b>\$5,040.86</b>	<b>\$5,030.09</b>	<b>\$4,991.58</b>	<b>\$4,918.45</b>	<b>\$4,996.09</b>	<b>\$4,989.61</b>	<b>\$5,015.64</b>	<b>\$5,127.51</b>

TOWNSHIP OF UXBRIDGE  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS & RECREATION

<b>15-Year Funding Envelope Calculation</b>	
15 Year Average Service Level (2009-2023)	\$5,127.51
Net Growth in Population 2024 - 2033	2,071
<b>Maximum Allowable Funding Envelope</b>	<b>\$10,619,073</b>

APPENDIX B.5  
TABLE 2

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE %	Replacement & BTE Shares		Prior Growth	2024-2023	Other Dev. Related
<b>5.0 PARKS &amp; RECREATION</b>											
<b>5.1 Buildings, Land &amp; Furnishings</b>											
5.1.1	Pool	2028 - 2031	\$ 22,525,000	\$ -	\$ 22,525,000	56%	\$ 12,567,250	\$ 9,957,750	\$ 4,818,090.54	\$ 5,139,659	\$ -
5.1.2	Pool - Furniture and Equipment	2028 - 2031	\$ 400,000	\$ -	\$ 400,000	56%	\$ 223,170	\$ 176,830	\$ -	\$ 176,830	\$ -
5.1.3	Entrance Cost - Driveway (Related to Pool)	2028 - 2031	\$ 2,000,000	\$ -	\$ 2,000,000	56%	\$ 1,115,849	\$ 884,151	\$ -	\$ 884,151	\$ -
5.1.4	Fields of Uxbridge - Provision for additional assets	2024 - 2033	\$ 4,000,000	\$ -	\$ 4,000,000	0%	\$ -	\$ 4,000,000	\$ 800,000	\$ 2,923,433	\$ 276,567
5.1.5	Fields of Uxbridge - Turning Lane on Ball Rd.	2025 - 2028	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ 600,000	\$ -	\$ -
5.1.6	Fields of Uxbridge - Main Street Turning Lane into Park	2025 - 2028	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ 600,000	\$ -	\$ -
5.1.7	Tennis (4 New Lit) and Pickleball Courts (4 New Lit)	2024 - 2033	\$ 760,000	\$ -	\$ 760,000	0%	\$ -	\$ 760,000	\$ 760,000	\$ -	\$ -
	Subtotal Buildings, Land & Furnishings		\$ 30,885,000	\$ -	\$ 30,885,000		\$ 13,906,269	\$ 16,978,731	\$ 7,578,091	\$ 9,124,073	\$ 276,567
<b>5.2 Parkland &amp; Trail Development</b>											
5.2.1	FOU Connection	2026 - 2029	\$ 155,000	\$ -	\$ 155,000	0%	\$ -	\$ 155,000	\$ -	\$ 155,000	\$ -
5.2.2	Parkland and Trail Development	2024 - 2033	\$ 275,000	\$ -	\$ 275,000	0%	\$ -	\$ 275,000	\$ 55,000	\$ 220,000	\$ -
5.2.3	Wetland Trail Connection	2027 - 2029	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
5.2.4	New Playground Equipment	2024 - 2033	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ 30,000	\$ 120,000	\$ -
5.2.5	Uxbridge Urban Park	2024 - 2033	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ 100,000	\$ 400,000	\$ -
	Subtotal Parkland & Trail Development		\$ 1,330,000	\$ -	\$ 1,330,000		\$ -	\$ 1,330,000	\$ 185,000	\$ 1,145,000	\$ -
<b>5.3 Active Transportation</b>											
5.3.1	Provision for Active Transportation Projects	2024 - 2033	\$ 1,000,000	\$ -	\$ 1,000,000	50%	\$ 500,000	\$ 500,000	\$ -	\$ 350,000	\$ 150,000
	Subtotal Active Transportation		\$ 1,000,000	\$ -	\$ 1,000,000		\$ 500,000	\$ 500,000	\$ -	\$ 350,000	\$ 150,000
<b>TOTAL PARKS &amp; RECREATION</b>			<b>\$ 33,215,000</b>	<b>\$ -</b>	<b>\$ 33,215,000</b>		<b>\$ 14,406,269</b>	<b>\$ 18,808,731</b>	<b>\$ 7,763,091</b>	<b>\$ 10,619,073</b>	<b>\$ 426,567</b>

Residential Development Charge Calculation		
Residential Share of 2024-2033 Development-Related Capital Program	100%	\$10,619,073
10 Year Growth in Population in New Units		2,216
Unadjusted Development Charge Per Capita (\$)		<b>\$4,792.10</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024-2033 Development-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		17,410
Unadjusted Development Charge Per sq. m (\$)		<b>\$0.00</b>

2024 - 2033 Net Funding Envelope	\$10,619,073
Uncommitted Reserve Fund Balance Balance as at December 31, 2023	\$7,763,091

APPENDIX B.5  
TABLE 3

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
PARKS & RECREATION  
RESIDENTIAL DEVELOPMENT CHARGE

PARKS & RECREATION	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$7,763.1	\$8,342.7	\$8,649.3	\$8,938.1	\$9,214.8	\$6,449.3	\$3,878.2	\$1,315.5	(\$935.8)	(\$491.9)	
2024-2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks & Recreation: Prior Growth	\$174.5	\$474.5	\$474.5	\$474.5	\$1,679.0	\$1,379.0	\$1,379.0	\$1,379.0	\$174.5	\$174.5	<b>\$7,763.1</b>
- Parks & Recreation: Non Inflated	\$401.3	\$401.3	\$440.1	\$523.4	\$2,073.6	\$2,073.6	\$1,951.5	\$1,951.5	\$401.3	\$401.3	<b>\$10,619.1</b>
- Parks & Recreation: Inflated	\$575.8	\$893.4	\$951.5	\$1,059.0	\$4,061.9	\$3,812.0	\$3,750.7	\$3,825.7	\$674.7	\$688.2	<b>\$20,293.0</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	195	198	200	214	217	219	222	308	220	223	<b>2,216</b>
REVENUE											
- DC Receipts: Inflated	\$878.4	\$907.8	\$938.0	\$1,023.9	\$1,056.5	\$1,090.0	\$1,124.5	\$1,590.0	\$1,161.5	\$1,198.2	<b>\$10,968.7</b>
INTEREST											
- Interest on Opening Balance	\$271.7	\$292.0	\$302.7	\$312.8	\$322.5	\$225.7	\$135.7	\$46.0	(\$51.5)	(\$27.1)	<b>\$1,830.8</b>
- Interest on In-year Transactions	\$5.3	\$0.3	(\$0.4)	(\$1.0)	(\$82.6)	(\$74.9)	(\$72.2)	(\$61.5)	\$8.5	\$8.9	<b>(\$269.6)</b>
TOTAL REVENUE	\$1,155.4	\$1,200.0	\$1,240.3	\$1,335.8	\$1,296.4	\$1,240.9	\$1,188.0	\$1,574.5	\$1,118.6	\$1,180.1	<b>\$12,529.9</b>
CLOSING CASH BALANCE	\$8,342.7	\$8,649.3	\$8,938.1	\$9,214.8	\$6,449.3	\$3,878.2	\$1,315.5	(\$935.8)	(\$491.9)	\$0.0	

<b>2024 Adjusted Charge Per Capita</b>	<b>\$4,501.30</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	100%
Non-Residential Sector	0%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**Appendix B.6**  
**Services Related to a Highway:**  
**Public Works and Fleet**

# Services Related to a Highway: Public Works and Fleet

The Public Works and Fleet department is responsible for the maintenance of all roads, sidewalks, streetlights, culverts and curbs within the Township boundaries. The capital costs associated with Public Works and Fleet functions are accounted for in this section. Public Works is considered to be a service related to a highway as stated in s.5 of the Development Charges Act. This section deals with the capital infrastructure and the individual components included in the of Services Related to a Highway: Public Works and Fleet. The analysis is set out in the tables which follow.

Table B.6-1 Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.6-2 2024-2033 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.6-3 Cash Flow Analysis

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

The 15-year historical inventory of capital assets for Public Works and Fleet includes 27,008 square feet of building space with a replacement value of \$3.37 million. The 4.06 hectares of land associated with the Public Works buildings are valued at \$3.05 million, and the total furniture and equipment amounts to \$438,900. The 59 vehicles and fleet amounts to \$12.25 million.

The total replacement value of the Public Works and Fleet capital infrastructure is estimated to be \$19.10 million. The 15-year historical average service level is \$629.05 per capita and employment and this,



multiplied by the 10-year forecast net population and employment growth (2,554), results in a 10-year maximum allowable of \$1.61 million. Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2024 to 2033. The calculation of the maximum allowable funding envelope is summarized as follows:

**10-Year Funding Envelope Calculation**

15-Year Average Service Level (2009 – 2023)	\$629.05
Net Pop. & Employment Growth (2024 – 2033)	2,554
<b>Maximum Allowable Funding Envelope</b>	<b>\$1,606,594</b>

**B. Development-Related Capital Program**

The total 2024 –2033 development-related capital program for the Public Works and Fleet amounts to \$3.94 million.

The Public Works and Fleet capital program relates to three projects: the expansion of the storage building, land acquisition for the future expansion, and a new sand/salt dome.

The gross capital program amounts to \$3.94 million with no grants or recoveries identified. The replacement share of the program is \$1.50 million and is related to the new sand/salt dome which will increase the capacity of the current facility which will be decommissioned once complete. This share of costs are removed from the DC eligible costs. The available DC reserve fund balance of about \$485,490 has also been reduced from the in-period costs. The post-period benefit amounts to \$348,700 and will be considered for recovery from other funding tools and/or future DC Background Studies. After these adjustments the total DC eligible capital program from 2024-2033 is \$1.61 million.

The costs are allocated 82%, or \$1.32 million, against residential development, and 18%, or \$289,200 against non-residential development.

The allocation between residential and non-residential development is based on shares of forecasted growth. The resulting unadjusted development charge is \$594.51 per capita for residential, and \$16.61 per square metre for non-residential.

### C. Cash Flow Analysis

The current balance in the Public Works development charge reserve fund is \$485,489 and that is included as the opening balance of the cash flow analysis.

