

DEVELOPMENT CHARGES BACKGROUND STUDY

Township of Uxbridge



CONSOLIDATION STUDY

HEMSON Consulting Ltd.

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
I INTRODUCTION	4
II THE METHODOLOGY USES A TOWNSHIP-WIDE APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS.....	6
A. TOWNSHIP-WIDE DEVELOPMENT CHARGES ARE PROPOSED	6
B. KEY STEPS WHEN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS	7
III DEVELOPMENT FORECAST.....	12
IV HISTORICAL CAPITAL SERVICE LEVELS	14
V DEVELOPMENT-RELATED CAPITAL PROGRAM.....	16
A. DEVELOPMENT-RELATED CAPITAL PROGRAM IS PROVIDED FOR COUNCIL'S APPROVAL	16
B. THE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR TOWNSHIP SERVICES.....	16
VI DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE <i>DCA</i>	20
A. UNADJUSTED DEVELOPMENT CHARGES CALCULATION.....	20
B. ADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES.....	22
C. COMPARISON OF 2019 NEWLY CALUCLATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN UXBRIDGE	23
VII LONG-TERM CAPITAL AND OPERATING COSTS	28
A. NET OPERATING COSTS FOR THE TOWNSHIP'S SERVICES ESTIMATED TO INCREASE OVER THE FORECAST PERIOD	28
B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGE SOURCES TOTALS \$15.34 MILLION	28
VIII ASSET MANAGEMENT PLAN	30
A. ANNUAL CAPITAL PROVISIONS WILL REACH \$485,000 BY 2028.....	30
IX DEVELOPMENT CHARGES ADMINISTRATION AND CONSIDERATIONS.....	32
A. DEVELOPMENT CHARGES ADMINISTRATION	32
B. TOWNSHIP-WIDE VS. AREA-SPECIFIC DEVELOPMENT CHARGES.....	32
C. LOCAL SERVICE DEFINITIONS	33

LIST OF APPENDICES

A.	DEVELOPMENT FORECAST.....	35
B.	GENERAL AND TOWNSHIP ENGINEERING SERVICES TECHNICAL APPENDIX	48
	B.1 GENERAL GOVERNMENT	54
	B.2 LIBRARY SERVICES	60
	B.3 FIRE AND RESCUE.....	67
	B.4 ANIMAL CONTROL.....	76
	B.5 PARKS AND RECREATION	83
	B.6 PUBLIC WORKS	97
	B.7 TOWNSHIP ENGINEERING.....	107
C.	RESERVE FUND BALANCES.....	117
D.	LONG-TERM CAPITAL AND OPERATING IMPACTS	120
E.	ASSET MANAGEMENT PLAN	124

EXECUTIVE SUMMARY

A. PURPOSE OF 2019 DEVELOPMENT CHARGES (DC) BACKGROUND STUDY

1. Legislative Context

The Township of Uxbridge 2019 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 study is prepared in accordance with the DCA and associated Regulations, including the amendments that came into force on January 1, 2016.

2. Key Steps in Determining Future Development-Related Projects

In accordance with the DCA and associated regulation, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, attribution to development types (i.e. residential and non-residential) and the final adjustment to the calculated rate of a cash flow analysis.

3. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that “growth pays for growth”. However, the DCA and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs, including operating and maintenance costs; ineligible services, including, tourism facilities, parkland acquisition, etc.; statutory ten per cent discount for “soft” or general services; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (i.e. industrial expansions).

4. The Development-Related Capital Program is Subject to Change

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2019 DC Background Study. However, it is recognized that the DC Background 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

1. Residential and Non-Residential

The table below provides a summary of the anticipated residential and non-residential growth over the 2019-2028 planning period. The development forecast is further discussed in Appendix A.

	Existing	2019-2028	
	As At Mid-Year 2018	Forecast Change	As at 2028
Residential			
Total Dwellings	7,826	1,090	8,916
Population			
Census	21,502	2,126	23,627
<i>Population In New Dwellings</i>		3,175	
Non-Residential			
Employment	6,885	750	7,635
Non-Residential Building Space (sq.m.)		48,814	

C. CALCULATED DEVELOPMENT CHARGES

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

	Residential Charge by Unit Type					Non-Residential
	Single & Semi- Detached	Rows & Other Multiples	Apartments	Special Care Needs	Garden Suite	Adjusted Charge per Square Metre
General Services	\$8,317	\$6,367	\$4,158	\$2,859	\$2,598	\$5.81
Township Engineering	\$6,925	\$5,302	\$3,462	\$2,380	\$2,164	\$48.01
Total Charge per Unit	\$15,242	\$11,669	\$7,620	\$5,239	\$4,762	\$53.82

D. LONG-TERM CAPITAL AND OPERATING COSTS

An overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required as one of the provisions of the DCA. Additional details on the

long-term capital and operating impact analysis is found in Appendix D. By 2028 the Township's net operating costs are estimated to increase by about \$1.65 million.

E. ASSET MANAGEMENT PLAN

A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

By 2028, the Township will need to fund an additional \$485,000 per annum in order to properly fund the full life cycle costs of the new assets supported under the 2019 Development Charges By-law.

F. MODIFICATIONS TO THE TOWNSHIP'S DEVELOPMENT CHARGES BY-LAW ARE PROPOSED

The Township is proposing to modify the current development charges by-law. The proposed draft by-law will be made available, under separate cover, a minimum of two weeks in advance of the statutory public meeting.

I INTRODUCTION

The *Development Charges Act, 1997* (DCA) and its associated Ontario Regulation 82/98 (O. Reg. 82/98) allow municipalities to recover development-related capital costs from new development. The Township of Uxbridge Development Charges Background Study is presented as part of a process to establish a development charges by-law that complies with this legislation.

Anticipated growth in the Township of Uxbridge will increase the demand on all services. The Township wishes to implement development charges to fund capital projects related to growth in Uxbridge so that development continues to be serviced in a fiscally responsible manner.

When a development charges by-law is proposed, the DCA and O. Reg. 82/98 require that a development charges background study be prepared in support of the proposed changes with reference to:

- A forecast of the amount, type and location of development anticipated in the Township;
- The average capital service levels provided in the Township over the ten-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 growth and non-development related components of the capital projects;
- An asset management plan that demonstrates that all assets are financially sustainable over their full life cycle; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

The study identifies the development-related net capital costs attributable to development that is forecast to occur in the Township. The costs are apportioned to types of development (residential and non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development.

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

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

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

Section III presents a summary of the forecast residential and non-residential development which is expected to occur within the Township over a ten-year planning period from 2019 to 2028.

Section IV summarizes the ten-year historical average capital service levels that have been attained in the Township, which form the basis for the development charges calculations.

In Section V, the development-related capital program that has been developed by various Township departments is reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting calculated development charges by class and type of development.

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

Section VIII presents an Asset Management Plan for the Township, demonstrating financial sustainability of assets over the life cycle of the 2019 Development Charges By-law and satisfying the requirements of the amendment to the *Development Charges Act*.

Section IX provides a review of development charges administrative matters, consideration for area rating and the Township's local service policies.

II THE METHODOLOGY USES A TOWNSHIP-WIDE APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS

Several key steps are required when calculating any development charge, however, specific circumstances arise in each municipality which must be reflected in the calculation. 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 uses a Township-wide approach for all services provided by the Township of Uxbridge. The Background Study provides an update to the historical service levels and the cost of providing future development-related capital infrastructure.

A. 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-law.

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:

- General Government
- Library Services
- Fire & Rescue
- Animal Control
- Parks & Recreation
- Public Works
- Township Engineering

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

Several key steps are required in calculating development charges for future development-related projects. These are summarized in Figure 1 and discussed further in the following sections.

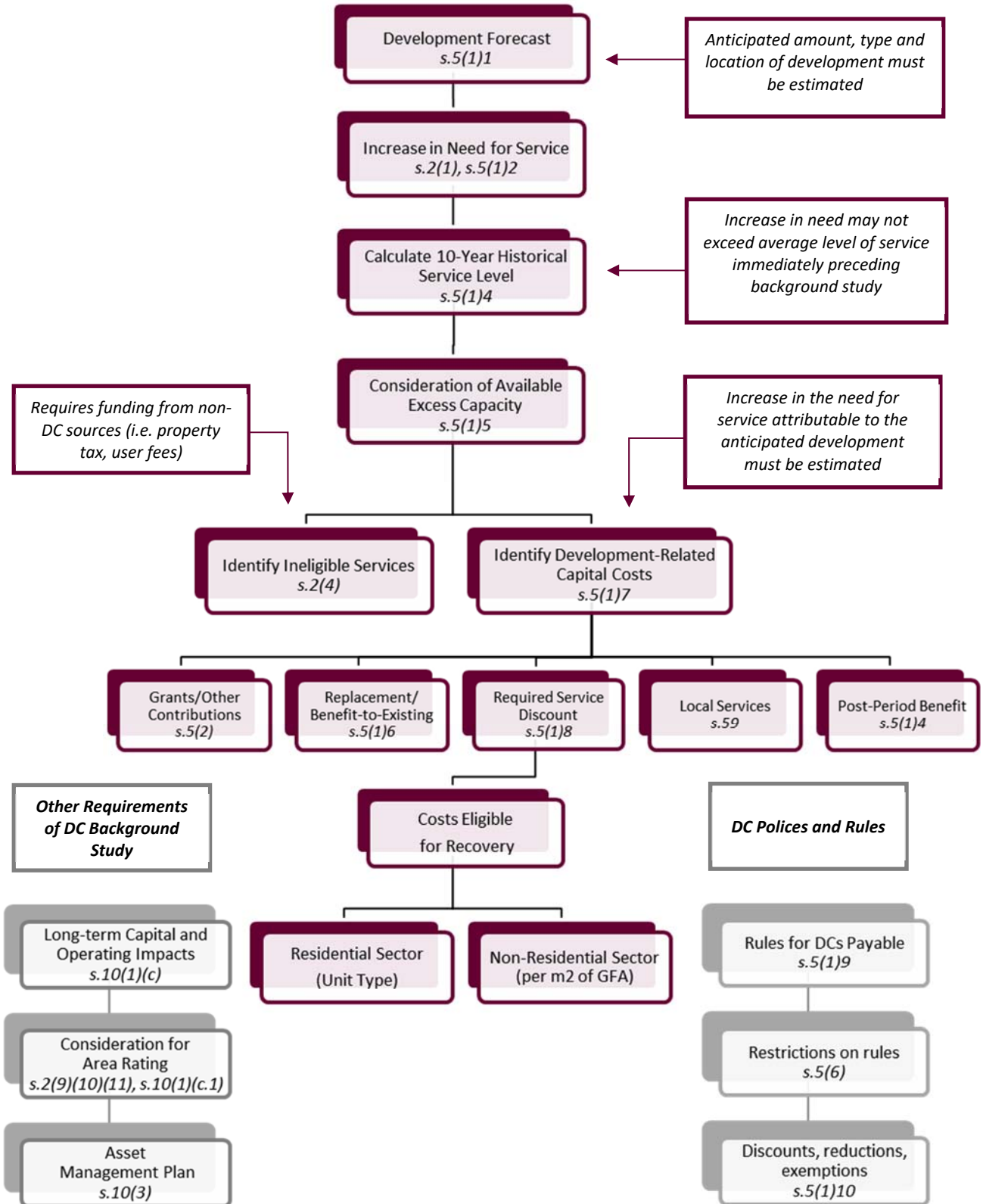


Figure 1: Overview of Development Charges Calculation

1. Development Forecast

The first step in the methodology requires that a development forecast be prepared for the ten-year study period from 2019 to 2028. The forecast of future residential and non-residential development used in this study is based on the Region of Durham's Official Plan and discussions with Township staff.

For the residential portion of the forecast, total Census change in population 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 amount of building space to be developed in the Township over the planning periods. The forecast is based on the projected increase in employment levels and the anticipated amount of new building space required to accommodate it.

2. Service Categories and Historical Service Levels

The DCA states 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 Township over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical ten-year average service levels thus form the basis for the development charges calculation. A review of the Township's capital service levels for buildings, land, vehicles, equipment and others 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 charges can be determined. The historical service levels used in this study have been calculated based on the period from 2009 to 2018.

3. Development-Related Capital Program and Analysis of Net Capital Costs to Be Included in the Development Charges

A development-related capital program has been prepared by Township staff as part of the study. The forecast identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the 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 Township has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

S. 5. (1) 4. and s. 5. (2). require that the development charges be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in the 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, Ontario Regulation 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 financing for such non-growth 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 charges by the amount of any “uncommitted excess capacity” that is available for a service. Such capacity is available to partially meet future servicing requirements. Adjustments are made to the analysis to meet this requirement of the Act.

Finally, when calculating development charges, the development-related net capital costs must be reduced by ten per cent for all services except engineered services and protection services, such as Fire & Rescue (DCA, s. 5. (1) 8). The ten per cent discounted is applied to the other services, e.g. Library Services and Parks & Recreation, and the resulting financing responsibility from non-development charges sources is identified.

4. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. In the Township of Uxbridge, the allocation is based on the projected changes in population and employment over the planning period, the anticipated demand for services and other relevant factors.

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.

5. Final Adjustment

The final determination of the development charges results from adjustments made to development-related net capital costs for each service and sector resulting from a cash flow analysis that takes account of the timing of projects and receipt of development charges. Interest earnings or borrowing costs are accounted for in the calculation as allowed under the DCA.

III DEVELOPMENT FORECAST

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.

A ten-year development forecast, from mid-year 2019 to mid-year 2028, has been used for all the development charges eligible services in the Township.

It is anticipated that the Township will add an average of 110 new residential units per year, which can accommodate a population of 3,180 in these new dwelling units. It should be noted that growth in the first five years of the development forecast is expected to be more modest and in-line with recent development trends at about 90 units per annum. In the same planning horizon, it is anticipated that the Township will see a total GFA growth of 48,810 square metres of new non-residential building space with an accompanying employment growth of 750 from 2019-2028.

Table 1 provides a summary of the residential and non-residential growth forecast used in this analysis.

TABLE 1

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

	Existing	2019-2028	
	As At Mid-Year 2018	Forecast Change	As at 2028
Residential			
Total Dwellings	7,826	1,090	8,916
Population			
Census	21,502	2,126	23,627
<i>Population In New Dwellings</i>		3,175	
Non-Residential			
Employment	6,885	750	7,635
Non-Residential Building Space (sq.m.)		48,814	

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

For all Township services, the legislative requirement is met by documenting historical service levels for the preceding ten years, in this case, for the period 2009 to 2018. Typically, service levels for general services are measured as a ratio of inputs per capita (or per capita and employment).

O. Reg. 82/98 requires that when defining and 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 Township-wide services included in the development charge calculation (excluding General Government). Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for general and engineering services.

TOWNSHIP OF UXBRIDGE
HISTORICAL AVERAGE SERVICE LEVELS

Service	Historical Average Service Level 2009 - 2018
1.0 LIBRARY SERVICES Buildings Land Materials Furniture & Equipment	\$370.57 per capita 211.24 per capita 33.82 per capita 87.66 per capita 37.85 per capita
2.0 FIRE & RESCUE Buildings Land Rolling Stock Furniture & Equipment	\$283.35 per population & employment 105.18 per population & employment 7.21 per population & employment 125.13 per population & employment 45.83 per population & employment
3.0 ANIMAL CONTROL Buildings Land Furniture & Equipment Rolling Stock	\$22.88 per capita 18.51 per capita 2.16 per capita 0.71 per capita 1.50 per capita
4.0 PARKS & RECREATION Indoor Recreation Facilities Park Development & Facilities - Park Development Park Facilities Outdoor Buildings & Rolling Stock & Equipment	\$3,338.87 per capita \$1,948.00 per capita \$742.99 per capita \$489.51 per capita \$158.37 per capita
5.0 PUBLIC WORKS Buildings Land Furniture & Equipment Rolling Stock & Related Equipment	\$481.21 per population & employment 85.22 per population & employment 111.64 per population & employment 13.02 per population & employment 271.34 per population & employment
6.0 TOWNSHIP ENGINEERING Roads	\$13,238.59 per population & employment 13,238.59 per population & employment

V DEVELOPMENT-RELATED CAPITAL PROGRAM

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

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

A. DEVELOPMENT-RELATED CAPITAL PROGRAM IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecasts summarized in Section III and detailed in Appendix A, Township staff, in collaboration with the consultant has developed a development-related capital program which sets out those projects that are required to service anticipated growth. For all services, the capital program covers the ten-year period from 2019 to 2028.

One of the recommendations contained in this background study is for Council to adopt the development-related capital program developed for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects presented here as they will be needed to service the anticipated growth in the Township. It is acknowledged that changes to the capital program presented herein may occur through the Township's normal capital budget process.

B. THE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR TOWNSHIP SERVICES

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

The table shows that the gross cost of the Township's capital program is estimated to be \$65.55 million. Grants, subsidies and other recoveries of \$21.25 million have been identified for various services, therefore \$44.31 million is identified as the total municipal cost brought forth for the development charges calculation.

Of the \$44.31 million in ten-year net municipal capital costs, \$18.77 million, or 42 per cent of the total capital program, is related to the provision Township Engineering services. More than half of this amount is related to various culvert projects anticipated over the planning period. The remainder of the engineering capital program is comprised of paved and gravel road construction, sidewalks and streetlight projects

The next largest program is associated with Parks and Recreation at \$17.39 million, or 39 per cent. The most significant project is a new indoor swimming pool anticipated between 2022 and 2024. The Parks and Recreation capital program also includes for additional parkland and trail development, as well as active transportation projects from 2020 to 2025.

The capital program associated with Fire & Rescue recovers for debt payments for the new fire hall, vehicles and equipment and watermain upgrades at the fire station. The net municipal cost for this program amounts to \$3.60 million, or 8 per cent of the total.

The library capital program includes a provision for the expansion of Uxbridge Public Library, furniture and equipment, a library condition audit and the acquisition of additional library materials. The net cost of this program to the Township is \$2.48 million.

The public works capital program relates to two expansions anticipated in 2020 and a new sand and salt dome between 2022 and 2024. The total net municipal cost for this program totals to \$1.04 million.

The portion of the Township's capital program which relates to the provision of development-related studies is referred to as general government. The capital program includes regular updates to the Official Plan, Zoning by-law and development charges studies. The net municipal cost for this program amounts to \$528,000.

TABLE 3
TOWNSHIP OF UXBRIDGE
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR ALL TOWNSHIP SERVICES 2019 - 2028
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Capital Cost	Total Net Capital Forecast									
				2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
1.0 GENERAL GOVERNMENT	\$528.0	\$0.0	\$528.0	\$150.0	\$95.0	\$95.0	\$0.0	\$40.0	\$40.0	\$75.0	\$0.0	\$0.0	\$33.0
1.1 Development-Related Studies	\$528.0	\$0.0	\$528.0	\$150.0	\$95.0	\$95.0	\$0.0	\$40.0	\$40.0	\$75.0	\$0.0	\$0.0	\$33.0
2.0 LIBRARY SERVICES	\$2,480.0	\$0.0	\$2,480.0	\$40.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$2,280.0	\$20.0
2.1 Buildings, Land, & Furnishings	\$2,280.0	\$0.0	\$2,280.0	\$20.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,260.0	\$0.0
2.2 Collection Materials	\$200.0	\$0.0	\$200.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0
3.0 FIRE & RESCUE	\$3,753.8	\$150.0	\$3,603.8	\$754.0	\$1,836.4	\$134.3	\$137.1	\$140.5	\$144.3	\$148.1	\$152.4	\$156.7	\$0.0
3.1 Buildings, Land, & Furnishings	\$1,273.8	\$0.0	\$1,273.8	\$129.0	\$131.4	\$134.3	\$137.1	\$140.5	\$144.3	\$148.1	\$152.4	\$156.7	\$0.0
3.2 Vehicles, Equipment & Furniture	\$2,180.0	\$0.0	\$2,180.0	\$550.0	\$1,630.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.3 Other Building Costs	\$300.0	\$150.0	\$150.0	\$75.0	\$75.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.0 ANIMAL CONTROL	\$825.0	\$323.8	\$501.2	\$0.0	\$501.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.1 Buildings, Land & Furnishings	\$825.0	\$323.8	\$501.2	\$0.0	\$501.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.0 PARKS & RECREATION	\$30,385.0	\$13,000.0	\$17,385.0	\$637.5	\$1,570.8	\$1,493.3	\$4,665.0	\$3,227.5	\$3,227.5	\$710.8	\$677.5	\$587.5	\$587.5
5.1 Buildings, Land & Furnishings	\$29,150.0	\$13,000.0	\$16,150.0	\$570.0	\$1,420.0	\$1,170.0	\$4,476.7	\$3,126.7	\$3,126.7	\$610.0	\$610.0	\$520.0	\$520.0
5.2 Parkland & Trail Development	\$1,035.0	\$0.0	\$1,035.0	\$67.5	\$117.5	\$290.0	\$155.0	\$67.5	\$67.5	\$67.5	\$67.5	\$67.5	\$67.5
5.3 Active Transportation	\$200.0	\$0.0	\$200.0	\$0.0	\$33.3	\$33.3	\$33.3	\$33.3	\$33.3	\$33.3	\$0.0	\$0.0	\$0.0
6.0 PUBLIC WORKS	\$1,040.0	\$0.0	\$1,040.0	\$0.0	\$490.0	\$0.0	\$183.3	\$183.3	\$183.3	\$0.0	\$0.0	\$0.0	\$0.0
6.1 Buildings, Land & Furnishings	\$1,040.0	\$0.0	\$1,040.0	\$0.0	\$490.0	\$0.0	\$183.3	\$183.3	\$183.3	\$0.0	\$0.0	\$0.0	\$0.0
7.0 TOWNSHIP ENGINEERING	\$26,540.0	\$7,772.4	\$18,767.6	\$601.3	\$2,713.1	\$4,558.1	\$2,963.1	\$4,698.9	\$2,398.0	\$235.0	\$200.0	\$200.0	\$200.0
7.1 Paved Road Construction	\$3,927.0	\$0.0	\$3,927.0	\$345.0	\$0.0	\$1,650.0	\$0.0	\$1,932.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.2 Gravel Roads	\$2,000.0	\$0.0	\$2,000.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0
7.3 Sidewalks	\$663.0	\$0.0	\$663.0	\$56.3	\$56.3	\$151.3	\$56.3	\$110.0	\$198.0	\$35.0	\$0.0	\$0.0	\$0.0
7.4 Streetlights	\$100.0	\$0.0	\$100.0	\$0.0	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.5 Culverts	\$19,850.0	\$7,772.4	\$12,077.6	\$0.0	\$2,456.9	\$2,456.9	\$2,706.9	\$2,456.9	\$2,000.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL - 10 YEAR PROGRAM	\$65,551.8	\$21,246.2	\$44,305.6	\$2,182.8	\$7,226.6	\$6,300.8	\$7,968.6	\$8,310.2	\$6,013.1	\$1,188.9	\$1,049.9	\$3,224.2	\$840.5

The Animal Control service capital program recovers for the construction of a new animal shelter. Fundraising and other subsidies in the amount of \$323,800 is anticipated to help fund the project costs and as such, the net municipal cost is \$501,200.

This capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see Section VI for the method and determination of net municipal costs attributable to development). Portions of this capital program may relate to providing servicing for development which has occurred prior to 2019 (for which development charge reserve fund balances exist), for replacement of existing capital facilities, or for development anticipated to occur beyond 2028. In addition, the amounts shown in Table 3 have not been reduced by ten per cent for various general services as mandated by s.5(1)8. of the DCA.

After these reductions, the remaining development-related capital costs are brought forward to the development charges calculation. Further details on the capital plans for each individual service category are available in Appendix B.

VI DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE DCA

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

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

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

A. UNADJUSTED DEVELOPMENT CHARGES CALCULATION

A summary of the “unadjusted” residential and non-residential development charges is presented in Table 4. Further details of the calculation for each individual Township service category are available in Appendix B.

The capital program incorporates those projects identified to be related to development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 4 shows that \$13.68 million of the capital program relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs will likely be funded from property taxes, user fees or other non-development charge revenue sources.

TABLE 4
TOWNSHIP OF UXBRIDGE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES (2019-2028)

10 Year Growth in Population in New Units	3,175
10 Year Growth in Square Metres	48,814

	Development-Related Capital Program (2019 - 2028)						Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post Period Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	\$000	%	\$000
General Services										
1.0 GENERAL GOVERNMENT	\$528.0	\$140.0	\$38.8	\$335.0	\$0.0	\$14.2	74%	\$10.5	26%	\$3.69
Unadjusted Development Charge Per Capita								\$3.31		
Unadjusted Development Charge Per Sq. m										\$0.08
2.0 LIBRARY SERVICES	\$2,480.0	\$10.0	\$247.0	\$688.4	\$825.7	\$708.9	100%	\$708.9	0%	\$0.00
Unadjusted Development Charge Per Capita								\$223.30		
Unadjusted Development Charge Per Sq. m										\$0.00
3.0 FIRE & RESCUE	\$3,603.8	\$1,036.2	\$0.0	\$0.0	\$1,753.0	\$814.7	74%	\$602.9	26%	\$211.82
Unadjusted Development Charge Per Capita								\$189.90		
Unadjusted Development Charge Per Sq. m										\$4.34
4.0 ANIMAL CONTROL	\$501.2	\$214.1	\$28.7	\$49.0	\$165.6	\$43.8	100%	\$43.8	0%	\$0.00
Unadjusted Development Charge Per Capita								\$13.79		
Unadjusted Development Charge Per Sq. m										\$0.00
5.0 PARKS & RECREATION	\$17,385.0	\$3,893.0	\$1,349.2	\$5,687.1	\$68.4	\$6,387.3	100%	\$6,387.3	0%	\$0.00
Unadjusted Development Charge Per Capita								\$2,011.99		
Unadjusted Development Charge Per Sq. m										\$0.00
6.0 PUBLIC WORKS	\$1,040.0	\$412.5	\$0.0	\$487.7	\$0.0	\$139.8	74%	\$103.5	26%	\$36.35
Unadjusted Development Charge Per Capita								\$32.59		
Unadjusted Development Charge Per Sq. m										\$0.74
7.0 TOWNSHIP ENGINEERING	\$18,767.6	\$7,972.6	\$0.0	\$1,343.1	\$704.0	\$8,747.9	74%	\$6,473.4	26%	\$2,274.45
Unadjusted Development Charge Per Capita								\$2,039.12		
Unadjusted Development Charge Per Sq. m										\$46.59
TOTAL 10 YEAR PROGRAM	\$44,305.6	\$13,678.4	\$1,663.7	\$8,590.3	\$3,516.7	\$16,856.5		\$14,330.2		\$2,526.3
Unadjusted Development Charge Per Capita								\$4,514.00		
Unadjusted Development Charge Per Sq. m										\$51.75

The DCA, s.5(1)8 requires that development-related net municipal costs for general services be reduced by ten per cent in calculating the applicable development charge. The discount does not apply to Fire & Rescue, Township Engineering and Public Works services (considered a Service Related to a Highway). The ten per cent share of development-related net municipal costs not included in the development charge calculations must be funded from non-development charge sources. In total, \$1.66 million is identified as the required ten per cent reduction.

An additional share of \$8.59 million has been identified as DC reserve funds available to fund development-related projects. These funds have been utilized to fund the projects occurring first in the capital program and this portion has been netted off the chargeable capital costs. Another share of the forecast, \$3.47 million, is attributable to development beyond the 2028, which may be considered for recovery in future development charges studies, subject to service level considerations.

The total costs eligible for recovery through development charges is \$16.86 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library Services, Animal Control and Parks and Recreation are all deemed to benefit residential development only, while the other services are allocated between both sectors based on shares of population and employment growth.

Approximately \$14.33 million of the development charges recoverable is deemed to benefit residential development. When this amount is divided by the ten-year population growth in new units (3,175), an unadjusted charge of \$4,514.00 per capita is derived.

The non-residential share of the capital program totals \$2.53 million. This amount is divided by the ten-year growth in new employment space (48,814 square metres), resulting in an unadjusted charge of \$51.75 per square metre.

B. ADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

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

Table 5 summarizes the results of the adjustment for the residential development charge rates. The adjusted per capita rate increases from \$4,514 to \$4,763 after cash

flow analysis. Residential Township-wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services.

As shown in Table 5, the calculated residential charge ranges from \$4,762 for a garden suite unit to \$15,242 for single and semi-detached units. The calculated charge for rows and multiple dwelling units is \$11,669, \$7,620 for apartments, and a special care needs unit is \$5,239.

The calculated non-residential development charges rates are presented in Table 6. The calculated adjusted rate for new non-residential development is \$53.82 per square metre, which is an increase of \$2.07 from the unadjusted rate of \$51.75 per square metre.

C. COMPARISON OF 2019 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN UXBRIDGE

Tables 7 and 8 present a comparison of the newly calculated residential and non-residential development charges with those currently imposed in Uxbridge. Table 7 demonstrates that the residential development charge rate for a single- or semi-detached unit increases by \$3,807 per unit, or 33 per cent from the Township's currently imposed charge.

The current development charges rate for non-residential development will increase by \$23.68 per square metre, from \$30.14 to \$53.82 per square metre, or 79 per cent.

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)					Share of Charge
			Single & Semi- Detached	Rows & Other Multiples	Apartments	Special Care Needs	Garden Suite	
General Government	\$3	\$3	\$10	\$8	\$5	\$3	\$3	0.1%
Library Services	\$223	\$216	\$692	\$530	\$346	\$238	\$216	4.5%
Fire & Rescue	\$190	\$234	\$749	\$573	\$375	\$257	\$234	4.9%
Animal Control	\$14	\$16	\$51	\$39	\$25	\$18	\$16	0.3%
Parks & Recreation	\$2,012	\$2,095	\$6,705	\$5,133	\$3,352	\$2,305	\$2,095	44.0%
Public Works	\$33	\$34	\$110	\$84	\$55	\$38	\$34	0.7%
General Services Charge Per Unit	\$2,475	\$2,599	\$8,317	\$6,367	\$4,158	\$2,859	\$2,598	55%
Township Engineering	\$2,039	\$2,164	\$6,925	\$5,302	\$3,462	\$2,380	\$2,164	45%
TOTAL CHARGE PER UNIT	\$4,514	\$4,763	\$15,242	\$11,669	\$7,620	\$5,239	\$4,762	100%
(1) Based on Persons Per Unit Of:			3.20	2.45	1.60	1.10	1.00	

TABLE 6

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

SERVICE	Unadjusted Charge (\$/sq.m)	Adjusted Charge (\$/sq.m)
General Government	\$0.08	\$0.08
Library Services	\$0.00	\$0.00
Fire & Rescue	\$4.34	\$4.96
Animal Control	\$0.00	\$0.00
Parks & Recreation	\$0.00	\$0.00
Public Works	\$0.74	\$0.77
General Services Charge Per Sq.M	\$5.16	\$5.81
Township Engineering	\$46.59	\$48.01
TOTAL CHARGE PER SQ.M	\$51.75	\$53.82

TABLE 7

**TOWNSHIP OF UXBRIDGE
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES**

SERVICE	Current Residential Charge SDU	Calculated Residential Charge SDU	Difference in Charge	
General Government	\$0	\$10	\$10	0%
Library Services	\$0	\$692	\$692	0%
Fire & Rescue	\$885	\$749	(\$136)	-15%
Animal Control	\$36	\$51	\$15	42%
Parks & Recreation	\$5,216	\$6,705	\$1,489	29%
Public Works	\$0	\$110	\$110	0%
General Services Charge Per Unit	\$6,137	\$8,317	\$2,180	35.5%
Township Engineering	\$5,298	\$6,925	\$1,627	30.7%
TOTAL CHARGE PER UNIT	\$11,435	\$15,242	\$3,807	33.3%

TABLE 8

**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	
General Government	\$0.00	\$0.08	\$0.08	0%
Library Services	\$0.00	\$0.00	\$0.00	0%
Fire & Rescue	\$4.35	\$4.96	\$0.61	14%
Animal Control	\$0.00	\$0.00	\$0.00	0%
Parks & Recreation	\$0.00	\$0.00	\$0.00	0%
Public Works	\$0.00	\$0.77	\$0.77	0%
General Services Charge Per Sq.M	\$4.35	\$5.81	\$1.46	34%
Township Engineering	\$25.79	\$48.01	\$22.22	86%
TOTAL CHARGE PER SQ.M	\$30.14	\$53.82	\$23.68	78.6%

VII LONG-TERM CAPITAL AND OPERATING COSTS

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

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

Table 9 summarizes the estimated increase in net operating costs that the Township will experience for additions associated with the planned capital program. These estimates are based on historical average costs (additional details are included in Appendix D).

As shown in Table 9, by 2028, the Township's net operating costs for tax-supported services are estimated to increase by \$1.65 million. A significant portion of this increase relates to the addition of the parks and recreation amenities and the expansion of space at the Township's Library. Township-wide engineering culvert projects are also projected to impact on the annual operating budget.

B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGE SOURCES TOTALS \$15.34 MILLION

Table 9 also summarizes the components of the development-related capital program that will require funding from non-development charges sources. Of the \$44.26 million net capital program, about \$15.34 million will need to be financed from non-development charges sources over the next ten years. This includes about \$1.66 million with respects to the ten per cent discount required by the DCA for general services and about \$13.68 million for shares of projects related to capital replacement and for non-growth shares of projects that provide benefit to the existing community. In addition, \$3.52 million in interim financing may be required for projects related to growth in the post-2028 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years.

TABLE 9

**TOWNSHIP OF UXBRIDGE
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS FOR ALL SERVICES
(in thousands of constant dollars)**

Cumulative Net Operating Impacts (1)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
NET OPERATING IMPACTS (1)										
General Government	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Library Services	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$330.0	\$330.0
Fire & Rescue	\$82.5	\$322.5	\$322.5	\$322.5	\$322.5	\$322.5	\$322.5	\$322.5	\$322.5	\$322.5
Animal Control	\$0.0	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8
Parks & Recreation	\$31.9	\$108.8	\$235.0	\$340.8	\$374.6	\$408.5	\$442.4	\$476.3	\$505.6	\$535.0
Public Works	\$0.0	\$33.0	\$33.0	\$51.3	\$69.7	\$88.0	\$88.0	\$88.0	\$88.0	\$88.0
Township Engineering	\$25.5	\$52.5	\$79.5	\$106.5	\$135.0	\$165.0	\$199.5	\$237.0	\$282.0	\$327.0
CUMULATIVE NET OPERATING IMPACTS	\$139.9	\$566.5	\$719.8	\$870.8	\$951.5	\$1,033.8	\$1,102.1	\$1,173.5	\$1,577.9	\$1,652.3

Long-Term Capital Impact (1)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
Capital Impact											
Total Net Cost	\$2,182.8	\$7,226.6	\$6,300.8	\$7,968.6	\$8,310.2	\$6,013.1	\$1,188.9	\$1,049.9	\$3,224.2	\$840.5	\$44,305.6
Net Cost From Development Charges	\$1,613.5	\$1,725.0	\$2,922.4	\$2,129.1	\$3,013.0	\$2,369.5	\$661.9	\$613.9	\$1,251.5	\$556.8	\$16,856.5
Prior Growth Share from DC Reserve Balances (2)	\$277.7	\$1,475.9	\$756.9	\$2,116.4	\$1,645.7	\$1,296.4	\$159.4	\$115.7	\$615.1	\$131.2	\$8,590.3
Portion for Post 2028 Growth (3)	\$2.0	\$1,251.2	\$290.0	\$302.1	\$304.9	\$132.0	\$135.2	\$138.8	\$958.4	\$2.0	\$3,516.7
Funding From Non-DC Sources											
Discount Portion	\$74.7	\$188.5	\$150.0	\$327.1	\$221.9	\$220.4	\$72.8	\$65.7	\$282.7	\$60.0	\$1,663.7
Replacement	\$214.9	\$2,586.0	\$2,181.4	\$3,093.9	\$3,124.7	\$1,994.8	\$159.6	\$115.8	\$116.5	\$90.6	\$13,678.4
FUNDING FROM NON-DC SOURCES	\$289.6	\$2,774.5	\$2,331.5	\$3,421.0	\$3,346.6	\$2,215.2	\$232.4	\$181.5	\$399.2	\$150.5	\$15,342.1

Notes:

(1) See Appendix D

(2) Existing development charge reserve fund balances collected from growth prior to 2019 are applied to fund initial projects in growth-related capital forecast

(3) Post 2028 growth-related net capital costs may be eligible for development charge funding in future DC by-laws

VIII ASSET MANAGEMENT PLAN

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

A. ANNUAL CAPITAL PROVISIONS WILL REACH \$485,000 BY 2028

Table 10 summarizes the annual capital provisions required to replace the development eligible and ineligible costs associated with the capital infrastructure identified in the DC Background Study. This estimate is based on information obtained through discussions with municipal staff regarding useful life assumptions and the capital cost of acquiring and/or replacing each asset.

Table 10 illustrates that, by 2028, the Township will need to fund an additional \$485,000 per annum in order to properly fund the full life cycle costs of the new Township-wide assets supported under the proposed Development Charges By-law.

The calculated annual funding provision should be considered within the context of the Township's projected growth. Over the next ten years, the Township is projected to increase by approximately 1,100 households, which represents a 14 per cent increase over the existing base. In addition, the Township will also add roughly 750 new employees that will result in approximately 48,800 square metres of additional non-residential building space. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure to be funded under the proposed Development Charges By-law.

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

TABLE 10
TOWNSHIP OF UXBRIDGE
CALCULATED ANNUAL PROVISION BY 2028

Service	2019 - 2018 Capital Program		Calculated AMP Annual Provision by 2028	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
General Government	\$ 388,000	\$ 140,000	\$ -	\$ -
Library Services	\$ 1,524,000	\$ 956,000	\$ 39,000	\$ 37,000
Fire & Rescue	\$ 815,000	\$ 2,939,000	\$ 30,000	\$ 89,000
Animal Control	\$ 99,000	\$ 726,000	\$ 3,000	\$ 19,000
Parks & Recreation	\$ 13,416,000	\$ 16,969,000	\$ 236,000	\$ 446,000
Public Works	\$ 628,000	\$ 413,000	\$ 12,000	\$ 11,000
Township Engineering	\$ 10,091,000	\$ 16,449,000	\$ 165,000	\$ 228,000
Total 2028 Provision			\$ 485,000	\$ 830,000

IX DEVELOPMENT CHARGES ADMINISTRATION AND CONSIDERATIONS

A. DEVELOPMENT CHARGE 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 continue to report 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; and
- 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.

B. TOWNSHIP-WIDE VS. AREA-SPECIFIC DEVELOPMENT CHARGES

1. Consideration for Area Rating

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 DC Background Study. As part of the Township's 2019 DC update, the appropriateness of implementing area-specific development charges for various Township services was examined.

The DCA permits the Township to designate, in its DC by-law, the areas where development charges shall be imposed. The charges may apply to all lands in the Township or to other designated development areas as specified in the DC by-law.

The following was considered with respect to area-specific development charges:

- Is the use of area-specific charges appropriate for some or all services?
- Are there any data limitations with calculating an area-specific development charge?

Area-specific development charges are typically considered when there is a clear benefit to a particular area (including the population or population and employment), and have been implemented mostly in stand alone green field developments.

2. Consistent with Historical Practices, Township-wide DCs are Proposed

Based on discussions with staff, and the analysis of the delivery of services, it is proposed that the Township continue to calculate and collect DCs on a uniform, Township-wide basis. The following table provides a description of the servicing needs for general and engineered services.

Township Services Considered	Servicing Needs
General Services	<p>Services such as Library, Animal Control and Parks & Recreation are open and accessible to all residents in the Township and are driven and planned for based on Township-wide population growth.</p> <p>Fire & Rescue, Public Works, and General Government 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.</p>
Township Engineering Services	Township engineering services are provided through a Township-wide network and is planned based on Township-wide population and employment growth.

C. 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.

APPENDIX A

DEVELOPMENT FORECAST

APPENDIX A

DEVELOPMENT FORECAST

This appendix provides the details of the development forecast used to prepare the 2019 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 nine tables:

Table 1	Historical Population, Occupied Dwellings and Employment
Table 2	Historical Annual Housing Completions (CMHC)
Table 3	Historical Households by Period of Construction Showing Household Size
Table 4	Historical Place of Work Employment
Table 5	Population, Household and Employment Forecast Summary
Table 6	Forecast of Occupied Households by Unit Type
Table 7	Forecast Population in New Households by Unit Type
Table 8	Forecast of Place of Work Employment
Table 9	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, and Canada Mortgage Housing Corporation (CMHC) housing market information.

The population and employment forecast remains consistent with the 2031 growth target outlined in Durham Regional Official Plan.

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 time period. A ten-year development forecast, from mid-year 2019 to mid-year 2028, has been used for all development charges eligible services in the Township.

B. TOWNSHIP OF UXBRIDGE HISTORICAL GROWTH

Historical growth levels included in this appendix are used to determine the average service levels attained in the Township over the last ten years (2009–2018). 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 6,930 in 2008 to 7,830 in 2018 — an increase of 900 units. The Census population of the Township has increased from approximately 19,740 in 2008 to 21,500 in 2018 — an increase of about 9%.

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 5,790 in 2008 to an estimated value of 6,890 in 2018 — an increase of 1,100 workers or 19%.

C. FORECAST RESULTS

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).

1. Residential Development Forecast

The residential development forecast is based on forecasts of population and households. The population and household growth, in part, determines the need for additional facilities and provides the foundation for the development-related capital program. Tables 5 and 6 summarize the population and household forecast. The tables show that the Township's net population (or Census population) is forecast to increase over the ten-year forecast period by 2,130, from 21,500 in 2018 to 23,630 in 2028. The number of occupied households will increase by 1,090, from 7,830 in 2018 to 8,920 in 2028. Of these new units, approximately 75% are anticipated to be in the form of single/semi detached dwelling units while the remaining units will be medium to high density development forms (Table 6).

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 7, population growth in new units is estimated by applying the following PPU to the housing unit forecast: 3.2 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 (2011-2016) as released in the 2016 National Household Survey and historical trends. In total, approximately 3,180 is the forecasted population in new dwelling units over the ten-year planning period.