After cash flow and reserve fund analysis, the residential calculated charge increases to \$670.86 per capita, and the non-residential charge increases to \$18.72 per square metre for Public Works and Fleet. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Services Related to a Highway: Public Works and Fleet development charge:

<b>SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET</b>						
15-year Hist.	2024-2033		Unadjusted		Adjusted	
Service Level	Growth-Related	Capital Program	Development Charge		Development Charge	
per pop+empl	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$629.05	\$3,940,770	\$1,606,594	\$594.51	\$16.61	<b>\$670.86</b>	<b>\$18.72</b>

APPENDIX B.6  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

BUILDINGS Depot Name	# of Square Feet															UNIT COST (\$/sq.ft)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Depot/Office RR#8	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	\$210
Sand/Salt Dome RR#	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	\$30
Storage Building RR#8	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	\$35
Salt Shed RR#8	792	792	792	792	792	792	792	792	792	792	792	792	792	792	792	\$87
<b>Total (sq.ft)</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	<b>27,008</b>	
<b>Total (\$000)</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	<b>\$3,370.7</b>	

LAND	# of Hectares															UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
All Depots	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	\$750,000
<b>Total (ha)</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	<b>4.06</b>	
<b>Total (\$000)</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	<b>\$3,045.0</b>	

FURNITURE & EQUIPMENT	Total Value of Furniture and Equipment														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
All Depots	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$282,900	\$314,800	\$321,100	\$327,500	\$334,000
Hoist	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$96,900	\$98,800	\$100,800	\$102,800	\$104,900
<b>Total (\$000)</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$355.0</b>	<b>\$379.8</b>	<b>\$413.6</b>	<b>\$421.9</b>	<b>\$430.3</b>	<b>\$438.9</b>

APPENDIX B.6  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

VEHICLES By Type	# of Vehicles															UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
2013 Ford F150 - 200 (formerly 202)					1	1	1	1	1	1	1	1	1	1	1	\$75,000
Ford F150 4x4 - 201	1	1	1	1	1	1	1	1	1	1	-	1	1	1	\$75,000	
Ford F150 4x4 - 202	1	1	1	1	-	-	-	-	-	-	1	1	1	1	-	\$75,000
Ford XLT 1/2 Ton - 203 (moved to parks late 2023)	1	1	1	1	1	-	-	-	-	1	1	1	1	1	-	\$75,000
Dodge Ram 3/4 Ton - 204	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	\$75,000
2023 Ford F-150 - 203 & 205 (former Chev Silv 4x4 2018)	-	-	-	-	-	-	-	-	-	1	1	1	1	-	2	\$75,000
GMC Sierra 3500 - 206 (former 1 Ton)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Ford F150 4x4 - 207	-	-	1	1	1	1	1	1	-	-	-	1	1	1	1	\$75,000
Ford F350 1 Ton - 208	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$75,000
Tandem Sander - 210	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	\$420,000
Tandem Plw/Sander - 211	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$500,000
Tandem - 212	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$420,000
Int 6 Ton - 213	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$385,000
Mack Tandem Plow Wing Sander - 214	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Single Axle Truck - 215 (former 6 Ton)	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	\$400,000
Single Axle Plow Truck - 216 (former tandem / 6 Ton)	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	\$400,000
Single Axel Truck - 217 (former Tandem Plow Wing Sander)	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	\$400,000
Tandem Plow Wing Sander - 218	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$500,000
2015 Freightliner 114SD - 219 (former 6 Ton)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$420,000
Tandem - 220	1	1	1	1	1	1	1	1	-	-	1	1	1	1	1	\$385,000
Tandem Plow Wing Sander - 221	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Freightliner Tandem/Sander - 222	1	1	1	-	-	-	1	1	1	1	1	1	1	1	1	\$420,000
6 Ton - 223	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$385,000
2023 International 6x4 Snow Plow #223	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$500,000
Gradall XL -230	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$900,000
Gradall - 231	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$900,000
Loader - 232	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$200,000
Loader - 236	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Grader - 240	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$900,000
Grader - 242	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$900,000
Trackless - 245 (former generator)	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	\$145,000
Float - 246	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Trackless - 247	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$145,000
Weedeater - 248	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$1,000
Loader Backhoe - 250	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Chain Saws - 251	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,000

APPENDIX B.6  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

VEHICLES CONT'D By Type	# of Vehicles															UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Water Tank - 252	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Water Tank - 253	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Steam Jenny - 254	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$45,000
Elging Sweeper - 255	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$350,000
2016 Elgin Eagle Sweeper - 256 (former backhoe)	1	1	1	1	1	-	-	-	-	-	1	1	1	1	1	\$500,000
Welders - 257/258	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$6,000
Walk Behind Concrete Saw - 260	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$6,000
Concrete Chain Saw - 261	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Brush Chipper - 262 (former Front Loader)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$100,000
Tiger Bengal Brute - 263 (former Tractor Mower)	1	1	1	1	1	-	-	-	-	-	-	-	1	1	1	\$250,000
Tractor Mower - 264	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Chipper - 265	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$80,000
Mad Vac -266	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
2022 John Deere 3039R Tractor (former Kubota) - 267	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1	\$80,000
John Deere 3039R Tractor Blower Plow - 269	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$75,000
Olympian Generator - 270	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,000
Generator Trailer - 270	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,000
Trailer - 271	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,000
Submersible Pump - 272	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
2018 Chev Silverado - Car #401 - Bldg Dept.	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	\$45,000
2007 Dodge Car #403 - Bldg Dept.	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$32,000
2006 Dodge 1/2 Ton #701 - Facilities Dept.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
2019 Ford F-150 4x4 #502 - By-law	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$48,000
2007 Chev 1/2 Ton # 503 - By-law	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$45,000
2018 Subaru car #504 - By-law (previously Chev 1/2 Ton)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$32,000
Viking Tandem Truck #218	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$370,000
Ram 1/2 Ton Truck #209	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$55,000
John Deere Loader #243	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$200,000
Pressure Washer	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$6,500
Hydron Module Heat Pump 3 Ton	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$20,000
<b>Total (#)</b>	<b>49</b>	<b>48</b>	<b>50</b>	<b>51</b>	<b>52</b>	<b>48</b>	<b>51</b>	<b>51</b>	<b>50</b>	<b>52</b>	<b>51</b>	<b>53</b>	<b>55</b>	<b>60</b>	<b>59</b>	
<b>Total (\$000)</b>	<b>\$10,704.0</b>	<b>\$9,804.0</b>	<b>\$10,006.0</b>	<b>\$10,336.0</b>	<b>\$10,586.0</b>	<b>\$9,256.0</b>	<b>\$10,665.0</b>	<b>\$10,685.0</b>	<b>\$10,749.0</b>	<b>\$10,869.0</b>	<b>\$10,875.0</b>	<b>\$10,525.0</b>	<b>\$11,675.0</b>	<b>\$12,631.5</b>	<b>\$12,246.5</b>	

**APPENDIX B.6  
TABLE 1**

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF SERVICE LEVELS  
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Historical Population</b>	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,251	21,327	21,403	21,479	21,556	21,734	21,913
<b>Historical Employment</b>	5,984	6,096	6,209	6,272	6,335	6,399	6,464	6,529	6,770	7,019	7,278	7,546	7,825	7,872	7,919
<b>Historical Population+Employment</b>	26,013	26,419	26,832	27,004	27,178	27,352	27,528	27,705	28,021	28,346	28,681	29,026	29,381	29,606	29,832

**INVENTORY SUMMARY (\$000)**

Buildings	\$3,370.7	\$3,370.7	\$3,370.7	\$3,370.7	\$3,370.7	\$3,370.69	\$3,370.69	\$3,370.69	\$3,370.69	\$3,370.69	\$3,370.69	\$3,370.69	\$3,370.69	\$3,370.69	\$3,370.69
Land	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.00	\$3,045.00	\$3,045.00	\$3,045.00	\$3,045.00	\$3,045.00	\$3,045.00	\$3,045.00	\$3,045.00	\$3,045.00
Furniture & Equipment	\$355.0	\$355.0	\$355.0	\$355.0	\$355.0	\$355.00	\$355.00	\$355.00	\$355.00	\$355.00	\$379.80	\$413.60	\$421.90	\$430.30	\$438.90
Rolling Stock & Related Equipment	\$10,704.0	\$9,804.0	\$10,006.0	\$10,336.0	\$10,586.0	\$9,256.00	\$10,665.00	\$10,685.00	\$10,749.00	\$10,869.00	\$10,875.00	\$10,525.00	\$11,675.00	\$12,631.50	\$12,246.50
<b>Total (\$000)</b>	<b>\$17,474.7</b>	<b>\$16,574.7</b>	<b>\$16,776.7</b>	<b>\$17,106.7</b>	<b>\$17,356.7</b>	<b>\$16,026.7</b>	<b>\$17,435.7</b>	<b>\$17,455.7</b>	<b>\$17,519.7</b>	<b>\$17,639.7</b>	<b>\$17,670.5</b>	<b>\$17,354.3</b>	<b>\$18,512.6</b>	<b>\$19,477.5</b>	<b>\$19,101.1</b>

Average  
Service  
Level

**SERVICE LEVEL (\$/pop.+empl)**

Buildings	\$129.58	\$127.58	\$125.62	\$124.82	\$124.02	\$123.23	\$122.45	\$121.66	\$120.29	\$118.91	\$117.52	\$116.13	\$114.72	\$113.85	\$112.99	\$120.89
Land	\$117.06	\$115.26	\$113.48	\$112.76	\$112.04	\$111.33	\$110.61	\$109.91	\$108.67	\$107.42	\$106.17	\$104.91	\$103.64	\$102.85	\$102.07	\$109.21
Furniture & Equipment	\$13.65	\$13.44	\$13.23	\$13.15	\$13.06	\$12.98	\$12.90	\$12.81	\$12.67	\$12.52	\$13.24	\$14.25	\$14.36	\$14.53	\$14.71	\$13.43
Rolling Stock & Related Equipment	\$411.49	\$371.09	\$372.91	\$382.76	\$389.51	\$338.40	\$387.42	\$385.67	\$383.60	\$383.43	\$379.17	\$362.61	\$397.37	\$426.65	\$410.52	\$385.51
<b>Total (\$/pop+empl)</b>	<b>\$671.77</b>	<b>\$627.37</b>	<b>\$625.25</b>	<b>\$633.48</b>	<b>\$638.64</b>	<b>\$585.94</b>	<b>\$633.38</b>	<b>\$630.06</b>	<b>\$625.23</b>	<b>\$622.29</b>	<b>\$616.10</b>	<b>\$597.89</b>	<b>\$630.10</b>	<b>\$657.89</b>	<b>\$640.29</b>	<b>\$629.05</b>

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF MAXIMUM ALLOWABLE  
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET**

<b>15-Year Funding Envelope Calculation</b>	
15 Year Average Service Level (2009-2023)	\$629.05
Net Growth in Population + Employment 2024 - 2033	2,554
<b>Maximum Allowable Funding Envelope</b>	<b>\$1,606,594</b>