2. Non-Residential Development Forecast

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the DCA, a forecast of non-residential building space has been developed. As with the residential forecast, a ten-year development forecast, from mid-year 2019 to mid-year 2028, has been used for all the development charge eligible services in the Township.

Employment densities have been used to convert the employment forecast into building space estimates. The following densities, by employment type, have been utilized in this study:

Population-Related: 40 square metres per employee

Employment Land: 90 square metres per employee

The employment and GFA forecasts are provided in Table 8 and 9. The total GFA growth is forecast at 48,810 square metres over the ten-year period with an accompanying employment growth of 750.

**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
2006	19,169		6,658		2.88	5,702		29.7%
2007	19,451	282	6,790	132	2.86	5,723	21	29.4%
2008	19,738	287	6,925	135	2.85	5,789	67	29.3%
2009	20,029	291	7,062	137	2.84	5,900	110	29.5%
2010	20,324	295	7,202	140	2.82	6,054	155	29.8%
2011	20,623	299	7,345	143	2.81	6,255	200	30.3%
2012	20,732	109	7,408	63	2.80	6,322	67	30.5%
2013	20,842	110	7,471	63	2.79	6,398	76	30.7%
2014	20,953	111	7,534	64	2.78	6,484	86	30.9%
2015	21,064	111	7,598	64	2.77	6,581	97	31.2%
2016	21,176	112	7,663	65	2.76	6,689	108	31.6%
2017	21,338	162	7,762	99	2.75	6,786	98	31.8%
2018	21,502	164	7,826	64	2.75	6,885	99	32.0%
Growth 2009-2018		1,764		901			1,096	

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
2006	127	40	59	226	56%	18%	26%	100%
2007	178	8	0	186	96%	4%	0%	100%
2008	161	55	0	216	75%	25%	0%	100%
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%
Growth 2009 - 2018	488	102	0	590	83%	17%	0%	100%
<i>5 Year Avg.</i>	<i>54</i>	<i>15</i>	<i>0</i>	<i>69</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	Pre 2006	2006-2016	Total
Singles & Semis													
Household Population	2,620	1,195	1,605	2,205	2,785	1,500	1,650	2,140	2,045	965	15,700	3,010	18,710
Households	1,005	445	610	775	970	490	495	685	630	310	5,475	940	6,415
Household Size	2.61	2.69	2.63	2.85	2.87	3.06	3.33	3.12	3.25	3.11	2.87	3.20	2.92
Rows													
Household Population	0	0	25	35	245	165	85	60	170	0	615	170	785
Households	0	0	15	20	105	65	35	40	100	0	280	100	380
Household Size	n/a	n/a	1.67	1.75	2.33	2.54	2.43	1.50	1.70	n/a	2.20	1.70	2.07
Apartments (excl. Duplexes) - Total													
Household Population	250	50	155	155	215	0	35	85	105	0	945	105	1,050
Households	130	35	110	125	150	10	30	75	65	0	665	65	730
Household Size	1.92	1.43	1.41	1.24	1.43	n/a	1.17	1.13	1.62	n/a	1.42	1.62	1.44
Duplexes													
Household Population	0	60	35	30	0	0	0	0	0	0	125	0	125
Households	15	30	20	15	15	15	10	10	10	0	130	10	140
Household Size	n/a	2.00	1.75	2.00	n/a	n/a	n/a	n/a	n/a	n/a	0.96	0.00	0.89
All Units													
Household Population	2,870	1,305	1,820	2,425	3,245	1,665	1,770	2,285	2,320	965	17,385	3,285	20,670
Households	1,150	510	755	935	1,240	580	570	810	805	310	6,550	1,115	7,665
Household Size	2.50	2.56	2.41	2.59	2.62	2.87	3.11	2.82	2.88	3.11	2.65	2.95	2.70

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, 2016 National Household Survey Special Run.

APPENDIX A - TABLE 4
TOWNSHIP OF UXBRIDGE
HISTORICAL 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
2006	1,500		1,106		3,095		5,702		1,335		7,037	
2007	1,305	(195)	1,248	142	3,169	74	5,723	21	1,360	25	7,083	46
2008	1,136	(170)	1,409	160	3,245	76	5,789	67	1,386	26	7,175	93
2009	988	(148)	1,590	181	3,322	77	5,900	110	1,412	26	7,312	136
2010	859	(128)	1,794	204	3,401	79	6,054	155	1,438	26	7,492	181
2011	748	(112)	2,024	231	3,483	82	6,255	200	1,465	27	7,720	227
2012	735	(12)	2,155	131	3,431	(51)	6,322	67	1,453	(12)	7,774	55
2013	723	(12)	2,294	139	3,381	(50)	6,398	76	1,441	(12)	7,839	64
2014	711	(12)	2,442	148	3,331	(50)	6,484	86	1,429	(12)	7,913	74
2015	699	(12)	2,600	158	3,282	(49)	6,581	97	1,417	(12)	7,998	85
2016	687	(12)	2,767	168	3,234	(48)	6,689	108	1,405	(12)	8,094	96
2017	689	1	2,802	35	3,295	61	6,786	98	1,401	(4)	8,187	94
2018	690	1	2,838	35	3,358	63	6,885	99	1,398	(4)	8,283	95
Growth 2019-2018		(446)		1,429		113		1,096		12		1,108

Note: Employment Values Include No Fixed Place of Work Employment

Source: Statistics Canada, Census of Canada & Hemson estimates

**APPENDIX A - TABLE 5
TOWNSHIP OF UXBRIDGE
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY**

Mid-Year	Census Population	Annual Growth	Total Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment ⁽¹⁾	Annual Growth	Activity Rate
2016	21,176		7,663		2.76	6,689		31.6%
2017	21,338	162	7,762	99	2.75	6,786	98	31.8%
2018	21,502	164	7,826	64	2.75	6,885	99	32.0%
2019	21,667	165	7,911	85	2.74	6,986	101	32.2%
2020	21,833	166	8,001	90	2.73	7,088	102	32.5%
2021	22,000	167	8,091	90	2.72	7,193	104	32.7%
2022	22,196	196	8,181	90	2.71	7,244	51	32.6%
2023	22,395	198	8,276	95	2.71	7,295	51	32.6%
2024	22,595	200	8,376	100	2.70	7,347	52	32.5%
2025	22,796	202	8,491	115	2.68	7,399	52	32.5%
2026	23,000	204	8,616	125	2.67	7,452	53	32.4%
2027	23,318	318	8,766	150	2.66	7,543	91	32.3%
2028	23,627	310	8,916	150	2.65	7,635	92	32.3%
Growth 2019-2028		2,126		1,090			750	

Note: Includes No Fixed Place of Work Employment but excludes Work at Home

APPENDIX A - TABLE 6
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
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	64	13	9	85	75%	15%	10%	100%
2020	68	14	9	90	75%	15%	10%	100%
2021	68	14	9	90	75%	15%	10%	100%
2022	68	14	9	90	75%	15%	10%	100%
2023	71	14	10	95	75%	15%	10%	100%
2024	75	15	10	100	75%	15%	10%	100%
2025	86	17	12	115	75%	15%	10%	100%
2026	94	19	13	125	75%	15%	10%	100%
2027	113	23	15	150	75%	15%	10%	100%
2028	113	23	15	150	75%	15%	10%	100%

**APPENDIX A - TABLE 7
TOWNSHIP OF UXBRIDGE
FORECAST POPULATION IN NEW HOUSEHOLDS BY UNIT TYPE**

Mid-Year	Forecast Population in New Households			
	Singles/Semis	Rows	Apartments	Total
2019	204	31	12	248
2020	216	33	13	262
2021	216	33	13	262
2022	216	33	13	262
2023	228	35	14	277
2024	240	37	15	291
2025	276	42	17	335
2026	300	46	18	364
2027	360	55	22	437
2028	360	55	22	437
Growth 2019-2023	1,080	165	65	1,311
Growth 2019-2028	2,616	401	158	3,175
Persons per Unit	3.20	2.45	1.45	

Note: Apartment PPU is blended and includes for Special Care Needs (PPU of 1.1)

APPENDIX A - TABLE 8
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
2016	687		2,767		3,234		6,689		1,405		8,094	
2017	689	1	2,802	35	3,295	61	6,786	98	1,401	(4)	8,187	94
2018	690	1	2,838	35	3,358	63	6,885	99	1,398	(4)	8,283	95
2019	691	1	2,873	36	3,422	64	6,986	101	1,394	(4)	8,380	97
2020	692	1	2,910	36	3,487	65	7,088	102	1,390	(4)	8,479	99
2021	693	1	2,946	37	3,553	66	7,193	104	1,387	(4)	8,579	100
2022	698	5	2,967	21	3,578	25	7,244	51	1,413	27	8,657	78
2023	703	5	2,988	21	3,604	25	7,295	51	1,441	27	8,736	79
2024	708	5	3,010	21	3,629	26	7,347	52	1,469	28	8,816	80
2025	713	5	3,031	21	3,655	26	7,399	52	1,497	28	8,896	81
2026	718	5	3,052	22	3,681	26	7,452	53	1,526	29	8,978	82
2027	727	9	3,090	37	3,726	45	7,543	91	1,545	19	9,088	110
2028	736	9	3,128	38	3,771	46	7,635	92	1,564	19	9,199	111
Growth 2019-2028		46		290		414		750		166		916

Note: Includes No Fixed Place of Work Employment

APPENDIX A - TABLE 9
TOWNSHIP OF UXBRIDGE
FORECAST OF ANNUAL NON-RESIDENTIAL SPACE GROWTH

Employment Density	
Population-Related Employment	40.0 m ² per employee
Employment Land Employment	90.0 m ² per employee

Mid-Year	Population Related	Employment Land	Total For DC Study
2016			
2017			
2018			
2019	1,433	5,741	7,173
2020	1,451	5,850	7,300
2021	1,469	5,961	7,430
2022	837	2,271	3,108
2023	843	2,287	3,130
2024	849	2,303	3,152
2025	855	2,320	3,175
2026	861	2,336	3,197
2027	1,492	4,048	5,540
2028	1,510	4,098	5,608
2029	1,529	4,148	5,677
2030	1,547	4,199	5,746
2031	1,566	4,250	5,816
Growth 2019-2028	11,599	37,215	48,814

Note: Includes No Fixed Place of Work Employment

APPENDIX B

***GENERAL AND TOWNSHIP ENGINEERING SERVICES
TECHNICAL APPENDIX***

APPENDIX B

GENERAL AND ENGINEERING SERVICES TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the services in the Township of Uxbridge. Seven services have been analysed as part of the development charges study:

Appendix B.1	General Government
Appendix B.2	Library Services
Appendix B.3	Fire & Rescue
Appendix B.4	Animal Control
Appendix B.5	Parks and Recreation
Appendix B.6	Public Works
Appendix B.7	Township Engineering

Every service, with the exception of General Government, 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.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historical service level. The DCA and *O. Reg. 82/98* require that development charges be set at a level no higher than the average service level provided in the Township over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historic inventory period has been defined as 2009 to 2018.

O. Reg. 82/98 requires that when defining and determining historic service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of

buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the 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 and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

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

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. Should uncommitted excess capacity exist, it is determined whether or not this capacity will be available to service new development and, if so, deductions to maximum allowable funding envelope are required.

**TABLE 2 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the development forecasts presented in Appendix A, 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 ten-year period from 2019 to 2028.

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

A replacement share occurs when a new facility will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function. The replacement share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for replacement will require funding from non-development charge sources, typically property taxes or user fees.

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

The capital program less any replacement or benefit to existing shares and ten per cent discount yields the development related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2019 to 2028. For some of the services, a portion of the capital program will service growth that will not occur until after 2028. 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 development over the period from 2019 to 2028.

Calculation of the Unadjusted Development Charge Rates

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” development charge is used to

distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Table 3.

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all services with the exception of Library, Animal Control and Parks and Recreation, the development-related costs have been apportioned as 74 per cent residential and 26 per cent non-residential. This apportionment is based on the anticipated shares of net population and employment growth over the ten-year forecast period.

The development-related costs associated with Library Services, Animal Control, and Parks and Recreation have been allocated 100 per cent to the residential sector because the need for these services is generally driven by residential development.

The residential share of the 2019-2028 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 development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

TABLE 3 CASH FLOW ANALYSIS

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are, 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 per cent is used for the funding requirements, an interest rate of 3.5 per cent is used for positive opening balances, and a rate of 5.5 per cent is used for negative opening balances.

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

APPENDIX B.1

GENERAL GOVERNMENT

APPENDIX B.1

GENERAL GOVERNMENT

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

**TABLE 1 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

As shown on Table 1, the 2019–2028 development-related gross cost for General Government is \$528,000. As required under the DCA, development charges studies must be undertaken every five years, thus three studies are included in the capital program. Similarly, there is a provision for two regular Zoning By-law reviews and two Official Plan reviews. The capital plan also includes a Municipal Comprehensive Review, an Active Transportation Plan, a Regional Servicing Review, a Fire Master Plan, a Hamlet Boundary Expansion Study, a Toronto Street and Downtown Community Improvement Plan, and two inputs to the Greenbelt/ORMCP Plan Review.

Recognizing that not all studies under this service are entirely a result of new growth in the Township, a “benefit to existing” share of fifty per cent has been netted off some of the study costs. The benefit to existing shares amount to \$140,000, which will not be recovered through development charges. The legislated ten per cent reduction of \$38,800 is also discounted from the capital costs. The remaining DC eligible share totals \$349,200.

An amount of \$335,010 is available in the General Government DC reserves, all of which are used to fund the eligible development-related costs. The final DC eligible costs in the 2019-2028 period total \$14,190. This amount is split between 74 per cent residential development (\$10,501) and 26 per cent non-residential development (\$3,689). Therefore the unadjusted residential charge per capita is \$3.31 and the unadjusted non-residential charge per square metre is \$0.08.

TABLE 2 CASH FLOW ANALYSIS

As a result of the cash flow analysis, the residential charge decreases slightly to \$3.15 and the non-residential rate decreases to \$0.07.

The following table summarizes the calculation of the General Government development charge.

GENERAL GOVERNMENT						
10-year Hist. Service Level	2019-2028		Unadjusted		Adjusted	
	Growth-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
n/a	\$528,000	\$14,190	\$3.31	\$0.08	\$3.15	\$0.07

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		
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
1.0 GENERAL GOVERNMENT											
1.1 Development-Related Studies											
1.1.1	Development Charges Study	2019 - 2019	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.2	Zoning by-law review	2019 - 2019	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.3	Regional Servicing Review Input	2019 - 2019	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
1.1.4	Active Transportation Plan	2019 - 2019	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ 36,000	\$ -	\$ -
1.1.5	Municipal Comprehensive Review	2019 - 2020	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.6	Official Plan Review	2020 - 2020	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
1.1.7	Input to Greenbelt/ORMCP Plan Review	2020 - 2020	\$ 15,000	\$ -	\$ 15,000	\$ 7,500	\$ 750	\$ 6,750	\$ 6,750	\$ -	\$ -
1.1.8	Hamlet Boundary Expansion Study	2021 - 2021	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ 54,000	\$ -	\$ -
1.1.9	Fire Master Plan	2021 - 2021	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ 31,500	\$ -	\$ -
1.1.10	Development Charges Study	2023 - 2023	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
1.1.11	Toronto Street and Downtown Community Improvement	2023 - 2023	\$ 10,000	\$ -	\$ 10,000	\$ 5,000	\$ 500	\$ 4,500	\$ 4,500	\$ -	\$ -
1.1.12	Zoning by-law update	2024 - 2024	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.13	Official Plan Review	2025 - 2025	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
1.1.14	Input to Greenbelt/ORMCP Plan Review	2025 - 2025	\$ 15,000	\$ -	\$ 15,000	\$ 7,500	\$ 750	\$ 6,750	\$ 6,750	\$ -	\$ -
1.1.15	Development Charges Study	2028 - 2028	\$ 33,000	\$ -	\$ 33,000	\$ -	\$ 3,300	\$ 29,700	\$ 15,510	\$ 14,190	\$ -
Subtotal Development-Related Studies			\$ 528,000	\$ -	\$ 528,000	\$ 140,000	\$ 38,800	\$ 349,200	\$ 335,010	\$ 14,190	\$ -
TOTAL GENERAL GOVERNMENT			\$ 528,000	\$ -	\$ 528,000	\$ 140,000	\$ 38,800	\$ 349,200	\$ 335,010	\$ 14,190	\$ -

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Development-Related Capital Program	74%	\$10,501
10 Year Growth in Population in New Units		3,175
Unadjusted Development Charge Per Capita (\$)		\$3.31
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Development-Related Capital Program	26%	\$3,689
10 Year Growth in Square Metres		48,814
Unadjusted Development Charge Per sq. m (\$)		\$0.08

Uncommitted Reserve Fund Balance	
Balance as at December 31, 2018	\$335,010

APPENDIX B.1
TABLE 2 - PAGE 1

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
RESIDENTIAL DEVELOPMENT CHARGE

GENERAL GOVERNMENT	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$0.79	\$1.68	\$2.61	\$3.59	\$4.68	\$5.87	\$7.28	\$8.88	\$10.83	
2019-2028 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$10.5	\$10.5
- General Government: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$12.5	\$12.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	248	262	262	262	277	291	335	364	437	437	3,175
REVENUE											
- DC Receipts: Inflated	\$0.8	\$0.8	\$0.9	\$0.9	\$0.9	\$1.0	\$1.2	\$1.3	\$1.6	\$1.6	\$11.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.2	\$0.2	\$0.3	\$0.3	\$0.4	\$1.6
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.3)	(\$0.1)
TOTAL REVENUE	\$0.8	\$0.9	\$0.9	\$1.0	\$1.1	\$1.2	\$1.4	\$1.6	\$1.9	\$1.7	\$12.5
CLOSING CASH BALANCE	\$0.8	\$1.7	\$2.6	\$3.6	\$4.7	\$5.9	\$7.3	\$8.9	\$10.8	\$0.0	

2019 Adjusted Charge Per Capita

\$3.15

Allocation of Capital Program

Residential Sector	74%
Non-Residential Sector	26%

Rates for 2019

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

APPENDIX B.1
TABLE 2 - PAGE 2

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
NON-RESIDENTIAL DEVELOPMENT CHARGE

GENERAL GOVERNMENT	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$0.52	\$1.07	\$1.67	\$1.96	\$2.27	\$2.61	\$2.95	\$3.32	\$3.91	
2019-2028 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3.7	\$3.7
- General Government: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4.4	\$4.4
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	7,173	7,300	7,430	3,108	3,130	3,152	3,175	3,197	5,540	5,608	48,814
REVENUE											
- DC Receipts: Inflated	\$0.5	\$0.5	\$0.5	\$0.2	\$0.2	\$0.2	\$0.3	\$0.3	\$0.5	\$0.5	\$3.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.7
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.1)	(\$0.1)
TOTAL REVENUE	\$0.5	\$0.6	\$0.6	\$0.3	\$0.3	\$0.3	\$0.3	\$0.4	\$0.6	\$0.5	\$4.4
CLOSING CASH BALANCE	\$0.5	\$1.1	\$1.7	\$2.0	\$2.3	\$2.6	\$3.0	\$3.3	\$3.9	\$0.0	

2019 Adjusted Charge Per Square Metre \$0.07

Allocation of Capital Program	
Residential Sector	74%
Non-Residential Sector	26%
Rates for 2019	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2

LIBRARY SERVICES

APPENDIX B.2

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.

TABLE 1 2009-2018 HISTORICAL SERVICE LEVELS

Table 1 displays the Library’s ten-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 \$4.40 million. The library buildings occupy approximately 0.94 hectares of land worth \$705,000. The collection materials are valued at \$1.96 million and furniture and equipment associated with the branch is valued at \$835,900.

The 2018 full replacement value of the inventory of capital assets amounts to \$7.91 million and the ten-year historical average service level is \$370.57 per capita.

The historical service level multiplied by the ten-year forecast of net population growth of 2,126 results in a ten-year maximum allowable funding envelope of \$787,672. Library services must be reduced by ten per cent as required under the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$708,905.

TABLE 2 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Library capital program provides for a library building condition audit in 2019, as well as a 6,000 square foot expansion of the Uxbridge Public Library in 2027. The Library capital program also provides for additional collection materials over the course of the ten-year forecast period in order to maintain the historical service level for Uxbridge’s growing population.

The total gross cost of the Library DC capital program is \$2.48 million, of which \$2.16 million is for the library expansion. 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 municipality remains at \$2.48 million. A 50 per cent share of the library

building condition audit is identified as a replacement share as a portion of the study relates to evaluating the existing condition of library facility assets, therefore \$10,000 is deducted from the program. As required by the DCA, a ten per cent reduction has been applied to the new projects, and these shares amount to \$247,000. The remaining DC eligible share totals \$2.22 million.

An amount of \$688,430 is available in the Library DC reserves, all of which are used to fund the DC eligible shares of the capital program. The 2019-2028 DC eligible capital program totals the maximum allowable funding envelope of \$708,905, while a further \$825,664 is considered to be post-period benefit.

The library development charge is allocated 100 per cent to residential development. The DC eligible cost of \$708,905 is divided by the ten-year population growth in new units (3,175), resulting in an unadjusted residential charge of \$223.30.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

The cash flow analysis has the effect of slightly reducing the residential library development charge to \$216.15.

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

LIBRARY SERVICES						
10-year Hist. Service Level per capita	2019-2028 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$370.57	\$2,480,000	\$708,905	\$223.30	\$0.00	\$216.15	\$0.00

63
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		
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	\$360
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	\$225
Total (sq.ft.)	12,684	12,684	12,684	12,684	12,684	12,684	12,684	12,684	12,684	12,684	12,684	
Total (\$000)	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
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	\$750,000
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	\$750,000
Total (ha)	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	
Total (\$000)	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	

MATERIALS Collection	# of Collection Materials										UNIT COST (\$/material)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Books	54,786	56,991	57,168	56,674	53,994	53,749	54,750	54,912	55,114	56,450		\$28
Periodicals	140	140	139	139	137	137	135	126	124	122		\$35
CDs, Video Tapes, DVDs	6,213	6,141	6,247	6,502	7,639	7,657	8,573	8,744	9,419	10,612		\$38
E Books	-	-	\$6,000	\$3,000	\$4,200	\$4,200	\$4,200	\$4,284	\$4,284	\$4,284		
Total (#)	61,139	63,272	63,554	63,315	61,770	61,543	63,458	63,782	64,657	67,184		
Total (\$000)	\$1,747.6	\$1,805.5	\$1,820.4	\$1,813.5	\$1,784.1	\$1,778.1	\$1,840.3	\$1,851.0	\$1,882.2	\$1,964.2		

FURNITURE & EQUIPMENT	Total Value of Furniture and Equipment										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Uxbridge Public Library	\$550,000	\$566,000	\$575,000	\$575,000	\$575,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
Zephyr Public Library	\$87,600	\$87,593	\$87,600	\$87,600	\$87,600	\$87,600	\$87,600	\$87,600	\$87,600	\$87,600	\$87,600
Children's Department Renovations	\$88,300	\$88,300	\$88,300	\$88,300	\$88,300	\$88,300	\$88,300	\$88,300	\$88,300	\$88,300	\$88,300
Total (\$000)	\$725.9	\$741.9	\$750.9	\$750.9	\$750.9	\$835.9	\$835.9	\$835.9	\$835.9	\$835.9	\$835.9

64
APPENDIX B.2
TABLE 1

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,338	21,502

INVENTORY SUMMARY(\$000)

Buildings	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2	\$4,404.2
Land	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0
Materials	\$1,747.6	\$1,805.5	\$1,820.4	\$1,813.5	\$1,784.1	\$1,778.1	\$1,840.3	\$1,851.0	\$1,882.2	\$1,964.2
Furniture & Equipment	\$725.9	\$741.9	\$750.9	\$750.9	\$750.9	\$835.9	\$835.9	\$835.9	\$835.9	\$835.9
Total (\$000)	\$7,582.7	\$7,656.6	\$7,680.5	\$7,673.6	\$7,644.3	\$7,723.2	\$7,785.5	\$7,796.2	\$7,827.3	\$7,909.3

Average
Service
Level

SERVICE LEVEL (\$/capita)

Buildings	\$219.90	\$216.71	\$213.56	\$212.43	\$211.31	\$210.20	\$209.09	\$207.98	\$206.40	\$204.83	\$211.24
Land	\$35.20	\$34.69	\$34.19	\$34.00	\$33.83	\$33.65	\$33.47	\$33.29	\$33.04	\$32.79	\$33.82
Materials	\$87.26	\$88.84	\$88.27	\$87.47	\$85.60	\$84.86	\$87.37	\$87.41	\$88.21	\$91.35	\$87.66
Furniture & Equipment	\$36.24	\$36.50	\$36.41	\$36.22	\$36.03	\$39.89	\$39.68	\$39.47	\$39.17	\$38.88	\$37.85
Total (\$/capita)	\$378.60	\$376.74	\$372.43	\$370.12	\$366.77	\$368.60	\$369.61	\$368.15	\$366.82	\$367.85	\$370.57

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2009-2018)	\$370.57
Net Population Growth 2019 - 2028	2,126
Maximum Allowable Funding Envelope	\$787,672
Less: 10% Legislated Reduction	\$78,767
Discounted Maximum Allowable Funding Envelope	\$708,905

65
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		
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
2.0 LIBRARY SERVICES											
2.1 Buildings, Land, & Furnishings											
2.1.1	Library Building Condition Audit	2019 - 2019	\$ 20,000	\$ -	\$ 20,000	\$ 10,000	\$ 1,000	\$ 9,000	\$ 9,000	\$ -	\$ -
2.1.2	Expansion of Uxbridge Public Library (6,000 sq.ft)	2027 - 2027	\$ 2,160,000	\$ -	\$ 2,160,000	\$ -	\$ 216,000	\$ 1,944,000	\$ 499,430	\$ 708,905	\$ 735,664
2.1.3	Furniture and Equipment	2027 - 2027	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ -	\$ 90,000
	Subtotal Buildings, Land, & Furnishings		\$ 2,280,000	\$ -	\$ 2,280,000	\$ 10,000	\$ 227,000	\$ 2,043,000	\$ 508,430	\$ 708,905	\$ 825,664
2.2 Collection Materials											
2.2.1	Additional Materials	2019 - 2028	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ 180,000	\$ -	\$ -
	Subtotal Collection Materials		\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ 180,000	\$ -	\$ -
TOTAL LIBRARY SERVICES			\$ 2,480,000	\$ -	\$ 2,480,000	\$ 10,000	\$ 247,000	\$ 2,223,000	\$ 688,430	\$ 708,905	\$ 825,664

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Development-Related Capital Program	100%	\$708,905
10 Year Growth in Population in New Units		3,175
Unadjusted Development Charge Per Capita (\$)		\$223.30
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Development-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		48,814
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2019 - 2028 Net Funding Envelope	\$708,905
Uncommitted Reserve Fund Balance Balance as at December 31, 2018	\$688,430

APPENDIX B.2
TABLE 3

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

LIBRARY SERVICES	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$54.45	\$115.16	\$179.16	\$246.61	\$321.11	\$403.08	\$500.14	\$609.62	(\$108.80)	
2019-2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$708.9	\$0.0	\$708.9
- Library Services: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$830.6	\$0.0	\$830.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	248	262	262	262	277	291	335	364	437	437	3,175
REVENUE											
- DC Receipts: Inflated	\$53.5	\$57.8	\$58.9	\$60.1	\$64.7	\$69.5	\$81.5	\$90.4	\$110.6	\$112.9	\$760.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.9	\$4.0	\$6.3	\$8.6	\$11.2	\$14.1	\$17.5	\$21.3	(\$6.0)	\$79.0
- Interest on In-year Transactions	\$0.9	\$1.0	\$1.0	\$1.1	\$1.1	\$1.2	\$1.4	\$1.6	(\$19.8)	\$2.0	(\$8.4)
TOTAL REVENUE	\$54.4	\$60.7	\$64.0	\$67.4	\$74.5	\$82.0	\$97.1	\$109.5	\$112.2	\$108.8	\$830.6
CLOSING CASH BALANCE	\$54.4	\$115.2	\$179.2	\$246.6	\$321.1	\$403.1	\$500.1	\$609.6	(\$108.8)	\$0.0	

2019 Adjusted Charge Per Capita **\$216.15**

Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2019	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

FIRE & RESCUE

APPENDIX B.3

FIRE & RESCUE

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.

TABLE 1 2009-2018 HISTORICAL SERVICE LEVELS

The Township of Uxbridge Fire department operates from one new station located on Brock Street West. The total area of the station is 16,000 square feet and is valued at \$5.04 million. It should be noted that 3,400 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 \$3.90 million. The land area associated with the building is approximately 0.94 hectares and is valued at \$705,000. The eight vehicles associated with the station have a replacement value of \$3.91 million. Finally, personal firefighting equipment, communications equipment, and other station equipment add another \$1.68 million to the value of the inventory.

The current replacement value of the Fire & Rescue capital infrastructure is \$10.20 million. It has provided the Township with a ten-year average service level of \$283.35 per capita and employee. When multiplied by the forecast growth in net population and employment between 2019 and 2028 (2,875), the calculated maximum allowable recoverable through development charges over the 2019 to 2028 planning period is \$814,686. Under the DCA, Fire Services does not require a ten per cent reduction, therefore the full funding envelope is brought forward to the development charges calculation.

TABLE 2 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Fire & Rescue capital program recovers for the construction of a new fire station in each year, with annual payments ranging between \$129,000 and \$156,700. In addition, the capital program includes \$550,000 for a new tanker in 2019 as well as a new aerial truck and light vehicle in 2020 for a total of \$1.63 million. An upgrade to the fire stations watermain is slated to cost \$300,000 and anticipated to occur in 2020.

In summary, the ten-year capital program for Fire & Rescue amounts to \$3.75 million. The watermain upgrade costs will be shared equally with the Region of Durham thereby reducing the capital cost by \$150,000. Recognizing that the newly built fire station replaced the smaller station on Bascom Street, a share of each annual debt payment is deducted to reflect the replacement component. In addition, the aerial truck is deemed to replace an existing pumper, therefore, the replacement cost of that vehicle is reduced from the development-related share of the program. Given that protection services are exempt from the ten per cent reduction of capital costs imposed by the DCA, no deduction is made. The total development charges eligible costs are \$2.57 million.

The maximum allowable funding envelope of \$814,686 is allocated to the 2019-2028 period, with \$1.75 million in the post-2028 period. The ten-year development-related net capital cost is allocated 74 per cent, or \$602,868, against residential development, and 26 per cent, or \$211,818, against non-residential development. The allocation between residential and non-residential development is based on shares of ten-year growth in net population and employment. The resulting unadjusted development charge is \$189.90 per capita and \$4.34 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases to \$234.08 per capita and the non-residential charge increases to \$4.96 per square metre. The increase reflects the front-ended nature of the capital program.

The following table summarizes the calculation of the Fire & Rescue development charge.

10-year Hist. Service Level per pop+empl	2019-2028		Unadjusted		Adjusted	
	Growth-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$283.35	\$3,753,810	\$814,686	\$189.90	\$4.34	\$234.08	\$4.96

70
APPENDIX B.3
TABLE 1

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
FIRE & RESCUE

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Uxbridge Station, 17 Bascom Street (old)	8,460	8,460	8,460	8,460	8,460	8,460	8,460	8,460	8,460	-	-	\$310
Uxbridge Fire Station, 301 Brock Street West (new)	-	-	-	-	-	-	-	-	-	16,000	16,000	\$310
<i>Committed Excess Capacity</i>										(3,428)	(3,428)	\$310
Total (sq.ft.)	8,460	8,460	8,460	8,460	8,460	8,460	8,460	8,460	8,460	12,572	12,572	
Total (\$000)	\$2,622.6	\$2,622.6	\$2,622.6	\$2,622.6	\$2,622.6	\$2,622.60	\$2,622.60	\$2,622.60	\$2,622.60	\$3,897.35	\$3,897.35	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Uxbridge Station, 17 Bascom Street (old)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	-	-	\$750,000
Uxbridge Fire Station, 301 Brock Street West	-	-	-	-	-	-	-	-	-	0.94	0.94	\$750,000
Total (ha)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.94	0.94	
Total (\$000)	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.00	\$75.00	\$75.00	\$75.00	\$705.00	\$705.00	

71
APPENDIX B.3
TABLE 1

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
FIRE & RESCUE

ROLLING STOCK Type of Collection	# of Vehicles										UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
1999 Pumper (to be replaced by 2020 aerial)	1	1	1	1	1	1	1	1	1	1	\$825,000
2000 Tanker	1	1	1	1	1	1	1	1	1	1	\$475,000
2001 Rescue (to be replaced by 2018 rescue)	1	1	1	1	1	1	1	1	1	1	\$400,000
2004 SUV (replaced by 2011 SUV)	1	1	-	-	-	-	-	-	-	-	\$60,000
2005 Pumper/Rescue (replaced by 2017 Pumper)	1	1	1	1	1	1	1	1	-	-	\$775,000
2005 Pickup (asset transferred to Public Works)	1	1	1	1	1	1	1	-	-	-	\$50,000
2008 Pumper	1	1	1	1	1	1	1	1	1	1	\$775,000
2011 SUV (to be replaced by 2019 SUV)	-	-	1	1	1	1	1	1	1	1	\$60,000
2017 Pumper (replaces 2005 Rescue/Pumper)	-	-	-	-	-	-	-	-	1	1	\$775,000
2018 Tandem Tanker (new asset 2018)	-	-	-	-	-	-	-	-	-	1	\$550,000
2016 Pickup (replaces 2005 Pickup)	-	-	-	-	-	-	-	1	1	1	\$50,000
Total (#)	7	7	7	7	7	7	7	7	7	8	
Total (\$000)	\$3,360	\$3,360	\$3,360	\$3,360	\$3,360	\$3,360	\$3,360	\$3,360	\$3,360	\$3,360	\$3,910

FURNITURE & EQUIPMENT	Total Value of Furniture and Equipment (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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
Total (\$000)	\$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

72
APPENDIX B.3
TABLE 1

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
FIRE & RESCUE

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,338	21,502
Historical Employment	<u>5,900</u>	<u>6,054</u>	<u>6,255</u>	<u>6,322</u>	<u>6,398</u>	<u>6,484</u>	<u>6,581</u>	<u>6,689</u>	<u>6,786</u>	<u>6,885</u>
Total Historical Population & Employment	25,928	26,378	26,878	27,054	27,240	27,437	27,645	27,865	28,124	28,387

INVENTORY SUMMARY (\$000)

Buildings	\$2,622.6	\$2,622.6	\$2,622.6	\$2,622.6	\$2,622.6	\$2,622.6	\$2,622.6	\$2,622.6	\$3,897.3	\$3,897.3
Land	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$705.0	\$705.0
Rolling Stock	\$3,360.0	\$3,360.0	\$3,360.0	\$3,360.0	\$3,360.0	\$3,360.0	\$3,360.0	\$3,360.0	\$3,360.0	\$3,910.0
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
Total (\$000)	\$7,190.5	\$7,190.5	\$7,190.5	\$7,190.5	\$7,221.5	\$7,221.5	\$7,221.5	\$7,221.5	\$9,630.3	\$10,196.1

Average
Service
Level

SERVICE LEVEL (\$/population UbX'Ya d'cmYY)

Buildings	\$101.15	\$99.42	\$97.58	\$96.94	\$96.28	\$95.59	\$94.87	\$94.12	\$138.58	\$137.29	\$105.18
Land	\$2.89	\$2.84	\$2.79	\$2.77	\$2.75	\$2.73	\$2.71	\$2.69	\$25.07	\$24.84	\$7.21
Rolling Stock	\$129.59	\$127.38	\$125.01	\$124.20	\$123.35	\$122.46	\$121.54	\$120.58	\$119.47	\$137.74	\$125.13
Furniture & Equipment	\$43.69	\$42.95	\$42.15	\$41.88	\$42.73	\$42.42	\$42.10	\$41.77	\$59.31	\$59.32	\$45.83
Total (\$/pop + emp)	\$277.32	\$272.59	\$267.53	\$265.78	\$265.10	\$263.20	\$261.22	\$259.16	\$342.42	\$359.18	\$283.35

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
FIRE & RESCUE

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2009-2018)	\$283.35
Net Population & Employment Growth 2019 - 2028	2,875
Maximum Allowable Funding Envelope	\$814,686
Discounted Maximum Allowable Funding Envelope	\$814,686

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		
						Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028
3.0 FIRE & RESCUE											
3.1 Buildings, Land, & Furnishings											
3.1.1	Annualized Debt Payment for Fire Hall	2019 - 2019	\$ 129,048	\$ -	\$ 129,048	\$ 21,392	\$ -	\$ 107,655	\$ -	\$ 107,655	\$ -
3.1.2	Annualized Debt Payment for Fire Hall	2020 - 2020	\$ 131,429	\$ -	\$ 131,429	\$ 21,787	\$ -	\$ 109,642	\$ -	\$ -	\$ 109,642
3.1.3	Annualized Debt Payment for Fire Hall	2021 - 2021	\$ 134,286	\$ -	\$ 134,286	\$ 22,261	\$ -	\$ 112,025	\$ -	\$ -	\$ 112,025
3.1.4	Annualized Debt Payment for Fire Hall	2022 - 2022	\$ 137,143	\$ -	\$ 137,143	\$ 22,734	\$ -	\$ 114,409	\$ -	\$ -	\$ 114,409
3.1.5	Annualized Debt Payment for Fire Hall	2023 - 2023	\$ 140,476	\$ -	\$ 140,476	\$ 23,287	\$ -	\$ 117,189	\$ -	\$ -	\$ 117,189
3.1.6	Annualized Debt Payment for Fire Hall	2024 - 2024	\$ 144,286	\$ -	\$ 144,286	\$ 23,918	\$ -	\$ 120,367	\$ -	\$ -	\$ 120,367
3.1.7	Annualized Debt Payment for Fire Hall	2025 - 2025	\$ 148,095	\$ -	\$ 148,095	\$ 24,550	\$ -	\$ 123,546	\$ -	\$ -	\$ 123,546
3.1.8	Annualized Debt Payment for Fire Hall	2026 - 2026	\$ 152,381	\$ -	\$ 152,381	\$ 25,260	\$ -	\$ 127,121	\$ -	\$ -	\$ 127,121
3.1.9	Annualized Debt Payment for Fire Hall	2027 - 2027	\$ 156,667	\$ -	\$ 156,667	\$ 25,971	\$ -	\$ 130,696	\$ -	\$ -	\$ 130,696
	Subtotal Buildings, Land, & Furnishings		\$ 1,273,810	\$ -	\$ 1,273,810	\$ 211,159	\$ -	\$ 1,062,650	\$ -	\$ 107,655	\$ 954,995
3.2 Vehicles, Equipment & Furniture											
3.2.1	New Tanker	2019 - 2019	\$ 550,000	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ -	\$ 550,000	\$ -
3.2.2	New Aerial Truck	2020 - 2020	\$ 1,600,000	\$ -	\$ 1,600,000	\$ 825,000	\$ -	\$ 775,000	\$ -	\$ 7,030	\$ 767,970
3.2.3	New Light Vehicle	2020 - 2020	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
	Subtotal Vehicles, Equipment & Furniture		\$ 2,180,000	\$ -	\$ 2,180,000	\$ 825,000	\$ -	\$ 1,355,000	\$ -	\$ 557,030	\$ 797,970
3.3 Other Building Costs											
3.3.1	Watermain Upgrade related to new fire station	2019 - 2020	\$ 300,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
	Subtotal Other Building Costs		\$ 300,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
TOTAL FIRE & RESCUE			\$ 3,753,810	\$ 150,000	\$ 3,603,810	\$ 1,036,159	\$ -	\$ 2,567,650	\$ -	\$ 814,686	\$ 1,752,964

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Development-Related Capital Program	74%	\$602,868
10 Year Growth in Population in New Units		3,175
Unadjusted Development Charge Per Capita (\$)		\$189.90
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Development-Related Capital Program	26%	\$211,818
10 Year Growth in Square Metres		48,814
Unadjusted Development Charge Per sq. m (\$)		\$4.34

2019 - 2028 Net Funding Envelope	\$814,686
Uncommitted Reserve Fund Balance Balance as at December 31, 2018	\$0

APPENDIX B.3
TABLE 3 - PAGE 1

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE & RESCUE
RESIDENTIAL DEVELOPMENT CHARGE

FIRE & RESCUE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	(\$521.46)	(\$549.46)	(\$514.73)	(\$476.79)	(\$431.68)	(\$378.83)	(\$309.83)	(\$227.27)	(\$117.85)	
2019-2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire & Rescue: Non Inflated	\$462.5	\$60.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$523.2
- Fire Hall Debt	\$79.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$79.7
- Fire & Rescue: Inflated	\$542.17	\$61.92	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$604.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	248	262	262	262	277	291	335	364	437	437	3,175
REVENUE											
- DC Receipts: Inflated	\$57.9	\$62.6	\$63.8	\$65.1	\$70.1	\$75.3	\$88.3	\$97.9	\$119.8	\$122.2	\$823.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$28.7)	(\$30.2)	(\$28.3)	(\$26.2)	(\$23.7)	(\$20.8)	(\$17.0)	(\$12.5)	(\$6.5)	(\$194.0)
- Interest on In-year Transactions	(\$13.3)	\$0.0	\$1.1	\$1.1	\$1.2	\$1.3	\$1.5	\$1.7	\$2.1	\$2.1	(\$1.0)
- Interest on Fire Hall	(\$23.9)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$23.9)
TOTAL REVENUE	\$20.7	\$33.9	\$34.7	\$37.9	\$45.1	\$52.8	\$69.0	\$82.6	\$109.4	\$117.9	\$604.1
CLOSING CASH BALANCE	(\$521.5)	(\$549.5)	(\$514.7)	(\$476.8)	(\$431.7)	(\$378.8)	(\$309.8)	(\$227.3)	(\$117.9)	\$0.0	

2019 Adjusted Charge Per Capita

\$234.08

Allocation of Capital Program

Residential Sector	74%
Non-Residential Sector	26%

Rates for 2019

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

APPENDIX B.3
TABLE 3 - PAGE 2

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE & RESCUE
NON-RESIDENTIAL DEVELOPMENT CHARGE

FIRE & RESCUE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	(\$159.17)	(\$152.48)	(\$121.86)	(\$111.91)	(\$100.97)	(\$88.96)	(\$75.81)	(\$61.44)	(\$32.06)	
2019-2028 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire & Rescue: Non Inflated	\$162.5	\$21.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$183.8
- Fire Hall Debt	\$28.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$28.0
- Fire & Rescue: Inflated	\$190.49	\$21.75	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$212.2
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	7,173	7,300	7,430	3,108	3,130	3,152	3,175	3,197	5,540	5,608	48,814
REVENUE											
- DC Receipts: Inflated	\$35.6	\$36.9	\$38.3	\$16.4	\$16.8	\$17.3	\$17.7	\$18.2	\$32.2	\$33.2	\$262.7
INTEREST											
- Interest on Opening Balance	\$0.0	(\$8.8)	(\$8.4)	(\$6.7)	(\$6.2)	(\$5.6)	(\$4.9)	(\$4.2)	(\$3.4)	(\$1.8)	(\$49.8)
- Interest on In-year Transactions	(\$4.3)	\$0.3	\$0.7	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.6	\$0.6	(\$0.7)
- Interest on Fire Hall	(\$8.4)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$8.4)
TOTAL REVENUE	\$31.3	\$28.4	\$30.6	\$9.9	\$10.9	\$12.0	\$13.2	\$14.4	\$29.4	\$32.1	\$212.2
CLOSING CASH BALANCE	(\$159.2)	(\$152.5)	(\$121.9)	(\$111.9)	(\$101.0)	(\$89.0)	(\$75.8)	(\$61.4)	(\$32.1)	\$0.0	

2019 Adjusted Charge Per Square Metre

\$4.96

Allocation of Capital Program

Residential Sector	74%
Non-Residential Sector	26%

Rates for 2019

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

APPENDIX B.4

ANIMAL CONTROL

APPENDIX B.4

ANIMAL CONTROL

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.