APPENDIX B.6  
TABLE 2

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE %	Replacement & BTE Shares		Prior Growth	2024-2033	Post 2033
<b>6.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET</b>											
<b>6.1 Buildings, Land &amp; Furnishings</b>											
6.1.1	Expansion of Storage Building (6,500 sq.ft)	2027 - 2027	\$ 230,000	\$ -	\$ 230,000	0%	\$ -	\$ 230,000	\$ 230,000	\$ -	\$ -
6.1.2	Provision for Future Expansion (Land Acquisition)	2024 - 2024	\$ 710,770	\$ -	\$ 710,770	0%	\$ -	\$ 710,770	\$ -	\$ 710,770	\$ -
6.1.3	New Sand/Salt Dome	2025 - 2025	\$ 3,000,000	\$ -	\$ 3,000,000	50%	\$ 1,500,000	\$ 1,500,000	\$ 255,489	\$ 895,824	\$ 348,687
	Subtotal Buildings, Land & Furnishings		\$ 3,940,770	\$ -	\$ 3,940,770		\$ 1,500,000	\$ 2,440,770	\$ 485,489	\$ 1,606,594	\$ 348,687
<b>TOTAL SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET</b>			<b>\$ 3,940,770</b>	<b>\$ -</b>	<b>\$ 3,940,770</b>		<b>\$ 1,500,000</b>	<b>\$ 2,440,770</b>	<b>\$ 485,489</b>	<b>\$ 1,606,594</b>	<b>\$ 348,687</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2024-2033 Development-Related Capital Program	82%	\$1,317,407
10 Year Growth in Population in New Units		2,216
Unadjusted Development Charge Per Capita (\$)		<b>\$594.51</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2024-2033 Development-Related Capital Program	18%	\$289,187
10 Year Growth in Square Metres		17,410
Unadjusted Development Charge Per sq. m (\$)		<b>\$16.61</b>

2024 - 2033 Net Funding Envelope	\$1,606,594
Uncommitted Reserve Fund Balance Balance as at December 31, 2023	\$485,489

**APPENDIX B.6  
TABLE 3**

**TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET  
RESIDENTIAL DEVELOPMENT CHARGE**

<b>SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>TOTAL</b>
OPENING CASH BALANCE (\$000)	\$398.1	(\$52.3)	(\$905.6)	(\$813.2)	(\$906.8)	(\$796.4)	(\$674.9)	(\$541.5)	(\$330.2)	(\$172.2)	
<b>2024-2033 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Services Related To A Highway: Public Works And Fleet: Prior Growth	\$0.0	\$209.5	\$0.0	\$188.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$398.1</b>
- Services Related To A Highway: Public Works And Fleet: Non Inflated	\$582.8	\$734.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$1,317.4</b>
- Services Related To A Highway: Public Works And Fleet: Inflated	\$582.8	\$963.0	\$0.0	\$200.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$1,745.9</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	195	198	200	214	217	219	222	308	220	223	<b>2,216</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$130.9	\$135.3	\$139.8	\$152.6	\$157.5	\$162.5	\$167.6	\$237.0	\$173.1	\$178.6	<b>\$1,634.7</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$13.9	(\$2.9)	(\$49.8)	(\$44.7)	(\$49.9)	(\$43.8)	(\$37.1)	(\$29.8)	(\$18.2)	(\$9.5)	<b>(\$271.7)</b>
- Interest on In-year Transactions	(\$12.4)	(\$22.8)	\$2.4	(\$1.3)	\$2.8	\$2.8	\$2.9	\$4.1	\$3.0	\$3.1	<b>(\$15.2)</b>
<b>TOTAL REVENUE</b>	<b>\$132.4</b>	<b>\$109.7</b>	<b>\$92.4</b>	<b>\$106.6</b>	<b>\$110.3</b>	<b>\$121.5</b>	<b>\$133.4</b>	<b>\$211.3</b>	<b>\$158.0</b>	<b>\$172.2</b>	<b>\$1,347.8</b>
CLOSING CASH BALANCE	(\$52.3)	(\$905.6)	(\$813.2)	(\$906.8)	(\$796.4)	(\$674.9)	(\$541.5)	(\$330.2)	(\$172.2)	\$0.0	

<b>2024 Adjusted Charge Per Capita</b>	<b>\$670.86</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%





**APPENDIX B.6  
TABLE 3**

**TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET  
NON-RESIDENTIAL DEVELOPMENT CHARGE**

<b>SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>TOTAL</b>
OPENING CASH BALANCE (\$000)	\$87.4	(\$9.5)	(\$195.0)	(\$173.8)	(\$194.4)	(\$170.3)	(\$144.1)	(\$115.8)	(\$83.6)	(\$43.6)	
<b>2024-2033 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Services Related To A Highway: Public Works And Fleet: Prior Growth	\$0.0	\$46.0	\$0.0	\$41.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$87.4</b>
- Services Related To A Highway: Public Works And Fleet: Non Inflated	\$127.9	\$161.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$289.2</b>
- Services Related To A Highway: Public Works And Fleet: Inflated	\$127.9	\$211.4	\$0.0	\$43.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$383.3</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Non-Residential GFA	1,640	1,640	1,610	1,670	1,690	1,690	1,690	1,760	2,000	2,020	<b>17,410</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$30.7	\$31.3	\$31.4	\$33.2	\$34.2	\$34.9	\$35.6	\$37.8	\$43.9	\$45.2	<b>\$358.3</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$3.1	(\$0.5)	(\$10.7)	(\$9.6)	(\$10.7)	(\$9.4)	(\$7.9)	(\$6.4)	(\$4.6)	(\$2.4)	<b>(\$59.1)</b>
- Interest on In-year Transactions	(\$2.7)	(\$5.0)	\$0.5	(\$0.3)	\$0.6	\$0.6	\$0.6	\$0.7	\$0.8	\$0.8	<b>(\$3.3)</b>
<b>TOTAL REVENUE</b>	<b>\$31.1</b>	<b>\$25.8</b>	<b>\$21.2</b>	<b>\$23.3</b>	<b>\$24.1</b>	<b>\$26.2</b>	<b>\$28.3</b>	<b>\$32.1</b>	<b>\$40.0</b>	<b>\$43.6</b>	<b>\$295.8</b>
CLOSING CASH BALANCE	(\$9.5)	(\$195.0)	(\$173.8)	(\$194.4)	(\$170.3)	(\$144.1)	(\$115.8)	(\$83.6)	(\$43.6)	(\$0.0)	

<b>2024 Adjusted Charge Per Square Metre</b>	<b>\$18.72</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**Appendix B.7**  
**Services Related to a Highway:**  
**Roads and Related**

# Services Related to a Highway: Roads and Related

The Engineering Department is responsible for the design and construction of the Township's network of public roads and related infrastructure. This appendix provides an overview of the Township's roads and related services included in the development charges calculation. Note, this Roads and Related is considered to be a Service Related to a Highway as stated in s.5 of the *Development Charges Act*.

The Township of Uxbridge's roads and related services are planned for the period from 2024 to 2033, consistent with General Services and the Township's budgeting practices. This appendix provides a review of the 2024-2033 development-related capital forecast and the calculation of the development charges for Township Roads and Related Services.

The cost, quantum and timing of the projects identified in the forecast have been provided by the estimates prepared by Township staff. This appendix discusses the individual components included in the Roads and Related service category as set out in the following tables:

Table B.7-1      Historical Service Levels and Calculation of 15-Year Average Service Level

Table B.7-2      2024-2033 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.7-3      Cash Flow Analysis

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

Table 1 demonstrates that the Township’s current road infrastructure is comprised of 375 kilometres of gravel and paved roads as well as sidewalks. The service level also includes \$5.20 million of streetlights, and 23 bridges and 15 culverts. The total inventory of capital assets has a full replacement value of \$589.10 million. This produces a 15-year historical service level of \$20,813.01 per capita and employee. The resulting maximum allowable funding envelope is \$53.16 million (\$20,813.01 x 2,554 net population and employment growth over the 10-year planning horizon). Table 1 provides a summary of the level of service and the calculation of the 10-year funding envelope from 2024 to 2033. The calculation of the maximum allowable funding envelope is summarized as follows:

### 10-Year Funding Envelope Calculation

15-Year Average Service Level (2009 – 2023)	\$20,813.01
Net Pop. & Employment Growth (2024 – 2033)	2,554
<b>Maximum Allowable Funding Envelope</b>	<b>\$53,156,428</b>

## B. Development-Related Capital Program

Table 2 provides a summary of the development-related capital program for Roads and Related services. The capital program totals \$14.91 million and includes roads and related projects that benefit development across the Township. These projects include paved road construction, gravel roads, sidewalks, streetlights, bridges, active transportation, and intersection improvements.

No grants and subsidies have been identified for the program. A share of \$4.88 million has been identified as a non-growth or benefit to existing share and will be recovered from other municipal funding sources.

Of the total, \$1.73 million of reserve funds have been applied to fund a share of the program and deducted from the recoverable total. The DC recoverable share is reduced to \$8.30 million.

The costs are allocated 82%, or \$6.81 million, against residential development, and 18%, or \$1.49 million against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted growth. The resulting unadjusted development charge is \$3,071.37 per capita for residential, and \$85.81 per square metre for non-residential.

### C. Cash Flow Analysis

The current balance in the Roads and Related development charge reserve fund is \$1.73 million and that is included as the opening balance of the cash flow analysis.

After cash flow and reserve fund analysis, the residential and non-residential calculated charges both increase to \$3,271.63 per capita and \$91.31 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Roads and Related development charge:

<b>SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED</b>						
15-year Hist.	2024-2033		Unadjusted		Adjusted	
Service Level	Growth-Related Capital Program		Development Charge		Development Charge	
per pop+empl	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$20,813.01	\$14,910,000	\$8,300,015	\$3,071.37	\$85.81	<b>\$3,271.63</b>	<b>\$91.31</b>

APPENDIX B.7  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

ROADS AND RELATED Type	# of Kilometres															UNIT COST (\$/km)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Gravel	92.00	88.00	84.00	80.00	77.29	60.07	60.14	58.40	58.60	58.60	49.78	50.00	50.34	47.90	40.32	\$1,200,000
Paved	230.00	236.00	242.00	248.00	247.43	254.00	257.05	259.30	262.70	264.30	273.08	272.93	272.40	274.64	282.42	\$1,410,000
Sidewalks	40.78	44.53	48.49	48.90	48.90	49.10	49.54	50.23	50.23	50.68	50.99	51.12	51.30	52.00	52.00	\$150,000
<b>Total (km)</b>	<b>363</b>	<b>369</b>	<b>374</b>	<b>377</b>	<b>374</b>	<b>363</b>	<b>367</b>	<b>368</b>	<b>372</b>	<b>374</b>	<b>374</b>	<b>374</b>	<b>374</b>	<b>375</b>	<b>375</b>	
<b>Total (\$000)</b>	<b>\$440,817.0</b>	<b>\$445,039.5</b>	<b>\$449,293.5</b>	<b>\$453,015.0</b>	<b>\$448,959.3</b>	<b>\$437,589.0</b>	<b>\$442,039.5</b>	<b>\$443,227.5</b>	<b>\$448,261.5</b>	<b>\$450,585.0</b>	<b>\$452,427.3</b>	<b>\$452,499.3</b>	<b>\$452,187.0</b>	<b>\$452,522.4</b>	<b>\$454,396.2</b>	