TABLE 1 2009-2018 HISTORIC SERVICE LEVELS

The Animal Control service operates out of one 1,700 square foot facility with a total replacement cost of \$772,000, of which \$386,000 is Uxbridge's share. Land for the facility totals 0.12 hectares with a value of \$90,000. Uxbridge's share of the replacement cost of eligible vehicles and equipment adds another \$53,400 to the inventory. Uxbridge's total replacement cost of the 2018 inventory of capital assets is \$484,400. Uxbridge's share of the average historical service level over ten years is \$22.88 per capita. The historical service level, multiplied by the forecast ten-year net population growth, results in a ten-year maximum allowable charge of \$48,633. After deducting the legislated ten per cent, the discounted maximum allowable funding envelope brought forward to the development charges calculation is \$43,770.

TABLE 2 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The 2019-2028 development-related capital program from Animal Control provides for the construction of a new animal shelter.

The ten-year capital program totals \$825,000 and relates only to the share of cost required by Uxbridge (the total cost of the facility would be \$1.65 million). Donations are expected to fund \$323,771, leaving a net municipal cost of \$501,229. Recognizing that the new animal shelter will result in the existing shelter to close, a replacement share of \$214,093 has been deducted from the total net costs. The legislated ten per cent discount of \$28,714 has also been removed. A share in the amount of \$165,620 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 (\$49,033) will be funded through the Township's Animal Control DC reserve fund.

The remaining \$43,770 will be funded through development charges over the period 2019-2028 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 \$13.79 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential charge increases to \$15.92 per capita.

The following table summarizes the calculation of the animal control development charge.

ANIMAL CONTROL						
10-year Hist. Service Level per capita	2019-2028 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$22.88	\$825,000	\$43,770	\$13.79	\$0.00	\$15.92	\$0.00

79
APPENDIX B.4
TABLE 1

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
ANIMAL CONTROL

BUILDINGS Facility	Total Value of Animal Control Facilities										UNIT COST (\$/sq. ft.)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Animal Control Facility	1,700	1,700	1,700	1,700	1,700	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	\$450
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	
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	
Total (sq.ft.)	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	
Total (\$000)	\$772.0	\$772.0	\$772.0	\$772.0	\$772.0	\$772.0	\$772.0	\$772.0	\$772.0	\$772.0	\$772.0	
Total Uxbridge Share (\$000)	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	

LAND Facility	# of Hectares										UNIT COST (\$/ha)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
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	\$750,000
Total (hectares)	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	
Total (\$000)	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	\$90.0	
Total Uxbridge Share (\$000)	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	

FURNITURE & EQUIPMENT	Total Value of Furniture and Equipment									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total Furniture and Equipment	\$21,410	\$24,551	\$29,096	\$29,096	\$29,096	\$32,700	\$32,700	\$32,700	\$32,700	\$32,700
Total (\$000)	\$21.4	\$24.6	\$29.1	\$29.1	\$29.1	\$32.7	\$32.7	\$32.7	\$32.7	\$32.7
Total Uxbridge Share (\$000)	\$10.7	\$12.3	\$14.5	\$14.5	\$14.5	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4

ROLLING STOCK Type of Collection	Total Value of Rolling Stock										UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Van 601	1	1	1	1	1	1	1	1	1	1	\$37,000
Van 602	-	-	-	1	1	1	1	1	1	1	\$37,000
Total (#)	1	1	1	2	2	2	2	2	2	2	
Total (\$000)	\$37.0	\$37.0	\$37.0	\$74.0	\$74.0	\$74.0	\$74.0	\$74.0	\$74.0	\$74.0	\$74.0
Total Uxbridge Share (\$000)	\$18.5	\$18.5	\$18.5	\$37.0	\$37.0	\$37.0	\$37.0	\$37.0	\$37.0	\$37.0	\$37.0

Note: Animal Control is a joint service with the Township of Scugog
 Scugog: 50%
 Uxbridge: 50%

80
APPENDIX B.4
TABLE 1

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
ANIMAL CONTROL

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,338	21,502

INVENTORY SUMMARY(\$000)

Buildings	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0	\$386.0
Land	\$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	\$16.4	\$16.4	\$16.4	\$16.4	\$16.4
Rolling Stock	\$18.5	\$18.5	\$18.5	\$37.0	\$37.0	\$37.0	\$37.0	\$37.0	\$37.0	\$37.0
Total (\$000)	\$460.2	\$461.8	\$464.0	\$482.5	\$482.5	\$484.4	\$484.4	\$484.4	\$484.4	\$484.4

Average
Service
Level

SERVICE LEVEL (\$/capita)

Buildings	\$19.27	\$18.99	\$18.72	\$18.62	\$18.52	\$18.42	\$18.32	\$18.23	\$18.09	\$17.95	\$18.51
Land	\$2.25	\$2.21	\$2.18	\$2.17	\$2.16	\$2.15	\$2.14	\$2.13	\$2.11	\$2.09	\$2.16
Furniture & Equipment	\$0.53	\$0.60	\$0.71	\$0.70	\$0.70	\$0.78	\$0.78	\$0.77	\$0.77	\$0.76	\$0.71
Rolling Stock	\$0.92	\$0.91	\$0.90	\$1.78	\$1.78	\$1.77	\$1.76	\$1.75	\$1.73	\$1.72	\$1.50
Total (\$/capita)	\$22.97	\$22.71	\$22.51	\$23.27	\$23.16	\$23.12	\$23.00	\$22.88	\$22.70	\$22.52	\$22.88

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
ANIMAL CONTROL

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2009-2018)	\$22.88
Net Growth in Population 2019 - 2028	2,126
Maximum Allowable Funding Envelope	\$48,633
Less: 10% Legislated Reduction	\$4,863
Discounted Maximum Allowable Funding Envelope	\$43,770

81
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		
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
4.0 ANIMAL CONTROL											
4.1 Buildings, Land & Furnishings											
	4.1.1 New Animal Shelter - Uxbridge Share (at 50%)	2020 - 2020	\$ 825,000	\$ 323,771	\$ 501,229	\$ 214,093	\$ 28,714	\$ 258,423	\$ 49,033	\$ 43,770	\$ 165,620
	Subtotal Buildings, Land & Furnishings		\$ 825,000	\$ 323,771	\$ 501,229	\$ 214,093	\$ 28,714	\$ 258,423	\$ 49,033	\$ 43,770	\$ 165,620
	TOTAL ANIMAL CONTROL		\$ 825,000	\$ 323,771	\$ 501,229	\$ 214,093	\$ 28,714	\$ 258,423	\$ 49,033	\$ 43,770	\$ 165,620

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Development-Related Capital Program	100%	\$43,770
10 Year Growth in Population in New Units		3,175
Unadjusted Development Charge Per Capita (\$)		\$13.79
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Development-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		48,814
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2019 - 2028 Net Funding Envelope	\$43,770
Uncommitted Reserve Fund Balance Balance as at December 31, 2018	\$49,033

APPENDIX B.4
TABLE 3

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ANIMAL CONTROL
RESIDENTIAL DEVELOPMENT CHARGE

ANIMAL CONTROL	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$4.01	(\$37.35)	(\$34.99)	(\$32.40)	(\$29.33)	(\$25.74)	(\$21.04)	(\$15.43)	(\$7.98)	
2019-2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Animal Control: Non Inflated	\$0.0	\$43.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$43.8
- Animal Control: Inflated	\$0.0	\$44.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$44.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	248	262	262	262	277	291	335	364	437	437	3,175
REVENUE											
- DC Receipts: Inflated	\$3.9	\$4.3	\$4.3	\$4.4	\$4.8	\$5.1	\$6.0	\$6.7	\$8.1	\$8.3	\$56.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.1	(\$2.1)	(\$1.9)	(\$1.8)	(\$1.6)	(\$1.4)	(\$1.2)	(\$0.8)	(\$0.4)	(\$11.1)
- Interest on In-year Transactions	\$0.1	(\$1.1)	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.2)
TOTAL REVENUE	\$4.0	\$3.3	\$2.4	\$2.6	\$3.1	\$3.6	\$4.7	\$5.6	\$7.4	\$8.0	\$44.7
CLOSING CASH BALANCE	\$4.0	(\$37.3)	(\$35.0)	(\$32.4)	(\$29.3)	(\$25.7)	(\$21.0)	(\$15.4)	(\$8.0)	\$0.0	

2019 Adjusted Charge Per Capita

\$15.92

Allocation of Capital Program

Residential Sector	100%
Non-Residential Sector	0%

Rates for 2019

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

APPENDIX B.5

PARKS AND RECREATION

APPENDIX B.5

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.

TABLE 1 2009-2018 HISTORIC SERVICE LEVELS

The ten-year historical inventory of capital assets for Parks and Recreation includes about 123,000 square feet of indoor recreation building space accommodated within nine facilities. The largest of these facilities is the Uxbridge Arena. The current replacement value for the buildings is \$34.79 million. The land associated with the buildings amounts to 3.89 hectares, and is valued at \$2.92 million. The furniture and equipment found in the facilities has a total value of \$2.28 million.

Of the 195 hectares of developed parkland offered by the Township of Uxbridge, 100.24 hectares are designated as community parks, 33.42 as neighborhood parks and 61.62 hectares as passive parks. There are also 40 kilometres of developed trails. The total value of developed parkland in the Township amounts to \$15.13 million. Parks also has 19 vehicles, machinery and equipment worth \$452,300.

The department is also responsible for the construction and operation of park facilities including soccer fields, baseball diamonds, a skateboard park, tennis courts, beach volleyball courts and numerous playgrounds, among others. The facilities have a total value of \$10.81 million. The value of outdoor buildings and equipment add a further \$3.99 million to the Parks and Recreation inventory.

The combined value of capital assets for Parks and Recreation Services totals \$70.37 million. The ten-year historical average service level is \$3,338.87 per capita, and this, multiplied by the ten-year forecast growth in net population, results in a ten-year maximum allowable funding envelope of \$7.10 million.

Parks and Recreation must be reduced by ten per cent as required under the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$6.39 million.

**TABLE 2 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The 2019-2028 development-related capital program for Parks and Recreation amounts to \$30.39 million. It includes a new swimming pool, Fields of Uxbridge changes, three new tennis courts, parkland and trail development, and a Parks and Recreation Master Plan.

Of the gross amount, \$13 million is identified as a grant to be put towards the pool project that is anticipated to be built between 2022 and 2024. Replacement shares totalling \$3.89 million have been netted off from the pool project, Master Plan, and trail development projects. This amount will not be recovered through development charges. As required by the DCA, a ten per cent reduction has been applied to all projects, and this share amounts to \$1.35 million. Additionally, about \$68,400 of this capital program is deemed to be a post-period benefit, and will be considered for recovery in subsequent development charges by-laws. Available reserve funds in the amount of \$5.69 million will be used to fund a portion of the remaining costs eligible for DC funding.

The 2019-2028 DC costs eligible for recovery amount to \$6.39 million, which is allocated entirely against future residential development in the Township of Uxbridge. This results in an unadjusted development charge of \$2,011.99 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$2,095.29 per capita. The following table summarizes the calculation of the Parks and Recreation development charge:

10-year Hist. Service Level per capita	2019-2028 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$3,338.87	\$30,385,000	\$6,387,301	\$2,011.99	\$0.00	\$2,095.29	\$0.00

86
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		
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	\$250
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	\$550
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	\$220
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	\$220
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	\$220
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	\$220
Siloam Hall - #8 Conc. 2 (sold 2017)	2,842	2,842	2,842	2,842	2,842	2,842	2,842	2,842	-	-	-	\$170
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	\$320
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	\$120
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	\$230
Total (sq.ft.)	125,828	125,828	125,828	125,828	125,828	125,828	125,828	125,828	122,986	122,986	122,986	
Total (\$000)	\$35,276.0	\$35,276.0	\$35,276.0	\$35,276.0	\$35,276.0	\$35,276.0	\$35,276.0	\$35,276.0	\$35,276.0	\$34,792.9	\$34,792.9	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
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	\$750,000
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	\$750,000
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	\$750,000
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	\$750,000
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	\$750,000
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	\$750,000
Siloam Hall - #8 Conc. 2 (sold 2017)	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	-	-	-	\$750,000
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	\$750,000
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	\$750,000
Lions Club, Goodwood	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$750,000
Total (ha)	4.34	4.34	4.34	4.34	4.34	4.34	4.34	4.34	3.89	3.89	3.89	
Total (\$000)	\$3,255.0	\$3,255.0	\$3,255.0	\$3,255.0	\$3,255.0	\$3,255.0	\$3,255.0	\$3,255.0	\$3,255.0	\$2,917.5	\$2,917.5	

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

EQUIPMENT Facility Name	Total Value of Furniture and Equipment (\$000)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Uxbridge Arena - Brock Street	\$1,491,420	\$1,491,420	\$1,491,420	\$1,491,420	\$1,491,420	\$1,491,420	\$1,491,420	\$1,491,420	\$1,491,420	\$1,491,420
Uxpool - Parkside Drive	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600
Uxbridge Seniors Centre - Marietta Street	\$83,475	\$83,475	\$83,475	\$83,475	\$83,475	\$83,475	\$83,475	\$83,475	\$83,475	\$83,475
Goodwood CC - Highway 47	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599
Zephyr Hall - 310 Zephyr Sideroad	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599
Sandford Hall - Sandford Road	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955
Siloam Hall - #8 Conc. 2 (sold 2017)	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$0	\$0
Music Hall - Main Street	\$311,640	\$311,640	\$311,640	\$311,640	\$311,640	\$311,640	\$311,640	\$311,640	\$333,900	\$356,160
Lawn Bowling Club House - Brock Street	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599	\$25,599
Lions Club, Goodwood	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678	\$6,678
Total (\$000)	\$2,238.2	\$2,238.2	\$2,238.2	\$2,238.2	\$2,238.2	\$2,238.2	\$2,238.2	\$2,238.2	\$2,253.8	\$2,276.1
Total Value (\$000)	\$40,769.27	\$40,769.27	\$40,769.27	\$40,769.27	\$40,769.27	\$40,769.27	\$40,769.27	\$40,769.27	\$39,964.22	\$39,986.48

88
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	
Herrema Fields/Barton Park	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	\$113,000
Elgin Park	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	\$113,000
Zephyr Park	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	\$113,000
Sandford	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$113,000
Leaskdale	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	\$113,000
Goodwood North	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$113,000
Zephyr Parkette	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$113,000
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	\$113,000
Centennial Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$113,000
Bonner Fields	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$113,000
Uxpool Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$113,000
Memorial Park (off Main St.)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$113,000
Coral Creek	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	\$113,000
Museum Lands	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	\$113,000
Fields of Uxbridge	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	\$20,000
Goodwood South Park	-	4.96	4.96	4.96	4.96	4.96	4.96	4.96	4.96	4.96	\$113,000
Total Community Parks (ha)	95.28	100.24	100.24	100.24	100.24	100.24	100.24	100.24	100.24	100.24	
Total Development Value (\$000)	\$6,488.6	\$7,049.1	\$7,049.1	\$7,049.1	\$7,049.1	\$7,049.1	\$7,049.1	\$7,049.1	\$7,049.1	\$7,049.1	

NEIGHBOURHOOD PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Testa Parkette	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$113,000
King Street Parkette	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$113,000
Testa Retention Area	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$113,000
Coppins Corner	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$113,000
Siloam Park	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	\$113,000
Wagner Lake Parkette	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$113,000
Quaker Village Park	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	\$113,000
King Street Retention Pond	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$113,000
Beechwood Parkette	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$113,000
Toronto Street Parkette	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$113,000
Doble Park	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	\$113,000
Campbell Drive Parkette	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	\$113,000
Mason Homes	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	\$113,000
Heathwood	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$113,000
Total Neighborhood Parks (ha)	33.42	33.42	33.42	33.42	33.42	33.42	33.42	33.42	33.42	33.42	
Total Development Value (\$000)	\$3,776.5	\$3,776.5	\$3,776.5	\$3,776.5	\$3,776.5	\$3,776.5	\$3,776.5	\$3,776.5	\$3,776.5	\$3,776.5	

89
APPENDIX B.5
TABLE 1

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

PASSIVE PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Elgin Park Extension	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	\$60,000
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	\$60,000
Countryside Preserve	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	\$60,000
Total Park Name (ha)	61.62	61.62	61.62	61.62	61.62	61.62	61.62	61.62	61.62	61.62	
Total Development Value (\$000)	\$3,697.2	\$3,697.2	\$3,697.2	\$3,697.2	\$3,697.2	\$3,697.2	\$3,697.2	\$3,697.2	\$3,697.2	\$3,697.2	

TRAILS Park Name	# of KM of Developed Trails										UNIT COST (\$/km)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Township Trails	24.00	28.00	32.00	36.00	40.00	40.00	40.00	40.00	40.00	40.00	\$15,100
Total Trails (km)	24.00	28.00	32.00	36.00	40.00	40.00	40.00	40.00	40.00	40.00	
Total Development Value (\$000)	\$362.4	\$422.8	\$483.2	\$543.6	\$604.0	\$604.0	\$604.0	\$604.0	\$604.0	\$604.0	

VEHICLES By Type	# of Vehicles										UNIT COST (\$/km)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Trailer #300	1	1	1	1	1	1	1	1	1	1	\$40,000
2007 Kubota F2880 & Mower Deck #301	1	1	1	1	1	1	1	1	1	1	\$65,000
Chevrolet Silverado 1/2 Ton #302	1	1	1	1	1	1	1	1	1	1	\$34,000
Chevrolet Silverado 1/2 Ton #303	1	1	1	1	1	1	1	1	1	1	\$34,000
2006 Kubota RTV 900 #304	1	1	1	1	1	1	1	1	1	1	\$10,000
Landpride Leveler Model 15-72 #305	1	1	1	1	1	1	1	1	1	1	\$10,000
1999 Bannerman Diamond Master B-DN-6 #306	1	1	1	1	1	1	1	1	1	1	\$20,000
2002 Kubota L4310DHW-1 #307	1	1	1	1	1	1	1	1	1	1	\$25,000
Ferguson Aerator 60" #309	1	1	1	1	1	1	1	1	1	1	\$1,000
1999 A & W Trailer 6 Ton #310	1	1	1	1	1	1	1	1	1	1	\$20,000
Trailer Single Axle 1,000 KG #312	1	1	1	-	-	-	-	-	-	-	\$25,000
2007 Bush Hog Rotary Cutter GT 48 #315	1	1	1	1	1	1	1	1	1	1	\$1,000
2007 Dodge 1/2 Ton 1500 7959TF #316	1	1	1	1	1	1	1	1	1	-	\$34,000
2012 Frontier Rotary Tiller RT 1157 #317	-	-	-	1	1	1	1	1	1	1	\$10,000
2012 Frontier Rotary Mower RC2048 #318	-	-	-	1	1	1	1	1	1	1	\$10,000
2009 GMC 1-Ton #320	1	1	1	1	1	1	1	1	1	1	\$60,000
Trimmers FS76, FS86, FS 76 #325	1	1	1	1	1	1	1	1	1	1	\$300
2004 Bannerman Super-Jet BA-600-CT #356	1	1	1	1	1	1	1	1	1	1	\$10,000
2003 Ford F130 -1/2 Pickup #311	1	1	1	1	1	1	1	1	1	1	\$34,000
2011 Chev Silverado 1/2 ton #323	1	1	1	1	1	1	1	1	1	1	\$34,000
2011 Chev Silverado 3500 1 ton #322	1	1	1	1	1	1	1	1	1	1	\$34,000
Total (#)	19.00	19.00	19.00	20.00	20.00	20.00	20.00	20.00	20.00	19.00	
Total (\$000)	\$491.3	\$491.3	\$491.3	\$486.3	\$486.3	\$486.3	\$486.3	\$486.3	\$486.3	\$452.3	