STREETLIGHTS	Total Value of Streetlights														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Streetlights	\$3,240,000	\$3,700,000	\$4,040,000	\$4,040,000	\$4,280,000	\$4,160,000	\$4,160,000	\$4,510,000	\$4,510,000	\$4,620,000	\$4,850,000	\$4,970,000	\$4,970,000	\$5,200,000	\$5,200,000
<b>Total (\$000)</b>	<b>\$3,240.0</b>	<b>\$3,700.0</b>	<b>\$4,040.0</b>	<b>\$4,040.0</b>	<b>\$4,280.0</b>	<b>\$4,160.0</b>	<b>\$4,160.0</b>	<b>\$4,510.0</b>	<b>\$4,510.0</b>	<b>\$4,620.0</b>	<b>\$4,850.0</b>	<b>\$4,970.0</b>	<b>\$4,970.0</b>	<b>\$5,200.0</b>	<b>\$5,200.0</b>

OTHER Type	# of Structures															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Bridges	22	22	22	22	22	22	23	23	23	23	23	23	23	23	23	\$4,000,000
Culverts	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	\$2,500,000
<b>Total (sq.ft)</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	
<b>Total (\$000)</b>	<b>\$125,500.0</b>	<b>\$125,500.0</b>	<b>\$125,500.0</b>	<b>\$125,500.0</b>	<b>\$125,500.0</b>	<b>\$125,500.0</b>	<b>\$129,500.0</b>	<b>\$129,500.0</b>	<b>\$129,500.0</b>	<b>\$129,500.0</b>	<b>\$129,500.0</b>	<b>\$129,500.0</b>	<b>\$129,500.0</b>	<b>\$129,500.0</b>	<b>\$129,500.0</b>	

**APPENDIX B.7  
TABLE 1**

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF SERVICE LEVELS  
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Historical Population</b>	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,251	21,327	21,403	21,479	21,556	21,734	21,913
<b>Historical Employment</b>	5,984	6,096	6,209	6,272	6,335	6,399	6,464	6,529	6,770	7,019	7,278	7,546	7,825	7,872	7,919
<b>Historical Population+Employment</b>	26,013	26,419	26,832	27,004	27,178	27,352	27,528	27,705	28,021	28,346	28,681	29,026	29,381	29,606	29,832

**INVENTORY SUMMARY (\$000)**

Roads And Related	\$440,817.0	\$445,039.5	\$449,293.5	\$453,015.0	\$448,959.3	\$437,589.00	\$442,039.50	\$443,227.50	\$448,261.50	\$450,585.00	\$452,427.30	\$452,499.30	\$452,187.00	\$452,522.40	\$454,396.20
Streetlights	\$3,240.0	\$3,700.0	\$4,040.0	\$4,040.0	\$4,280.0	\$4,160.00	\$4,160.00	\$4,510.00	\$4,510.00	\$4,620.00	\$4,850.00	\$4,970.00	\$4,970.00	\$5,200.00	\$5,200.00
Other	\$125,500.0	\$125,500.0	\$125,500.0	\$125,500.0	\$125,500.0	\$125,500.00	\$129,500.00	\$129,500.00	\$129,500.00	\$129,500.00	\$129,500.00	\$129,500.00	\$129,500.00	\$129,500.00	\$129,500.00
<b>Total (\$000)</b>	<b>\$569,557.0</b>	<b>\$574,239.5</b>	<b>\$578,833.5</b>	<b>\$582,555.0</b>	<b>\$578,739.3</b>	<b>\$567,249.0</b>	<b>\$575,699.5</b>	<b>\$577,237.5</b>	<b>\$582,271.5</b>	<b>\$584,705.0</b>	<b>\$586,777.3</b>	<b>\$586,969.3</b>	<b>\$586,657.0</b>	<b>\$587,222.4</b>	<b>\$589,096.2</b>

**Average  
Service  
Level**

**SERVICE LEVEL (\$/pop.+empl)**

Roads And Related	\$16,946.19	\$16,845.33	\$16,744.69	\$16,775.75	\$16,519.51	\$15,998.36	\$16,057.85	\$15,998.11	\$15,997.25	\$15,895.63	\$15,774.32	\$15,589.53	\$15,390.67	\$15,284.82	\$15,231.84	\$16,069.99
Streetlights	\$124.55	\$140.05	\$150.57	\$149.61	\$157.48	\$152.09	\$151.12	\$162.79	\$160.95	\$162.98	\$169.10	\$171.23	\$169.16	\$175.64	\$174.31	\$158.11
Other	\$4,824.56	\$4,750.34	\$4,677.25	\$4,647.43	\$4,617.79	\$4,588.31	\$4,704.31	\$4,674.25	\$4,621.51	\$4,568.47	\$4,515.14	\$4,461.54	\$4,407.67	\$4,374.11	\$4,340.98	\$4,584.91
<b>Total (\$/pop+empl)</b>	<b>\$21,895.31</b>	<b>\$21,735.72</b>	<b>\$21,572.51</b>	<b>\$21,572.79</b>	<b>\$21,294.78</b>	<b>\$20,738.77</b>	<b>\$20,913.28</b>	<b>\$20,835.14</b>	<b>\$20,779.70</b>	<b>\$20,627.08</b>	<b>\$20,458.57</b>	<b>\$20,222.30</b>	<b>\$19,967.50</b>	<b>\$19,834.57</b>	<b>\$19,747.12</b>	<b>\$20,813.01</b>

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF MAXIMUM ALLOWABLE  
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED**

<b>15-Year Funding Envelope Calculation</b>	
15 Year Average Service Level (2009-2023)	\$20,813.01
Net Growth in Population + Employment 2024 - 2033	2,554
<b>Maximum Allowable Funding Envelope</b>	<b>\$53,156,428</b>

APPENDIX B.7

TABLE 2

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Total Project Cost	Grants/ Subsidies/Other Recoveries	Total Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE %	Replacement & BTE Shares		Prior Growth	2024-2033	Post 2033
<b>7.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED</b>											
<b>7.1 Paved Road Construction</b>											
7.1.1	Cemetery Road (North of Campbell Dr. to Toronto St.)	2024 - 2024	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -
7.1.2	Cemetery Road (Toronto St. to 600m North)	2025 - 2025	\$ 2,500,000	\$ -	\$ 2,500,000	15%	\$ 375,000	\$ 2,125,000	\$ 375,000	\$ 1,750,000	\$ -
	Subtotal Paved Road Construction		\$ 3,000,000	\$ -	\$ 3,000,000		\$ 625,000	\$ 2,375,000	\$ 625,000	\$ 1,750,000	\$ -
<b>7.2 Gravel Roads</b>											
7.2.1	DC Gravel Maintenance/Hard Surfacing	2024 - 2033	\$ 1,750,000	\$ -	\$ 1,750,000	25%	\$ 437,500	\$ 1,312,500	\$ 437,500	\$ 875,000	\$ -
	Subtotal Gravel Roads		\$ 1,750,000	\$ -	\$ 1,750,000		\$ 437,500	\$ 1,312,500	\$ 437,500	\$ 875,000	\$ -
<b>7.3 Sidewalks</b>											
7.3.1	Third Avenue (Brock St.E to Planks Lane)	2027 - 2027	\$ 500,000	\$ -	\$ 500,000	20%	\$ 100,000	\$ 400,000	\$ 82,117	\$ 317,883	\$ -
7.3.2	Centre Rd. (N. Of Oakside Dr)	2030 - 2030	\$ 500,000	\$ -	\$ 500,000	20%	\$ 100,000	\$ 400,000	\$ -	\$ 400,000	\$ -
7.3.3	Zephyr Sidewalk (Regional Rd.13)	2026 - 2026	\$ 100,000	\$ -	\$ 100,000	20%	\$ 20,000	\$ 80,000	\$ -	\$ 80,000	\$ -
7.3.4	Cemetery Road Sidewalk (North of Campbell Dr. to Toronto St.)	2025 - 2025	\$ 130,000	\$ -	\$ 130,000	20%	\$ 26,000	\$ 104,000	\$ -	\$ 104,000	\$ -
7.3.5	Cemetery Road Sidewalk (Toronto St. to 600m North)	2024 - 2024	\$ 80,000	\$ -	\$ 80,000	20%	\$ 16,000	\$ 64,000	\$ -	\$ 64,000	\$ -
	Subtotal Sidewalks		\$ 1,310,000	\$ -	\$ 1,310,000		\$ 262,000	\$ 1,048,000	\$ 82,117	\$ 965,883	\$ -
<b>7.4 Streetlights</b>											
7.4.1	Centre Rd. (N. Of Oakside Dr)	2030 - 2030	\$ 350,000	\$ -	\$ 350,000	15%	\$ 52,500	\$ 297,500	\$ 52,500	\$ 245,000	\$ -
	Subtotal Streetlights		\$ 350,000	\$ -	\$ 350,000		\$ 52,500	\$ 297,500	\$ 52,500	\$ 245,000	\$ -
<b>7.5 Bridges</b>											
7.5.1	Davis Drive Bridge	2024 - 2025	\$ 6,000,000	\$ -	\$ 6,000,000	50%	\$ 3,000,000	\$ 3,000,000	\$ 535,868	\$ 2,464,132	\$ -
	Subtotal Bridges		\$ 6,000,000	\$ -	\$ 6,000,000		\$ 3,000,000	\$ 3,000,000	\$ 535,868	\$ 2,464,132	\$ -
<b>7.6 Active Transportation</b>											
7.6.1	Active Transportation Projects	2024 - 2033	\$ 1,000,000	\$ -	\$ 1,000,000	50%	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ -
	Subtotal Active Transportation		\$ 1,000,000	\$ -	\$ 1,000,000		\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ -
<b>7.7 Other Projects</b>											
7.7.1	Growth-Related Projects (intersection improv. Sidewalks)	2024 - 2033	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
	Subtotal Other Projects		\$ 1,500,000	\$ -	\$ 1,500,000		\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
<b>TOTAL SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED</b>			<b>\$ 14,910,000</b>	<b>\$ -</b>	<b>\$ 14,910,000</b>		<b>\$ 4,877,000</b>	<b>\$ 10,033,000</b>	<b>\$ 1,732,985</b>	<b>\$ 8,300,015</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2024-2033 Development-Related Capital Program	82%	\$6,806,012
10 Year Growth in Population in New Units		2,216
Unadjusted Development Charge Per Capita (\$)		<b>\$3,071.37</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024-2033 Development-Related Capital Program	18%	\$1,494,003
10 Year Growth in Square Metres		17,410
Unadjusted Development Charge Per sq. m (\$)		<b>\$85.81</b>

2024 - 2033 Net Funding Envelope	\$53,156,428
Uncommitted Reserve Fund Balance Balance as at December 31, 2023	\$1,732,985





APPENDIX B.7  
TABLE 3

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED  
RESIDENTIAL DEVELOPMENT CHARGE

SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$1,421.0	\$319.3	(\$2,481.0)	(\$2,280.7)	(\$2,296.5)	(\$1,940.6)	(\$1,546.4)	(\$1,767.8)	(\$1,006.7)	(\$526.9)	
2024-2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Services Related To A Highway: Roads And Related: Prior Growth	\$460.6	\$563.1	\$35.9	\$103.2	\$35.9	\$35.9	\$78.9	\$35.9	\$35.9	\$35.9	\$1,421.0
- Services Related To A Highway: Roads And Related: Non Inflated	\$1,298.5	\$2,766.3	\$301.4	\$496.4	\$235.8	\$235.8	\$764.7	\$235.8	\$235.8	\$235.8	\$6,806.0
- Services Related To A Highway: Roads And Related: Inflated	\$1,759.1	\$3,396.0	\$350.8	\$636.3	\$294.0	\$299.9	\$950.0	\$312.0	\$318.3	\$324.6	\$8,641.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	195	198	200	214	217	219	222	308	220	223	2,216
REVENUE											
- DC Receipts: Inflated	\$638.5	\$659.8	\$681.7	\$744.2	\$767.9	\$792.2	\$817.3	\$1,155.6	\$844.2	\$870.9	\$7,972.3
INTEREST											
- Interest on Opening Balance	\$49.7	\$11.2	(\$136.5)	(\$125.4)	(\$126.3)	(\$106.7)	(\$85.0)	(\$97.2)	(\$55.4)	(\$29.0)	(\$700.6)
- Interest on In-year Transactions	(\$30.8)	(\$75.2)	\$5.8	\$1.9	\$8.3	\$8.6	(\$3.7)	\$14.8	\$9.2	\$9.6	(\$51.6)
TOTAL REVENUE	\$657.4	\$595.7	\$551.1	\$620.6	\$649.9	\$694.1	\$728.6	\$1,073.1	\$798.1	\$851.5	\$7,220.0
CLOSING CASH BALANCE	\$319.3	(\$2,481.0)	(\$2,280.7)	(\$2,296.5)	(\$1,940.6)	(\$1,546.4)	(\$1,767.8)	(\$1,006.7)	(\$526.9)	\$0.0	

2024 Adjusted Charge Per Capita	\$3,271.63
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7  
TABLE 3

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED  
NON-RESIDENTIAL DEVELOPMENT CHARGE

SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$311.9	\$80.0	(\$526.3)	(\$477.9)	(\$481.7)	(\$403.9)	(\$319.7)	(\$373.0)	(\$275.4)	(\$143.9)	
2024-2033 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Services Related To A Highway: Roads And Related: Prior Growth	\$101.1	\$123.6	\$7.9	\$22.7	\$7.9	\$7.9	\$17.3	\$7.9	\$7.9	\$7.9	\$311.9
- Services Related To A Highway: Roads And Related: Non Inflated	\$285.0	\$607.2	\$66.2	\$109.0	\$51.8	\$51.8	\$167.9	\$51.8	\$51.8	\$51.8	\$1,494.0
- Services Related To A Highway: Roads And Related: Inflated	\$386.1	\$745.5	\$77.0	\$139.7	\$64.5	\$65.8	\$208.5	\$68.5	\$69.9	\$71.3	\$1,896.8
NEW RESIDENTIAL DEVELOPMENT											
- Non-Residential GFA	1,640	1,640	1,610	1,670	1,690	1,690	1,690	1,760	2,000	2,020	17,410
REVENUE											
- DC Receipts: Inflated	\$149.8	\$152.7	\$153.0	\$161.8	\$167.0	\$170.4	\$173.8	\$184.6	\$214.0	\$220.4	\$1,747.5
INTEREST											
- Interest on Opening Balance	\$10.9	\$2.8	(\$28.9)	(\$26.3)	(\$26.5)	(\$22.2)	(\$17.6)	(\$20.5)	(\$15.1)	(\$7.9)	(\$151.4)
- Interest on In-year Transactions	(\$6.5)	(\$16.3)	\$1.3	\$0.4	\$1.8	\$1.8	(\$1.0)	\$2.0	\$2.5	\$2.6	(\$11.3)
TOTAL REVENUE	\$154.2	\$139.2	\$125.3	\$135.9	\$142.3	\$150.0	\$155.2	\$166.1	\$201.4	\$215.1	\$1,584.9
CLOSING CASH BALANCE	\$80.0	(\$526.3)	(\$477.9)	(\$481.7)	(\$403.9)	(\$319.7)	(\$373.0)	(\$275.4)	(\$143.9)	\$0.0	

2024 Adjusted Charge Per Square Metre	\$91.31
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# **Appendix B.8**

## **Storm Water Drainage and Control Services**

# Storm Water Drainage and Control Services

Storm Water Drainage and Control Services is provided through the Township’s Engineering Division. The following discusses the individual components included in the Storm Water Drainage and Control service category. The analysis is set out in the tables which follow.

Table B.8-1      2024-2033 Development-Related Capital Forecast and Calculation of the Growth-Related Net Capital Costs

Table B.8-2      Cash Flow Analysis

## A. Development-Related Capital Program

The Township’s Storm Water Drainage and Control Services capital program amounts to \$7.15 million and is related to the recovery of debt associated with the Brock St. Culvert which was completed to alleviate flood and storm issues in the downtown.

Recognizing that the project was not entirely necessitated by new development in the Township, a benefit to existing share has been identified and applied to reduce the net municipal costs. A 56% Benefit to Existing Share, or \$4.00 million, has been deducted from each debt payment, consistent share from the previous study. Finally, as the project benefits can extend to benefit development beyond the 10-year planning period, about \$485,400 has been identified as a post-period share which will be recovered from future DCs. After these adjustments, a total of \$2.66 million is brought forward to the DC calculation.

Table 2 displays the calculated unadjusted development charge rates for Storm Water Drainage and Control services. This net development-related capital cost is apportioned 82% to the residential sector (\$2.18 million) and 18% to the non-residential sector (\$479,000) based on future shares of

population and employment growth. This yields a calculated charge of \$984.76 per capita and \$27.51 per square metre of new non-residential GFA.

## B. Cash Flow Analysis

After cash flow and reserve fund analysis, both the residential and non-residential calculated charges increase to \$1,068.89 per capita and \$29.83 per square metre, respectively. This is a reflection of the timing of the capital program and development charges revenues. The following table summarizes the calculation of the Storm Water Drainage and Control Services development charge:

<b>STORM WATER DRAINAGE AND CONTROL SERVICES</b>					
2024-2051		Unadjusted		Adjusted	
Growth-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$7,151,457	\$2,661,202	\$984.76	\$27.51	<b>\$1,068.89</b>	<b>\$29.83</b>

APPENDIX B.8

TABLE 1

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE %	Replacement & BTE Shares		Prior Growth	2024-2033	Other Dev. Related
<b>8.0 STORM WATER DRAINAGE AND CONTROL SERVICES</b>											
<b>8.1 Culverts</b>											
8.1.1	Brock St Culvert Debenture Payments	2024 - 2024	\$ 2,460,000	\$ -	\$ 2,460,000	56%	\$ 1,377,600	\$ 1,082,400	\$ -	\$ 915,416	\$ 166,984
8.1.2	Brock St Culvert Debenture Payments	2025 - 2025	\$ 626,000	\$ -	\$ 626,000	56%	\$ 350,560	\$ 275,440	\$ -	\$ 232,947	\$ 42,493
8.1.3	Brock St Culvert Debenture Payments	2026 - 2026	\$ 636,000	\$ -	\$ 636,000	56%	\$ 356,160	\$ 279,840	\$ -	\$ 236,668	\$ 43,172
8.1.4	Brock St Culvert Debenture Payments	2027 - 2027	\$ 647,000	\$ -	\$ 647,000	56%	\$ 362,320	\$ 284,680	\$ -	\$ 240,762	\$ 43,918
8.1.5	Brock St Culvert Debenture Payments	2028 - 2028	\$ 659,000	\$ -	\$ 659,000	56%	\$ 369,040	\$ 289,960	\$ -	\$ 245,227	\$ 44,733
8.1.6	Brock St Culvert Debenture Payments	2029 - 2029	\$ 672,000	\$ -	\$ 672,000	56%	\$ 376,320	\$ 295,680	\$ -	\$ 250,065	\$ 45,615
8.1.7	Brock St Culvert Debenture Payments	2030 - 2030	\$ 237,000	\$ -	\$ 237,000	56%	\$ 132,720	\$ 104,280	\$ -	\$ 88,192	\$ 16,088
8.1.8	Brock St Culvert Debenture Payments	2031 - 2031	\$ 240,000	\$ -	\$ 240,000	56%	\$ 134,400	\$ 105,600	\$ -	\$ 89,309	\$ 16,291
8.1.9	Brock St Culvert Debenture Payments	2032 - 2032	\$ 244,000	\$ -	\$ 244,000	56%	\$ 136,640	\$ 107,360	\$ -	\$ 90,797	\$ 16,563
8.1.10	Brock St Culvert Debenture Payments	2033 - 2033	\$ 730,457	\$ -	\$ 730,457	56%	\$ 409,056	\$ 321,401	\$ -	\$ 271,818	\$ 49,583
	Subtotal Culverts		\$ 7,151,457	\$ -	\$ 7,151,457		\$ 4,004,816	\$ 3,146,641	\$ -	\$ 2,661,202	\$ 485,440
<b>TOTAL STORM WATER DRAINAGE AND CONTROL SERVICES</b>			<b>\$ 7,151,457</b>	<b>\$ -</b>	<b>\$ 7,151,457</b>		<b>\$ 4,004,816</b>	<b>\$ 3,146,641</b>	<b>\$ -</b>	<b>\$ 2,661,202</b>	<b>\$ 485,440</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2024-2033 Development-Related Capital Program	82%	\$2,182,185
Ultimate Year Growth in Population in New Units		2,216
Unadjusted Development Charge Per Capita (\$)		<b>\$984.76</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2024-2033 Development-Related Capital Program	18%	\$479,016
Ultimate Growth in Square Metres		17,410
Unadjusted Development Charge Per sq. m (\$)		<b>\$27.51</b>



APPENDIX B.8  
TABLE 2

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
STORM WATER DRAINAGE AND CONTROL SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE

STORM WATER DRAINAGE AND CONTROL SERVICES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$0.0	(\$598.5)	(\$632.8)	(\$661.5)	(\$670.9)	(\$672.9)	(\$666.9)	(\$513.0)	(\$238.0)	(\$51.6)	
2024-2033 RESIDENTIAL FUNDING REQUIREMENTS											
- Storm Water Drainage And Control Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Storm Water Drainage And Control Services: Debenture Payments	\$750.6	\$191.0	\$194.1	\$197.4	\$201.1	\$205.1	\$72.3	\$73.2	\$74.5	\$222.9	\$2,182.2
- Storm Water Drainage And Control Services: Non-Inflated	\$750.6	\$191.0	\$194.1	\$197.4	\$201.1	\$205.1	\$72.3	\$73.2	\$74.5	\$222.9	\$2,182.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	195	198	200	214	217	219	222	308	220	223	2,216
REVENUE											
- DC Receipts: Inflated	\$208.6	\$215.6	\$222.7	\$243.1	\$250.9	\$258.8	\$267.0	\$377.6	\$275.8	\$284.5	\$2,604.6
INTEREST											
- Interest on Opening Balance	\$0.0	(\$32.9)	(\$34.8)	(\$36.4)	(\$36.9)	(\$37.0)	(\$36.7)	(\$28.2)	(\$13.1)	(\$2.8)	(\$258.8)
- Interest on In-year Transactions	(\$14.9)	\$0.4	\$0.5	\$0.8	\$0.9	\$0.9	\$3.4	\$5.3	\$3.5	\$1.1	\$2.0
- Interest on Brock Street Culvert	(\$41.6)	(\$26.4)	(\$23.1)	(\$19.5)	(\$15.7)	(\$11.7)	(\$7.5)	(\$6.4)	(\$5.3)	(\$8.3)	(\$165.6)
TOTAL REVENUE	\$152.1	\$156.7	\$165.3	\$188.0	\$199.1	\$211.0	\$226.2	\$348.2	\$260.9	\$274.5	\$2,182.2
CLOSING CASH BALANCE	(\$598.5)	(\$632.8)	(\$661.5)	(\$670.9)	(\$672.9)	(\$666.9)	(\$513.0)	(\$238.0)	(\$51.6)	\$0.0	