90
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		
Full Size Soccer Fields	5	5	5	5	5	5	5	5	5	5	5	\$35,000
Mid Size Soccer Fields	7	7	7	7	8	8	8	8	8	8	8	\$30,000
Mini Size Soccer Fields	5	5	5	5	6	6	6	6	6	6	6	\$25,000
Herrema Fields - Lit	2	2	2	2	2	2	2	2	2	2	2	\$600,000
Herrema Fields - Unlit	2	2	2	2	2	2	2	2	2	2	2	\$500,000
Subtotal (#)	21	21	21	21	23	23	23	23	23	23	23	
Subtotal (\$)	\$2,710.0	\$2,710.0	\$2,710.0	\$2,710.0	\$2,765.0	\$2,765.0	\$2,765.0	\$2,765.0	\$2,765.0	\$2,765.0	\$2,765.0	

SKATEBOARD PARK Park Name	# of Skateboard Parks										UNIT COST (\$/facility)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Fields of Uxbridge	-	-	-	-	1	1	1	1	1	1	1	\$750,000
Subtotal (#)	0	0	0	0	1	1	1	1	1	1	1	
Subtotal (\$)	\$0.0	\$0.0	\$0.0	\$0.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	\$750.0	

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

PLAYGROUNDS Park Name	# of Playgrounds									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Elgin Park + Accessible Playground (2014)	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$100,170	\$100,170	\$100,170	\$100,170	\$100,170
Zephyr Park	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955
Sandford	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390
Leaskdale Park	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955
Goodwood North	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955
Goodwood South	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955
Mason Homes (2006)	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955
Uxpool Park	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390	\$33,390
Testa Parkette	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955
King Street Parkette	\$13,356	\$13,356	\$13,356	\$13,356	\$13,356	\$13,356	\$13,356	\$13,356	\$13,356	\$13,356
Siloam Park	\$22,260	\$22,260	\$22,260	\$22,260	\$22,260	\$22,260	\$22,260	\$22,260	\$22,260	\$22,260
Quaker Village Park	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085
Doble Park (South Balsam)	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955	\$38,955
Toronto Street Parkette	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825
Herrema Fields	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085
Coppins Corner Parkette	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825	\$27,825
Coral Creek Parkette	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085	\$50,085
Subtotal (\$)	\$631.1	\$631.1	\$631.1	\$631.1	\$631.1	\$681.2	\$681.2	\$681.2	\$681.2	\$681.2

BASEBALL/SOFTBALL DIAMONDS Park Name	# of Softball Diamonds										UNIT COST (\$/facility)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Uxbridge Arena - Lit	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Zephyr Ball Diamond	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Uxpool Ball Diamond	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Goodwood North Diamond - Lit	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Bonner Fields Baseball Diamonds - Lit	2	2	2	2	2	2	2	2	2	2	2	\$800,000
Leaskdale Diamond (diamond removed 2017)	1	1	1	1	1	1	1	0.5	-	-	-	\$100,000
Goodwood South Diamonds - Lit	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Goodwood South Diamonds - Unlit	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Elgin Park	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Subtotal (#)	10	10	10	10	10	10	10	9.5	9	9	9	
Subtotal (\$)	\$5,200.0	\$5,200.0	\$5,200.0	\$5,200.0	\$5,200.0	\$5,200.0	\$5,200.0	\$5,200.0	\$5,150.0	\$5,100.0	\$5,100.0	

92
APPENDIX B.5
TABLE 1

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

TENNIS COURTS Park Name	# of Courts										UNIT COST (\$/facility)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Arena Tennis Courts - Lit	2	2	2	2	2	2	2	2	2	2	2	\$150,000
Goodwood Tennis Courts - Lit	2	2	2	2	2	2	2	2	2	2	2	\$150,000
Leaskdale Tennis Courts - Unlit	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Subtotal (#)	5	5	5	5	5	5	5	5	5	5	5	
Subtotal (\$)	\$700.0	\$700.0	\$700.0	\$700.0	\$700.0	\$700.0	\$700.0	\$700.0	\$700.0	\$700.0	\$700.0	

SPLASHPADS Park Name	# of Splashpads										UNIT COST (\$/facility)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Bonner Splashpad	-	-	-	-	1	1	1	1	1	1	1	\$800,000
Subtotal (#)	0	0	0	0	1	1	1	1	1	1	1	
Subtotal (\$)	\$0.0	\$0.0	\$0.0	\$0.0	\$800.0	\$800.0	\$800.0	\$800.0	\$800.0	\$800.0	\$800.0	

BEACH VOLLEYBALL Park Name	# of Courts										UNIT COST (\$/facility)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Goodwood South Park Beach Volleyball	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Subtotal (#)	1	1	1	1	1	1	1	1	1	1	1	
Subtotal (\$)	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	

Total Park Facilities (\$000)	\$9,256.1	\$9,256.1	\$9,256.1	\$9,256.1	\$10,861.1	\$10,911.2	\$10,911.2	\$10,861.2	\$10,811.2	\$10,811.2
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93
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
Elgin Park Red Barn	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000
Elgin Park Craft Building	\$256,000	\$256,000	\$256,000	\$612,000	\$612,000	\$612,000	\$612,000	\$612,000	\$612,000	\$612,000
Elgin Park Fair Board Building	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000
Elgin Park Bandshell	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600
Parks Yard Main Building	\$556,500	\$556,500	\$556,500	\$556,500	\$556,500	\$556,500	\$556,500	\$556,500	\$556,500	\$556,500
Parks Yard Storage Building	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600
Elgin Park Washroom Bldg	\$289,000	\$289,000	\$289,000	\$289,000	\$289,000	\$289,000	\$289,000	\$289,000	\$289,000	\$333,900
Zephyr Pavilion	\$55,700	\$55,700	\$55,700	\$55,700	\$55,700	\$55,700	\$55,700	\$55,700	\$55,700	\$55,700
Bonner Fields Pavilion	\$278,000	\$278,000	\$278,000	\$278,000	\$278,000	\$278,000	\$278,000	\$278,000	\$278,000	\$278,000
Herrema Park Pavilion	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600	\$222,600
Fields of Uxbridge Washroom/Snack/Storage Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000
Total (\$000)	\$2,993.0	\$2,993.0	\$2,993.0	\$3,349.0	\$3,349.0	\$3,349.0	\$3,349.0	\$3,349.0	\$3,349.0	\$3,993.9

**APPENDIX B.5
TABLE 1**

**TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
PARKS & RECREATION**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,338	21,502

INVENTORY SUMMARY (\$000)

Indoor Recreation Facilities	\$40,769.3	\$40,769.3	\$40,769.3	\$40,769.3	\$40,769.3	\$40,769.3	\$40,769.3	\$40,769.3	\$39,964.2	\$39,986.5
Park Development & Facilities - Park Development	\$14,816.0	\$15,436.9	\$15,497.3	\$15,552.7	\$15,613.1	\$15,613.1	\$15,613.1	\$15,613.1	\$15,613.1	\$15,579.1
Park Facilities	\$9,256.1	\$9,256.1	\$9,256.1	\$9,256.1	\$10,861.1	\$10,911.2	\$10,911.2	\$10,861.2	\$10,811.2	\$10,811.2
Outdoor Buildings & Rolling Stock & Equipment	\$2,993.0	\$2,993.0	\$2,993.0	\$3,349.0	\$3,349.0	\$3,349.0	\$3,349.0	\$3,349.0	\$3,349.0	\$3,993.9
Total (\$000)	\$67,834.3	\$68,455.2	\$68,515.6	\$68,927.0	\$70,592.4	\$70,642.5	\$70,642.5	\$70,592.5	\$69,737.5	\$70,370.6

**Average
Service
Level**

SERVICE LEVEL (\$/capita)

Indoor Recreation Facilities	\$2,035.55	\$2,006.00	\$1,976.88	\$1,966.45	\$1,956.07	\$1,945.74	\$1,935.47	\$1,925.26	\$1,872.89	\$1,859.68	\$1,948.00
Park Development & Facilities - Park Development	\$739.74	\$759.55	\$751.46	\$750.16	\$749.10	\$745.15	\$741.21	\$737.30	\$731.69	\$724.55	\$742.99
Park Facilities	\$462.14	\$455.43	\$448.82	\$446.45	\$521.10	\$520.74	\$517.99	\$512.90	\$506.66	\$502.80	\$489.51
Outdoor Buildings & Rolling Stock & Equipment	\$149.44	\$147.27	\$145.13	\$161.53	\$160.68	\$159.83	\$158.99	\$158.15	\$156.95	\$185.75	\$158.37
Total (\$/capita)	\$3,386.87	\$3,368.26	\$3,322.29	\$3,324.60	\$3,386.95	\$3,371.47	\$3,353.67	\$3,333.61	\$3,268.18	\$3,272.77	\$3,338.87

**TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & RECREATION**

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2009-2018)	\$3,338.87
Net Growth in Population 2019 - 2028	2,126
Maximum Allowable Funding Envelope	\$7,097,001
Less: 10% Legislated Discount	\$709,700
Discounted Maximum Allowable Funding Envelope	\$6,387,301

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		
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
5.0 PARKS & RECREATION											
5.1 Buildings, Land & Furnishings											
5.1.1	New Pool Concept Plan	2019 - 2019	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
5.1.2	Pool Design and Studies	2022 - 2022	\$ 800,000	\$ -	\$ 800,000	\$ 325,270	\$ 47,473	\$ 427,257	\$ 427,257	\$ -	\$ -
5.1.3	Pool	2022 - 2024	\$ 20,000,000	\$ 13,000,000	\$ 7,000,000	\$ 2,846,113	\$ 415,389	\$ 3,738,499	\$ 3,164,581	\$ 573,918	\$ -
5.1.4	Pool - Furnishing and Equipment	2022 - 2024	\$ 550,000	\$ -	\$ 550,000	\$ 223,623	\$ 32,638	\$ 293,739	\$ 293,739	\$ -	\$ -
5.1.5	Fields of Uxbridge - Provision for additional assets	2019 - 2028	\$ 5,200,000	\$ -	\$ 5,200,000	\$ -	\$ 520,000	\$ 4,680,000	\$ 936,000	\$ 3,744,000	\$ -
5.1.6	Fields of Uxbridge - Lighting for Soccer Fields	2020 - 2020	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ 225,000	\$ -	\$ -
5.1.7	Fields of Uxbridge - Turning Lane on Ball Rd.	2020 - 2021	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ 180,000	\$ -	\$ -
5.1.8	Fields of Uxbridge - Irrigation of Soccer Fields	2020 - 2022	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ 225,000	\$ -	\$ -
5.1.9	Fields of Uxbridge - 2 New Baseball Diamonds	2020 - 2022	\$ 1,400,000	\$ -	\$ 1,400,000	\$ -	\$ 140,000	\$ 1,260,000	\$ -	\$ 1,260,000	\$ -
5.1.10	New Tennis Court (3 Additional Lit Courts)	2022 - 2026	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ 45,000	\$ 405,000	\$ -	\$ 356,615	\$ 48,385
	Subtotal Buildings, Land & Furnishings		\$ 29,150,000	\$ 13,000,000	\$ 16,150,000	\$ 3,395,006	\$ 1,275,499	\$ 11,479,495	\$ 5,496,577	\$ 5,934,533	\$ 48,385
5.2 Parkland & Trail Development											
5.2.1	Fields of Uxbridge Metal Bridge (Design & Installation)	2020 - 2021	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ 90,000	\$ -	\$ -
5.2.2	Parkland and Trail Development	2019 - 2028	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ 40,500	\$ 162,000	\$ -
5.2.3	Parks and Recreation Master Plan	2021 - 2021	\$ 135,000	\$ -	\$ 135,000	\$ 67,500	\$ 6,750	\$ 60,750	\$ -	\$ 60,750	\$ -
5.2.4	Wetland Trail Connection	2021 - 2022	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -
5.2.5	Quaker Village Trails	2022 - 2022	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
5.2.6	Playground Equipment - New and Upgrades	2019 - 2028	\$ 450,000	\$ -	\$ 450,000	\$ 405,515	\$ 4,448	\$ 40,036	\$ -	\$ 20,018	\$ 20,018
	Subtotal Parkland & Trail Development		\$ 1,035,000	\$ -	\$ 1,035,000	\$ 498,015	\$ 53,698	\$ 483,286	\$ 130,500	\$ 332,768	\$ 20,018
5.3 Active Transportation											
5.3.1	Provision for Active Transportation Projects	2020 - 2025	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ 60,000	\$ 120,000	\$ -
			\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ 60,000	\$ 120,000	\$ -
TOTAL PARKS & RECREATION			\$ 30,385,000	\$ 13,000,000	\$ 17,385,000	\$ 3,893,021	\$ 1,349,198	\$ 12,142,781	\$ 5,687,077	\$ 6,387,301	\$ 68,403

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Development-Related Capital Program	100%	\$6,387,301
10 Year Growth in Population in New Units		3,175
Unadjusted Development Charge Per Capita (\$)		\$2,011.99
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Development-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		48,814
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2019 - 2028 Net Funding Envelope	\$6,387,301
Uncommitted Reserve Fund Balance Balance as at December 31, 2018	\$5,687,077

APPENDIX B.5
TABLE 3TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS & RECREATION
RESIDENTIAL DEVELOPMENT CHARGE

PARKS & RECREATION	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$128.32	(\$164.18)	(\$577.16)	(\$1,265.60)	(\$1,441.41)	(\$1,594.40)	(\$1,432.45)	(\$1,161.89)	(\$602.56)	
2019-2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks & Recreation: Non Inflated	\$392.6	\$832.6	\$927.1	\$1,151.5	\$675.2	\$675.2	\$483.9	\$463.9	\$392.6	\$392.6	\$6,387.3
- Parks & Recreation: Inflated	\$392.6	\$849.3	\$964.6	\$1,222.0	\$730.9	\$745.5	\$545.0	\$532.9	\$460.0	\$469.2	\$6,911.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	248	262	262	262	277	291	335	364	437	437	3,175
REVENUE											
- DC Receipts: Inflated	\$518.7	\$560.2	\$571.4	\$582.8	\$627.5	\$673.8	\$790.3	\$876.2	\$1,072.5	\$1,094.0	\$7,367.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$4.5	(\$9.0)	(\$31.7)	(\$69.6)	(\$79.3)	(\$87.7)	(\$78.8)	(\$63.9)	(\$33.1)	(\$448.7)
- Interest on In-year Transactions	\$2.2	(\$7.9)	(\$10.8)	(\$17.6)	(\$2.8)	(\$2.0)	\$4.3	\$6.0	\$10.7	\$10.9	(\$7.0)
TOTAL REVENUE	\$520.9	\$556.8	\$551.6	\$533.5	\$555.1	\$592.5	\$706.9	\$803.5	\$1,019.3	\$1,071.8	\$6,911.8
CLOSING CASH BALANCE	\$128.3	(\$164.2)	(\$577.2)	(\$1,265.6)	(\$1,441.4)	(\$1,594.4)	(\$1,432.4)	(\$1,161.9)	(\$602.6)	\$0.0	

2019 Adjusted Charge Per Capita

\$2,095.29

Allocation of Capital Program

Residential Sector	100%
Non-Residential Sector	0%

Rates for 2019

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

APPENDIX B.6

PUBLIC WORKS

APPENDIX B.6

PUBLIC WORKS

The Public Works 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 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*. Information regarding roads, storm and related infrastructure can be found in Appendix B.7.

TABLE 1 2009-2018 HISTORIC SERVICE LEVELS

The ten-year historical inventory of capital assets for Public Works includes 27,000 square feet of building space with a replacement value of \$2.32 million. The 4.06 hectares of land associated with the Public Works buildings are valued at \$3.05 million; furniture and equipment amounts to \$355,000, and the public works fleet adds an additional \$7.66 million to the value of the capital assets.

The total value of the Public Works capital infrastructure is estimated to be \$13.39 million. The ten-year historical average service level is \$481.21 per capita and employee and this, multiplied by the ten-year forecast net population and employment growth (2,875), results in a ten-year maximum allowable funding envelope of \$1.38 million. Under the *Development Charges Act*, services related to a highway as defined in subsection 1(1) of the *Municipal Act, 2001*, need not to be reduced by the legislated 10 per cent (as with other general services). As such, the resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$1.38 million.

**TABLE 2 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

The total 2019–2028 development-related capital program for the Public Works department amounts to \$1.04 million. The program provides for a storage building expansion in 2020, as well as a salt/sand dome in 2022-2024.

Of this total cost, no grants or subsidies are identified. Because the salt/sand dome will be replacing an old dome, a replacement share of \$412,500 has been deducted, resulting in a net DC eligible cost of \$627,500. Available DC reserves of \$487,701

will be applied towards the projects occurring first in the capital program, resulting in DC recoverable costs of \$139,799 during the 2019-2028 planning period. Of this, 74 per cent (\$103,451) is allocated to residential development, while 26 per cent (\$36,348) is allocated to non-residential development. After dividing these amounts by the ten-year growth of population in new units and square metres, the resulting residential charge is \$32.59 per capita and the non-residential charge is \$0.74 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After the cash flow calculation, the residential rate increases to \$34.28 per capita and the non-residential rate increases to \$0.77 per square metre.

The following table summarizes the calculation of the Public Works development charge.

PUBLIC WORKS						
10-year Hist. Service Level per pop+empl	2019-2028 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$481.21	\$1,040,000	\$139,799	\$32.59	\$0.74	\$34.28	\$0.77

**APPENDIX B.6
TABLE 1**

**TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS**

BUILDINGS	# of Square Feet										UNIT COST (\$/sq.ft)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Depot/Office RR#8	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	\$140
Sand/Salt Dome RR#	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	\$25
Storage Building RR#8	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	\$30
Salt Shed RR#8	792	792	792	792	792	792	792	792	792	792	\$75
Total (sq.ft)	27,008	27,008	27,008	27,008	27,008	27,008	27,008	27,008	27,008	27,008	
Total (\$000)	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	

LAND	# of Hectares										UNIT COST (\$/ha)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
All Depots	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	\$750,000
Total (ha)	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	4.06	
Total (\$000)	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	\$3,045.0	

FURNITURE & EQUIPMENT	Total Value of Furniture and Equipment									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
All Depots	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
Hoist	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000
Total (\$000)	\$355.0	\$355.0	\$355.0	\$355.0	\$355.0	\$355.0	\$355.0	\$355.0	\$355.0	\$355.0

101
APPENDIX B.6
TABLE 1

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
ROLLING STOCK & RELATED EQUIPMENT

VEHICLES By Type	# of Vehicles										UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
1/2 Ton - 201	1	1	1	1	1	1	1	1	1	1	\$35,000
1/2 Ton - 202	1	1	1	1	1	1	1	1	1	1	\$35,000
1/2 Ton - 203	1	1	1	1	1	-	-	-	1	1	\$35,000
3/4 Ton - 204	1	1	-	-	-	-	1	1	1	1	\$35,000
1/2 Ton - 205	-	-	-	-	-	-	-	-	-	1	\$35,000
1 Ton - 206	1	1	1	1	1	1	1	1	1	1	\$65,000
Chev Silvarado 3500 - 1 Ton - 207	-	-	1	1	1	1	1	1	-	-	\$60,000
Ford - 1 Ton 208	-	-	-	-	-	-	-	-	1	1	\$60,000
Tandem Sander - 210	1	1	1	1	1	-	-	-	1	1	\$330,000
Tandem Plw/Sander - 211	-	-	-	-	-	-	1	1	1	1	\$330,000
Tandem - 212	1	1	1	1	1	1	1	1	1	1	\$330,000
Int 6 Ton - 213	1	1	1	1	1	1	1	1	1	1	\$300,000
Mack Tandem Plow Wing Sander - 214	-	-	-	1	1	1	1	1	1	1	\$330,000
6 Ton - 215	1	1	1	1	1	1	1	1	1	-	\$275,000
6 Ton - 216 (former tandem)	1	1	1	1	1	-	-	-	-	1	\$300,000
Tandem Plow Wing Sander - 217	1	1	1	1	1	1	1	1	1	1	\$300,000
Tandem Plow Wing Sander - 218	1	1	1	1	1	1	1	1	1	1	\$300,000
6 Ton - 219	-	-	-	-	-	-	1	1	1	1	\$330,000
Tandem - 220	1	1	1	1	1	1	1	1	1	-	\$300,000
Tandem Plow Wing Sander - 221	1	1	1	1	1	1	1	1	1	1	\$330,000
Tandem/Sander - 222	1	1	1	-	-	-	1	1	1	1	\$330,000
6 Ton - 223	1	1	1	1	1	1	1	1	1	1	\$300,000
Gradall XL -230	1	1	1	1	1	1	1	1	1	1	\$450,000
Gradall - 231	1	-	-	-	-	-	-	-	-	-	\$400,000
Loader - 232	1	1	1	1	1	1	1	1	1	1	\$240,000
Loader - 236	-	-	1	1	1	1	1	1	1	1	\$240,000
Grader - 240	1	1	1	1	1	1	1	1	1	1	\$575,000
Grader - 242	1	1	1	1	1	1	1	1	1	1	\$575,000
Trackless - 245 (former generator)	1	1	1	1	1	-	-	-	1	1	\$150,000
Float - 246	1	1	1	1	1	1	1	1	1	1	\$100,000
Trackless - 247	1	1	1	1	1	1	1	1	-	-	\$185,000
Weedeater - 248	1	1	1	1	1	1	1	1	-	-	\$350
Loader Backhoe - 250	-	-	-	-	1	1	1	1	1	1	\$175,000
Chain Saws - 251	4	4	4	4	4	4	4	4	4	4	\$300

102
APPENDIX B.6
TABLE 1

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
ROLLING STOCK AND RELATED EQUIPMENT

VEHICLES CONT'D By Type	# of Vehicles										UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Water Tank - 252	1	1	1	1	1	1	1	1	1	1	\$30,000
Water Tank - 253	1	1	1	1	1	1	1	1	1	1	\$30,000
Steam Jenny - 254	1	1	1	1	1	2	2	2	2	2	\$35,000
Elging Sweeper - 255	1	1	1	1	1	1	1	1	1	1	\$275,000
Case Super L - 256	1	1	1	1	1	-	-	-	-	-	\$145,220
Welders - 257/258	2	2	2	2	2	2	2	2	2	2	\$4,300
Walk Behind Concrete Saw - 260	1	1	1	1	1	1	-	-	-	-	\$4,300
Concrete Chain Saw - 261	1	1	1	1	1	1	1	1	1	1	\$540
Brush Chipper - 262 (former Front Loader)	-	-	-	-	-	-	-	1	1	1	\$75,000
Tractor Mower - 263	1	1	1	1	1	-	-	-	-	-	\$180,000
Tractor Mower - 264	-	-	-	1	1	1	1	1	1	1	\$180,000
Chipper - 265	1	1	1	1	1	1	1				\$60,000
Mad Vac -266	1	1	1	1	1	1	1	1	1	1	\$85,000
Kubota - 267	1	1	1	1	1	-	-	-	-	-	\$60,000
Olympian Generator - 270	1	1	1	1	1	1	1	1	1	1	\$125,000
Trailer - 271	1	1	1	1	1	1	1	1	1	1	\$10,000
Submersible Pump - 272	-	-	1	1	1	1	1	1	1	1	\$1,000
2018 Chev Silverado - Car #401 - Bldg Dept.	1	1	1	1	1	1	1	1	-	1	\$35,000
2007 Dodge Car #403 - Bldg Dept.	1	1	1	1	1	1	1	1	1	1	\$25,000
2006 Dodge 1/2 Ton #701 - Facilities Dept.	1	1	1	1	1	1	1	1	1	1	\$35,000
2007 Chev 1/2 Ton # 503 - By-law	1	1	1	1	1	1	1	1	1	1	\$35,000
2018 Subaru car #504 - By-law	1	1	1	1	1	1	1	1	1	1	\$25,000
Total (#)	49	48	50	51	52	46	49	49	48	50	
Total (\$000)	\$7,480.2	\$7,080.2	\$7,346.2	\$7,526.2	\$7,701.2	\$6,536.0	\$7,556.7	\$7,571.7	\$7,566.3	\$7,661.3	

**APPENDIX B.6
TABLE 1**

**TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,338	21,502
Historical Employment	<u>5,900</u>	<u>6,054</u>	<u>6,255</u>	<u>6,322</u>	<u>6,398</u>	<u>6,484</u>	<u>6,581</u>	<u>6,689</u>	<u>6,786</u>	<u>6,885</u>
Historical Population+Employment	25,928	26,378	26,878	27,054	27,240	27,437	27,645	27,865	28,124	28,387

INVENTORY SUMMARY (\$000)

Buildings	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.2	\$2,324.24	\$2,324.24	\$2,324.24	\$2,324.24	\$2,324.24
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
Furniture & Equipment	\$355.0	\$355.0	\$355.0	\$355.0	\$355.0	\$355.00	\$355.00	\$355.00	\$355.00	\$355.00
Rolling Stock & Related Equipment	\$7,480.2	\$7,080.2	\$7,346.2	\$7,526.2	\$7,701.2	\$6,535.99	\$7,556.69	\$7,571.69	\$7,566.34	\$7,661.34
Total (\$000)	\$13,204.5	\$12,804.5	\$13,070.5	\$13,250.5	\$13,425.5	\$12,260.2	\$13,280.9	\$13,295.9	\$13,290.6	\$13,385.6

Average
Service
Level

SERVICE LEVEL (\$/pop.+empl)

Buildings	\$89.64	\$88.11	\$86.47	\$85.91	\$85.32	\$84.71	\$84.07	\$83.41	\$82.64	\$81.88	\$85.22
Land	\$117.44	\$115.44	\$113.29	\$112.55	\$111.78	\$110.98	\$110.15	\$109.28	\$108.27	\$107.27	\$111.64
Furniture & Equipment	\$13.69	\$13.46	\$13.21	\$13.12	\$13.03	\$12.94	\$12.84	\$12.74	\$12.62	\$12.51	\$13.02
Rolling Stock & Related Equipment	\$288.50	\$268.41	\$273.32	\$278.19	\$282.71	\$238.22	\$273.35	\$271.73	\$269.03	\$269.89	\$271.34
Total (\$/pop+empl)	\$509.27	\$485.42	\$486.29	\$489.78	\$492.85	\$446.85	\$480.41	\$477.16	\$472.56	\$471.54	\$481.21

**TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS**

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2009-2018)	\$481.21
Net Growth in Population + Employment 2019 - 2028	2,875
Maximum Allowable Funding Envelope	\$1,383,571
Less: 10% Legislated Discount	\$0
Discounted Maximum Allowable Funding Envelope	\$1,383,571

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		
						Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028
6.0 PUBLIC WORKS											
6.1 Buildings, Land & Furnishings											
6.1.1	Expansion of Storage Building (4,800 sq.ft)	2020 - 2020	\$ 330,000	\$ -	\$ 330,000	\$ -	\$ -	\$ 330,000	\$ 330,000	\$ -	\$ -
6.1.2	Provision for Future Expansion (Land Acquisition)	2020 - 2020	\$ 160,000	\$ -	\$ 160,000	\$ -	\$ -	\$ 160,000	\$ 157,701	\$ 2,299	\$ -
6.1.3	Sand/Salt Dome	2022 - 2024	\$ 550,000	\$ -	\$ 550,000	\$ 412,500	\$ -	\$ 137,500	\$ -	\$ 137,500	\$ -
	Subtotal Buildings, Land & Furnishings		\$ 1,040,000	\$ -	\$ 1,040,000	\$ 412,500	\$ -	\$ 627,500	\$ 487,701	\$ 139,799	\$ -
	TOTAL PUBLIC WORKS		\$ 1,040,000	\$ -	\$ 1,040,000	\$ 412,500	\$ -	\$ 627,500	\$ 487,701	\$ 139,799	\$ -

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Development-Related Capital Program	74%	\$103,451
10 Year Growth in Population in New Units		3,175
Unadjusted Development Charge Per Capita (\$)		\$32.59
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Development-Related Capital Program	26%	\$36,348
10 Year Growth in Square Metres		48,814
Unadjusted Development Charge Per sq. m (\$)		\$0.74

2019 - 2028 Net Funding Envelope	\$1,383,571
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2018	\$487,701

APPENDIX B.6
TABLE 3 - PAGE 1

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS
RESIDENTIAL DEVELOPMENT CHARGE

PUBLIC WORKS	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$8.63	\$16.50	\$26.59	\$0.33	(\$26.83)	(\$55.45)	(\$45.35)	(\$33.26)	(\$17.23)	
2019-2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$0.0	\$1.7	\$0.0	\$33.9	\$33.9	\$33.9	\$0.0	\$0.0	\$0.0	\$0.0	\$103.5
- Public Works: Inflated	\$0.0	\$1.7	\$0.0	\$36.0	\$36.7	\$37.4	\$0.0	\$0.0	\$0.0	\$0.0	\$111.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	248	262	262	262	277	291	335	364	437	437	3,175
REVENUE											
- DC Receipts: Inflated	\$8.5	\$9.2	\$9.3	\$9.5	\$10.3	\$11.0	\$12.9	\$14.3	\$17.5	\$17.9	\$120.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.3	\$0.6	\$0.9	\$0.0	(\$1.5)	(\$3.0)	(\$2.5)	(\$1.8)	(\$0.9)	(\$8.0)
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.2	(\$0.7)	(\$0.7)	(\$0.7)	\$0.2	\$0.3	\$0.3	\$0.3	(\$0.6)
TOTAL REVENUE	\$8.6	\$9.6	\$10.1	\$9.7	\$9.6	\$8.8	\$10.1	\$12.1	\$16.0	\$17.3	\$111.9
CLOSING CASH BALANCE	\$8.6	\$16.5	\$26.6	\$0.3	(\$26.8)	(\$55.5)	(\$45.3)	(\$33.3)	(\$17.2)	\$0.0	

2019 Adjusted Charge Per Capita

\$34.28

Allocation of Capital Program

Residential Sector	74%
Non-Residential Sector	26%

Rates for 2019

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

APPENDIX B.6
TABLE 3 - PAGE 2

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS
NON-RESIDENTIAL DEVELOPMENT CHARGE

PUBLIC WORKS	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$5.62	\$11.03	\$17.47	\$7.70	(\$2.60)	(\$13.51)	(\$11.45)	(\$9.21)	(\$4.63)	
2019-2028 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$0.0	\$0.6	\$0.0	\$11.9	\$11.9	\$11.9	\$0.0	\$0.0	\$0.0	\$0.0	\$36.3
- Public Works: Inflated	\$0.0	\$0.6	\$0.0	\$12.6	\$12.9	\$13.2	\$0.0	\$0.0	\$0.0	\$0.0	\$39.3
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	7,173	7,300	7,430	3,108	3,130	3,152	3,175	3,197	5,540	5,608	48,814
REVENUE											
- DC Receipts: Inflated	\$5.5	\$5.7	\$6.0	\$2.5	\$2.6	\$2.7	\$2.8	\$2.8	\$5.0	\$5.2	\$40.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.2	\$0.4	\$0.6	\$0.3	(\$0.1)	(\$0.7)	(\$0.6)	(\$0.5)	(\$0.3)	(\$0.8)
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.1	(\$0.3)	(\$0.3)	(\$0.3)	\$0.0	\$0.0	\$0.1	\$0.1	(\$0.3)
TOTAL REVENUE	\$5.6	\$6.0	\$6.4	\$2.9	\$2.6	\$2.2	\$2.1	\$2.2	\$4.6	\$5.0	\$39.7
CLOSING CASH BALANCE	\$5.6	\$11.0	\$17.5	\$7.7	(\$2.6)	(\$13.5)	(\$11.5)	(\$9.2)	(\$4.6)	\$0.4	

2019 Adjusted Charge Per Square Metre **\$0.77**

Allocation of Capital Program	
Residential Sector	74%
Non-Residential Sector	26%
Rates for 2019	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

TOWNSHIP ENGINEERING

APPENDIX B.7

TOWNSHIP ENGINEERING

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.

The Township of Uxbridge's engineered services are planned for the period from 2019 to 2028, consistent with General Services and the Township's budgeting practices. This appendix provides a review of the 2019-2028 development-related capital forecast and the calculation of the development charges for Township engineering services. Consistent with s. 5. (1) 7 of the DCA, there is no legislated percentage reduction in the eligible development-related capital costs for the provision of these Township-wide hard services.

The cost, quantum and timing of the projects identified in the forecast have been provided by the Engineering department based on estimates prepared by Township staff.

TABLE 1 2009-2018 HISTORIC SERVICE LEVELS

Table 1 demonstrates that the Township's current road infrastructure comprises 59 kilometers of gravel road and 264 kilometers of paved roadways. The total inventory of capital assets has a full replacement value of \$364.60 million. This produces a ten-year average historical service level of \$13,238.59 per population and employment. After multiplying the service level by the ten-year net growth in population and employment between 2019 and 2028, the resulting maximum allowable funding envelope is \$38.06 million.

TABLE 2 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The total 2019-2028 development-related capital program for Township Engineering amounts to \$26.54 million.

The capital program is comprised of \$19.85 million in culverts and flood reduction work, \$3.93 million in paved road construction, and \$2.0 million in gravel road

to paved road construction. Sidewalk projects total \$663,000 and streetlight projects add another \$100,000 to the capital program.

The Township anticipates grant funding in the amount of \$7.77 million to offset the cost of the Downtown Flood Reduction work on Brock Street. Replacement or benefit-to-existing shares in the amount of \$7.97 million are removed from the total value of the capital program.

- The “Benefit to Existing” share for Brock Street Culvert work is based on shares of existing and future household growth to 2031 as identified in the 2014 Study - a post-period benefit share has been allocated to this project in this study.
- The “Benefit to Existing” shares for other projects reflect the service level improvement to the facility. For example, for road projects it represents the resurfacing cost of the road segment. This is consistent with the Township’s previous Development Charges Background Study.

Available monies in the Township Engineering reserve fund total \$1.34 million and will be used to fund a portion of the DC eligible share of the capital program. A further \$704,043 is identified as a post-period benefit share, which will be eligible for funding in subsequent development charges studies. The post period share for the Brock street culvert is based on achieving household growth targets identified in the Region of Durham Official Plan.

The remaining \$8.75 million of the capital program is identified as eligible for development charges funding and is brought forward to the calculation. The amount is allocated 74 per cent or \$6.47 million against new residential development and 26 per cent or \$2.27 million against non-residential development. This yields an unadjusted development charge of \$2,039.12 per capita and \$46.59 per square metre of non-residential development.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential calculated charge increases to \$2,163.91 per capita and the non-residential charge increases to \$48.01 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Township Engineering charge.

TOWNSHIP ENGINEERING					
2019-2028		Unadjusted		Adjusted	
Growth-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$26,540,000	\$8,747,894	\$2,039.12	\$46.59	\$2,163.91	\$48.01

111
 APPENDIX B.7
 TABLE 1

TOWNSHIP OF UXBRIDGE
 INVENTORY OF CAPITAL ASSETS
 TOWNSHIP ENGINEERING

ROADS Type of Road	# of Kilometres										UNIT COST (\$/km)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Gravel	92.00	88.00	84.00	80.00	77.29	60.07	60.14	58.40	58.60	58.60	\$990,000
Paved	230.00	236.00	242.00	248.00	247.43	254.00	257.05	259.30	262.70	264.30	\$1,160,000
Total (sq.ft)	322	324	326	328	325	314	317	318	321	323	
Total (\$000)	\$357,880.0	\$360,880.0	\$363,880.0	\$366,880.0	\$363,535.9	\$354,109.3	\$357,716.6	\$358,604.0	\$362,746.0	\$364,602.0	

112
APPENDIX B.7
TABLE 1

**TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
TOWNSHIP ENGINEERING**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	20,029	20,324	20,623	20,732	20,842	20,953	21,064	21,176	21,338	21,502
Historical Employment	<u>5,900</u>	<u>6,054</u>	<u>6,255</u>	<u>6,322</u>	<u>6,398</u>	<u>6,484</u>	<u>6,581</u>	<u>6,689</u>	<u>6,786</u>	<u>6,885</u>
Historical Population+Employment	25,928	26,378	26,878	27,054	27,240	27,437	27,645	27,865	28,124	28,387

INVENTORY SUMMARY (\$000)

Roads	\$357,880.0	\$360,880.0	\$363,880.0	\$366,880.0	\$363,535.9	\$354,109.30	\$357,716.60	\$358,604.00	\$362,746.00	\$364,602.00
Total (\$000)	\$357,880.0	\$360,880.0	\$363,880.0	\$366,880.0	\$363,535.9	\$354,109.3	\$357,716.6	\$358,604.0	\$362,746.0	\$364,602.0

Average
Service
Level

SERVICE LEVEL (\$/pop.+empl)

Roads	\$13,802.74	\$13,681.10	\$13,538.38	\$13,561.02	\$13,345.50	\$12,906.19	\$12,939.63	\$12,869.52	\$12,897.91	\$12,843.95	\$13,238.59
Total (\$/pop+empl)	\$13,802.74	\$13,681.10	\$13,538.38	\$13,561.02	\$13,345.50	\$12,906.19	\$12,939.63	\$12,869.52	\$12,897.91	\$12,843.95	\$13,238.59

**TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
TOWNSHIP ENGINEERING**

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2009-2018)	\$13,238.59
Net Growth in Population + Employment 2019 - 2028	2,875
Maximum Allowable Funding Envelope	\$38,063,497
Discounted Maximum Allowable Funding Envelope	\$38,063,497

TOWNSHIP OF UXBRIDGE
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Total Project Cost	Less Grants /Subsidies	Total Municipal Cost	Replacement and Benefit To Existing	Replacement and Benefit To Existing	Development-Related Costs			
								Available DC Funds	2019-2028	Post 2028	Total
7.0 TOWNSHIP ENGINEERING											
7.1 Paved Road Construction											
7.1.1	Front Street	2019 - 2019	\$ 75,000	\$ -	\$ 75,000	15%	\$ 11,250	\$ -	\$ 63,750	\$ -	\$ 63,750
7.1.2	Concession 3 (S.Townline to Webb Rd)	2019 - 2019	\$ 270,000	\$ -	\$ 270,000	15%	\$ 40,500	\$ -	\$ 229,500	\$ -	\$ 229,500
7.1.3	Centre Road (N. Of Oakside)	2021 - 2021	\$ 700,000	\$ -	\$ 700,000	15%	\$ 105,000	\$ -	\$ 595,000	\$ -	\$ 595,000
7.1.4	Planks Ln. (Main St. To 0.3km E or Third Ave)	2021 - 2021	\$ 950,000	\$ -	\$ 950,000	50%	\$ 475,000	\$ -	\$ 475,000	\$ -	\$ 475,000
7.1.5	Cemetery Road (North of Campbell Dr. to Toronto St.)	2023 - 2023	\$ 450,000	\$ -	\$ 450,000	50%	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 225,000
7.1.6	Cemetery Road (Toronto St. to 600m North)	2023 - 2023	\$ 1,482,000	\$ -	\$ 1,482,000	15%	\$ 222,300	\$ -	\$ 1,259,700	\$ -	\$ 1,259,700
	Subtotal Paved Road Construction		\$ 3,927,000	\$ -	\$ 3,927,000		\$ 1,079,050	\$ -	\$ 2,847,950	\$ -	\$ 2,847,950
7.2 Gravel Roads											
7.2.1	DC Gravel to Hard Surfacing	2019 - 2028	\$ 2,000,000	\$ -	\$ 2,000,000	25%	\$ 500,000	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
	Subtotal Gravel Roads		\$ 2,000,000	\$ -	\$ 2,000,000		\$ 500,000	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
7.3 Sidewalks											
7.3.1	Main St. North	2019 - 2022	\$ 225,000	\$ -	\$ 225,000	20%	\$ 45,000	\$ -	\$ 180,000	\$ -	\$ 180,000
7.3.2	Third Avenue (Brock St.E to Planks Lane)	2021 - 2021	\$ 35,000	\$ -	\$ 35,000	20%	\$ 7,000	\$ -	\$ 28,000	\$ -	\$ 28,000
7.3.3	Centre Rd. (N. Of Oakside Dr)	2021 - 2021	\$ 60,000	\$ -	\$ 60,000	20%	\$ 12,000	\$ -	\$ 48,000	\$ -	\$ 48,000
7.3.4	Toronto Street South (Colborne St to Victoria Dr)	2023 - 2023	\$ 75,000	\$ -	\$ 75,000	20%	\$ 15,000	\$ -	\$ 60,000	\$ -	\$ 60,000
7.3.5	Zephyr Sidewalk (Regional Rd.13)	2023 - 2023	\$ 35,000	\$ -	\$ 35,000	20%	\$ 7,000	\$ -	\$ 28,000	\$ -	\$ 28,000
7.3.6	Cemetery Road Sidewalk (North of Campbell Dr. to Toronto St.)	2024 - 2024	\$ 80,000	\$ -	\$ 80,000	20%	\$ 16,000	\$ -	\$ 64,000	\$ -	\$ 64,000
7.3.7	Cemetery Road Sidewalk (Toronto St. to 600m North)	2024 - 2024	\$ 118,000	\$ -	\$ 118,000	20%	\$ 23,600	\$ -	\$ 94,400	\$ -	\$ 94,400
7.3.8	Brock St E. (West of Donland to East of Nelkydd)	2025 - 2025	\$ 35,000	\$ -	\$ 35,000	20%	\$ 7,000	\$ -	\$ 28,000	\$ -	\$ 28,000
	Subtotal Sidewalks		\$ 663,000	\$ -	\$ 663,000		\$ 132,600	\$ -	\$ 530,400	\$ -	\$ 530,400