2024 Adjusted Charge Per Capita	\$1,068.89
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<b>Allocation of Capital Program</b>	
Residential Sector	82%
Non-Residential Sector	18%
<b>Rates for 2024</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.8  
TABLE 2

TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
STORM WATER DRAINAGE AND CONTROL SERVICES  
NON-RESIDENTIAL DEVELOPMENT CHARGE

STORM WATER DRAINAGE AND CONTROL SERVICES	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
OPENING CASH BALANCE (\$000)	\$0.0	(\$128.2)	(\$132.9)	(\$137.8)	(\$139.9)	(\$140.5)	(\$139.9)	(\$107.7)	(\$70.0)	(\$20.5)	
2024-2033 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Storm Water Drainage And Control Services: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Storm Water Drainage And Control Services: Debenture Payments	\$164.8	\$41.9	\$42.6	\$43.3	\$44.1	\$45.0	\$15.9	\$16.1	\$16.3	\$48.9	\$479.0
- Storm Water Drainage And Control Services: Non-Inflated	\$164.8	\$41.9	\$42.6	\$43.3	\$44.1	\$45.0	\$15.9	\$16.1	\$16.3	\$48.9	\$479.0
NEW RESIDENTIAL DEVELOPMENT											
- Non-Residential GFA	1,640	1,640	1,610	1,670	1,690	1,690	1,690	1,760	2,000	2,020	17,410
REVENUE											
- DC Receipts: Inflated	\$48.9	\$49.9	\$50.0	\$52.9	\$54.6	\$55.7	\$56.8	\$60.3	\$69.9	\$72.0	\$570.9
INTEREST											
- Interest on Opening Balance	\$0.0	(\$7.0)	(\$7.3)	(\$7.6)	(\$7.7)	(\$7.7)	(\$7.7)	(\$5.9)	(\$3.9)	(\$1.1)	(\$56.0)
- Interest on In-year Transactions	(\$3.2)	\$0.1	\$0.1	\$0.2	\$0.2	\$0.2	\$0.7	\$0.8	\$0.9	\$0.4	\$0.4
- Interest on Brock Street Culvert	(\$9.1)	(\$5.8)	(\$5.1)	(\$4.3)	(\$3.5)	(\$2.6)	(\$1.6)	(\$1.4)	(\$1.2)	(\$1.8)	(\$36.3)
TOTAL REVENUE	\$36.6	\$37.2	\$37.7	\$41.2	\$43.6	\$45.5	\$48.1	\$53.7	\$65.8	\$69.5	\$479.0
CLOSING CASH BALANCE	(\$128.2)	(\$132.9)	(\$137.8)	(\$139.9)	(\$140.5)	(\$139.9)	(\$107.7)	(\$70.0)	(\$20.5)	\$0.0	

2024 Adjusted Charge Per Square Metre

\$29.83

Allocation of Capital Program

Residential Sector 82%

Non-Residential Sector 18%

Rates for 2024

Inflation Rate 2.0%

Interest Rate on Positive Balances 3.5%

Interest Rate on Negative Balances 5.5%



# Appendix C

## Reserve Fund Balances

# Development Charges Reserve Fund

## Unallocated Balances

The DCA requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances that are available to fund the growth-related net capital costs identified in this study. The opening balances of the development charges reserve funds are as of December 31, 2023 since the first capital year of the study is 2024.

As shown on Table 1, the December 31, 2023 total reserve fund balance was in a positive position of \$11.39 million. The application of each of the reserve funds is discussed in the appendix section related to each service.

APPENDIX C  
TABLE 1

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT CHARGES RESERVE FUND BALANCES

<b>Service</b>	<b>Balance as at December 31, 2023</b>
Development-Related Studies	\$312,444
Library Services	\$842,836
Fire Services	\$188,098
By-Law Enforcement	\$69,195
Parks & Recreation	\$7,763,091
Services Related to a Highway: Public Works and Fleet	\$485,489
Services Related to a Highway: Roads and Related	\$1,732,985
<b>Total</b>	<b>\$11,394,138</b>

# Appendix D

## Cost of Growth – All Services

# Cost of Growth Analysis – All Services

## A. Asset Management Plan

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

### Asset Types

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

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

**Table 1 – Summary of Municipal Assets Useful Lives**

<b>Service</b>	<b>Estimated Useful Life</b>
<b>Development Related Studies</b>	
Growth Studies	0 years
<b>Library Services</b>	
Buildings	40 years
Furniture & Equipment	10 years
Materials	7 years
<b>Fire Services</b>	
Debenture Payments	0 years
Fleet	7-20 years
Outfitting & Equipment	10 years
<b>By-Law Enforcement</b>	
Buildings	40 years
Outfitting & Equipment	10 years
Fleet	7 years
<b>Parks and Recreation</b>	
Buildings	40 years
Infrastructure Related to Buildings	40 years
Furniture and Equipment	10 years
Parks and Trails	20 years
Active Transportation	20 years
<b>Services Related to a Highway: Public Works and Fleet</b>	
Buildings	40 years
Land	0 years

Service	Estimated Useful Life
<b>Services Related to a Highway: Roads and Related</b> Roads Sidewalks Streetlights Bridges Active Transportation Other	 50 years 50 years 25 years 40 years 35 years 30 years
<b>Storm Water Drainage and Control Services</b> Debenture Payments	 0 years

### Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the useful life assumptions and the capital cost of acquiring and/or replacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions 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 DCA, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development.

However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to the benefit-to-existing and post-period benefit have also been calculated.

Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2024 to 2034 DC recoverable portion. The year 2034 has been included to calculate the annual contribution for the planning periods 2024 to 2033 and as the expenditures in 2033 will not trigger asset management contributions until 2034. As shown, by 2034, the Township will need to fund an additional \$748,300 in order to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law.

**APPENDIX D  
TABLE 2**

**TOWNSHIP OF UXBRIDGE  
ANNUAL ASSET MANAGEMENT PROVISION BY 2034**

Service	2024 - 2033 Capital Program		Calculated AMP Annual Provision by 2034	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Development-Related Studies	\$62,556	\$472,444	\$0	\$0
Library Services	\$1,158,186	\$4,055,431	\$119,616	\$135,792
Fire Services	\$1,176,296	\$210,133	\$41,288	\$11,761
By-Law Enforcement	\$60,867	\$1,068,243	\$1,799	\$32,161
Parks & Recreation	\$10,619,073	\$22,595,927	\$339,384	\$634,741
Services Related to a Highway: Public Works and Fleet	\$1,606,594	\$2,334,176	\$23,055	\$60,313
Services Related to a Highway: Roads and Related	\$8,300,015	\$6,609,985	\$223,115	\$169,226
Storm Water Drainage and Control Services	\$2,661,202	\$4,490,255	\$0	\$0
<b>TOTAL</b>	<b>\$25,644,788</b>	<b>\$41,836,595</b>	<b>\$748,257</b>	<b>\$1,043,994</b>

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

**Future Revenue Growth**

The calculated annual funding provision should be considered within the context of the Township’s projected growth. Over the next ten years, the Township’s population is projected to increase by 2,071. In addition, the Township will also add 483 employees that will result in approximately 17,410 square metres of additional non-residential building space.



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

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

As shown in Table 3, by 2033 the Township's net operating costs are estimated to increase by \$1.92 million for property tax supported services. Increases in net operating costs will be experienced as there are operational costs associated with additional capital.

Table 4 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax) for the planning period 2024 to 2033. In total, \$25.21 million will need to be funded from non-DC sources over the planning period and is related to facilities and infrastructure that will benefit the existing community. In addition, \$5.00 million in interim DC financing related to post-period shares of projects may be required or these costs may be recovered from other growth funding tools

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

APPENDIX D  
TABLE 3

TOWNSHIP OF UXBRIDGE  
COST OF GROWTH ANALYSIS ALL SERVICES  
ESTIMATED NET OPERATING COST OF THE PROPOSED  
2024-2033 DEVELOPMENT-RELATED CAPITAL PROGRAM  
(in constant 2024 dollars)

Category	Cost Driver (in 2024 \$)			Additional Operating Costs at 2033	Source and Commentary
	\$	unit measure	Quantity		
<b>Development-Related Studies</b>				<b>\$0</b>	
No additional operating costs		No additional costs	-	\$0	N/A
<b>Library Services</b>				<b>\$390,000</b>	
Library Expansions	\$60	per sq.ft.	6,500	\$390,000	Based on 2022 FIR and 2024 Capital Program
<b>Fire Services</b>				<b>\$106,500</b>	
New Tanker	\$0.15	per \$1.00 new vehicle	\$ 610,000	\$91,500	Based on 2022 FIR and 2024 Capital Program
New Pick-Up	\$0.15	per \$1.00 new vehicle	\$ 100,000	\$15,000	Based on 2022 FIR and 2024 Capital Program
<b>By-Law Enforcement</b>				<b>\$196,000</b>	
New Animal Shelter	\$35	per sq.ft.	5,600	\$196,000	Based on 2022 FIR and 2024 Capital Program
<b>Parks &amp; Recreation</b>				<b>\$899,000</b>	
New Indoor Pool	\$70,000	per year	1	\$70,000	Based on 2022 FIR and 2024 Capital Program
Parks, Parkland and Trail Development	\$0.10	per \$1.00 value of asset	\$ 8,290,000	\$829,000	Based on 2022 FIR and 2024 Capital Program
<b>Services Related to a Highway: Public Works and Fleet</b>				<b>\$346,000</b>	
- Buildings, Land and Fleet	\$200	per \$1,000 of total	\$ 1,730,000	\$346,000	Based on 2022 FIR and 2024 Capital Program
<b>Services Related to a Highway: Roads and Related</b>				<b>\$178,089</b>	
- Development-Related Roads Infrastructure	\$210	per household	848	\$178,089	Based on 2022 FIR and 2024 Capital Program
<b>TOTAL ESTIMATED OPERATING COSTS</b>				<b>\$1,919,589</b>	

APPENDIX D  
TABLE 4

TOWNSHIP OF UXBRIDGE  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

General and Engineered Services	Development-Related Capital Program (2024 - 2033)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
1 Development-Related Studies	\$535.0	\$160.0	\$312.4	\$0.0	\$62.6
2 Library Services	\$5,213.6	\$0.0	\$842.8	\$3,212.6	\$1,158.2
3 Fire Services	\$1,386.4	\$0.0	\$188.1	\$22.0	\$1,176.3
4 By-Law Enforcement	\$897.6	\$259.6	\$69.2	\$508.0	\$60.9
5 Parks & Recreation	\$33,215.0	\$14,406.3	\$7,763.1	\$426.6	\$10,619.1
6 Services Related to a Highway: Public Works and Fleet	\$3,940.8	\$1,500.0	\$485.5	\$348.7	\$1,606.6
7 Services Related to a Highway: Roads and Related	\$14,910.0	\$4,877.0	\$1,733.0	\$0.0	\$8,300.0
8 Storm Water Drainage and Control Services	\$7,151.5	\$4,004.8	\$0.0	\$485.4	\$2,661.2
<b>TOTAL GENERAL &amp; ENGINEERED SERVICES</b>	<b>\$67,249.9</b>	<b>\$25,207.7</b>	<b>\$11,394.1</b>	<b>\$5,003.3</b>	<b>\$25,644.8</b>

\*Development related costs to be considered for funding from other tools and/or future DC Studies.

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

In summary, the Asset Management Plan and long-term capital and operating analysis included in this appendix demonstrates that the Township can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period.

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

# Appendix E

## Draft By-Law

**BY-LAW NUMBER 2024-XXX**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW RESPECTING DEVELOPMENT CHARGES**

**WHEREAS** subsection 2(1) of the Development Charges Act, 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 needs for services arising from development in the area to which the by-law applies;

**AND WHEREAS** the Council of The Corporation of the Township of Uxbridge (“Township of Uxbridge”) has given Notice in accordance with Section 12 of the Development Charges Act, 1997, of its intention to pass a by-law under Section 2 of the said Act;

**AND WHEREAS** the Council of the Township of Uxbridge 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 March 25th, 2024;

**AND WHEREAS** the Council of the Township of Uxbridge had before it a report entitled Development Charges Background Study dated March 7, 2024 (the “Study”) prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Township of Uxbridge will increase the need for services as defined herein;

**AND WHEREAS** copies of the background study were made available on March 7, 2024 and copies of the proposed development charges by-law were made available on March 7, 2024 to the public in accordance with Section 12 of the Act;

**AND WHEREAS** the Council of the Township of Uxbridge on xxxx, 2024 approved the applicable Development Charges Background Study, date March 7, 2024 in which certain recommendations were made relating to the establishment of a development charge policy for Township of Uxbridge pursuant to the Development Charges Act, 1997;

**AND WHEREAS** by resolution adopted by Council of The Corporation of the Township of Uxbridge on xxxx, Council determined that the increase in the need for services attributable to the anticipated development as contemplated in the Development Charges Background Study dated March 7 2024 including any capital costs, will be met by updating the capital budget and forecast for the Township of Uxbridge, where appropriate.

**AND WHEREAS** by Resolution adopted by Council on xxxx, Council approved the Study and determined that no further public meetings were required under Section 12 of the Act;

**AND WHEREAS** by resolution adopted by Council of The Corporation of Township of Uxbridge on xxx, Council determined that the future excess capacity identified in the Development Charges Background Study dated March 7 2024, shall be paid for by the development charges contemplated in the said Development Charges Background Study, or other similar charges;

**AND WHEREAS** the Council of the Township of Uxbridge has given consideration of the use of more than one development charge by-law to reflect different needs for services in different areas, also known as area rating or area specific DCs, and has determined that for the services, and associated

infrastructure proposed to be funded by DCs under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide uniform basis;

**AND WHEREAS** the Development Charges Background Study dated March 7 2024 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life-cycle.

**AND WHEREAS** the Council of the Township of Uxbridge will give consideration to incorporate the asset management plan outlined in the Development Charges Background Study within Township of Uxbridge's ongoing practices and corporate asset management strategy.

**NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF UXBRIDGE ENACTS AS FOLLOWS:**

1. Definitions

In this By-law,

**"Act"** means the Development Charges Act, 1997, S.O. 1997, c.27, as amended, and all regulations enacted pursuant thereto;

**"Agricultural Use"** means a bona fide farming operation, including sod farms, the breeding and boarding of horses, and greenhouses but excluding cannabis production facilities;

**"Air-supported Structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and is supported by internal air pressure;

**"Apartment Building"** means a residential building containing more than three Dwelling Units where the Dwelling Units have a common entrance and are connected by a common corridor and where none of the Dwelling Units is a Single Detached Dwelling, a Semi-Detached Dwelling or a Row Dwelling;

**"Apartment"** means a dwelling unit in an apartment building or a dwelling unit located within or above a commercial building;

**"Board of Education"** means a board defined in s.s.1(1) of the Education Act, R.S.O. 1990, c.E. 2, as amended;

**"Building or Structure"** means a structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, but does not include a farm building, but does include an air-supported structure and an exterior storage tank;

**"Building Code Act"** means the Building Code Act, S.O. 1992, c. 23, as amended and all Regulations thereto including the Ontario Building Code, as amended;

**"Commercial Use"** means land, buildings or structures used, designed or intended for use for either both of office and retail uses as defined in this by-law;

**"Development"** means any activity or proposed activity in respect of the land that requires one or more of the approvals referred to in section 7 of this By-law, and includes the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the total floor area, and includes redevelopment;

**"Development Charge"** means a charge imposed pursuant to this By-law;

**"Dwelling Unit"** means any part of a building or structure designed or intended for use by one or more persons, in which sanitary conveniences and facilities for cooking or for the installation of cooking equipment are provided and in which or for which a heating system is provided, and which has a private entrance from outside the building or from a common hallway or stairway inside and includes a special care/special need dwelling unit;

**"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 excludes a Residential Use or a commercial use;

**"Floor"** includes a paved, concrete, wooden, gravel, or dirt floor;

**"Garden Suite"** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing Single Detached Dwelling, Semi-Detached Dwelling, or Row Dwelling and that is designed to be portable.

**"Grade"** means the average level of proposed or finished ground adjoining a building or structure at all exterior walls;

**"Gross Floor Area"** means the sum total of the areas of the floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls partitions; and
- (b) where a building does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building and the total areas of the floors in the building or structure.

**"Industrial"** means manufacturing, assembling, processing, fabricating, refining, research and development, storage of materials and products, truck terminals, warehousing, and buildings and structures or portions thereof which are designed, used or intended to be used for a purpose, other than retail service or sales areas, storage or warehousing in connection with retail sales or service areas and office areas, which is accessory to any of the foregoing uses, but the term "industrial" does not include any other non-residential use and "industrial use", "industrial building" and "industrial development" shall have similar meaning.

**"Institutional Development"** means development of a building or structure intended for institutional development use as defined by O. Reg. 82/98,

**"Local Board"** means a local board as defined in the Municipal Affairs Act, other than a board defined in subsection 1(1) of the Education Act,

**"Cannabis Production Facilities"** means a building used, designed or intended for growing, cultivation, producing, testing, destroying, storing or distribution, excluding retail sales, of marijuana or cannabis and for the purposes of the by-law is defined as a non-residential use;

**"Mezzanine"** means a mezzanine as defined in the Building Code Act;

**"Multiple Dwellings"** means all dwellings other than Single Detached Dwellings, Semi- Detached Dwellings and Apartment House Dwellings;

**"Non-Residential Uses"** means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use;

**"Non-Profit Housing Development"** means the development of a building or structure intended for use as a residential premises and developed by;

- (a) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing,
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing, or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, 2022, c. 21, Sched. 3, s. 4.

**"Office Use"** means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, insurance company, veterinarian, surveyor, appraiser, financial institution, consumer loan company, employment agency, advertising agency, consulting firm, business service, investment company, security broker, mortgage company, medical clinic, builder, land developer;

**"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;

**"Place of Worship"** means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1980, c. A. 31 as amended;

**"Planning Act"** means the Planning Act, R.S.O. 1990 c. P. 13, as amended, and all regulations enacted pursuant thereto;

**"Protracted"** means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, alteration or addition to it for a continuous period exceeding eight months;

**"Redevelopment"** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;

**"Region"** means the Regional Municipality of Durham;

**"Rental Housing"** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

**"Residential Uses"** means land, buildings or structures or portions thereof used, designed, or intended to be used as living accommodation for one or more individuals with independent kitchen and bathroom facilities and includes a special care/special need dwelling;

**"Retail Use"** means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services for consumption or use and, for greater certainty, but without limiting the generality of the foregoing, shall include, but not be limited to, food stores,



pharmacies, clothing stores, furniture stores, department stores, sporting goods stores, appliance stores, garden centres, automotive dealers, automotive repair shops, gasoline service stations, government owned retail facilities, private daycare, private schools, private lodging, private recreational facilities, sports clubs, golf courses, skiing facilities, race tracks, gambling operations, medical clinics, funeral homes, motels, hotels, rooming houses, restaurants, theatres, facilities for motion picture, audio and video production and distribution, sound recording services, self-storage facilities and secure document storage;

**"Row Dwelling"** means a residential building consisting of three or more attached single dwelling units with common walls, each of which has an independent entrance;

**"Semi-Detached Dwelling"** means one of a pair of two attached single dwellings with a common vertical wall dividing the pair of single dwellings vertically, each of which has an independent entrance directly from the outside;

**"Services"** means services designated in this By-law including Schedule A to this By-law or in an agreement under section 44 of the Act, or both;

**"Single Detached Dwelling"** means a residential building consisting of one Dwelling Unit and not attached to another structure;

**"Special Care/Special Need Dwelling"** means a building containing two or more rental dwelling units; which units have a common entrance from street level; where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings; that is designed to accommodate seniors, including independent permanent living arrangements, and where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels.

**"Temporary Building or 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 total floor area thereof for a continuous period not exceeding eight months;

**"Township"** means The Corporation of the Township of Uxbridge;

2. For the purpose of complying with section 6 of the Act:

- (a) the area to which this By-law applies shall be the area described in section 3 of this By-law;
- (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in sections 4 through 18, inclusive and section 25 and 26 of this By-law;
- (c) the rules developed under paragraph 10 of subsection 5(1) of the Act for phasing in of development charges shall be as set forth in subsection 26(1) and 26(2) of this by-law: and
- (d) the exemptions provided for by such rules shall be the exemptions set forth in sections 19 through 23, inclusive of this By-law, the indexing of charges shall be in accordance with section 16 of this By-law; and
- (e) the redevelopment of land shall be in accordance with the rules set forth in section 24 of this By-law.

### Lands Affected

3. This By-law applies to all lands in the geographic area of the Township of Uxbridge.

### Designation of Services

4. It is hereby declared by Council that all development land within the area to which this By-law applies will increase the need for services.
5. The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
6. Development charges shall be imposed and reserve funds established for the categories of services, set out in Schedule A, to pay for the increased capital costs required because of increased needs for services arising from development.

### Approvals for Development

7. Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
  - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the Planning Act,
  - (b) the approval of a minor variance under section 45 of the Planning Act;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - (d) the approval of a plan of subdivision under section 51 of the Planning Act,
  - (e) a consent under section 53 of the Planning Act;
  - (f) the approval of a description under section 50 of the Condominium Act, or;
  - (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.
8. No more than one development charge for each service designated in section 6 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in section 7 are required before the lands, buildings or structure can be developed.
9. Notwithstanding section 8 if two or more of the actions described in section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by those actions.
10. Where a development requires an approval described in section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under section 7.
11. If a development does not require a building permit but does require one or more of the approvals described in section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval required for the increased or additional development being granted.

12. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the Planning Act, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.

#### Calculation of Development Charges

13. 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 the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
  - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the Gross Floor Area of such development.

#### Amount of Charge - Residential

14. The development charges described in Schedule B to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential component of the mixed use building or structure, according to the type of residential use.

#### Amount of Charge - Non-Residential

15. The development charges described in Schedule C to this By-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed use building or structure, on the non-residential, components of the mixed use building or structure, and calculated with respect to each of the services according to the Gross Floor Area of the non-residential use.

#### Indexing of Development Charges

16. The development charges set out in Schedules B and C hereto shall be adjusted without amendment to this By-law annually on July 1 in each year, commencing July 1, 2024, in accordance with the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007) based on the 12 month period ending March 31.

#### Phasing and Timing of Calculation and Payment

- 17.
- (1) Development charges shall be calculated, payable and collected as of the date a building permit is issued in respect of each dwelling unit, building or structure.
  - (2) Notwithstanding section 17(1) of this by-law, the amount of development charge will be determined in accordance with Section 26, 26.1 and 26.2 of the Act, prior to issuance of the building permit or revision to building permit;
  - (3) Notwithstanding section 17(1) and 17(2) of this by-law, development charges for Rental Housing and Institutional Developments in accordance with Section 26.1 of the Act, are due inclusive of interest established from the date the development charge would have been

payable in accordance with section 26 of the Act, in 6 equal annual payments beginning on the date that is the earlier of:

- i. the date of the issuance of a permit under the Building Code Act, 1992 authorizing occupation of the building; and
  - ii. the date the building is first occupied and continuing on the following five anniversaries of that date.
- (4) Subject to section 25 (with respect to redevelopment) and subsection (3), the development charge shall be calculated as of, and shall be payable, on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- (5) Notwithstanding subsection (2) the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligations under agreement, pursuant to section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable. The terms of such agreement as they relate to the timing of the payments shall then prevail over the provision of this By-law.

#### Payment by Money or the Provision of Services

18.

- (1) Payment of development charges shall be by cash or by certified cheque.
- (2) In the alternative to payment by the means provided in subsection (1), the Township may, by an agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
  - (a) if the Township and the owner cannot agree as to the reasonable cost of doing the work under sub-section (2), the dispute shall be referred to Council whose decision shall be final and binding.
  - (b) if the credit for the provision of the service exceeds the amount of the development charge for the service to which the work relates,
    - i. the excess amount shall not be credited against the development charge for any other service, unless the Township has so agreed in an agreement under Section 39 of the Act; and
    - ii. in no event shall the Township be required to make a cash payment to the credit holder.
- (3) Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the Planning Act that the owner, at the owner's expense, install such local services as Council may require in accordance with the Township's local services' policies in effect at the time.

Rules with Respect to Exemptions for Intensification of Existing Housing

19.

(1) Notwithstanding the provisions of this By-law, and in accordance with sections 2(3), 2(3.1), 2(3.2) and 2(3.2) of the Act and any amendments thereof, development charges shall not be imposed with respect to,

- (a) the enlargement of an existing residential dwelling unit;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (c) the creation of the following as it relates to the creation of additional residential dwelling units in existing residential buildings;

- A second residential unit in an existing single-detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing single-detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
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- A third residential unit in an existing single-detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units
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- One residential unit in a building or structure ancillary to an existing single-detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units
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- (d) the creation of the following as it relates to the creation of additional residential dwelling units in new residential buildings,

- A second residential unit in a new single-detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new single-detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit.
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- A third residential unit in a new single-detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new single-detached house, semi-detached house or rowhouse contains any residential units.
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- One residential unit in a building or structure ancillary to a new single-detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new single-detached house, semi-detached house or rowhouse contains any residential units.
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## Rules with Respect to Industrial Exemptions

20. If a development includes the development of an Industrial building or structure or in the case of a mixed use building or structure, on the industrial component of the mixed use building or structure, the amount of the development charge that is payable is the following:

- (a) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section:
  - i. if the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero; or
  - ii. if the gross floor area 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 determined as follows:
    - 1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
    - 2. Divide the amount determined under paragraph 1 by the amount of the enlargement.
- (b) For the purposes of subsection 20(a) the following provisions apply:
  - i. the gross floor area of an existing industrial building shall be calculated as it existed as of the date this By-law comes into force;
  - ii. subject to b(iii) below, the enlargement need not be an attached addition or expansion of an existing industrial building, but rather may be a new standalone structure, provided it is located on the same parcel of land as the existing industrial building
  - iii. in the event that the enlargement is in the form of a standalone building or structure located on the same parcel of land as per b(ii) above, prior to the issuance of a building permit for the standalone building or structure, the owner shall be required to enter into an agreement with the Township under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that an event that the lands upon which any standalone building or structure is located are the subject of an application for consent under section 53 of the Planning Act; or for which a by-law is passed under subsection 50(7) of the Planning Act, within 10 years of building permit issuance for such standalone building or structure, that the development charges that would have been otherwise payable for such standalone building or structure, shall become due and payable.
- (c) In this section “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.

21. The following categories of institutions are hereby designated as being exempt from the payment of development charges:

- (a) buildings or structures used as hospitals governed by the Public Hospitals Act, R.S.O. 1990, c. P.40;
- (b) buildings or structures owned by and used for the purposes of the Township, the Region, or their local boards;
- (c) buildings or structures owned by a board of education and used for school purposes;
- (d) buildings or structures owned by and used for the purposes of a university established by an Act of the Legislative Assembly of Ontario.
- (e) Development in relation to lands to be used as a place of worship and land used in connection therewith, a churchyard, cemetery or burying ground exempt under the Assessment Act, R.S.O. 1980, c. 31, as amended, for taxation purposes;
- (f) Development of Farm Buildings; and
- (g) any part of a building or structure used for the parking of motor vehicles, excluding parking spaces for display of motor vehicles for sale or lease or parking spaces associated with the servicing of motor vehicles.

#### Agricultural Uses

22. Agricultural uses as well as farm buildings and other ancillary development to an agricultural use excluding any residential, commercial or cannabis production facilities uses shall be exempt from the provisions of this By-law.

#### Temporary Buildings or Structures

23.

- (1) Temporary buildings or structures shall be exempt from the provisions of this by-law.
- (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 Township issuing a building permit for a temporary building or structure, the Township 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 required by subsection (2) to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law, as it relates to the timing of payment.

#### Rules with Respect to the Redevelopment of Land

24.

- (1) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential Gross Floor Area

- being converted or demolished by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law.
- (2) A credit in respect of any residential demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the Township for the development within 5 years from the date the demolition permit was issued.
  - (3) A credit in respect of any non-residential demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the Township for the development within 10 years from the date the demolition permit was issued
  - (4) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.

#### Previous Capital Contributions

25. Where an owner or former owner of land to which this By-law applies has paid to the Township a prior capital contribution for residential development as required by an agreement between the Township and the owner or former owner, the Township will recognize as a credit towards a development charge imposed under this By-law, an amount equal to the capital contributions previously paid for residential development (as indexed in accordance with the then capital contributions policy of the Township to the date the development charge imposed under this By-law is paid) expressed as a dollar amount per unit for the land to which the development charge imposed under this By-law applies.

#### Phase-in of Development Charges and Transition Provisions

26.
  - (1) Development charges shall be phased in accordance with the requirements of the Act, as amended.
  - (2) Notwithstanding Section 17 where the Township has received a completed building permit application and all required plans and documentation prior to by-law passage, the development charge payable for the issuance of that permit shall be the development charge in effect under By-law 2019-076 as amended, if said permit is actually issued prior to 30 days following the date of passage of this by-law. Permits issued after this date shall pay the development charges under this by-law.

#### Interest

27. The Township shall pay interest on a refund under subsection 18(3) and 25(2) of the Development Charges Act, 1997 at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

#### Front Ending Agreements

28. The Township may enter into front ending agreements under Part III of the Act.



### Schedules

29. The following Schedules to this By-law form an integral part of this By-law.

Schedule 'A' Designated Services

Schedule 'B' Schedule of Residential Development Charges

Schedule 'C' Schedule of Non-Residential Development Charges

### By-law Registration

30. A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the Township and may be registered against title to any land to which this By-law applies.

### Date By-law Effective

31. This By-law comes into force on the date of passage hereof.

### Repeal

32. By-law No. 2019-076 as amended is hereby repealed effective on the date this By-law comes into force.

### Headings for Reference Only

33. 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.

### Severability

34. If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

**READ a FIRST, SECOND and THIRD TIME and finally passed this XXX day of XXX, 2024.**

DIRECTOR OF LEGISLATIVE SERVICES/CLERK

TOWNSHIP OF UXBRIDGE  
BY-LAW 2024-XXX

SCHEDULE "A"

DESIGNATED SERVICES

Development-Related Studies

Library Services

Fire Services

Parks & Recreation

By-Law Enforcement

Services Related to a Highway:

- Public Works
- Roads and Related

Storm Water Drainage and Control Services

TOWNSHIP OF UXBRIDGE  
BY-LAW 2024-XXX

SCHEDULE "B"

SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES

	Charge Per Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Special Care/ Special Needs
Development-Related Studies	\$45	\$37	\$24	\$16
Library Services	\$1,465	\$1,188	\$776	\$534
Fire Services	\$1,520	\$1,233	\$805	\$554
By-Law Enforcement	\$88	\$71	\$47	\$32
Parks & Recreation	\$13,594	\$11,028	\$7,202	\$4,951
Services Related to a Highway:				
- Public Works and Fleet	\$2,026	\$1,644	\$1,073	\$738
- Roads and Related	\$9,880	\$8,015	\$5,235	\$3,599
Storm Water Drainage and Control Services	\$3,228	\$2,619	\$1,710	\$1,176
<b>TOTAL CHARGE</b>	<b>\$31,846</b>	<b>\$25,835</b>	<b>\$16,872</b>	<b>\$11,600</b>

TOWNSHIP OF UXBRIDGE  
BY-LAW 2024-XXX

SCHEDULE "C"

SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES

<b>Service</b>	<b>Per Square Metre of GFA</b>
Development-Related Studies	\$0.42
Library Services	\$0.00
Fire Services	\$14.05
By-Law Enforcement	\$0.00
Parks & Recreation	\$0.00
Services Related to a Highway	
- Public Works and Fleet	\$18.72
- Roads and Related	\$91.31
Storm Drainage and Control Services	\$29.83
<b>TOTAL CHARGE</b>	<b>\$154.33</b>