TOWNSHIP OF UXBRIDGE
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Total Project Cost	Less Grants /Subsidies	Total Municipal Cost	Replacement and Benefit To Existing	Replacement and Benefit To Existing	Development-Related Costs			
								Available DC Funds	2019-2028	Post 2028	Total
7.0 TOWNSHIP ENGINEERING											
7.4 Streetlights											
	7.4.1 Centre Rd. (N. Of Oakside Dr)	2021 - 2021	\$ 100,000	\$ -	\$ 100,000	15%	\$ 15,000	\$ -	\$ 85,000	\$ -	\$ 85,000
	Subtotal Streetlights		\$ 100,000	\$ -	\$ 100,000		\$ 15,000	\$ -	\$ 85,000	\$ -	\$ 85,000
7.5 Culverts											
	7.5.1 Downtown Flood Reduction Work - Brock St	2020 - 2023	\$ 17,600,000	\$ 7,772,412	\$ 9,827,588	56%	\$ 5,503,449	\$ 1,343,052	\$ 2,277,044	\$ 704,043	\$ 4,324,139
	7.5.2 Davis Drive (Stonemoor) Culvert Study	2022 - 2022	\$ 250,000	\$ -	\$ 250,000	33%	\$ 82,500	\$ -	\$ 167,500	\$ -	\$ 167,500
	7.5.3 Davis Drive (Stonemoor) Culvert	2024 - 2024	\$ 2,000,000	\$ -	\$ 2,000,000	33%	\$ 660,000	\$ -	\$ 1,340,000	\$ -	\$ 1,340,000
	Subtotal Culverts		\$ 19,850,000	\$ 7,772,412	\$ 12,077,588		\$ 6,245,949	\$ 1,343,052	\$ 3,784,544	\$ 704,043	\$ 5,831,639
TOTAL TOWNSHIP ENGINEERING			\$ 26,540,000	\$ 7,772,412	\$ 18,767,588		\$ 7,972,599	\$ 1,343,052	\$ 8,747,894	\$ 704,043	\$ 10,794,989

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Development-Related Capital Program	74%	\$6,473,441
10 Year Growth in Population in New Units		3,175
Unadjusted Development Charge Per Capita (\$)		\$2,039.12
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Development-Related Capital Program	26%	\$2,274,452
10 Year Growth in Square Metres		48,814
Unadjusted Development Charge Per sq. m (\$)		\$46.59

2019 - 2028 Net Funding Envelope	\$38,063,497
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2018	\$1,343,052

APPENDIX B.7
TABLE 3 - PAGE 1

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWNSHIP ENGINEERING
RESIDENTIAL DEVELOPMENT CHARGE

TOWNSHIP ENGINEERING	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$177.45	\$185.39	(\$780.15)	(\$956.40)	(\$2,229.45)	(\$3,020.91)	(\$2,507.50)	(\$1,854.38)	(\$961.68)	
2019-2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Township Engineering: Non Inflated	\$361.3	\$565.6	\$1,476.5	\$689.5	\$1,696.1	\$1,219.8	\$131.7	\$111.0	\$111.0	\$111.0	\$6,473.4
- Township Engineering: Inflated	\$361.3	\$576.9	\$1,536.1	\$731.7	\$1,835.9	\$1,346.8	\$148.3	\$127.5	\$130.1	\$132.7	\$6,927.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	248	262	262	262	277	291	335	364	437	437	3,175
REVENUE											
- DC Receipts: Inflated	\$535.7	\$578.6	\$590.1	\$601.9	\$648.1	\$695.8	\$816.2	\$904.9	\$1,107.6	\$1,129.8	\$7,608.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$6.2	\$6.5	(\$42.9)	(\$52.6)	(\$122.6)	(\$166.2)	(\$137.9)	(\$102.0)	(\$52.9)	(\$664.4)
- Interest on In-year Transactions	\$3.1	\$0.0	(\$26.0)	(\$3.6)	(\$32.7)	(\$17.9)	\$11.7	\$13.6	\$17.1	\$17.4	(\$17.2)
TOTAL REVENUE	\$538.8	\$584.8	\$570.6	\$555.5	\$562.8	\$555.3	\$661.8	\$780.6	\$1,022.8	\$1,094.3	\$6,927.2
CLOSING CASH BALANCE	\$177.4	\$185.4	(\$780.2)	(\$956.4)	(\$2,229.5)	(\$3,020.9)	(\$2,507.5)	(\$1,854.4)	(\$961.7)	\$0.0	

2019 Adjusted Charge Per Capita \$2,163.91

Allocation of Capital Program	
Residential Sector	74%
Non-Residential Sector	26%
Rates for 2019	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7
TABLE 3 - PAGE 2

TOWNSHIP OF UXBRIDGE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
TOWNSHIP ENGINEERING
NON-RESIDENTIAL DEVELOPMENT CHARGE

TOWNSHIP ENGINEERING	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE (\$000)	\$0.00	\$221.24	\$386.51	\$226.78	\$133.27	(\$357.69)	(\$691.88)	(\$608.31)	(\$507.93)	(\$265.25)	
2019-2028 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Township Engineering: Non Inflated	\$126.9	\$198.7	\$518.8	\$242.3	\$595.9	\$428.6	\$46.3	\$39.0	\$39.0	\$39.0	\$2,274.5
- Township Engineering: Inflated	\$126.9	\$202.7	\$539.7	\$257.1	\$645.0	\$473.2	\$52.1	\$44.8	\$45.7	\$46.6	\$2,433.9
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	7,173	7,300	7,430	3,108	3,130	3,152	3,175	3,197	5,540	5,608	48,814
REVENUE											
- DC Receipts: Inflated	\$344.4	\$357.5	\$371.1	\$158.4	\$162.7	\$167.1	\$171.7	\$176.3	\$311.7	\$321.8	\$2,542.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$7.7	\$13.5	\$7.9	\$4.7	(\$19.7)	(\$38.1)	(\$33.5)	(\$27.9)	(\$14.6)	(\$99.8)
- Interest on In-year Transactions	\$3.8	\$2.7	(\$4.6)	(\$2.7)	(\$13.3)	(\$8.4)	\$2.1	\$2.3	\$4.7	\$4.8	(\$8.7)
TOTAL REVENUE	\$348.2	\$367.9	\$380.0	\$163.6	\$154.1	\$139.0	\$135.7	\$145.2	\$288.4	\$312.0	\$2,434.0
CLOSING CASH BALANCE	\$221.2	\$386.5	\$226.8	\$133.3	(\$357.7)	(\$691.9)	(\$608.3)	(\$507.9)	(\$265.3)	\$0.1	

2019 Adjusted Charge Per Square Metre \$48.01

Allocation of Capital Program	
Residential Sector	74%
Non-Residential Sector	26%
Rates for 2019	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C

RESERVE FUND BALANCES

APPENDIX C

DEVELOPMENT CHARGES RESERVE FUND 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 help fund the development-related net capital costs identified in this study. The balances of the development charges reserve funds as of December 31, 2018 have been adjusted to account for current commitments to reserve fund projects. All of the available reserve fund balances are therefore accounted for in this study.

As shown in Table 1, the December 31, 2018 total reserve fund balance is estimated at \$8.59 million (unaudited at the time of study). The application of the available uncommitted balance in each of the reserve funds is discussed in the appendix section related to each service. These funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charges calculation and the cash flow analysis.

**APPENDIX C
TABLE 1****TOWNSHIP OF UXBRIDGE
DEVELOPMENT CHARGES RESERVE FUND BALANCES**

Service	Estimated Closing Balance December 31, 2018
General Government	\$335,010
Library Services	\$688,430
Fire & Rescue	\$0
Animal Control	\$49,033
Parks & Recreation	\$5,687,077
Public Works	\$487,701
Township Engineering	\$1,343,052
Total	\$8,590,304

APPENDIX D

LONG-TERM CAPITAL AND OPERATING IMPACTS

121
APPENDIX D
TABLE 1

**TOWNSHIP OF UXBRIDGE
ESTIMATED NET OPERATING COST OF THE PROPOSED
GROWTH-RELATED CAPITAL PROGRAM
(in constant 2019 dollars)**

	Net Cost (in 2019 \$)	Estimated Operating Costs (\$000)										
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
General Government												
No additional operating costs		\$0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Library Services												
Library expansion (6000 sq ft)	\$55 per sq. ft.	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$330.0	\$330.0
Fire & Rescue												
New Aerial Truck	\$0.15 per \$1.00 new vehicle	\$0.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0
New Tanker	\$0.15 per \$1.00 new vehicle	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5
Animal Control												
New Animal Shelter (3,980 square feet)	\$25 per sq.ft.	\$0.0	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8	\$49.8
Parks & Recreation												
New Indoor Pool	\$60,000 per year	\$0.0	\$0.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0
Parkland and Trail Development	\$0.05 per \$1.00 of new	\$31.9	\$108.75	\$175.0	\$280.75	\$314.63	\$348.50	\$382.38	\$416.25	\$445.63	\$475.00	\$475.00
Public Works												
Buildings, Land and Fleet	\$0.10 per \$1.00 of new infrastructure	\$0.0	\$33.0	\$33.0	\$51.3	\$69.7	\$88.0	\$88.0	\$88.0	\$88.0	\$88.0	\$88.0
Township Engineering												
New Roads Construction	\$300 per new household	\$25.5	\$52.50	\$79.50	\$106.50	\$135.00	\$165.00	\$199.50	\$237.00	\$282.00	\$327.00	\$327.00
TOTAL ESTIMATED GROWTH-RELATED OPERATING COSTS (\$000)		\$139.9	\$566.5	\$719.8	\$870.8	\$951.5	\$1,033.8	\$1,102.1	\$1,173.5	\$1,577.9	\$1,652.3	\$1,652.3

122
APPENDIX D
TABLE 2 - PAGE 1

**TOWNSHIP OF UXBRIDGE
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	2028 (\$000)	TOTAL (\$000)
GENERAL GOVERNMENT											
Total Net Cost (1)	150.0	95.0	95.0	0.0	40.0	40.0	75.0	0.0	0.0	33.0	528.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.2	14.2
Net Cost From Non-DC Sources	150.0	95.0	95.0	0.0	40.0	40.0	75.0	0.0	0.0	18.8	513.8
- Discount Portion (3)	12.0	4.8	9.5	0.0	3.5	2.0	3.8	0.0	0.0	3.3	38.8
- Prior Growth (4)	108.0	42.8	85.5	0.0	31.5	18.0	33.8	0.0	0.0	15.5	335.0
- Replacement	30.0	47.5	0.0	0.0	5.0	20.0	37.5	0.0	0.0	0.0	140.0
- For Post 2028 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LIBRARY SERVICES											
Total Net Cost (1)	40.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	2,280.0	20.0	2,480.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	708.9	0.0	708.9
Net Cost From Non-DC Sources	40.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	1,571.1	20.0	1,771.1
- Discount Portion (3)	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	228.0	2.0	247.0
- Prior Growth (4)	27.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	517.4	18.0	688.4
- Replacement	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0
- For Post 2028 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	825.7	0.0	825.7
FIRE & RESCUE											
Total Net Cost (1)	754.0	1,836.4	134.3	137.1	140.5	144.3	148.1	152.4	156.7	0.0	3,603.8
Net Cost From Development Charges (2)	732.7	82.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	814.7
Net Cost From Non-DC Sources	21.4	1,754.4	134.3	137.1	140.5	144.3	148.1	152.4	156.7	0.0	2,789.1
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Prior Growth (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement	21.4	846.8	22.3	22.7	23.3	23.9	24.5	25.3	26.0	0.0	1,036.2
- For Post 2028 Growth (5)	0.0	907.6	112.0	114.4	117.2	120.4	123.5	127.1	130.7	0.0	1,753.0
ANIMAL CONTROL											
Total Net Cost (1)	0.0	501.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	501.2
Net Cost From Development Charges (2)	0.0	43.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	43.8
Net Cost From Non-DC Sources	0.0	457.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	457.5
- Discount Portion (3)	0.0	28.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.7
- Prior Growth (4)	0.0	49.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	49.0
- Replacement	0.0	214.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	214.1
- For Post 2028 Growth (5)	0.0	165.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	165.6
PARKS & RECREATION											
Total Net Cost (1)	637.5	1,570.8	1,493.3	4,665.0	3,227.5	3,227.5	710.8	677.5	587.5	587.5	17,385.0
Net Cost From Development Charges (2)	392.6	832.6	927.1	1,151.5	675.2	675.2	483.9	463.9	392.6	392.6	6,387.3
Net Cost From Non-DC Sources	244.9	738.2	566.2	3,513.5	2,552.3	2,552.3	226.9	213.6	194.9	194.9	10,997.7
- Discount Portion (3)	59.7	153.0	138.5	325.1	216.4	216.4	67.0	63.7	54.7	54.7	1,349.2
- Prior Growth (4)	142.7	542.7	317.7	1,762.7	1,260.4	1,260.4	107.7	97.7	97.7	97.7	5,687.1
- Replacement	40.6	40.6	108.1	1,414.1	1,063.8	1,063.8	40.6	40.6	40.6	40.6	3,893.0
- For Post 2028 Growth (5)	2.0	2.0	2.0	11.7	11.7	11.7	11.7	11.7	2.0	2.0	68.4
PUBLIC WORKS											
Total Net Cost (1)	0.0	490.0	0.0	183.3	183.3	183.3	0.0	0.0	0.0	0.0	1,040.0
Net Cost From Development Charges (2)	0.0	2.3	0.0	45.8	45.8	45.8	0.0	0.0	0.0	0.0	139.8
Net Cost From Non-DC Sources	0.0	487.7	0.0	137.5	137.5	137.5	0.0	0.0	0.0	0.0	900.2
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Prior Growth (4)	0.0	487.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	487.7
- Replacement	0.0	0.0	0.0	137.5	137.5	137.5	0.0	0.0	0.0	0.0	412.5
- For Post 2028 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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

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

(3) Mandatory 10% reduction for applicable services

(4) Portion of growth-related capital forecast identified as prior growth (to be funded from present Development Charge reserve fund balances).

(5) Post 2028 growth related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

APPENDIX D
TABLE 2 - PAGE 2

TOWNSHIP OF UXBRIDGE
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	2028 (\$000)	TOTAL (\$000)
ENGINEERING SERVICES											
Total Net Cost (1)	\$ 601.3	\$ 2,713.1	\$ 4,558.1	\$ 2,963.1	\$ 4,698.9	\$ 2,398.0	\$ 235.0	\$ 200.0	\$ 200.0	\$ 200.0	18,767.6
Net Cost From Development Charges (2)	\$ 488.3	\$ 764.3	\$ 1,995.3	\$ 931.8	\$ 2,292.0	\$ 1,648.4	\$ 178.0	\$ 150.0	\$ 150.0	\$ 150.0	8,747.9
Net Cost From Non-DC Sources	113.0	1,948.9	2,562.9	2,031.4	2,406.9	749.6	57.0	50.0	50.0	50.0	10,019.7
- Discount Portion (3)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0
- Prior Growth (4)	\$ -	\$ 335.8	\$ 335.8	\$ 335.8	\$ 335.8	\$ -	\$ -	\$ -	\$ -	\$ -	1,343.1
- Replacement	\$ 113.0	\$ 1,437.1	\$ 2,051.1	\$ 1,519.6	\$ 1,895.2	\$ 749.6	\$ 57.0	\$ 50.0	\$ 50.0	\$ 50.0	7,972.6
- For Post 2028 Growth (5)	\$ -	\$ 176.0	\$ 176.0	\$ 176.0	\$ 176.0	\$ -	\$ -	\$ -	\$ -	\$ -	704.0
TOTAL ALL TOWNSHIP SERVICES											
Total Net Cost (1)	2,182.8	7,226.6	6,300.8	7,968.6	8,310.2	6,013.1	1,188.9	1,049.9	3,224.2	840.5	44,305.6
Net Cost From Development Charges (2)	1,613.5	1,725.0	2,922.4	2,129.1	3,013.0	2,369.5	661.9	613.9	1,251.5	556.8	16,856.5
Net Cost From Non-DC Sources	569.3	5,501.7	3,378.4	5,839.5	5,297.2	3,643.7	527.0	436.0	1,972.7	283.7	27,449.1
- Discount Portion (3)	74.7	188.5	150.0	327.1	221.9	220.4	72.8	65.7	282.7	60.0	1,663.7
- Prior Growth (4)	277.7	1,475.9	756.9	2,116.4	1,645.7	1,296.4	159.4	115.7	615.1	131.2	8,590.3
- Replacement	214.9	2,586.0	2,181.4	3,093.9	3,124.7	1,994.8	159.6	115.8	116.5	90.6	13,678.4
- For Post 2028 Growth (5)	2.0	1,251.2	290.0	302.1	304.9	132.0	135.2	138.8	958.4	2.0	3,516.7

Notes: (1) For total growth-related capital forecast see Appendix B

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

(3) Mandatory 10% reduction for applicable services

(4) Portion of growth-related capital forecast identified as prior growth (to be funded from present Development Charge reserve fund balances).

(5) Post 2028 growth related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

APPENDIX E

ASSET MANAGEMENT PLAN

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ASSET MANAGEMENT PLAN

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

Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1 and Table 2. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. The exception and the justification is as follows:

- Some projects do not relate to the replacement of a tangible capital asset— some examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects have been excluded from the asset management provision calculations.

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 (ex. New buildings include: HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components. The useful life estimates contained within this analysis is consistent with those assumptions applied in the Township's Corporate Asset Management Plan.

Table 1 Summary of Municipal Assets Considered Township-wide General Services	
Service and Amenities	Estimated Useful Life
General Government <ul style="list-style-type: none"> • Studies 	<ul style="list-style-type: none"> • Studies do not have a useful life assumption
Library Services <ul style="list-style-type: none"> • Collection materials • Buildings • Furniture and equipment 	<ul style="list-style-type: none"> • 7 years • 40 years • 10 years
Fire & Rescue <ul style="list-style-type: none"> • Tankers and aerials • Other vehicles • Watermain upgrade 	<ul style="list-style-type: none"> • 20 years • 7 years • 75 years
Animal Control <ul style="list-style-type: none"> • Buildings 	<ul style="list-style-type: none"> • 40 years
Parks and Recreation <ul style="list-style-type: none"> • Buildings • Parking lots • Furnishings and equipment • Sports fields and courts • Trail development • Playground equipment 	<ul style="list-style-type: none"> • 40 years • 30 years • 10 years • 20 to 25 years • 25 years • 15 years
Public Works <ul style="list-style-type: none"> • Buildings 	<ul style="list-style-type: none"> • 40 years

Table 2 Summary of Municipal Assets Considered Engineered Services	
Capital Project Description	Estimated Useful Life
Township Engineering <ul style="list-style-type: none"> • Road infrastructure • Sidewalks • Streetlights • Culverts 	<ul style="list-style-type: none"> • 40 years • 30 years • 25 years • 75 years

No annual provisions have been identified for General Government as the plan updates and studies included in the General Government development charge category are not infrastructure and therefore have no long-term financial requirements.

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 information obtained from Township staff regarding 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 *Development Charges Act*, 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 ten per cent statutory discount, benefit-to-existing and post-period benefit have also been calculated.

Table 3 provides the calculated annual asset management contribution by 2028 as it relates to the non-DC funded and the DC recoverable portions for all services. As shown in Table 3, by 2028, the Township will need to fund an additional \$485,000 per year in order to properly fund the full life-cycle costs of the new assets related to the services under the development charges by-law.

TABLE 3
TOWNSHIP OF UXBRIDGE
CALCULATED ANNUAL PROVISION BY 2028

Service	2019 - 2018 Capital Program		Calculated AMP Annual Provision by 2028	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
General Government	\$ 388,000	\$ 140,000	\$ -	\$ -
Library Services	\$ 1,524,000	\$ 956,000	\$ 39,000	\$ 37,000
Fire & Rescue	\$ 815,000	\$ 2,939,000	\$ 30,000	\$ 89,000
Animal Control	\$ 99,000	\$ 726,000	\$ 3,000	\$ 19,000
Parks & Recreation	\$ 13,416,000	\$ 16,969,000	\$ 236,000	\$ 446,000
Public Works	\$ 628,000	\$ 413,000	\$ 12,000	\$ 11,000
Township Engineering	\$ 10,091,000	\$ 16,449,000	\$ 165,000	\$ 228,000
Total 2028 Provision			\$ 485,000	\$ 830,000

Financial Sustainability of the Program

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 is projected to increase by approximately 2,100 people. In addition, the Township will also add 750 new employees that will result in approximately 48,810 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.

Asset Management Plan

In order to maintain, protect and manage the Township's infrastructure and assets, staff monitor current levels of service and life cycle trends. These assessments are used to schedule appropriate activities, such as road reconstruction, bridge replacement, and equipment and vehicle replacement. Ongoing maintenance and repairs to community facilities will ensure that they continue to meet the needs of a growing population into the future.

Overall, the Township will continue to invest, renew, and manage infrastructure and assets through its Asset Management Plan. This plan is crucial for forecasting capital budgetary needs both in the short and long terms. The AMP process helps to improve financial sustainability to maximize benefits, reduce risk and provide satisfactory levels of service to the community in an environmentally and financially responsible manner.

The Program is Deemed Financially Sustainable

The calculated annual provisions identified in Table 3 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. The Township's annual operating budget review will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable.