

DEVELOPMENT CHARGES BACKGROUND STUDY

Township of Uxbridge

HEMSON Consulting Ltd.

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EXECUTIVE SUMMARY

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

A. STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION

- This study calculates development charges for the Township of Uxbridge in compliance with the provisions of the *Development Charges Act, 1997 (DCA)* and its associated regulation *O. Reg. 82/98*.
- The Township's current Development Charges By-Law 2009-072 expires on June 7, 2014. Council must pass a new by-law in order to continue to levy development charges.
- The Township needs to continue implementing development charges to help fund capital projects related to development throughout Uxbridge so that development continues to be serviced in a fiscally responsible manner. The calculated changes to the development charge rates are required in order to reflect the revised costs associated with the infrastructure requirements.
- The *DCA* and *O. Reg. 82/98* require that a development charges background study be prepared in which development charges are determined with reference to:
 - A forecast of the amount, type and location of residential and non-residential development anticipated in the 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 to provide for the expected development, including the determination of the DC eligible and non-DC-eligible components of the capital projects; and
- An examination of the long-term capital and operating costs associated with capital infrastructure required for each service to which the development charges by-laws would relate.
- This report identifies the development-related capital costs which are attributable to development that is forecast to occur in the Township. The costs are apportioned to types of development (residential, non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development.

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

- The following services have been included in the development charge analysis:
 - General Government
 - Library Services
 - Fire and Rescue
 - Animal Control
 - Parks and Recreation
 - Public Works, and
 - Township Engineering
- Development charges for all services are calculated on a Township-wide basis.

C. DEVELOPMENT FORECAST

- The capital infrastructure planning period for all services included in this DC Study is based on a ten-year planning horizon 2014 to 2023.
- The Township is forecast to add approximately 877 new households in the ten-year planning period. This household estimate can accommodate roughly 2,184

persons in these new dwelling units. The ten-year Census change in population growth is 1,559.

- The employment forecast for the Township is forecast to add approximately 1,173 employees in the ten-year planning period. This results in the addition of 83,700 square metres of new non-residential building space from 2014 to 2023.
- The following is a summary of the projected growth for the Township:

Development Forecast

	Existing	2014-2023	
	As At Mid-Year 2013	Forecast Change	As at 2023
Residential			
Total Dwellings	7,420	877	8,297
<i>Singles/Semis</i>		556	
<i>Rows and Other Multiples</i>		85	
<i>Apartments</i>		236	
Population			
Census	20,843	1,559	22,402
<i>Population In New Dwellings</i>		2,184	
Non-Residential			
Employment	7,752	1,173	8,925
Non-Residential Building Space (sq.m.)		83,700	

D. THE TOWNSHIP HAS AN EXTENSIVE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR THE PROVISION OF ELIGIBLE SERVICES

- Municipal staff, in collaboration with Hemson Consulting, has assembled a development-related capital program setting out projects that are required to service anticipated development.
- The development-related capital programs are based on a ten-year planning period from 2014 to 2023 for all DC services.

- The gross cost of the Township's development-related capital program for all services amounts to \$42.79 million and provides for a wide range of infrastructure additions. Of the \$42.79 million, approximately \$9.63 million has been identified as eligible for recovery through development charges over the 2014–2023 planning period.
- In total, approximately \$10.10 million has been identified as subsidies, or other recoveries, that the Township will anticipate receiving to fund development-related projects.
- The *DCA* requires that development-related net capital costs for general services be reduced by ten per cent when calculating the applicable development charges for these services. The ten per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$1.13 million is identified as the required ten per cent reduction.
- Non-development charges funding for replacement portions of the capital program and for portions of development-related capital projects that benefit existing development have been identified. Replacement or benefit to existing shares amount to \$8.89 million.
- A share of the capital program is for portions of projects that relate to development in the post-2023 period and will be considered for recovery in future development charges studies subject to service level considerations. In total, about \$5.62 million falls within this definition.
- Available DC reserve funds, in the amount of \$7.43 million, have been identified in each capital program to fund development-related infrastructure.
- The following is a summary of the development-related capital program for all services.

Summary of Capital Forecast

Service	Gross Cost (\$000)	DC Eligible Cost For Recovery (\$000)
General Government	\$455.5	\$0.0
Library Services	\$506.0	\$0.0
Fire and Rescue	\$5,750.0	\$766.1
Animal Control	\$1,470.0	\$20.9
Parks and Recreation	\$16,925.0	\$3,367.7
Public Works	\$145.0	\$0.0
Township-Wide Engineering	\$17,543.4	\$5,476.4
Total	\$42,794.9	\$9,631.0

- Details regarding the capital programs for each individual service are provided in Appendix B of this report.

E. DEVELOPMENT CHARGES ARE CALCULATED WITH REFERENCE TO THE DCA

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

and the associated differences in demand that would be placed on Township services.

- The following is a summary of the fully calculated development charges:

Calculated Residential Development Charges

SERVICE	Adjusted Charge Per Capita	Charge By Unit Type (1)				
		Single & Semi-Detached	Rows & Other Multiples	Apartments	Special Care Needs	Garden Suite
General Government	\$0	\$0	\$0	\$0	\$0	\$0
Library Services	\$0	\$0	\$0	\$0	\$0	\$0
Fire & Rescue	\$270	\$794	\$621	\$405	\$297	\$270
Animal Control	\$11	\$32	\$25	\$17	\$12	\$11
Parks & Recreation	\$1,592	\$4,680	\$3,662	\$2,388	\$1,751	\$1,592
Public Works	\$0	\$0	\$0	\$0	\$0	\$0
Township Engineering	\$1,617	\$4,754	\$3,719	\$2,426	\$1,779	\$1,617
TOTAL CHARGE PER UNIT	\$3,490	\$10,260	\$8,027	\$5,236	\$3,839	\$3,490
(1) Based on Persons Per Unit Of:		2.94	2.30	1.50	1.10	1.00

Calculated Non-Residential Development Charges

SERVICE	Adjusted Charge (\$/sq.m)
General Government	\$0.00
Library Services	\$0.00
Fire & Rescue	\$3.90
Animal Control	\$0.00
Parks & Recreation	\$0.00
Public Works	\$0.00
Township Engineering	\$23.14
TOTAL CHARGE PER SQ.M	\$27.04

F. NEWLY CALCULATED DC RATES ARE LOWER THAN CURRENT RATES

- The fully calculated residential charge for a single or semi-detached unit is \$10,260, which represents a 10.9 per cent decrease from the Township's current charge of \$11,512.
- The calculated non-residential charge of \$27.04 per square metre of gross floor area represents a 60.1 per cent decrease from the Township's current non-residential charge of \$67.75 per square metre.
- The considerable decrease in the non-residential development charge rate can be attributed to a few factors:
 - 1) the Township has significant funds in DC reserves available to fund growth-related infrastructure offsetting the amount requiring funding through development charges in this period; and
 - 2) Township Engineering services represents over 85% of the calculated non-residential development charge - which is decreasing from the current charge.

G. DEVELOPMENT CHARGES BY-LAW PRACTICES AND COLLECTION POLICIES

- 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.
- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also outlined in the proposed draft by-law.
- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the Township's normal capital budget process.

I INTRODUCTION

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

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

- A forecast of the amount, type and location of development anticipated in the 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 to provide for the expected development, including the determination of the eligible and ineligible components of the capital projects; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-law relates.

This study presents the results of the review which determines the development-related net capital costs attributable to development that is forecast to occur in the Township. These development-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service. The study arrives, therefore, at calculated development charges for both residential and non-residential development.

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

Section III presents a summary of the residential and non-residential development that is forecast to occur within the Township over the 2014–2023 period.

Section IV summarizes the historic ten-year average service levels that have been attained in the Township, which form the basis of the development charge calculations.

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

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

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

Section VIII provides a review of development charges administrative matters.

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

Several key steps are required in calculating a development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, therefore, we have tailored our approach to the Township of Uxbridge's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. This study calculates charges on a Township-wide basis, which is consistent with the Township of Uxbridge's 2009 Development Charges Study. Despite the fact that development charges are calculated on a Township-wide basis, legislation allows a municipality to exempt or reduce rates for specific geographic areas. However, legislation prevents lost revenue, due to exemptions or reductions, from being made up through increasing charges on other areas.

A. TOWNSHIP-WIDE DEVELOPMENT CHARGES ARE CALCULATED

Uxbridge provides a range of services to the community it serves and has a sizeable inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides the Township with flexibility when defining services that will be included in the development charge by-laws, provided that the other provisions of the *Act* and *Regulations* are met. The *DCA* also permits the Township to designate, in its by-laws, the areas within which the 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 by-laws.

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

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

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

These services form a reasonable basis in which to plan and administer the Township-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, the Fire and Rescue category includes fire stations and associated land, vehicles, furniture and equipment.

The resulting development charge for all of the above services will be imposed uniformly against all new development everywhere in the Township.

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

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

1. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2014–2023.

For the residential portion of the forecast, both the Census population growth and population growth in new units is estimated. Net population growth was used to determine the need for additional facilities and provides the foundation for the development-related capital program.

The non-residential portion of the forecast estimates the gross floor area (GFA) of building space to be developed over the ten-year period, 2014–2023. The forecast of GFA is based on the employment forecast for the Township. Factors for floor space per worker by category are used to convert the employment forecast into gross floor area for the purposes of the development charges study.

2. Service Categories and Historic Service Levels

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

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historic ten-year average service levels thus form the basis for development charges. A review of the Township's capital service levels for buildings, land, vehicles, and so on has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charge can be determined. The historic service levels used in this study have been calculated based on the period 2004–2013.

3. Development-Related Capital Program and Analysis of DC Eligible Costs to be Recovered Through Development Charges

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

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

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historic ten-year average service levels or the service levels embodied in future plans of the Township. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *O. Reg. 82/98*, s. 3 states that:

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

forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital program, a portion of the project may confer benefits to existing residents. As required by the *DCA*, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Township from non-development charges sources. The amount of municipal funding for such non-DC-eligible shares of projects is also identified as part of the preparation of the development-related capital program.

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

Finally, in calculating development charges, the development-related net municipal costs must be reduced by ten per cent for all municipal services except Fire and Rescue and Engineered Services (*DCA*, s. 5. (1) 8.). The ten per cent discount is applied to the other services, e.g. parks and recreation, library services etc., and the resulting municipal funding responsibility from non-development charge sources is identified.

4. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. In the Township of Uxbridge, the allocation for all services is based on the consideration of projected changes in population in new units and employment over the planning periods. The exceptions are for the services of library, animal control and parks and recreation. The development-related costs for these services have been allocated 100 per cent to residential growth.

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

5. Final Adjustment

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

III DEVELOPMENT FORECAST

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

The growth forecasts used in this Development Charges Background Study were prepared by Hemson Consulting Ltd. in consultation with Township planning staff and are based on a range of statistical data including Statistics Canada Census and National Household Survey data, and Canada Mortgage Housing Corporation (CMHC) housing market information. Additionally, the forecast remains consistent with the 2031 growth target outlined in the Durham Regional Official Plan Amendment No. 128 (ROPA 128), which was prepared in part with the Growing Durham exercise.

A. RESIDENTIAL GROWTH FORECAST

Table 1 provides a summary of the residential forecast for the ten-year planning period from 2014 to 2023. The ten-year planning period is used throughout this study for all services.

Over the planning period from 2014 to 2023, the total number of new residential units will increase by 877, which translates into a population in new units of approximately 2,184. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten year census period (2006-2011) as released in the 2011 National Household Survey and historical trends. Overall, the Township's census population change over the ten-year planning period will grow by 1,559 persons.

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

B. NON-RESIDENTIAL GROWTH FORECAST

As with the population and dwellings forecast, the non-residential forecast will see a continuation of past development trends. The forecast for employment is largely based

TABLE 1

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

	Existing	2014-2023	
	As At Mid-Year 2013	Forecast Change	As at 2023
Residential			
Total Dwellings	7,420	877	8,297
<i>Singles/Semis</i>		556	
<i>Rows and Other Multiples</i>		85	
<i>Apartments</i>		236	
Population			
Census	20,843	1,559	22,402
<i>Population In New Dwellings</i>		2,184	
Non-Residential			
Employment	7,752	1,173	8,925
Non-Residential Building Space (sq.m.)		83,700	

upon a moderately increasing activity rate throughout the Township for the ten-year planning period.

The non-residential portion of the forecast estimates the amount of building space to be developed in the Township over the ten planning period. The forecast is based on the projected increase in employment levels and the anticipated amount of new building space required to accommodate them.

The ten-year forecast projects an increase of approximately 1,173 employees which can be accommodated in 83,700 square metres of new non-residential building space. A summary of the non-residential growth forecast can be found in Table 1.

IV SUMMARY OF HISTORIC 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 historic service levels for the preceding ten years, in this case, for the period 2004 to 2013. 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 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 Municipal 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
HISTORIC AVERAGE SERVICE LEVELS

Service	Historic Average Service Level 2004 - 2013
1.0 LIBRARY SERVICES - Buildings - Land - Materials - Furniture and Equipment	\$389.57 per capita 191.48 per capita 35.64 per capita 127.20 per capita 35.25 per capita
2.0 FIRE & RESCUE - Buildings - Land - Rolling Stock - Furniture & Equipment	\$873.56 per household 356.48 per household 10.80 per household 350.42 per household 155.86 per household
3.0 ANIMAL CONTROL - Buildings - Land - Materials - Rolling Stock	\$14.88 per capita 11.35 per capita 2.27 per capita 0.58 per capita 0.68 per capita
4.0 PARKS & RECREATION - Indoor Recreation - Park Development - Park Facilities - Outdoor Buildings and Rolling Stock & Equipment	\$2,399.97 per capita \$1,707.84 per capita \$476.54 per capita \$154.36 per capita \$61.23 per capita
5.0 PUBLIC WORKS - Buildings - Land - Furniture & Equipment - Rolling Stock & Related Equipment	\$493.03 per population & employment 127.25 per population & employment 112.65 per population & employment 11.13 per population & employment 242.00 per population & employment
6.0 TOWNSHIP ENGINEERING - Roads	\$11,322.32 per population & employment 11,322.32 per population & employment

V THE DEVELOPMENT-RELATED CAPITAL PROGRAM

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

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

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

Based on the growth forecasts summarized in Section III and detailed in Appendix A, Township staff, in collaboration with the consultants, assembled a development-related capital program setting out those projects that are required to service anticipated growth. For all services, the capital program covers the ten-year period from 2014 to 2023.

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

B. THE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR TOWNSHIP SERVICES

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

The table provides a separate total for services analysed over the ten year period, 2014–2023. Further details on the capital programs for each individual service category are available in Appendix B.

TABLE 3
TOWNSHIP OF UXBRIDGE
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR ALL TOWNSHIP SERVICES 2014 - 2023
 (in \$000)

Service	Gross Cost	Grants/ Subsidies	Capital Cost	Total Net Capital Forecast									
				2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1.0 GENERAL GOVERNMENT	\$455.5	\$0.0	\$455.5	\$113.0	\$125.0	\$10.0	\$20.0	\$37.5	\$55.0	\$15.0	\$20.0	\$20.0	\$40.0
1.1 Development-Related Studies	\$455.5	\$0.0	\$455.5	\$113.0	\$125.0	\$10.0	\$20.0	\$37.5	\$55.0	\$15.0	\$20.0	\$20.0	\$40.0
2.0 LIBRARY SERVICES	\$506.0	\$0.0	\$506.0	\$316.0	\$190.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.1 Buildings, Land, & Furnishings	\$380.0	\$0.0	\$380.0	\$190.0	\$190.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Collection Materials	\$126.0	\$0.0	\$126.0	\$126.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.0 FIRE & RESCUE	\$5,750.0	\$0.0	\$5,750.0	\$3,150.0	\$2,050.0	\$550.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.1 Buildings, Land, & Furnishings	\$5,200.0	\$0.0	\$5,200.0	\$3,150.0	\$2,050.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.2 Vehicles and Equipment	\$550.0	\$0.0	\$550.0	\$0.0	\$0.0	\$550.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.0 ANIMAL CONTROL	\$1,470.0	\$935.0	\$535.0	\$0.0	\$535.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.1 Buildings, Land & Furnishings	\$1,470.0	\$935.0	\$535.0	\$0.0	\$535.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.0 PARKS & RECREATION	\$16,925.0	\$6,666.7	\$10,258.3	\$30.0	\$30.0	\$1,996.7	\$2,121.7	\$1,996.7	\$1,996.7	\$1,996.7	\$30.0	\$30.0	\$30.0
5.1 Buildings, Land & Furnishings	\$16,500.0	\$6,666.7	\$9,833.3	\$0.0	\$0.0	\$1,966.7	\$1,966.7	\$1,966.7	\$1,966.7	\$1,966.7	\$0.0	\$0.0	\$0.0
5.2 Parkland & Trail Development	\$425.0	\$0.0	\$425.0	\$30.0	\$30.0	\$30.0	\$155.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0
6.0 PUBLIC WORKS	\$145.0	\$0.0	\$145.0	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$45.0
6.1 Buildings, Land & Furnishings	\$145.0	\$0.0	\$145.0	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$45.0
7.0 TOWNSHIP ENGINEERING	\$17,543.4	\$2,500.0	\$15,043.4	\$210.0	\$2,983.3	\$1,153.3	\$1,501.7	\$1,018.3	\$1,208.3	\$1,483.3	\$2,483.3	\$1,118.3	\$1,883.3
7.1 Paved Road Construction	\$4,720.0	\$0.0	\$4,720.0	\$60.0	\$1,880.0	\$170.0	\$350.0	\$0.0	\$175.0	\$0.0	\$1,350.0	\$135.0	\$600.0
7.2 Gravel Roads	\$1,500.0	\$0.0	\$1,500.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0	\$150.0
7.3 Sidewalks	\$385.0	\$0.0	\$385.0	\$0.0	\$0.0	\$0.0	\$0.0	\$35.0	\$0.0	\$0.0	\$50.0	\$0.0	\$300.0
7.4 Streetlights	\$268.4	\$0.0	\$268.4	\$0.0	\$0.0	\$0.0	\$168.4	\$0.0	\$0.0	\$0.0	\$100.0	\$0.0	\$0.0
7.5 Culverts	\$10,670.0	\$2,500.0	\$8,170.0	\$0.0	\$953.3	\$833.3	\$833.3	\$833.3	\$883.3	\$1,333.3	\$833.3	\$833.3	\$833.3
TOTAL - 10 YEAR PROGRAM	\$42,794.9	\$10,101.7	\$32,693.2	\$3,819.0	\$6,013.3	\$3,710.0	\$3,643.4	\$3,052.5	\$3,260.0	\$3,495.0	\$2,533.3	\$1,168.3	\$1,998.3

The development-related capital program for all services estimates a total gross cost of \$42.79 million. \$10.10 million in subsidies, or other recoveries, has been identified. Therefore the net municipal cost of the capital program is \$32.69 million.

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 2014 (for which development charge reserve fund balances exist), for replacement of existing capital facilities, or for development anticipated to occur beyond the 2014–2023 planning period. 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*.

Of the \$32.69 million in ten-year net municipal capital costs, \$15.04 million, or 46 per cent, is related to Township engineering. 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.

\$10.26 million, or 31 per cent of the total capital program, is related to the provision of parks and recreation services. The most significant project is a new indoor swimming pool anticipated between 2016 and 2020. The Fields of Uxbridge Changes project is also significant. The Parks and Recreation capital program also includes provisions for additional parkland and trail development, as well as a Master Plan in 2017.

The capital program associated with Fire and Rescue recovers mainly for a new fire station, including the costs of land acquisition, construction, and an associated new vehicle. The net municipal cost for this program amounts to \$5.75 million, or 18 per cent of the total.

The Animal Control service capital program recovers for the construction of a new animal shelter. Fundraising and other subsidies in the amount of \$935,000 is anticipated to help fund the project costs and as such, the net municipal cost is \$535,000.

The library capital program includes a provision for the reconfiguration of existing library space to improve service delivery, and also for the acquisition of additional library materials. The net cost of this program to the Township is \$506,000.

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 \$455,500.

The public works capital program relates to two building expansions anticipated in 2015 and 2023. The total net municipal cost for this program totals to \$145,000.

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

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

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

It is noted that the calculation of the 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 CHARGE 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 \$8.89 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 (2014-2023)

10 Year Growth in Population in New Units
 2,184
 10 Year Growth in Square Metres
 83,700

	Development-Related Capital Program (2014 - 2023)							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)	Residential Share %		
General Services									
1.0 GENERAL GOVERNMENT									
Unadjusted Development Charge Per Capita	\$455.5	\$164.0	\$29.2	\$262.4	\$0.0	\$0.0	65%	35%	\$0.00
Unadjusted Development Charge Per Sq. m									\$0.00
2.0 LIBRARY SERVICES									
Unadjusted Development Charge Per Capita	\$506.0	\$190.0	\$31.6	\$284.4	\$0.0	\$0.0	100%	0%	\$0.00
Unadjusted Development Charge Per Sq. m									\$0.00
3.0 FIRE & RESCUE									
Unadjusted Development Charge Per Capita	\$5,750.0	\$2,509.3	\$0.0	\$742.2	\$1,732.4	\$766.1	65%	35%	\$288.14
Unadjusted Development Charge Per Sq. m									\$227.99
4.0 ANIMAL CONTROL									
Unadjusted Development Charge Per Capita	\$535.0	\$197.7	\$33.7	\$37.4	\$245.3	\$20.9	100%	0%	\$0.00
Unadjusted Development Charge Per Sq. m									\$9.56
5.0 PARKS & RECREATION									
Unadjusted Development Charge Per Capita	\$10,258.3	\$62.5	\$1,019.6	\$4,609.2	\$1,199.4	\$3,367.7	100%	0%	\$0.00
Unadjusted Development Charge Per Sq. m									\$1,541.87
6.0 PUBLIC WORKS									
Unadjusted Development Charge Per Capita	\$145.0	\$0.0	\$14.5	\$130.5	\$0.0	\$0.0	65%	35%	\$0.00
Unadjusted Development Charge Per Sq. m									\$0.00
7.0 TOWNSHIP ENGINEERING									
Unadjusted Development Charge Per Capita	\$15,043.4	\$5,765.0	\$0.0	\$1,359.6	\$2,442.5	\$5,476.4	65%	35%	\$1,916.74
Unadjusted Development Charge Per Sq. m									\$1,629.77
TOTAL 10 YEAR PROGRAM	\$32,693.2	\$8,888.4	\$1,128.6	\$7,425.6	\$5,619.6	\$9,631.0			\$2,184.9
Unadjusted Development Charge Per Capita									
Unadjusted Development Charge Per Sq. m									\$26.10

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 and rescue or Township-wide engineering services. 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, \$1.13 million is identified as the required ten per cent reduction.

An additional share of \$7.43 million has been identified as DC reserve fund monies are available to fund growth-related projects. These funds have been utilized to fund the first shares of the capital program. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$5.62 million, is attributable to development beyond the 2023 period (which will be considered for recovery in future development charges studies, subject to service level considerations).

The total costs eligible for recovery through development charges is \$9.63 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library service, 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 in new units and employment growth.

Approximately \$7.45 million of the development charges recoverable amount is deemed to benefit residential development. When this amount is divided by the ten-year population growth in new units (2,184), an unadjusted charge of \$3,409.19 per capita is derived.

The non-residential share of the capital program totals \$2.18 million. This amount is divided by the ten-year growth in new employment space (83,700 square metres), resulting in an unadjusted charge of \$26.10 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 summarize the results of the adjustment for the residential development charge rates. The adjusted per capita rate increases from \$3,409 to \$3,490 after the 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 \$3,490 for a garden suite unit to \$10,260 for single and semi-detached units. The calculated charge for rows and multiple dwelling units is \$8,027, \$5,236 for apartments, and a special care needs unit is \$3,839.

The calculated non-residential development charges rates are presented in Tables 6. The calculated adjusted rate for new non-residential development is \$27.04 per square metre, which is an increase of \$0.94 from the unadjusted rate of \$26.10 per square metre.

C. COMPARISON OF 2014 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 decreases by \$1,252 per unit, or 10.9 per cent from the Township's currently imposed charge.

The current development charges rate for non-residential development decreases by \$40.71 per square metre, or 60.1 per cent. The considerable decrease in the non-residential development charge rate can be attributed to a few factors:

- 1) The Township has significant funds in DC reserves available to fund growth-related infrastructure offsetting the amount requiring funding through development charges in this period; and
- 2) Township Engineering services represents over 85% of the calculated non-residential development charge - which is decreasing from the current charge.

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Library Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Fire & Rescue	\$228	\$270	\$794	\$621	\$405	\$297	\$270	\$270	7.7%
Animal Control	\$10	\$11	\$32	\$25	\$17	\$12	\$11	\$11	0.3%
Parks & Recreation	\$1,542	\$1,592	\$4,680	\$3,662	\$2,388	\$1,751	\$1,592	\$1,592	45.6%
Public Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Township Engineering	\$1,630	\$1,617	\$4,754	\$3,719	\$2,426	\$1,779	\$1,617	\$1,617	46%
TOTAL CHARGE PER UNIT	\$3,409	\$3,490	\$10,260	\$8,027	\$5,236	\$3,839	\$3,490	\$3,490	100%
			2.94	2.30	1.50	1.10	1.00		

(1) Based on Persons Per Unit Of:

TABLE 6
TOWNSHIP OF UXBRIDGE
TOWNSHIP-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	Unadjusted Charge (\$/sq.m)	Adjusted Charge (\$/sq.m)
General Government	\$0.00	\$0.00
Library Services	\$0.00	\$0.00
Fire & Rescue	\$3.20	\$3.90
Animal Control	\$0.00	\$0.00
Parks & Recreation	\$0.00	\$0.00
Public Works	\$0.00	\$0.00
Township Engineering	\$22.90	\$23.14
TOTAL CHARGE PER SQ.M	\$26.10	\$27.04

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	Difference in Charge
General Government	\$800	\$0	(\$800)	-100.0%
Library Services	\$699	\$0	(\$699)	-100.0%
Fire & Rescue	\$474	\$794	\$320	67.5%
Animal Control	\$16	\$32	\$16	103.0%
Parks & Recreation	\$3,395	\$4,680	\$1,285	37.8%
Public Works	\$498	\$0	(\$498)	-100.0%
Township Engineering	\$5,630	\$4,754	(\$876)	-15.6%
TOTAL CHARGE PER UNIT	\$11,512	\$10,260	(\$1,252)	-10.9%

TABLE 8

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

SERVICE	Current Non-Residential Charge Sq. m	Calculated Non-Residential Charge Sq. m	Difference in Charge
General Government	\$7.01	\$0.00	(\$7.01) -100.0%
Library Services	\$0.45	\$0.00	(\$0.45) -100%
Fire & Rescue	\$4.18	\$3.90	(\$0.28) -7%
Animal Control	\$0.00	\$0.00	\$0.00 0%
Parks & Recreation	\$2.26	\$0.00	(\$2.26) -100%
Public Works	\$4.41	\$0.00	(\$4.41) -100%
Township Engineering	\$49.44	\$23.14	(\$26.30) -53%
TOTAL CHARGE PER SQ.M	\$67.75	\$27.04	(\$40.71) -60.1%

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 2023, the Township's net operating costs for tax-supported services are estimated to increase by \$784,300. A significant portion of this increase relates to the construction of the fire station. 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 \$10.02 MILLION

Table 9 also summarizes the components of the development-related capital program that will require funding from non-development charges sources. Of the \$32.69 million net capital program, about \$10.02 million will need to be financed from non-development charges sources over the next ten years. This includes about \$1.13 million with respects to the ten per cent discount required by the *DCA* for general services and about \$8.89 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, \$5.62 million in interim financing may be required for projects related to growth in the post-2023 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)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	\$0.0	\$0.0
Fire & Rescue	\$226.2	\$226.2	\$308.7	\$308.7	\$308.7	\$308.7	\$308.7	\$308.7	\$308.7	\$308.7
Animal Control	\$0.0	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5
Parks & Recreation	\$1.5	\$3.0	\$144.5	\$146.0	\$147.5	\$149.0	\$150.5	\$152.0	\$153.5	\$155.0
Public Works	\$0.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$0.0
Township Engineering	\$12.0	\$39.9	\$67.8	\$95.7	\$123.6	\$151.5	\$179.4	\$207.3	\$235.2	\$263.1
CUMULATIVE NET OPERATING IMPACTS	\$239.7	\$336.6	\$588.5	\$617.9	\$647.3	\$676.7	\$706.1	\$735.5	\$764.9	\$784.3
Long-Term Capital Impact (1)										
Capital Impact										
Total Net Cost	\$3,819.0	\$6,013.3	\$3,710.0	\$3,643.4	\$3,052.5	\$3,260.0	\$3,495.0	\$2,533.3	\$1,168.3	\$1,998.3
Net Cost From Development Charges	\$900.2	\$558.3	\$997.2	\$1,349.6	\$880.7	\$1,051.5	\$1,352.7	\$1,208.7	\$348.4	\$983.7
Prior Growth Share from DC Reserve Balances (2)	\$1,059.6	\$1,592.1	\$925.4	\$925.4	\$945.7	\$947.9	\$923.2	\$14.4	\$14.4	\$77.4
Portion for Post 2023 Growth (3)	\$216.4	\$1,516.9	\$1,057.0	\$507.0	\$507.0	\$507.0	\$507.0	\$267.1	\$267.1	\$267.1
Funding From Non-DC Sources										
Discount Portion	\$20.7	\$64.7	\$201.9	\$208.2	\$204.2	\$204.4	\$201.7	\$5.3	\$5.3	\$12.3
Replacement	\$1,610.8	\$2,282.5	\$529.7	\$654.4	\$516.2	\$550.4	\$511.7	\$1,039.2	\$534.4	\$659.2
FUNDING FROM NON-DC SOURCES	\$1,631.5	\$2,347.3	\$731.6	\$862.6	\$720.3	\$754.8	\$713.3	\$1,044.4	\$539.7	\$671.4
Total	\$32,693.2	\$9,631.0	\$7,425.6	\$5,619.6	\$10,017.0	\$10,017.0	\$10,017.0	\$10,017.0	\$10,017.0	\$10,017.0

Notes:

(1) See Appendix D

(2) Existing development charge reserve fund balances collected from growth prior to 2014 are applied to fund initial projects in growth-related capital forecast

(3) Post 2023 growth-related net capital costs may be eligible for development charge funding in future DC by-laws

VIII DEVELOPMENT CHARGES ADMINISTRATION

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. In this regard:

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

B. 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 2014 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 seven tables:

- A.1 Historical Population, Dwellings and Employment
- A.2 Historical Household Size
- A.3 Forecast Population, Households and Employment
- A.4 Forecast Population, Household and Employment Growth Summary
- A.5 Growth in Households by Unit Type
- A.6 Forecast Population in New Units by Unit Type
- A.7 Forecast of Non-Residential Development

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 forecast remains consistent with the 2031 growth target outlined in the Durham Regional Official Plan Amendment No. 128 (ROPA 128), which was prepared in part with the Growing Durham exercise.

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 2014 to mid-year 2023, has been used for all development charges eligible services in the Township.

B. TOWNSHIP OF UXBRIDGE HISTORIC GROWTH

Historic growth levels included in this appendix are used to determine the average service levels attained in the Township over the last ten years (2004–2013). Population, households and population plus employment are used as the basis of the historic service level calculations. As shown in Table A.1, the number of total occupied household units in Uxbridge has increased from 6,205 in 2003 to 7,420 in 2013 — an increase of 1,215 units. The Census population of the Township has increased from approximately 18,070 in 2003 to 20,840 in 2013 — an increase of about 15%.

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 data indicates that employment in Uxbridge has increased from about 6,000 in 2003 to an estimated value of 7,750 in 2013 — an increase of 1,750 workers or 29%.

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 A.3 and A.4 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 1,559, from 20,843 in 2013 to 22,402 in 2023. The number of occupied households will increase by 877, from 7,420 in 2013 to 8,297 in 2023.

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 tables A.5 and A.6, population growth in new units is estimated by applying the following PPU’s to the housing unit forecast: 2.94 for single and semi-detached units; 2.30 for rows and other multiples; and 1.50 for apartments. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten year census period (2006-2011) as released in the 2011 National Household Survey and historical trends. In total, 2,184 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 2014 to mid-year 2023, 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 A.7. The total GFA growth is forecast at 83,700 square metres over the ten year period with an accompanying employment growth of 1,173.

TOWNSHIP OF UXBRIDGE 2014 DEVELOPMENT CHARGES STUDY

TABLE A.1
Historic Population, Dwellings & Employment

Mid-Year	Census Population		Total Occupied Dwellings		Employment by Place of Work		Activity Rate
	Population	Growth	Dwellings	HH Size	Work	Growth	
2001	17,377	-	5,920	2.94	5,391	-	31.0%
2002	17,721	344	6,061	2.92	5,686	295	32.1%
2003	18,073	351	6,205	2.91	5,997	311	33.2%
2004	18,431	358	6,352	2.90	6,326	328	34.3%
2005	18,796	365	6,503	2.89	6,672	346	35.5%
2006	19,169	373	6,658	2.88	7,037	365	36.7%
2007	19,451	282	6,790	2.86	7,168	131	36.9%
2008	19,738	287	6,925	2.85	7,301	133	37.0%
2009	20,029	291	7,062	2.84	7,438	137	37.1%
2010	20,324	295	7,202	2.82	7,578	140	37.3%
2011	20,623	299	7,345	2.81	7,720	142	37.4%
2012	20,757	134	7,387	2.81	7,736	16	37.3%
2013	20,843	85	7,420	2.81	7,752	16	37.2%

Source: Statistics Canada, Census of Canada

TOWNSHIP OF UXBRIDGE 2014 DEVELOPMENT CHARGES STUDY

TABLE A.2
Historic Households by Period of Construction Showing Household Size

	Period of Construction											Total	
	Pre 1946	1946-1960	1961-1970	1971-1980	1981-1985	1986-1990	1991-1995	1996-2001	2001-2006	2006-2011			
Singles/Semis													
Household Population	2,700	1,330	1,605	2,715	1,030	1,655	1,595	1,700	2,300	1,675	14,330	3,975	18,305
Households	970	450	565	905	385	515	455	530	765	585	4,775	1,350	6,125
Household Size	2.78	2.96	2.84	3.00	2.68	3.21	3.51	3.21	3.01	2.86	3.00	2.94	2.99
Rows													
Household Population	0	0	0	40	65	75	325	80	0	150	585	150	735
Households	0	0	0	30	35	50	115	35	0	75	265	75	340
Household Size	0.00	0.00	0.00	1.33	1.86	1.50	2.83	2.29	0.00	2.00	2.21	2.00	2.16
Apartments													
Household Population	290	190	65	105	70	115	0	0	115	95	835	210	1,045
Households	150	95	40	85	50	90	0	0	100	75	510	175	685
Household Size	1.93	2.00	1.63	1.24	1.40	1.28	0.00	0.00	1.15	1.27	1.64	1.20	1.53
All Units													
Household Population	2,990	1,520	1,670	2,860	1,165	1,845	1,920	1,780	2,415	1,920	15,750	4,335	20,085
Households	1,120	545	605	1,020	470	655	570	565	865	735	5,550	1,600	7,150
Household Size	2.67	2.79	2.76	2.80	2.48	2.82	3.37	3.15	2.79	2.61	2.84	2.71	2.81

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

TOWNSHIP OF UXBRIDGE 2014 DEVELOPMENT CHARGES STUDY

TABLE A.3
Population, Household & Employment Forecast Summary

Mid-Year	Census Population	Total Occupied Dwellings	Employment by POW	HH Size	Activity Rate
2013	20,843	7,420	7,752	2.81	37.2%
2014	20,925	7,460	7,769	2.81	37.1%
2015	21,073	7,553	7,786	2.79	36.9%
2016	21,256	7,646	7,805	2.78	36.7%
2017	21,437	7,739	7,950	2.77	37.1%
2018	21,616	7,832	8,099	2.76	37.5%
2019	21,794	7,925	8,251	2.75	37.9%
2020	21,969	8,018	8,407	2.74	38.3%
2021	22,143	8,111	8,564	2.73	38.7%
2022	22,274	8,204	8,743	2.72	39.3%
2023	22,402	8,297	8,925	2.70	39.8%

Source: Hemson Consulting Ltd., 2014

TABLE A.4
Forecast Population & Household Growth Summary

Mid-Year	Census Pop'n Growth	Total Occupied Dwellings Growth	Employment Growth
2013	-	-	-
2014	83	40	17
2015	148	93	17
2016	183	93	19
2017	181	93	145
2018	179	93	149
2019	177	93	152
2020	176	93	156
2021	174	93	157
2022	131	93	179
2023	128	93	182
2014-2023	1,559	877	1,173

Source: Hemson Consulting Ltd., 2014

TOWNSHIP OF UXBRIDGE 2014 DEVELOPMENT CHARGES STUDY

TABLE A.5
Growth in Households by Unit Type

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total New HH
2014	25	4	11	40
2015	59	9	25	93
2016	59	9	25	93
2017	59	9	25	93
2018	59	9	25	93
2019	59	9	25	93
2020	59	9	25	93
2021	59	9	25	93
2022	59	9	25	93
2023	59	9	25	93
2013-2022	556	85	236	877

TABLE A.6
Forecast Population in New Households by Unit Type*

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New HH
2014	74	9	17	99
2015	173	21	38	232
2016	173	21	38	232
2017	173	21	38	232
2018	173	21	38	232
2019	173	21	38	232
2020	173	21	38	232
2021	173	21	38	232
2022	173	21	38	232
2023	173	21	38	232
2013-2023	1,635	196	354	2,184

Source: Hemson Consulting Ltd., 2013

*Based on PPU:

2.94 2.30 1.50

TOWNSHIP OF UXBRIDGE 2014 DEVELOPMENT CHARGES STUDY

TABLE A.7
Non-Residential Space Forecast

Employment Density

Population-Related Employment 40.0 m² per employee
 Employment Land Employment 90.0 m² per employee
 Rural Employment - m² per employee

Mid-Year	Population-Related		Employment Land		Rural		Total	
	Total Emp	Empl Growth	Total Emp	Empl Growth	Total Emp	Empl Growth	Total Emp	Empl Growth
2013	2,780	-	3,518	-	1,454	-	7,752	-
2014	2,791	11	3,542	24	1,436	-18	7,769	17
2015	2,802	11	3,566	24	1,418	-18	7,786	17
2016	2,815	13	3,590	24	1,400	-18	7,805	19
2017	2,856	41	3,683	93	1,411	11	7,950	145
2018	2,897	41	3,779	96	1,423	12	8,099	149
2019	2,939	42	3,877	98	1,435	12	8,251	152
2020	2,982	43	3,978	101	1,447	12	8,407	156
2021	3,025	43	4,081	103	1,458	11	8,564	157
2022	3,078	53	4,185	104	1,480	22	8,743	179
2023	3,131	53	4,292	107	1,502	22	8,925	182
2013-2022		351		774		48		1,173
		14,040		69,660		0		83,700

Source: Hemson Consulting Ltd., 2013

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 and 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 HISTORIC SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historic 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 2004 to 2013.

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 historic service level (expressed as either \$/capita, \$/household or \$/population & employment) multiplied by the forecast increase in net population, households, 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 historic 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 2014 – 2023 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 2014 to 2023.

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 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 and 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 2014 to 2023. For some of the services, a portion of the capital program will service growth that will not occur until after 2023. 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 2014 to 2023.

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 65 per cent residential and 35 per cent non-residential. This apportionment is based on the anticipated shares of population in new units and employment growth over the ten-year forecast period.

The development-related costs associated with 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 2014-2023 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 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

As shown on Table 1, the 2014–2023 development-related gross cost for General Government is \$455,500. 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 three regular Zoning By-law reviews and two Official Plan reviews. The capital plan also includes a Municipal Comprehensive Review, a review of the Oak Ridge’s Moraine Conservation Plan, Regional Servicing Review, as well as several Community Improvement Plans and Secondary Plans.

Recognizing that not all studies under this service are entirely a result of new growth in the Township, a “benefit to existing” share has been netted off the total costs. The benefit to existing shares amount to \$164,000, which will not be recovered through development charges. The legislated ten per cent reduction, \$29,150 is also discounted from the capital costs. The remaining DC eligible share totals \$262,350.

An amount of \$319,919 is available in the General Government DC reserves, of which \$262,350 are used to fund the remaining development-related costs. As a result, there are no remaining funds to be brought forward to the development charges calculation, and the resulting unadjusted charge for general government is \$0 per capita and \$0 per square metre.

TABLE 3 CASH FLOW ANALYSIS

As there are no funds brought forward to the development charges calculation for General Government, the adjusted development charge remains at \$0 per capita and \$0 per square foot of non-residential development.

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

GENERAL GOVERNMENT						
10-year Hist. Service Level	2014-2023 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
\$0.00	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
n/a	\$455,500	\$0	\$0.00	\$0.00	\$0.00	\$0.00

APPENDIX B.1
TABLE 1

TOWNSHIP OF UXBRIDGE
GROWTH-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		Post 2023
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2014-2023	
1.0 GENERAL GOVERNMENT											
1.1 Development-Related Studies											
1.1.1 Zoning by-law review		2014 - 2014	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.2 Municipal Comprehensive Review		2014 - 2014	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.3 Development Charges Study		2014 - 2014	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ 22,500	\$ -	\$ -
1.1.4 Input to Greenbelt/ORMCP Plan Review		2014 - 2014	\$ 8,000	\$ -	\$ 8,000	\$ 4,000	\$ 400	\$ 3,600	\$ 3,600	\$ -	\$ -
1.1.5 Downtown CIP and OP Update		2015 - 2015	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.6 Regional Servicing Review Input		2015 - 2015	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.7 Input to Greenbelt/ORMCP Plan Review		2015 - 2015	\$ 15,000	\$ -	\$ 15,000	\$ 7,500	\$ 750	\$ 6,750	\$ 6,750	\$ -	\$ -
1.1.8 OP Review		2015 - 2015	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ 22,500	\$ -	\$ -
1.1.9 Complete Goodwood Secondary Plan		2016 - 2016	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 1,000	\$ 9,000	\$ 9,000	\$ -	\$ -
1.1.10 Zoning by-law update		2017 - 2017	\$ 20,000	\$ -	\$ 20,000	\$ 10,000	\$ 1,000	\$ 9,000	\$ 9,000	\$ -	\$ -
1.1.11 Toronto Street Community Improvement Plan		2018 - 2018	\$ 10,000	\$ -	\$ 10,000	\$ 5,000	\$ 500	\$ 4,500	\$ 4,500	\$ -	\$ -
1.1.12 Development Charges Study		2018 - 2018	\$ 27,500	\$ -	\$ 27,500	\$ -	\$ 2,750	\$ 24,750	\$ 24,750	\$ -	\$ -
1.1.13 Regional Servicing Review Input		2019 - 2019	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ 13,500	\$ -	\$ -
1.1.14 Municipal Comprehensive Review		2019 - 2019	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	\$ 2,000	\$ 18,000	\$ 18,000	\$ -	\$ -
1.1.15 Input to Greenbelt/ORMCP Plan Review		2020 - 2020	\$ 15,000	\$ -	\$ 15,000	\$ 7,500	\$ 750	\$ 6,750	\$ 6,750	\$ -	\$ -
1.1.16 Official Plan Review		2021 - 2021	\$ 20,000	\$ -	\$ 20,000	\$ 10,000	\$ 1,000	\$ 9,000	\$ 9,000	\$ -	\$ -
1.1.17 Zoning by-law update		2022 - 2022	\$ 20,000	\$ -	\$ 20,000	\$ 10,000	\$ 1,000	\$ 9,000	\$ 9,000	\$ -	\$ -
1.1.18 Toronto Street and Downtown Community Improvement		2023 - 2023	\$ 10,000	\$ -	\$ 10,000	\$ 5,000	\$ 500	\$ 4,500	\$ 4,500	\$ -	\$ -
1.1.19 Development Charges Study		2023 - 2023	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ 27,000	\$ -	\$ -
	Subtotal Development-Related Studies		\$ 455,500	\$ -	\$ 455,500	\$ 164,000	\$ 29,150	\$ 262,350	\$ 262,350	\$ -	\$ -
TOTAL GENERAL GOVERNMENT			\$ 455,500	\$ -	\$ 455,500	\$ 164,000	\$ 29,150	\$ 262,350	\$ 262,350	\$ -	\$ -

Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$319,919
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Residential Development Charge Calculation			
Residential Share of 2014-2023 Discounted Growth-Related Capital Program	65%	\$0	\$0
10 Year Growth in Population in New Units		2,184	
Unadjusted Development Charge Per Capita (\$)		\$0.00	\$0.00
Non-Residential Development Charge Calculation			
Non-Residential Share of 2014-2023 Discounted Growth-Related Capital Program	35%	\$ -	\$ -
10 Year Growth in Square Metres		83,700	
Unadjusted Development Charge Per sq. m (\$)		\$0.00	\$0.00



APPENDIX B.1
TABLE 2 - PAGE 1

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

1.00 GENERAL GOVERNMENT

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
1.00 GENERAL GOVERNMENT - constant (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.00 GENERAL GOVERNMENT - current (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NEW RESIDENTIAL DEVELOPMENT											
- Population in New Units	99	232	232	232	232	232	232	232	232	232	2,184
REVENUE - current (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Dev. Charge Receipts											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Interest on In-year Transactions (excl.int.)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0

2014 Adjusted Charge Per Capita	\$0.00
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Allocation of Capital Program	
Residential Sector	65%
Non-Residential Sector	35%
Rates for 2014	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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

1.00 GENERAL GOVERNMENT

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
1.00 GENERAL GOVERNMENT - constant (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.00 GENERAL GOVERNMENT - current (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Sq. m	2,600	2,600	2,680	10,010	10,280	10,500	10,810	10,990	11,480	11,750	83,700
REVENUE - current (\$000)											
- Dev. Charge Receipts	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Interest on In-year Transactions (excl.int.)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0

2014 Adjusted Charge Per Square Metre	\$0.00
---------------------------------------	--------

Allocation of Capital Program	
Residential Sector	65%
Non-Residential Sector	35%
Rates for 2014	
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 2004-2013 HISTORIC SERVICE LEVELS

Table 1 displays the Library’s ten-year historic inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment). The building space amounts to 12,700 square feet which is valued at \$3.79 million. The library buildings occupy approximately 0.94 hectares of land worth \$705,000. The collection materials are valued at \$2.41 million and furniture and equipment associated with the branch is valued at \$750,800.

The 2013 full replacement value of the inventory of capital assets amounts to \$7.66 million and the ten-year historic average service level is \$389.57 per capita.

The historic service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$607,386 (1,559 net population growth X historic service level of \$389.57/capita). No uncommitted excess capacity has been identified for this service.

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 \$546,648.

TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Library capital program provides for a reconfiguration of the existing library branch in 2014 and 2015 for a total cost of \$380,000. The Library capital program also provides for additional collection materials over the course of the ten year forecast period in order to maintain the historic service level for Uxbridge’s growing population.

The total gross cost of the Library DC capital program is \$506,000. 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 \$506,000. A 50 per cent share of the library reconfiguration project is identified as a replacement share providing benefit to the existing population, and therefore, \$190,000 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 \$31,600. The remaining DC eligible share totals \$284,400.

An amount of \$792,528 is available in the Library DC reserves, of which \$284,400 are used to fund the remaining DC eligible shares of the capital program. As a result, there are no shares remaining to be brought forward to the development charges calculation, and the resulting unadjusted residential charge for library services is \$0 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

As there are no funds brought forward to the development charges calculation for Library Services, the adjusted development charge remains at \$0 per capita for new residential development.

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

LIBRARY SERVICES						
10-year Hist. Service Level	2014-2023		Unadjusted		Adjusted	
	Growth-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$0.00						
\$389.57	\$506,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
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	\$310
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	\$190
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)	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
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	\$705.0

MATERIALS (#) Collection	# of Collection Materials										UNIT COST (\$/material)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Books	58,900	56,497	62,129	62,133	62,197	54,786	56,991	57,168	56,674	53,994	53,994	\$40
Periodicals	107	137	132	147	147	140	140	139	139	137	137	\$44
CDs, Video Tapes, DVDs	3,575	3,782	5,041	5,773	6,141	6,213	6,141	6,247	6,502	7,639	7,639	\$32
E Books	-	-	-	-	-	-	-	-	\$6,000	\$3,000	\$4,200	
Total (#)	62,582	60,416	67,302	68,053	68,485	61,139	63,272	63,554	63,315	61,770	61,770	
Total (\$000)	\$2,475.1	\$2,386.9	\$2,652.3	\$2,676.5	\$2,690.9	\$2,396.4	\$2,482.3	\$2,498.7	\$2,484.1	\$2,414.4	\$2,414.4	

FURNITURE & EQUIPMENT (\$)	Total Value of Furniture and Equipment									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Uxbridge Public Library	\$439,905	\$468,940	\$484,126	\$521,889	\$544,608	\$549,514	\$566,299	\$575,161	\$574,353	\$574,880
Zephyr Public Library	\$66,910	\$66,910	\$67,110	\$87,093	\$87,593	\$87,593	\$87,593	\$87,593	\$87,593	\$87,593
Childrens Department Renovations	\$98,320	\$88,320	\$88,320	\$88,320	\$88,320	\$88,320	\$88,320	\$88,320	\$88,320	\$88,320
Total (\$000)	\$595.1	\$624.2	\$639.6	\$697.3	\$720.5	\$725.4	\$742.2	\$751.1	\$750.3	\$750.8

APPENDIX B.2
TABLE 1 - PAGE 2

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICES

Historic Population	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
	18,431	18,796	19,169	19,451	19,738	20,029	20,324	20,623	20,757	20,843

INVENTORY SUMMARY (\$000)

- Buildings	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0	\$3,788.0
- Land	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0	\$705.0
- Materials	\$2,475.1	\$2,386.9	\$2,652.3	\$2,676.5	\$2,690.9	\$2,396.4	\$2,482.3	\$2,498.7	\$2,484.1	\$2,414.4
- Furniture and Equipment	\$595.1	\$624.2	\$639.6	\$697.3	\$720.5	\$725.4	\$742.2	\$751.1	\$750.3	\$750.8
Total (\$000)	\$7,563.3	\$7,504.1	\$7,784.9	\$7,866.9	\$7,904.4	\$7,614.9	\$7,717.6	\$7,742.9	\$7,727.4	\$7,658.3

SERVICE LEVEL (\$/capita)

	Average Service Level									
- Buildings	\$205.53	\$201.53	\$197.61	\$194.74	\$191.92	\$189.13	\$186.39	\$183.68	\$182.49	\$181.74
- Land	\$38.25	\$37.51	\$36.78	\$36.24	\$35.72	\$35.20	\$34.69	\$34.19	\$33.96	\$33.82
- Materials	\$134.29	\$126.99	\$138.36	\$137.60	\$136.33	\$119.65	\$122.14	\$121.16	\$119.67	\$115.84
- Furniture and Equipment	\$32.29	\$33.21	\$33.36	\$35.85	\$36.50	\$36.22	\$36.52	\$36.42	\$36.14	\$36.25
Total (\$/capita)	\$410.36	\$399.24	\$406.11	\$404.43	\$400.47	\$380.20	\$379.74	\$375.45	\$372.26	\$369.57

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES

10-Year Funding Envelope Calculation	\$389.57
10 Year Average Service Level (2004-2013)	1,559
Net Population Growth 2014 - 2023	\$607,386
Maximum Allowable Funding Envelope	\$0
Less: Uncommitted Excess Capacity	\$60,739
Less: 10% Legislated Reduction	\$546,648
Discounted Maximum Allowable Funding Envelope	\$546,648

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$7,658,269
Inventory Using Average Service Level	\$8,119,722
Excess Capacity	\$0
Excess Capacity:	Uncommitted

TOWNSHIP OF UXBRIDGE
GROWTH-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	2014-2023
2.0 LIBRARY SERVICES										
2.1 Buildings, Land, & Furnishings										
2.1.1	Reconfiguration of space	2014 - 2015	\$ 380,000	\$ -	\$ 380,000	\$ 190,000	\$ 19,000	\$ 171,000	\$ 171,000	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal Buildings, Land, & Furnishings		\$ 380,000	\$ -	\$ 380,000	\$ 190,000	\$ 19,000	\$ 171,000	\$ 171,000	\$ -
2.2 Collection Materials										
2.2.1	Additional Materials	2014 - 2023	\$ 126,000	\$ -	\$ 126,000	\$ -	\$ 12,600	\$ 113,400	\$ 113,400	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal Collection Materials		\$ 126,000	\$ -	\$ 126,000	\$ -	\$ 12,600	\$ 113,400	\$ 113,400	\$ -
TOTAL LIBRARY SERVICES			\$ 506,000	\$ -	\$ 506,000	\$ 190,000	\$ 31,600	\$ 284,400	\$ 284,400	\$ -

Residential Development Charge Calculation		
Residential Share of 2014-2023 Discounted Growth-Related Capital Program	100%	\$0
10 Year Growth in Population in New Units		2,184
Unadjusted Development Charge Per Capita (\$)		\$0.00
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014-2023 Discounted Growth-Related Capital Program	0%	\$ -
10 Year Growth in Square Metres		63,700
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2014 - 2023 Net Funding Envelope	\$546,648
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$792,528

APPENDIX B.2
TABLE 3

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

2.00 LIBRARY SERVICES

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
2.00 LIBRARY SERVICES - constant (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.00 LIBRARY SERVICES - current (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NEW RESIDENTIAL DEVELOPMENT											
- Population in New Units	99	232	232	232	232	232	232	232	232	232	2,184
REVENUE - current (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Dev. Charge Receipts											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Interest on In-year Transactions (excl.int.)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0

2014 Adjusted Charge Per Capita \$0.00

Allocation of Capital Program

Residential Sector 100%
Non-Residential Sector 0%

Rates for 2014

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

APPENDIX B.3

FIRE AND RESCUE

APPENDIX B.3

FIRE AND 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 2004-2013 HISTORIC SERVICE LEVELS

The Township of Uxbridge Fire department operates from one station located on Bascom Street. The total area of the station is 8,460 square feet and is valued at \$2.54 million. The land area associated with the buildings is approximately 0.10 hectares and is valued at \$75,000. The seven vehicles associated with the station have a replacement value of \$2.52 million. Finally, personal firefighting equipment, communications equipment, and other station equipment add another \$1.16 million to value of the inventory.

The current replacement value of the Fire and Rescue capital infrastructure is \$6.30 million. It has provided the Township with a ten-year average service level of \$873.56 per household. The calculated maximum allowable recoverable through development charges over the 2014 to 2023 planning period is \$766,112 (877 household growth X historic service level of \$873.56/household). No uncommitted excess capacity has been identified for this service; therefore, the full funding envelope is brought forward to the development charges calculation.

TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Fire and Rescue capital program recovers for the construction of a new fire station in 2014 and 2015 at a cost of \$5.20 million (including land acquisition) as well as a new tanker for a cost of \$550,000.

In summary, the ten-year capital program for Fire and Rescue amounts to \$5.75 million. No upper level grants or subsidies are expected to offset the cost of the capital program. Recognizing that the new fire station will result in the current space utilized at the station on Bascom Street be closed, a replacement share equivalent to the value of the current station plus the sale of land associated with the station has been netted

off the total net costs. The replacement share amounts to \$2.51 million and this amount will not be recovered through development charges. A share in the amount of \$1.73 million 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 (\$742,204) will be funded through the Township's Fire and Rescue DC reserve fund. Given that protection services are exempt from the ten per cent reduction of capital costs imposed by the DCA, no deduction is made.

The remaining \$766,112 is will be funded through development charges over the period 2014-2023 and has been included in the DC rate calculations. The ten-year development-related net capital cost is allocated 65 per cent, or \$498,000, against residential development, and 35 per cent, or \$268,100, against non-residential development. The allocation between residential and non-residential development is based on shares of ten-year growth in population in new units and employment. The resulting unadjusted development charge is \$227.99 per capita and \$3.20 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases to \$270.00 per capita and the non-residential charge increases to \$3.90 per square metre. The increase reflects the front-ended nature of the capital program.

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

FIRE & RESCUE						
10-year Hist. Service Level per household	2014-2023 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$873.56	\$5,750,000	\$766,112	\$227.99	\$3.20	\$270.00	\$3.90

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
FIRE & RESCUE

BUILDINGS	# of Square Feet												UNIT COST (\$/sq. ft.)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013			
Station Name														
Uxbridge Station, 17 Bascom Street	8,064	8,064	8,064	8,064	8,064	8,064	8,064	8,460	8,460	8,460	8,460	8,460	8,460	\$300
Total (sq.ft.)	8,064	8,064	8,064	8,064	8,064	8,064	8,064	8,460	8,460	8,460	8,460	8,460	8,460	
Total (\$000)	\$2,419.2	\$2,419.2	\$2,419.2	\$2,419.2	\$2,419.2	\$2,419.2	\$2,419.2	\$2,538.00	\$2,538.00	\$2,538.00	\$2,538.00	\$2,538.00	\$2,538.00	

LAND	# of Hectares												UNIT COST (\$/ha)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013			
Station Name														
Uxbridge Station, 17 Bascom Street	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$750,000
Total (ha)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	
Total (\$000)	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	

ROLLING STOCK (# at all stations & divisions)	# of Vehicles												UNIT COST (\$/vehicle)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013			
Type of Collection														
1986 Pumper (replaced by 2008 Pumper)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$466,000
1999 Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	\$550,000
2000 Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000
2001 Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
2004 SUV (replaced by 2011 SUV)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
2005 Pumper/Rescue	-	-	1	1	1	1	1	1	1	1	1	1	1	\$575,000
2005 Pickup	-	-	1	1	1	1	1	1	1	1	1	1	1	\$40,000
2008 Pumper	-	-	-	-	1	1	1	1	1	1	1	1	1	\$456,000
2011 SUV	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,000
Total (#)	5	5	7	7	7	8	7	7	7	7	7	7	7	
Total (\$000)	\$1,906.0	\$1,906.0	\$2,521.0	\$2,521.0	\$2,977.0	\$2,521.0	\$2,521.0	\$2,521.0	\$2,521.0	\$2,521.0	\$2,521.0	\$2,521.0	\$2,521.0	

FURNITURE & EQUIPMENT (\$)	Total Value of Furniture and Equipment (\$)											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013	
Station Furniture and Equipment	\$783,050	\$797,400	\$811,800	\$824,800	\$880,900	\$880,900	\$880,900	\$880,900	\$880,900	\$880,900	\$880,900	\$880,900
Opticom Traffic Control	\$0	\$0	\$21,600	\$43,200	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$71,600
Turnout Gear	\$68,200	\$68,200	\$68,200	\$68,200	\$68,200	\$68,200	\$68,200	\$68,200	\$68,200	\$68,200	\$68,200	\$92,400
Radios	\$119,000	\$119,000	\$119,000	\$119,000	\$119,000	\$119,000	\$119,000	\$119,000	\$119,000	\$119,000	\$119,000	\$119,000
Total (\$000)	\$970.3	\$984.6	\$1,020.6	\$1,055.2	\$1,132.9	\$1,132.9	\$1,132.9	\$1,132.9	\$1,132.9	\$1,132.9	\$1,132.9	\$1,163.9

APPENDIX B.3
TABLE 1 - PAGE 2

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
FIRE & RESCUE

Historic Households	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
	6,352	6,503	6,658	6,790	6,925	7,062	7,202	7,345	7,387	7,420

INVENTORY SUMMARY (\$000)

- Buildings	\$2,419.2	\$2,419.2	\$2,419.2	\$2,419.2	\$2,419.2	\$2,538.0	\$2,538.0	\$2,538.0	\$2,538.0	\$2,538.0
- Land	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0
- Rolling Stock	\$1,906.0	\$1,906.0	\$2,521.0	\$2,521.0	\$2,977.0	\$2,521.0	\$2,521.0	\$2,521.0	\$2,521.0	\$2,521.0
- Furniture & Equipment	\$970.3	\$984.6	\$1,020.6	\$1,055.2	\$1,132.9	\$1,132.9	\$1,132.9	\$1,132.9	\$1,132.9	\$1,163.9
Total (\$000)	\$5,370.5	\$5,384.8	\$6,035.8	\$6,070.4	\$6,604.1	\$6,266.9	\$6,266.9	\$6,266.9	\$6,266.9	\$6,297.9

SERVICE LEVEL (\$/household)

- Buildings	\$380.83	\$371.99	\$363.35	\$356.29	\$349.34	\$359.39	\$352.40	\$345.64	\$343.58	\$342.05
- Land	\$11.81	\$11.53	\$11.26	\$11.05	\$10.83	\$10.62	\$10.41	\$10.21	\$10.15	\$10.11
- Rolling Stock	\$300.05	\$293.08	\$378.64	\$371.28	\$429.89	\$356.98	\$350.04	\$343.23	\$341.28	\$339.76
- Furniture & Equipment	\$152.74	\$151.40	\$153.29	\$155.41	\$163.60	\$160.42	\$157.30	\$154.24	\$153.36	\$156.86
Total (\$/household)	\$845.43	\$828.00	\$906.55	\$894.02	\$953.66	\$887.41	\$870.16	\$853.22	\$848.37	\$848.77

Average
Service
Level

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
FIRE & RESCUE

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2004-2013)	\$873.56
Growth in Households 2014 - 2023	877
Maximum Allowable Funding Envelope	\$766,112
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$766,112

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$6,297,900
Inventory Using Average Service Level	\$6,481,815
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.3
TABLE 2

TOWNSHIP OF UXBRIDGE
GROWTH-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		Post 2023
						Replacement & BTE Shares	0% Reduction		Available DC Reserves	2014-2023	
3.0 FIRE & RESCUE											
	3.1 Buildings, Land, & Furnishings										
	3.1.1 Fire Station - Land Acquisition	2014 - 2014	\$ 1,400,000	\$ -	\$ 1,400,000	\$ 500,000	\$ -	\$ 900,000	\$ 742,204	\$ 157,796	\$ -
	3.1.2 Fire Station Construction	2014 - 2014	\$ 1,750,000	\$ -	\$ 1,750,000	\$ 925,313	\$ -	\$ 824,688	\$ -	\$ 608,316	\$ 216,372
	3.1.3 Fire Station Construction	2015 - 2015	\$ 2,050,000	\$ -	\$ 2,050,000	\$ 1,083,938	\$ -	\$ 966,063	\$ -	\$ -	\$ 966,063
	Subtotal Buildings, Land, & Furnishings		\$ 5,200,000	\$ -	\$ 5,200,000	\$ 2,509,250	\$ -	\$ 2,690,750	\$ 742,204	\$ 766,112	\$ 1,182,434
	3.2 Vehicles and Equipment										
	3.2.1 New Tanker	2016 - 2016	\$ 550,000	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
	Subtotal Vehicles and Equipment		\$ 550,000	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
	TOTAL FIRE & RESCUE		\$ 5,750,000	\$ -	\$ 5,750,000	\$ 2,509,250	\$ -	\$ 3,240,750	\$ 742,204	\$ 766,112	\$ 1,732,434

Residential Development Charge Calculation		
Residential Share of 2014-2023 Discounted Growth-Related Capital Program	65%	\$497,973
10 Year Growth in Population in New Units		2,184
Unadjusted Development Charge Per Capita (\$)		\$227.99
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014-2023 Discounted Growth-Related Capital Program	35%	\$ 268,139
10 Year Growth in Square Metres		83,700
Unadjusted Development Charge Per sq. m (\$)		\$3.20

2014 - 2023 Net Funding Envelope	\$766,112
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$742,204

APPENDIX B.3
TABLE 3 - PAGE 1

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

3.00 FIRE & RESCUE

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES											
OPENING CASH BALANCE (\$000)	\$0.00	(\$484.13)	(\$445.84)	(\$404.12)	(\$358.79)	(\$309.64)	(\$256.36)	(\$198.82)	(\$136.70)	(\$69.64)	
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
3.00 FIRE & RESCUE - constant (\$000)	\$498.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$498.0
3.00 FIRE & RESCUE - current (\$000)	\$498.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$498.0
NEW RESIDENTIAL DEVELOPMENT											
- Population in New Units	99	232	232	232	232	232	232	232	232	232	2,184
REVENUE - current (\$000)											
- Dev. Charge Receipts	\$26.8	\$63.8	\$65.1	\$66.4	\$67.7	\$69.1	\$70.4	\$71.8	\$73.3	\$74.8	\$649.2
- Interest on Opening Balance	\$0.0	(\$26.6)	(\$24.5)	(\$22.2)	(\$19.7)	(\$17.0)	(\$14.1)	(\$10.9)	(\$7.5)	(\$3.8)	(\$146.5)
- Interest on In-year Transactions (excl.int.)	(\$13.0)	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2	\$1.2	\$1.3	\$1.3	\$1.3	(\$2.1)
TOTAL REVENUE	\$13.8	\$38.3	\$41.7	\$45.3	\$49.2	\$53.3	\$57.5	\$62.1	\$67.1	\$72.3	\$500.6
CLOSING CASH BALANCE	(\$484.1)	(\$445.8)	(\$404.1)	(\$358.8)	(\$309.6)	(\$256.4)	(\$198.8)	(\$136.7)	(\$69.6)	\$2.6	

2014 Adjusted Charge Per Capita	\$270.00
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Allocation of Capital Program	
Residential Sector	65%
Non-Residential Sector	35%
Rates for 2014	
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

3.00 FIRE & RESCUE

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERV	\$0.00										
OPENING CASH BALANCE (\$000)		(\$265.14)	(\$269.24)	(\$272.95)	(\$245.84)	(\$215.20)	(\$181.05)	(\$142.68)	(\$100.46)	(\$52.57)	
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
3.00 FIRE & RESCUE - constant (\$000)	\$268.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$268.1
3.00 FIRE & RESCUE - current (\$000)	\$268.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$268.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Sq. m	2,600	2,600	2,680	10,010	10,280	10,500	10,810	10,990	11,480	11,750	83,700
REVENUE - current (\$000)											
- Dev. Charge Receipts	\$10.1	\$10.3	\$10.9	\$41.4	\$43.4	\$45.2	\$47.5	\$49.2	\$52.5	\$54.8	\$365.3
- Interest on Opening Balance	\$0.0	(\$14.6)	(\$14.8)	(\$15.0)	(\$13.5)	(\$11.8)	(\$10.0)	(\$7.8)	(\$5.5)	(\$2.9)	(\$96.0)
- Interest on In-year Transactions (excl.int.)	(\$7.1)	\$0.2	\$0.2	\$0.7	\$0.8	\$0.8	\$0.8	\$0.9	\$0.9	\$1.0	(\$0.9)
TOTAL REVENUE	\$3.0	(\$4.1)	(\$3.7)	\$27.1	\$30.6	\$34.2	\$38.4	\$42.2	\$47.9	\$52.9	\$268.4
CLOSING CASH BALANCE	(\$265.1)	(\$269.2)	(\$273.0)	(\$245.8)	(\$215.2)	(\$181.0)	(\$142.7)	(\$100.5)	(\$52.6)	\$0.3	

2014 Adjusted Charge Per Square Metre	\$3.90
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Allocation of Capital Program	
Residential Sector	65%
Non-Residential Sector	35%
Rates for 2014	
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 2004-2013 HISTORIC SERVICE LEVELS

The Animal Control service operates out of one 1,700 square foot facility with a total replacement cost of \$449,000. Land for the facility totals 0.12 hectares with a value of \$90,000. The replacement cost of eligible vehicles is \$49,400 and equipment adds another \$29,100 to the inventory. After deducting Scugog's share of the inventory, Uxbridge's share of the total replacement cost of the 2013 inventory of capital assets is \$308,700. Uxbridge's share of the average historic service level over ten years is \$14.88 per capita. The historic service level, multiplied by the forecast ten-year net population growth results in a ten-year maximum allowable charge of \$23,200. After deducting the legislated ten per cent, the discounted maximum allowable funding envelope brought forward to the development charges calculation is \$20,880.

TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The 2014-2023 growth-related capital program from Animal Control provides for the construction of a new animal shelter.

The ten-year capital program totals \$1.47 million. \$935,000 is anticipated in fundraising efforts and has been deducted from the gross total. The remaining \$535,000 remains as the net municipal cost. Recognizing that the animal shelter will result in the current space utilized at the existing shelter be closed, a replacement share in the amount of about \$197,717 has been netted off the total net costs. The legislated ten per cent discount of \$33,728 has also been removed. A share in the amount of \$245,300 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 (\$37,374) will be funded through the Township's Animal Control DC reserve fund.

The remaining \$20,880 is will be funded through development charges over the period 2014-2023 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 \$9.56 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential charge increases to \$11.00 per capita.

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

ANIMAL CONTROL						
10-year Hist. Service Level per capita	2014-2023		Unadjusted		Adjusted	
	Growth-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$14.88	\$1,470,000	\$20,880	\$9.56	\$0.00	\$11.00	\$0.00

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
ANIMAL CONTROL

BUILDINGS	Total Value of Animal Control Facilities										UNIT COST (\$/sq. ft.)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Facility	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$260
Animal Control Facility												
Additional Air Conditioning	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Additional Air Conditioning	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
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	1,700
Total (\$000)	\$449.0	\$449.0	\$449.0	\$449.0	\$449.0	\$449.0	\$449.0	\$449.0	\$449.0	\$449.0	\$449.0	\$449.0
Total Uxbridge Share (\$000)	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5

LAND	# of Hectares										UNIT COST (\$/ha)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
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
Animal Control Facility												
Total (hectares)	0.12	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	\$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	\$45.0

FURNITURE & EQUIPMENT (\$)	Total Value of Furniture and Equipment									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Total Furniture and Equipment	\$13,380	\$21,410	\$21,410	\$21,410	\$21,410	\$21,410	\$24,551	\$29,096	\$29,096	\$29,096
Total (\$000)	\$13.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$24.6	\$29.1	\$29.1	\$29.1
Total Uxbridge Share (\$000)	\$6.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$12.3	\$14.5	\$14.5	\$14.5

ROLLING STOCK	Total Value of Rolling Stock										UNIT COST (\$/vehicle)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Type of Collection	1	1	1	1	1	1	1	1	1	1	1	\$21,400
Van 601												
Van 602												\$28,000
Total (#)	1	1	1	1	1	1	1	1	1	1	1	2
Total (\$000)	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$21.4	\$49.4
Total Uxbridge Share (\$000)	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$24.7

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

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
ANIMAL CONTROL

Historic Population	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
	18,431	18,796	19,169	19,451	19,738	20,029	20,324	20,623	20,757	20,843

INVENTORY SUMMARY (\$000)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Average Service Level
- Buildings	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5	\$224.5
- Land	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0
- Furniture and Equipment	\$6.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$12.3	\$14.5	\$14.5	\$14.5	\$14.5
- Rolling Stock	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$10.7	\$24.7	\$24.7	\$24.7
Total (\$000)	\$286.9	\$290.9	\$290.9	\$290.9	\$290.9	\$290.9	\$292.5	\$294.7	\$308.7	\$308.7	\$308.7

SERVICE LEVEL (\$/capita)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Average Service Level
- Buildings	\$12.18	\$11.94	\$11.71	\$11.54	\$11.37	\$11.21	\$11.05	\$10.89	\$10.82	\$10.77	\$11.35
- Land	\$2.44	\$2.39	\$2.35	\$2.31	\$2.28	\$2.25	\$2.21	\$2.18	\$2.17	\$2.16	\$2.27
- Materials	\$0.36	\$0.57	\$0.56	\$0.55	\$0.54	\$0.53	\$0.60	\$0.71	\$0.70	\$0.70	\$0.58
- Rolling Stock	\$0.58	\$0.57	\$0.56	\$0.55	\$0.54	\$0.53	\$0.53	\$0.52	\$1.19	\$1.19	\$0.68
Total (\$/capita)	\$15.56	\$15.47	\$15.18	\$14.95	\$14.73	\$14.52	\$14.39	\$14.30	\$14.88	\$14.82	\$14.88

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
ANIMAL CONTROL

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2004-2013)	\$14.88
Net Growth in Population 2014 - 2023	1,559
Maximum Allowable Funding Envelope	\$23,200
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$2,320
Discounted Maximum Allowable Funding Envelope	\$20,880

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$308,748
Inventory Using Average Service Level	\$310,141
Excess Capacity	\$0
Excess Capacity:	uncommitted

TOWNSHIP OF UXBRIDGE
GROWTH-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	2014-2023
4.0 ANIMAL CONTROL										
	4.1 Buildings, Land & Furnishings									
	4.1.1 New Animal Shelter	2015 - 2015	\$ 1,470,000	\$ 935,000	\$ 535,000	\$ 197,717	\$ 33,728	\$ 303,554	\$ 37,374	\$ 20,880
	Subtotal Buildings, Land & Furnishings		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL ANIMAL CONTROL		\$ 1,470,000	\$ 935,000	\$ 535,000	\$ 197,717	\$ 33,728	\$ 303,554	\$ 37,374	\$ 20,880
										\$ 245,301
										\$ 245,301

Residential Development Charge Calculation		
Residential Share of 2014-2023 Discounted Growth-Related Capital Program	100%	\$20,880
10 Year Growth in Population in New Units		2,184
Unadjusted Development Charge Per Capita (\$)		\$9.56
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014-2023 Discounted Growth-Related Capital Program	0%	\$ -
10 Year Growth in Square Metres		83,700
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2014 - 2023 Net Funding Envelope	\$20,880
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$37,374

APPENDIX B.4
TABLE 3

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

4.00 ANIMAL CONTROL

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES	\$0.00	\$1.12	(\$18.05)	(\$16.30)	(\$14.45)	(\$12.39)	(\$10.23)	(\$7.84)	(\$5.32)	(\$2.56)	
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
4.00 ANIMAL CONTROL - constant (\$000)	\$0.0	\$20.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$20.9
4.00 ANIMAL CONTROL - current (\$000)	\$0.0	\$21.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$21.3
NEW RESIDENTIAL DEVELOPMENT											
- Population in New Units	99	232	232	232	232	232	232	232	232	232	2,184
REVENUE - current (\$000)	\$1.1	\$2.6	\$2.7	\$2.7	\$2.8	\$2.8	\$2.9	\$2.9	\$3.0	\$3.0	\$26.5
- Dev. Charge Receipts											
- Interest on Opening Balance	\$0.0	\$0.0	(\$1.0)	(\$0.9)	(\$0.8)	(\$0.7)	(\$0.6)	(\$0.4)	(\$0.3)	(\$0.1)	(\$4.8)
- Interest on In-year Transactions (excl.int.)	\$0.0	(\$0.5)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.1)
TOTAL REVENUE	\$1.1	\$2.1	\$1.8	\$1.9	\$2.1	\$2.2	\$2.4	\$2.5	\$2.8	\$2.9	\$21.7
CLOSING CASH BALANCE	\$1.1	(\$18.1)	(\$16.3)	(\$14.4)	(\$12.4)	(\$10.2)	(\$7.8)	(\$5.3)	(\$2.6)	\$0.4	

2014 Adjusted Charge Per Capita	\$11.00
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Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2014	
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 the Music Hall on Main Street. The Township provides about 193 hectares of developed parkland space, which include a variety of park facilities, trails and outdoor buildings.

TABLE 1 2004-2013 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Parks and Recreation includes about 125,800 square feet of indoor recreation building space accommodated within ten facilities. The largest of these facilities is the Uxbridge Arena. The current replacement value for the buildings is \$28.94 million. The land associated with the buildings amount to 4.34 hectares, and is valued at \$3.26 million. The furniture and equipment found in the facilities has a total value of \$1.73 million.

Of the 193 hectares of developed parkland offered by the Township of Uxbridge, 93.49 hectares is designated as community parks, 38.38 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 \$10.48 million.

The department is also responsible for the construction and operation of park facilities including soccer fields, baseball diamonds, tennis courts, beach volleyball courts and numerous playgrounds, among others. The facilities have a total value of \$4.22 million. The value of outdoor buildings and equipment add a further \$1.29 million to the Parks and Recreation inventory.

The combined value of capital assets for Parks and Recreation Services totals \$49.90 million. The ten-year historic average service level is \$2,399.97 per capita, and this, multiplied by the ten-year forecast growth in net population, results in a ten-year maximum allowable funding envelope of \$3.74 million (1,559 net population growth X historic service level of \$2,399.97/capita). No excess capacity has been identified for this service.

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 \$3.37 million.

**TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The 2014-2023 development-related capital program for Parks and Recreation amounts to \$16.93 million. It includes a new swimming pool, Fields of Uxbridge changes, new parkland and trail development, and a Parks and Recreation Master Plan in 2017.

The gross project cost of the Parks and Recreation capital program is \$16.93 million. Of this amount, \$6.66 million is identified as a grant to be put towards the pool project anticipated to begin in 2016. It should be noted that a portion of the grant funding anticipated is considered to be the replacement component of the existing pool. A “replacement” share representing 50 per cent of the total value of the Parks and Recreation Master Plan has been netted off the total net costs. The replacement share amounts to \$62,500 and 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 \$1.02 million. Additionally, a portion of this capital program, \$1.20 million, 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 \$4.61 million will be used to fund the remaining costs eligible for DC funding.

The 2014-2023 DC costs eligible for recovery amount to \$3.37 million, which is allocated entirely against future residential development in the Township of Uxbridge. This results in an unadjusted development charge of \$1,541.87 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$1,592.00 per capita. The following table summarizes the calculation of the Parks and Recreation development charge:

PARKS & RECREATION						
10-year Hist. Service Level per capita	2014-2023 Growth-Related Capital Program Total		Unadjusted Development Charge \$/capita \$/sq.m		Adjusted Development Charge \$/capita \$/sq.m	
\$2,399.97	\$16,925,000	\$3,367,657	\$1,541.87	\$0.00	\$1,592.00	\$0.00

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

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
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	\$225
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	\$300
Uxbridge Seniors Centre - Marietta Steet	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	\$200
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	\$200
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	\$200
Sanford 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	\$200
Siloam Hall - #8 Concession 2	2,842	2,842	2,842	2,842	2,842	2,842	2,842	2,842	2,842	2,842	2,842	\$150
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	\$290
Lawn Bowling Club House - Broad Street	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	\$110
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	\$210
Total (sq.ft.)	125,828	125,828	125,828	125,828	125,828	125,828	125,828	125,828	125,828	125,828	125,828	
Total (\$000)	\$28,936.0	\$28,936.0	\$28,936.0	\$28,936.0	\$28,936.0	\$28,936.0	\$28,936.0	\$28,936.0	\$28,936.0	\$28,936.0	\$28,936.0	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
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 Steet	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
Sanford 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 Concession 2	0.45	0.45	0.45	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 - Broad 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	4.34	4.34	4.34	
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	\$3,255.0	\$3,255.0	

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

EQUIPMENT Facility Name	Total Value of Furniture and Equipment (\$000)											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Uxbridge Arena - Brock Street	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Uxpool - Parkside Drive	\$37,600	\$46,000	\$103,000	\$110,000	\$115,000	\$120,000	\$13,000	\$14,000	\$150,000	\$170,000		
Uxbridge Seniors Centre - Marietta Steeet	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Goodwood CC - Highway 47	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Zephyr Hall - 310 Zephyr Sideroad	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Sanford Hall - Sandford Road	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Silcom Hall - #8 Concession 2	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Music Hall - Main Street	\$55,000	\$155,000	\$155,000	\$155,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
Lawn Bowling Club House - Broad Street	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Lions Club, Goodwood	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total (\$000)	\$1,407.6	\$1,516.0	\$1,573.0	\$1,580.0	\$1,670.0	\$1,675.0	\$1,568.0	\$1,569.0	\$1,705.0	\$1,725.0		

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)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Herrema Fields/Barton Park	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	\$105,000
Elgin Park	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	\$105,000
Zephyr Park	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	5.20	\$105,000
Sandford	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$105,000
Leaskdale	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	\$105,000
Goodwood North	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$105,000
Zephyr Parkette	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$105,000
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	0.80	\$105,000
Centennial Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$105,000
Bonner Fields	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$105,000
Uxpool Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$105,000
Memorial Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$105,000
Museum Lands	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	\$105,000
Fields of Uxbridge	-	-	-	-	46.00	46.00	46.00	46.00	46.00	46.00	46.00	\$19,565
Total Community Parks (ha)	47.49	47.49	47.49	47.49	93.49	93.49	93.49	93.49	93.49	93.49	93.49	93.49
Total Development Value (\$000)	\$4,986.5	\$4,986.5	\$4,986.5	\$4,986.5	\$5,886.4	\$5,886.4	\$5,886.4	\$5,886.4	\$5,886.4	\$5,886.4	\$5,886.4	\$5,886.4

APPENDIX B.5
TABLE 1 - PAGE 4

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

NEIGHBOURHOOD PARKS	# of Hectares of Developed Area										UNIT COST (\$/ha)		
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013			
Park Name	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$105,000
Testa Parkette	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$105,000
King Street Parkette	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$105,000
Testa Retention Area	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$105,000
Coppins Corner	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	\$105,000
Sloam Park	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$105,000
Wagner Lake Parkette	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	\$105,000
Quaker Village Park	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$105,000
King Street Retention Pond	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$105,000
Beechwood Parkette	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$105,000
Toronto Street Parkette	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	\$105,000
Doble Park	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	\$105,000
Campbell Drive Parkette	-	-	-	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	\$105,000
Mason Homes	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$105,000
Heathwood	-	-	-	-	-	-	-	-	-	-	-	-	\$105,000
Goodwood South Park	-	-	-	-	-	-	-	-	-	-	-	-	\$105,000
Total Neighbourhood Parks (ha)	30.60	30.60	30.60	33.42	33.42	33.42	33.42	38.38	38.38	38.38	38.38	38.38	
Total Development Value (\$000)	\$3,213.0	\$3,213.0	\$3,213.0	\$3,508.1	\$3,509.1	\$3,509.1	\$3,509.1	\$4,029.9	\$4,029.9	\$4,029.9	\$4,029.9	\$4,029.9	\$4,029.9

PASSIVE PARKS	# of Hectares of Developed Area										UNIT COST (\$/ha)		
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013			
Park Name	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	7.22	\$0
Elgin Park Extension	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	15.20	\$0
Land east of the 7th	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	39.20	\$0
Heyden Property													
Total Park Name (ha)	61.62	61.62	61.62	61.62	61.62	61.62	61.62	61.62	61.62	61.62	61.62	61.62	
Total Development Value (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0

TRAILS	# of KM of Developed Trails										UNIT COST (\$/km)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Park Name	4.00	8.00	12.00	16.00	20.00	24.00	28.00	32.00	36.00	40.00	40.00	\$14,000
Township Trails												
Total Trails (km)	4.00	8.00	12.00	16.00	20.00	24.00	28.00	32.00	36.00	40.00	40.00	
Total Development Value (\$000)	\$56.0	\$112.0	\$168.0	\$224.0	\$280.0	\$336.0	\$392.0	\$448.0	\$504.0	\$560.0	\$560.0	
Total Development Value (\$000)	\$8,255.45	\$8,311.45	\$8,367.45	\$8,719.55	\$9,675.54	\$9,731.54	\$10,308.34	\$10,364.34	\$10,420.34	\$10,476.34	\$10,476.34	



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

SOCCKER Park Name	# of Fields										UNIT COST (\$/facility)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Fields of Uxbridge	-	-	-	-	17	17	17	17	17	17	19	\$35,000
Herrema Fields - Lit	2	2	2	2	2	2	2	2	2	2	2	\$135,000
Herrema Fields - Unlit	2	2	2	2	2	2	2	2	2	2	2	\$35,000
Subtotal (#)	4	4	4	4	21	21	21	21	21	21	23	
Subtotal (\$)	\$340,000	\$340,000	\$340,000	\$340,000	\$935,000	\$935,000	\$935,000	\$935,000	\$935,000	\$935,000	\$1,005,000	

SKATEBOARD PARK Park Name	# of Skateboard Parks										UNIT COST (\$/facility)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Fields of Uxbridge	-	-	-	-	-	-	-	-	-	-	1	\$400,000
Subtotal (#)	0	0	0	0	0	0	0	0	0	0	1	
Subtotal (\$)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	

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

PLAYGROUNDS Park Name	# of Playgrounds									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Elgin Park	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Zephyr Park	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Sandford	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Leaskdale Park	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Goodwood North	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Goodwood South	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Centennial Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uxpool Park	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Testa Retention Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Testa Parkette	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
King Street Parkette	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500
Siloam Park	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Quaker Village Park	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Doble Park	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Toronto Street Parkette	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Herrema Fields	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Coppins Corner Parkette	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Coral Creek Parkette	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal (\$)	\$371,500	\$371,500	\$371,500	\$371,500	\$371,500	\$406,500	\$406,500	\$406,500	\$406,500	\$406,500

BASEBALL/SOFTBALL DIAMONDS Park Name	# of Softball Diamonds										UNIT COST (\$/facility)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Uxbridge Arena - Lit	1	1	1	1	1	1	1	1	1	1	1	\$219,400
Zephyr Ball Diamond	1	1	1	1	1	1	1	1	1	1	1	\$96,700
Uxpool Ball Diamond	1	1	1	1	1	1	1	1	1	1	1	\$96,700
Goodwood North Diamond - Lit	1	1	1	1	1	1	1	1	1	1	1	\$219,400
Bonner Fields Baseball Diamonds - Lit	2	2	2	2	2	2	2	2	2	2	2	\$219,400
Leaskdale Diamond	1	1	-	-	-	-	-	-	-	-	-	\$96,700
Goodwood South Diamonds - Lit	1	1	1	1	1	1	1	1	1	1	1	\$219,400
Goodwood South Diamonds - Unlit	1	1	1	1	1	1	1	1	1	1	1	\$96,700
Elgin Park	1	1	1	1	1	1	1	1	1	1	1	\$96,700
Subtotal (#)	10	10	9	9	9	9	9	9	9	9	9	
Subtotal (\$)	\$1,580,500	\$1,580,500	\$1,483,800	\$1,483,800	\$1,483,800	\$1,483,800	\$1,483,800	\$1,483,800	\$1,483,800	\$1,483,800	\$1,483,800	\$1,483,800

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

TENNIS COURTS Park Name	# of Courts										UNIT COST (\$/facility)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Arena Tennis Courts - Lit	2	2	2	2	2	2	2	2	2	2	2	\$80,000
Goodwood Tennis Courts - Lit	2	2	2	2	2	2	2	2	2	2	2	\$80,000
Leaskdale Tennis Courts - Unlit	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Subtotal (#)	5	5	5	5	5	5	5	5	5	5	5	
Subtotal (\$)	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000

SPLASHPADS Park Name	# of Splashpads										UNIT COST (\$/facility)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Bonner Splashpad	-	-	-	-	-	-	-	-	-	-	-	\$550,000
Subtotal (#)	0	0	0	0	0	0	0	0	0	0	0	1
Subtotal (\$)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550,000

BEACH VOLLEYBALL Park Name	# of Courts										UNIT COST (\$/facility)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Goodwood South Park Beach Volleyball	-	1	1	1	1	1	1	1	1	1	1	\$3,000
Subtotal (#)	0	1	1	1	1	1	1	1	1	1	1	1
Subtotal (\$)	\$0	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Total Park Facilities (\$000)	\$2,667.0	\$2,670.0	\$2,573.3	\$2,573.3	\$3,168.3	\$3,203.3	\$3,203.3	\$3,203.3	\$3,203.3	\$3,203.3	\$3,203.3	\$4,223.3



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

OUTDOOR BUILDINGS & RELATED	Total Value of Outdoor Buildings and Related Infrastructure											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Elgin Park Red Barn	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000
Elgin Park Craft Building	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$241,000	\$241,000	\$241,000	\$241,000	\$129,000
Elgin Park Fair Board Building	\$194,000	\$194,000	\$194,000	\$194,000	\$194,000	\$194,000	\$194,000	\$194,000	\$194,000	\$194,000	\$194,000	\$194,000
Elgin Park Bandshell	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000	\$108,000
Parks Yard Main Building	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000
Parks Yard Storage Building	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Elgin Park Washroom Building	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Zephyr Pavilion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
Bonner Fields Pavilion	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000
Herrema Park Pavilion	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000
Total (\$000)	\$1,173.0	\$1,173.0	\$1,173.0	\$1,173.0	\$1,173.0	\$1,205.0	\$1,205.0	\$1,285.0	\$1,285.0	\$1,285.0	\$1,285.0	\$1,285.0

APPENDIX B.5
TABLE 1 - PAGE 9

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
PARKS & RECREATION

Historic Population	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
	18,431	18,796	19,169	19,451	19,738	20,029	20,324	20,623	20,757	20,843

INVENTORY SUMMARY (\$000)

- Indoor Recreation	\$33,598.6	\$33,707.0	\$33,764.0	\$33,771.0	\$33,861.0	\$33,866.0	\$33,759.0	\$33,760.0	\$33,896.0	\$33,916.0
- Park Development	\$8,255.5	\$8,311.5	\$8,367.5	\$8,719.6	\$9,675.5	\$9,731.5	\$10,308.3	\$10,364.3	\$10,420.3	\$10,476.3
- Park Facilities	\$2,667.0	\$2,670.0	\$2,573.3	\$2,573.3	\$3,168.3	\$3,203.3	\$3,203.3	\$3,203.3	\$3,203.3	\$4,223.3
- Outdoor Buildings and Rolling Stock & Equipment	\$1,173.0	\$1,173.0	\$1,173.0	\$1,173.0	\$1,173.0	\$1,205.0	\$1,205.0	\$1,285.0	\$1,285.0	\$1,285.0
Total (\$000)	\$45,694.0	\$45,861.4	\$45,877.7	\$46,236.8	\$47,877.8	\$48,005.8	\$48,475.6	\$48,612.6	\$48,804.6	\$49,900.6

Average
Service
Level

SERVICE LEVEL (\$/capita)

- Indoor Recreation	\$1,822.93	\$1,793.27	\$1,761.38	\$1,736.17	\$1,715.53	\$1,690.88	\$1,661.07	\$1,637.01	\$1,632.95	\$1,627.23
- Park Development	\$447.91	\$442.18	\$436.51	\$448.27	\$490.20	\$485.88	\$507.21	\$502.56	\$502.00	\$502.64
- Park Facilities	\$144.70	\$142.05	\$134.24	\$132.29	\$160.52	\$159.94	\$157.61	\$155.33	\$154.32	\$202.63
- Outdoor Buildings and Rolling Stock & Equipment	\$63.64	\$62.41	\$61.19	\$60.30	\$59.43	\$60.16	\$59.29	\$62.31	\$61.91	\$61.65
Total (\$/capita)	\$2,479.19	\$2,439.90	\$2,393.33	\$2,377.05	\$2,425.68	\$2,396.86	\$2,385.18	\$2,357.20	\$2,351.18	\$2,394.14

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & RECREATION

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2004-2013)	\$2,399.97
Net Growth in Population 2014 - 2023	1,559
Maximum Allowable Funding Envelope	\$3,741,841
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Discount	\$374,184
Discounted Maximum Allowable Funding Envelope	\$3,367,657

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$49,900,600
Inventory Using Average Service Level	\$50,022,047
Excess Capacity	\$0
Excess Capacity:	Uncommitted

TOWNSHIP OF UXBRIDGE
GROWTH-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Replacement & BTE Shares	Ineligible Costs	10% Reduction	Total DC Eligible Costs	DC Eligible Costs		Post 2023
										Available DC Reserves	2014-2023	
5.0 PARKS & RECREATION												
5.1 Buildings, Land & Furnishings												
5.1.1	Pool	2016 - 2020	\$ 10,000,000	\$ 6,666,666	\$ 3,333,334	\$ -	\$ 333,333	\$ 3,000,001	\$ 3,000,001	\$ -	\$ -	\$ -
5.1.2	Fields of Uxbridge Changes	2016 - 2020	\$ 6,500,000	\$ -	\$ 6,500,000	\$ -	\$ 650,000	\$ 5,850,000	\$ 5,850,000	\$ 1,555,177	\$ 3,095,407	\$ 1,199,415
			\$ 16,500,000	\$ 6,666,666	\$ 9,833,334	\$ -	\$ 983,333	\$ 8,850,001	\$ 8,850,001	\$ 4,555,178	\$ 3,095,407	\$ 1,199,415
5.2 Parkland & Trail Development												
5.2.1	Parkland & trail development	2014 - 2023	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 30,000	\$ 270,000	\$ 270,000	\$ 54,000	\$ 216,000	\$ -
5.2.2	Parks and Recreation Master Plan	2017 - 2017	\$ 125,000	\$ -	\$ 125,000	\$ 62,500	\$ 6,250	\$ 56,250	\$ 56,250	\$ -	\$ 56,250	\$ -
			\$ 425,000	\$ -	\$ 425,000	\$ 62,500	\$ 36,250	\$ 326,250	\$ 326,250	\$ 54,000	\$ 272,250	\$ -
	TOTAL PARKS & RECREATION		\$ 16,925,000	\$ 6,666,666	\$ 10,258,334	\$ 62,500	\$ 1,019,583	\$ 9,176,251	\$ 9,176,251	\$ 4,609,178	\$ 3,367,657	\$ 1,199,415

Residential Development Charge Calculation	
Residential Share of 2014-2023 Discounted Growth-Related Capital Program	100%
10 Year Growth in Population in New Units	\$3,367,657
Unadjusted Development Charge Per Capita (\$)	2,184
	\$1,541.87
Non-Residential Development Charge Calculation	
Non-Residential Share of 2014-2023 Discounted Growth-Related Capital Program	0%
10 Year Growth in Square Metres	\$83,700
Unadjusted Development Charge Per sq. m (\$)	\$0.00

2014 - 2023 Net Funding Envelope	\$3,367,657
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$4,609,178



APPENDIX B.5
TABLE 3

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

5.00 PARKS & RECREATION

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES	\$0.00	\$138.69	\$503.91	\$230.90	(\$118.78)	(\$427.71)	(\$759.65)	(\$1,116.06)	(\$771.68)	(\$400.21)	
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
5.00 PARKS & RECREATION - constant (\$000)	\$21.6	\$21.6	\$640.7	\$696.9	\$640.7	\$640.7	\$640.7	\$21.6	\$21.6	\$21.6	\$3,367.7
5.00 PARKS & RECREATION - current (\$000)	\$21.6	\$22.0	\$666.6	\$739.6	\$693.5	\$707.4	\$721.5	\$24.8	\$25.3	\$25.8	\$3,648.1
NEW RESIDENTIAL DEVELOPMENT											
- Population in New Units	99	232	232	232	232	232	232	232	232	232	2,184
REVENUE - current (\$000)											
- Dev. Charge Receipts	\$157.9	\$376.2	\$383.7	\$391.4	\$399.2	\$407.2	\$415.3	\$423.6	\$432.1	\$440.8	\$3,827.4
- Interest on Opening Balance	\$0.0	\$4.9	\$17.6	\$8.1	(\$6.5)	(\$23.5)	(\$41.8)	(\$61.4)	(\$42.4)	(\$22.0)	(\$167.1)
- Interest on In-year Transactions (excl.int.)	\$2.4	\$6.2	(\$7.8)	(\$9.6)	(\$8.1)	(\$8.3)	(\$8.4)	\$7.0	\$7.1	\$7.3	(\$12.2)
TOTAL REVENUE	\$160.3	\$387.3	\$393.6	\$389.9	\$384.6	\$375.4	\$365.1	\$369.2	\$396.8	\$426.1	\$3,648.1
CLOSING CASH BALANCE	\$138.7	\$503.9	\$230.9	(\$118.8)	(\$427.7)	(\$759.6)	(\$1,116.1)	(\$771.7)	(\$400.2)	\$0.0	

2014 Adjusted Charge Per Capita

\$1,592.00

Allocation of Capital Program

Residential Sector 100%
Non-Residential Sector 0%

Rates for 2014

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

TABLE 1 2004-2013 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Public Works includes 27,000 square feet of building space with a replacement value of \$3.44 million. The 4.06 hectares of land associated with the Public Works buildings are valued at \$3.04 million, furniture and equipment amounts to \$300,800, and the public works fleet adds an additional \$6.85 million to the value of the capital assets.

The total value of the Public Works capital infrastructure is estimated to be \$13.64 million. The ten-year historic average service level is \$493.03 per capita and employee and this, multiplied by the ten-year forecast net population and employment growth (2,732), results in a ten-year maximum allowable funding envelope of \$1.35 million. There is no uncommitted capacity available for Public Works. Ten per cent has been deducted from this amount. As such, the resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$1.21 million.

TABLE 2 2014 – 2024 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The total 2014–2023 development-related capital program for the Public Works department amounts to \$145,000. The program provides for a shed expansion in 2015 for \$100,000 and a 750 square foot expansion to the Storage Building in 2023 for a cost of \$45,000.

Of this total cost, no grants, subsidies or replacement shares are identified. Ten per cent reduction shares amount to \$14,500 and have been netted off the total. An amount of \$441,711 is available in the Public Works DC reserve fund, \$130,500 of which is used to fund the remaining DC eligible shares of the capital program.

Therefore, there are no shares brought forward to the development charges calculation, resulting in an unadjusted residential charge of \$0 per capita and \$0 per square metre of non-residential development.

TABLE 3 CASH FLOW ANALYSIS

As there are no funds brought forward to the development charges calculation for Public Works, the adjusted residential development charge remains at \$0 per capita and \$0 for new non-residential development.

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

PUBLIC WORKS						
10-year Hist. Service Level per pop+empl	2014-2023 Growth-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$493.03	\$145,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00

APPENDIX B.6
TABLE 1 - PAGE 1

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

BUILDINGS (\$)	# of Square Feet										UNIT COST (\$/sq.ft)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Depot Name	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	13,920	\$225
Depot/Office RR#8	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	10,568	\$20
Sand/Salt Dome RR#	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	\$30
Storage Building RR#8	792	792	792	792	792	792	792	792	792	792	792	\$56
Salt Shed RR#8												
Total (sq.ft)	27,008	27,008	27,008	27,008	27,008	27,008	27,008	27,008	27,008	27,008	27,008	
Total (\$000)	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6

LAND (hectares)	# of Hectares										UNIT COST (\$/ha)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
All Depots	4.06	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	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	\$3,045.0	\$3,045.0

FURNITURE AND EQUIPMENT	Total Value of Furniture and Equipment									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
All Depots	\$220,800	\$220,800	\$220,800	\$220,800	\$220,800	\$220,800	\$220,800	\$220,800	\$220,800	\$220,800
Hoist	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Total (\$000)	\$300.8	\$300.8	\$300.8	\$300.8	\$300.8	\$300.8	\$300.8	\$300.8	\$300.8	\$300.8

APPENDIX B.6
TABLE 1 - PAGE 2

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

VEHICLES By Type	# of Vehicles										UNIT COST (\$/vehicle)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
1/2 Ton - 201	1	1	1	1	1	1	1	1	1	1	1	\$25,000
1/2 Ton - 202	1	1	1	1	1	1	1	1	1	1	1	\$25,000
3/4 Ton - 203	1	1	1	1	1	1	1	1	1	1	1	\$25,000
1/2 Ton - 204	1	1	1	1	1	1	1	1	-	-	-	\$21,510
1 Ton - 206	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Chev Silvarado 3500 - 1 Ton - 207	-	-	-	-	-	-	-	-	1	1	1	\$65,000
Tandem Sander - 210	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Tandem - 212	1	1	1	1	1	1	1	1	1	1	1	\$275,000
Int 6 Ton - 213	-	-	-	-	1	1	1	1	1	1	1	\$255,000
Mack Tandem Plow Wing Sander - 214	-	-	-	-	-	-	-	-	-	-	-	\$275,000
6 Ton - 215	1	1	1	1	1	1	1	1	1	1	1	\$255,000
Tandem - 216	1	1	1	1	1	1	1	1	1	1	1	\$275,000
Tandem Plow Wing Sander - 217	1	1	1	1	1	1	1	1	1	1	1	\$275,000
Tandem Plow Wing Sander - 218	1	1	1	1	1	1	1	1	1	1	1	\$275,000
6 Ton - 219	1	1	1	1	1	1	1	1	-	-	-	\$209,760
Tandem - 220	1	1	1	1	1	1	1	1	1	1	1	\$275,000
Tandem Plow Wing Sander - 221	1	1	1	1	1	1	1	1	1	1	1	\$275,000
Tandem/Sander - 222	1	1	1	1	1	1	1	1	1	-	-	\$231,270
6 Ton - 223	1	1	1	1	1	1	1	1	1	1	1	\$255,000
Gradall XL - 230	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Gradall - 231	1	1	1	1	1	1	1	1	-	-	-	\$430,270
Loader - 232	1	1	1	1	1	1	1	1	1	1	1	\$165,000
Loader - 236	-	-	-	-	-	-	-	-	1	1	1	\$165,000
Grader - 240	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Grader - 242	-	-	-	-	-	1	1	1	1	1	1	\$500,000
Champion WP - 243	1	1	1	1	1	1	1	-	-	-	-	\$354,970
Generator - 245	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Float - 246	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Trackless - 247	1	1	1	1	1	1	1	1	1	1	1	\$185,000
Weeder - 248	1	1	1	1	1	1	1	1	1	1	1	\$200
Loader Backhoe - 250	-	-	-	-	-	-	-	-	-	-	-	\$170,000
Chain Saws - 251	4	4	4	4	4	4	4	4	4	4	4	\$300
Water Tank - 252	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Water Tank - 253	1	1	1	1	1	1	1	1	1	1	1	\$25,000

APPENDIX B.6
TABLE 1 - PAGE 3

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

VEHICLES CONT'D By Type	# of Vehicles										UNIT COST (\$/vehicle)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Steam Jenny - 254	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Elging Sweeper - 255	1	1	1	1	1	1	1	1	1	1	1	\$350,000
Case Super L - 256	1	1	1	1	1	1	1	1	1	1	1	\$145,220
Welders - 257/258	2	2	2	2	2	2	2	2	2	2	2	\$4,300
Walk Behind Concrete Saw - 260	1	1	1	1	1	1	1	1	1	1	1	\$4,300
Concrete Chain Saw - 261	1	1	1	1	1	1	1	1	1	1	1	\$540
Front Loader - 262	1	1	1	1	1	1	1	-	-	-	-	\$166,730
Tractor Mower - 263	1	1	1	1	1	1	1	1	1	1	1	\$64,540
Snow Blower - 264	1	1	1	1	1	1	1	-	-	-	-	\$69,920
Tractor Mower - 264	-	-	-	-	-	-	-	-	-	-	-	\$180,000
Chipper - 265	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Mad Vac -266	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Kubota - 267	-	1	1	1	1	1	1	1	1	1	1	\$45,000
Olympian Generator - 270	-	-	1	1	1	1	1	1	1	1	1	\$100,000
Trailer - 271	-	-	-	-	-	-	-	1	1	1	1	\$10,000
Submersible Pump - 272	-	-	-	-	-	-	-	-	1	1	1	\$1,000
1 Ton - 308	1	1	1	1	1	1	1	-	-	-	-	\$21,510
Pickup - 311	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Pickup - 313	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Pickup - 314	1	1	1	1	1	1	1	1	1	1	1	\$25,000
1/2 Ton - 401	-	-	-	-	1	1	1	1	1	1	1	\$25,000
Building Dept Cars - 403/404	-	1	2	2	2	2	2	2	2	2	2	\$20,000
By-law Car - 500	-	-	1	1	1	1	1	1	1	1	1	\$20,000
1/2 Ton - 501	-	-	-	1	1	1	1	1	1	1	1	\$25,000

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

VEHICLES CONT'D By Type	# of Vehicles												UNIT COST (\$/vehicle)		
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013					
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
2007 Kubota F2880 & Mower Deck	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$50,000
Chevrolet Silverado 1/2 Ton	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$25,000
Chevrolet Silverado 1/2 Ton	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$25,000
2006 Kubota RTV 900	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Landpride Leveller Model 15-72	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
1999 Bannerman Diamond Master B-DN-6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
2002 Kubota L4310DHW-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Ferguson Aerator 60"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
1999 A & W Trailer 6 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Trailer Single Axle 1,000 KG	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
2007 Bush Hog Rotary Cutter GT 48	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$1,000
2007 Dodge 1/2 Ton 1500 7959TF	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$25,000
2012 Frontier Rotary Tiller RT 1157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$8,000
2012 Frontier Rotary Mower RC2048	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$8,000
2009 GMC 1-Ton	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$65,000
Trimmers FS76, FS86, FS 76	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300
2004 Bannerman Super-Jet BA-600-CT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Total (#)	56	58	62	69	69	68	67	69	72	73					
Total (\$000)	\$6,269.8	\$6,334.8	\$6,480.8	\$6,656.8	\$6,841.9	\$6,664.0	\$6,233.7	\$6,443.2	\$6,682.9	\$6,852.9					

APPENDIX B.6
TABLE 1 - PAGE 5

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Population	18,431	18,796	19,169	19,451	19,738	20,029	20,324	20,623	20,757	20,843
Historic Employment	9,326	6,672	7,037	7,168	7,301	7,438	7,578	7,720	7,736	7,752
Historic Population+Employment	24,757	25,468	26,206	26,619	27,039	27,467	27,902	28,343	28,493	28,595

INVENTORY SUMMARY (\$000)

- Buildings	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.6	\$3,439.55	\$3,439.55	\$3,439.55	\$3,439.55	\$3,439.55
- 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	\$300.8	\$300.8	\$300.8	\$300.8	\$300.8	\$300.80	\$300.80	\$300.80	\$300.80	\$300.80
- Rolling Stock & Related Equipment	\$6,269.8	\$6,334.8	\$6,480.8	\$6,656.8	\$6,841.9	\$6,663.95	\$6,233.68	\$6,443.17	\$6,682.90	\$6,852.90
Total (\$000)	\$13,055.2	\$13,120.2	\$13,266.2	\$13,442.2	\$13,627.3	\$13,449.3	\$13,019.0	\$13,228.5	\$13,468.3	\$13,638.3

Average
Service
Level

SERVICE LEVEL (\$/pop.+empl)

- Buildings	\$138.93	\$135.05	\$131.25	\$129.21	\$127.21	\$125.23	\$123.27	\$121.35	\$120.71	\$120.29
- Land	\$123.00	\$119.56	\$116.19	\$114.39	\$112.62	\$110.86	\$109.13	\$107.43	\$106.87	\$106.49
- Furniture & Equipment	\$12.15	\$11.81	\$11.48	\$11.30	\$11.12	\$10.95	\$10.78	\$10.61	\$10.56	\$10.52
- Rolling Stock & Related Equipment	\$253.26	\$248.74	\$247.30	\$250.08	\$253.04	\$242.62	\$223.42	\$227.33	\$234.54	\$239.66
Total (\$/pop+empl)	\$527.34	\$515.16	\$506.23	\$504.98	\$503.99	\$489.66	\$466.60	\$466.73	\$472.68	\$476.95

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2004-2013)	\$493.03
Net Growth in Population + Employment 2014 - 2023	2,732
Maximum Allowable Funding Envelope	\$1,347,017
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Discount	\$134,702
Discounted Maximum Allowable Funding Envelope	\$1,212,315

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$13,638,252
Inventory Using Average Service Level	\$14,098,084
Excess Capacity	\$0
Excess Capacity:	Uncommitted

TOWNSHIP OF UXBRIDGE
GROWTH-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		Post 2023	
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2014-2023		
6.0 PUBLIC WORKS												
6.1 Buildings, Land & Furnishings												
6.1.1	Green Shed Expansion	2015 - 2015	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ 90,000	\$ -	\$ -	
6.1.2	Expansion of Storage Building (750 sq.ft)	2023 - 2023	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ 40,500	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Subtotal Buildings, Land & Furnishings		\$ 145,000	\$ -	\$ 145,000	\$ -	\$ 14,500	\$ 130,500	\$ 130,500	\$ -	\$ -	
	TOTAL PUBLIC WORKS		\$ 145,000	\$ -	\$ 145,000	\$ -	\$ 14,500	\$ 130,500	\$ 130,500	\$ -	\$ -	

Residential Development Charge Calculation					
Residential Share of 2014-2023 Discounted Growth-Related Capital Program	65%	\$0			\$1,212,315
10 Year Growth in Population in New Units		2,184			
Unadjusted Development Charge Per Capita (\$)		\$0.00			\$441,711
Non-Residential Development Charge Calculation					
Non-Residential Share of 2014-2023 Discounted Growth-Related Capital Program	35%	\$			
10 Year Growth in Square Metres		83,700			
Unadjusted Development Charge Per sq. m (\$)		\$0.00			

2014 - 2023 Net Funding Envelope
Uncommitted Reserve Fund Balance
Balance as at December 31, 2013

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

6.00 PUBLIC WORKS

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
6.00 PUBLIC WORKS - constant (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.00 PUBLIC WORKS - current (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NEW RESIDENTIAL DEVELOPMENT											
- Population in New Units	99	232	232	232	232	232	232	232	232	232	2,184
REVENUE - current (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Dev. Charge Receipts											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Interest on In-year Transactions (excl.int.)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0

2014 Adjusted Charge Per Capita

\$0.00

Allocation of Capital Program

Residential Sector 65%
Non-Residential Sector 35%

Rates for 2014

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

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

6.00 PUBLIC WORKS

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
6.00 PUBLIC WORKS - constant (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.00 PUBLIC WORKS - current (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Sq. m	2,600	2,600	2,680	10,010	10,280	10,500	10,810	10,990	11,480	11,750	83,700
REVENUE - current (\$000)											
- Dev. Charge Receipts	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Interest on In-year Transactions (excl.int.)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0

2014 Adjusted Charge Per Square Metre \$0.00

Allocation of Capital Program	
Residential Sector	65%
Non-Residential Sector	35%
Rates for 2014	
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, storm and related services included in the development charges calculation.

The Township of Uxbridge's engineered services are planned for the period from 2014 to 2023, consistent with the General Services planning period, and also the Township's budgeting practices. This appendix provides a review of the 2014-2023 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 2004-2013 HISTORIC SERVICE LEVELS

Table 1 demonstrates that the Township's current road infrastructure comprises 77 kilometers of gravel road and 247 kilometers of paved roadways. The total inventory of capital assets has a full replacement value of \$313.13 million. This produces a ten-year historical service level of \$11,322.32 per capital and employment. The resulting maximum allowable funding envelopment is \$30.93 million ($\$11,322.32 \times 2,732$ net population and employment growth over the ten-year planning horizon).

**TABLE 2 2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

The total 2014–2023 development-related capital program for Township Engineering amounts to \$17.54 million.

The capital program is comprised of \$10.67 million in culverts, \$4.72 million in paved road construction, and \$1.5 million in gravel road construction. Sidewalk projects total \$385,000 and streetlight projects add another \$268,400 to the capital program.

The Township anticipates grant funding in the amount of \$2.50 million to offset the cost of the Downtown Flood Reduction work on Brock Street. A replacement or benefit-to-existing share in the amount of \$5.76 million is 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.
- 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 \$1.36 million, which will be used to fund a portion of the DC eligible share of the capital program. \$9.28 million 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 a 2031 benefiting period.

The remaining share of the capital program, \$2.44 million is identified as eligible for development charges funding and is brought forward to the calculation. The amount is allocated 65%, or \$3.56 million against new residential development and 35%, or \$1.92 million against non-residential development. This yields an unadjusted development charge of \$1,629.77 per capita and \$22.90 per square metre of non-residential development.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential calculated charge slightly decreases to \$1,617.00 per capita and the non-residential charge increases to \$23.14 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					
2014-2023		Unadjusted		Adjusted	
Growth-Related Capital Program Total	Net DC Recoverable	Development Charge \$/capita	\$/sq.m	Development Charge \$/capita	\$/sq.m
\$17,543,400	\$5,476,394	\$1,629.77	\$22.90	\$1,617	\$23.14

APPENDIX B.7
TABLE 1

TOWNSHIP OF UXBRIDGE
INVENTORY OF CAPITAL ASSETS
TOWNSHIP ENGINEERING

ROADS	# of Kilometres											UNIT COST (\$/km)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013		
Type of Road													
Gravel	112	108	104	100	96	92	88	84	80	77		\$850,000	
Paved	200	206	212	218	224	230	236	242	248	247		\$1,000,000	
Total (sq.ft)	312	314	316	318	320	322	324	326	328	325			
Total (\$000)	\$295,200.0	\$297,800.0	\$300,400.0	\$303,000.0	\$305,600.0	\$308,200.0	\$310,800.0	\$313,400.0	\$316,000.0	\$313,126.5			

TOWNSHIP OF UXBRIDGE
CALCULATION OF SERVICE LEVELS
TOWNSHIP ENGINEERING

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Population	18,431	18,796	19,169	19,451	19,738	20,029	20,324	20,623	20,757	20,843
Historic Employment	6,326	6,672	7,037	7,168	7,301	7,438	7,578	7,720	7,736	7,752
Historic Population+Employment	24,757	25,468	26,206	26,619	27,039	27,467	27,902	28,343	28,493	28,595

INVENTORY SUMMARY (\$000)

- Roads	\$295,200.0	\$297,800.0	\$300,400.0	\$303,000.0	\$305,600.0	\$308,200.0	\$310,800.0	\$313,400.0	\$316,000.0	\$313,126.50
Total (\$000)	\$295,200.0	\$297,800.0	\$300,400.0	\$303,000.0	\$305,600.0	\$308,200.0	\$310,800.0	\$313,400.0	\$316,000.0	\$313,126.5

Average
Service
Level

SERVICE LEVEL (\$/pop.+empl)

- Roads	\$11,924.09	\$11,693.01	\$11,463.02	\$11,382.69	\$11,302.25	\$11,220.90	\$11,139.13	\$11,057.40	\$11,090.26	\$10,950.48
Total (\$/pop+empl)	\$11,924.09	\$11,693.01	\$11,463.02	\$11,382.69	\$11,302.25	\$11,220.90	\$11,139.13	\$11,057.40	\$11,090.26	\$10,950.48

TOWNSHIP OF UXBRIDGE
CALCULATION OF MAXIMUM ALLOWABLE
TOWNSHIP ENGINEERING

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2004-2013)	\$11,322.32
Net Growth in Population + Employment 2014 - 2023	2,732
Maximum Allowable Funding Envelope	\$30,933,937
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$30,933,937

Excess Capacity Calculation

Total Value of Inventory in 2013	\$313,126,500
Inventory Using Average Service Level	\$323,759,249
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.7
TABLE 2

TOWNSHIP OF UXBRIDGE
GROWTH-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	Available DC Funds	Growth-Related Costs 2014-2023	Post 2023	Total
7.0 TOWNSHIP ENGINEERING											
7.1 Paved Road Construction											
7.1.1	Main Street S. Engineering	2014 - 2014	\$ 60,000	\$ -	\$ 60,000	\$ 9,000	15%	\$ 51,000	\$ -	\$ -	\$ 51,000
7.1.2	Main Street S. Construction	2015 - 2015	\$ 1,880,000	\$ -	\$ 1,880,000	\$ 282,000	15%	\$ 1,308,588	\$ 289,412	\$ -	\$ 1,598,000
7.1.3	Zephyr Rd (W. Of Concession 2)	2016 - 2016	\$ 170,000	\$ -	\$ 170,000	\$ 25,500	15%	\$ -	\$ 144,500	\$ -	\$ 144,500
7.1.4	Front Street	2017 - 2017	\$ 350,000	\$ -	\$ 350,000	\$ 52,500	15%	\$ -	\$ 297,500	\$ -	\$ 297,500
7.1.5	Concession 3 (S. Townline to Webb Rd)	2019 - 2019	\$ 175,000	\$ -	\$ 175,000	\$ 26,250	15%	\$ -	\$ 148,750	\$ -	\$ 148,750
7.1.6	Centre Road (N. Of Oakside)	2021 - 2021	\$ 500,000	\$ -	\$ 500,000	\$ 75,000	15%	\$ -	\$ 425,000	\$ -	\$ 425,000
7.1.7	Planks Ln. (Main St. To 0.3km E or Third Ave)	2021 - 2021	\$ 850,000	\$ -	\$ 850,000	\$ 425,000	50%	\$ -	\$ 425,000	\$ -	\$ 425,000
7.1.8	Ashworth Road (Conc. 5 to Conc. 6)	2022 - 2022	\$ 135,000	\$ -	\$ 135,000	\$ 20,250	15%	\$ -	\$ 114,750	\$ -	\$ 114,750
7.1.9	Cemetery Road	2023 - 2023	\$ 600,000	\$ -	\$ 600,000	\$ 90,000	15%	\$ -	\$ 510,000	\$ -	\$ 510,000
	Subtotal Paved Road Construction		\$ 4,720,000	\$ -	\$ 4,720,000	\$ 1,005,500		\$ 1,359,588	\$ 2,354,912	\$ -	\$ 3,714,500
7.2 Gravel Roads											
7.2.1	DC Gravel Maintenance/Hard Surfacing	2014 - 2023	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 375,000	25%	\$ -	\$ 1,125,000	\$ -	\$ 1,125,000
	Subtotal Gravel Roads		\$ 1,500,000	\$ -	\$ 1,500,000	\$ 375,000		\$ -	\$ 1,125,000	\$ -	\$ 1,125,000
7.3 Sidewalks											
7.3.1	Third Avenue (Brook St. E to Planks Lane)	2018	\$ 35,000	\$ -	\$ 35,000	\$ 7,000	20%	\$ -	\$ 28,000	\$ -	\$ 28,000
7.3.2	Centre Rd. (N. Of Oakside Dr)	2021	\$ 50,000	\$ -	\$ 50,000	\$ 10,000	20%	\$ -	\$ 40,000	\$ -	\$ 40,000
7.3.3	Toronto Street South (Coborn St to Victoria Dr)	2023	\$ 75,000	\$ -	\$ 75,000	\$ 15,000	20%	\$ -	\$ 60,000	\$ -	\$ 60,000
7.3.4	Main St. North	2023	\$ 225,000	\$ -	\$ 225,000	\$ 45,000	20%	\$ -	\$ 180,000	\$ -	\$ 180,000
	Subtotal Sidewalks		\$ 385,000	\$ -	\$ 385,000	\$ 77,000		\$ -	\$ 308,000	\$ -	\$ 308,000
7.4 Streetlights											
7.4.1	Toronto Street S - Streetlights	2017	\$ 188,400	\$ -	\$ 188,400	\$ 25,260	13%	\$ -	\$ 143,140	\$ -	\$ 143,140
7.4.2	Centre Rd. (N. Of Oakside Dr)	2021	\$ 100,000	\$ -	\$ 100,000	\$ 15,000	15%	\$ -	\$ 85,000	\$ -	\$ 85,000
	Subtotal Streetlights		\$ 288,400	\$ -	\$ 288,400	\$ 40,260		\$ -	\$ 228,140	\$ -	\$ 228,140
7.5 Culverts											
7.5.1	Davis Drive (Stonemoor) Culvert	2019 - 2019	\$ 50,000	\$ -	\$ 50,000	\$ -	0%	\$ -	\$ 50,000	\$ -	\$ 50,000
7.5.2	Davis Drive (Stonemoor) Culvert	2020 - 2020	\$ 500,000	\$ -	\$ 500,000	\$ -	0%	\$ -	\$ 500,000	\$ -	\$ 500,000
7.5.3	Downtown Culvert Design - Study	2015 - 2015	\$ 120,000	\$ -	\$ 120,000	\$ 67,200	56%	\$ -	\$ 14,336	\$ 38,464	\$ 52,800
7.5.4	Downtown Flood Reduction Work - Brock St	2015 - 2023	\$ 10,000,000	\$ 2,500,000	\$ 7,500,000	\$ 4,200,000	56%	\$ -	\$ 896,006	\$ 2,403,994	\$ 3,300,000
	Subtotal Culverts		\$ 10,670,000	\$ 2,500,000	\$ 8,170,000	\$ 4,267,200		\$ -	\$ 1,460,342	\$ 2,442,458	\$ 3,902,800
TOTAL TOWNSHIP ENGINEERING			\$ 17,543,400	\$ 2,500,000	\$ 15,043,400	\$ 5,764,960		\$ 1,359,588	\$ 5,476,394	\$ 2,442,458	\$ 9,278,440

Residential Development Charge Calculation	
Residential Share of 2014-2023 Discounted Growth-Related Capital Program	65%
10 Year Growth in Population in New Units	2,184
Unadjusted Development Charge Per Capita (\$)	\$1,629.77
Non-Residential Development Charge Calculation	
Non-Residential Share of 2014-2023 Discounted Growth-Related Capital Program	35%
10 Year Growth in Square Metres	83,700
Unadjusted Development Charge Per sq. m (\$)	\$22.90

2014 - 2023 Net Funding Envelope	\$30,933,937
Uncommitted Reserve Fund Balance Balance as at December 31, 2013	\$1,359,588



APPENDIX B.7
TABLE 3 - PAGE 1

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

7.00 TOWNSHIP ENGINEERING

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES	\$0.00	\$88.80	\$132.73	\$288.56	\$244.48	\$493.78	\$631.93	\$551.99	\$102.75	\$299.69	
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
7.00 TOWNSHIP ENGINEERING - constant (\$000)	\$73.1	\$335.3	\$231.8	\$424.3	\$156.0	\$267.0	\$462.8	\$771.6	\$212.4	\$625.3	\$3,559.7
7.00 TOWNSHIP ENGINEERING - current (\$000)	\$73.1	\$342.0	\$241.1	\$450.2	\$168.9	\$294.8	\$521.2	\$886.3	\$248.9	\$747.3	\$3,973.9
NEW RESIDENTIAL DEVELOPMENT											
- Population in New Units	99	232	232	232	232	232	232	232	232	232	2,184
REVENUE - current (\$000)											
- Dev. Charge Receipts	\$160.4	\$382.1	\$389.7	\$397.5	\$405.5	\$413.6	\$421.9	\$430.3	\$438.9	\$447.7	\$3,887.6
- Interest on Opening Balance	\$0.0	\$3.1	\$4.6	\$10.1	\$8.6	\$17.3	\$22.1	\$19.3	\$3.6	\$10.5	\$99.2
- Interest on In-year Transactions (excl.int.)	\$1.5	\$0.7	\$2.6	(\$1.4)	\$4.1	\$2.1	(\$2.7)	(\$12.5)	\$3.3	(\$8.2)	(\$10.6)
TOTAL REVENUE	\$161.9	\$385.9	\$396.9	\$406.1	\$418.2	\$433.0	\$441.3	\$437.1	\$445.8	\$449.9	\$3,976.2
CLOSING CASH BALANCE	\$88.8	\$132.7	\$288.6	\$244.5	\$493.8	\$631.9	\$552.0	\$102.8	\$299.7	\$2.3	

2014 Adjusted Charge Per Capita \$1,617.00

Allocation of Capital Program

Residential Sector 65%
Non-Residential Sector 35%

Rates for 2014

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

7.00 TOWNSHIP ENGINEERING

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERV	\$0.00	\$21.19	(\$104.19)	(\$177.05)	(\$183.35)	(\$23.97)	\$86.18	\$90.25	(\$96.82)	\$78.14	
OPENING CASH BALANCE (\$000)											
2014-2023 RESIDENTIAL FUNDING REQUIREMENTS											
7.00 TOWNSHIP ENGINEERING - constant (\$000)	\$39.4	\$180.5	\$124.8	\$228.4	\$84.0	\$143.8	\$249.2	\$415.5	\$114.4	\$336.7	\$1,916.7
7.00 TOWNSHIP ENGINEERING - current (\$000)	\$39.4	\$184.1	\$129.8	\$242.4	\$90.9	\$158.7	\$280.7	\$477.2	\$134.0	\$402.4	\$2,139.8
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Sq. m	2,600	2,600	2,680	10,010	10,280	10,500	10,810	10,990	11,480	11,750	83,700
REVENUE - current (\$000)											
- Dev. Charge Receipts	\$60.2	\$61.4	\$64.5	\$245.8	\$257.5	\$268.3	\$281.7	\$292.1	\$311.2	\$324.9	\$2,167.6
- Interest on Opening Balance	\$0.0	\$0.7	(\$5.7)	(\$9.7)	(\$10.1)	(\$1.3)	\$3.0	\$3.2	(\$5.3)	\$2.7	(\$22.5)
- Interest on In-year Transactions (excl.int.)	\$0.4	(\$3.4)	(\$1.8)	\$0.1	\$2.9	\$1.9	\$0.0	(\$5.1)	\$3.1	(\$2.1)	(\$4.0)
TOTAL REVENUE	\$60.6	\$58.8	\$57.0	\$236.1	\$250.3	\$268.9	\$284.7	\$290.2	\$309.0	\$325.5	\$2,141.0
CLOSING CASH BALANCE	\$21.2	(\$104.2)	(\$177.0)	(\$183.4)	(\$24.0)	\$86.2	\$90.3	(\$96.8)	\$78.1	\$1.2	

2014 Adjusted Charge Per Square Metre \$23.14

Allocation of Capital Program	
Residential Sector	65%
Non-Residential Sector	35%
Rates for 2014	
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 growth-related net capital costs identified in this study. The balances of the development charges reserve funds as of December 31, 2013 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 on Table 1, the December 31, 2013 total reserve fund balance is estimated at about \$8.30 million. 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	Closing Balance December 31, 2013
General Government	\$319,919
Library Services	\$792,528
Fire & Rescue	\$742,204
Animal Control	\$37,374
Parks & Recreation	\$4,609,178
Public Works	\$441,711
Township Engineering	\$1,359,588
Total	\$8,302,501.26

APPENDIX D

***LONG-TERM CAPITAL AND
OPERATING IMPACTS***

APPENDIX D
TABLE 1

TOWNSHIP OF UXBRIDGE
ESTIMATED NET OPERATING COST OF THE PROPOSED
GROWTH-RELATED CAPITAL PROGRAM
(in constant 2014 dollars)

Net Cost (in 2014 \$)	Estimated Operating Costs (\$000)									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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
Library Services										
No additional operating costs	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fire & Rescue										
New Fire Station	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2
New Tanker	\$0.0	\$0.0	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5	\$82.5
Animal Control										
New Animal Shelter (4,600 square feet)	\$0.0	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5	\$57.5
Parks & Recreation										
New Indoor Pool	\$0.0	\$0.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0	\$55.0
Kennedy House Changes	\$0.0	\$0.0	\$85.0	\$85.0	\$85.0	\$85.0	\$85.0	\$85.0	\$85.0	\$85.0
Parkland and Trail Development	\$1.5	\$3.0	\$4.5	\$6.0	\$7.5	\$9.0	\$10.5	\$12.0	\$13.5	\$15.0
Public Works										
Buildings, Land and Fleet	\$0.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0
Township Engineering										
New Roads Construction	\$12.0	\$39.9	\$67.8	\$95.7	\$123.6	\$151.5	\$179.4	\$207.3	\$235.2	\$263.1
TOTAL ESTIMATED GROWTH-RELATED OPERATING COSTS (\$000)	\$239.7	\$336.6	\$588.5	\$617.9	\$647.3	\$676.7	\$706.1	\$735.5	\$764.9	\$784.3

TOWNSHIP OF UXBRIDGE
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Growth Related Projects	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	TOTAL (\$000)
GENERAL GOVERNMENT											
Total Net Cost (1)	113.0	125.0	10.0	20.0	37.5	55.0	15.0	20.0	20.0	40.0	455.5
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Cost From Non-DC Sources	113.0	125.0	10.0	20.0	37.5	55.0	15.0	20.0	20.0	40.0	455.5
- Discount Portion (3)	6.9	7.3	1.0	1.0	3.3	3.5	0.8	1.0	1.0	3.5	29.2
- Prior Growth (4)	62.1	65.3	9.0	9.0	29.3	31.5	6.8	9.0	9.0	31.5	262.4
- Replacement	44.0	52.5	0.0	10.0	5.0	20.0	7.5	10.0	10.0	5.0	164.0
- For Post 2023 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)	316.0	190.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	506.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Cost From Non-DC Sources	316.0	190.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	506.0
- Discount Portion (3)	10.8	10.8	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	31.6
- Prior Growth (4)	198.9	85.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	284.4
- Replacement	95.0	95.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	190.0
- For Post 2023 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FIRE & RESCUE											
Total Net Cost (1)	3,150.0	2,050.0	550.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,750.0
Net Cost From Development Charges (2)	766.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	766.1
Net Cost From Non-DC Sources	2,383.9	2,050.0	550.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,983.9
- 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)	742.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	742.2
- Replacement	1,425.3	1,083.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,509.3
- For Post 2023 Growth (5)	216.4	966.1	550.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,732.4
ANIMAL CONTROL											
Total Net Cost (1)	0.0	535.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	535.0
Net Cost From Development Charges (2)	0.0	20.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.9
Net Cost From Non-DC Sources	0.0	514.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	514.1
- Discount Portion (3)	0.0	33.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	33.7
- Prior Growth (4)	0.0	37.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	37.4
- Replacement	0.0	197.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	197.7
- For Post 2023 Growth (5)	0.0	245.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	245.3
PARKS & RECREATION											
Total Net Cost (1)	30.0	30.0	1,996.7	2,121.7	1,996.7	1,996.7	1,996.7	30.0	30.0	30.0	10,258.3
Net Cost From Development Charges (2)	21.6	21.6	640.7	696.9	640.7	640.7	640.7	21.6	21.6	21.6	3,367.7
Net Cost From Non-DC Sources	8.4	8.4	1,356.0	1,424.7	1,356.0	1,356.0	1,356.0	8.4	8.4	8.4	6,890.7
- Discount Portion (3)	3.0	3.0	199.7	205.9	199.7	199.7	199.7	3.0	3.0	3.0	1,019.6
- Prior Growth (4)	5.4	5.4	916.4	916.4	916.4	916.4	916.4	5.4	5.4	5.4	4,609.2
- Replacement	0.0	0.0	0.0	62.5	0.0	0.0	0.0	0.0	0.0	0.0	62.5
- For Post 2023 Growth (5)	0.0	0.0	239.9	239.9	239.9	239.9	239.9	0.0	0.0	0.0	1,199.4
PUBLIC WORKS											
Total Net Cost (1)	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	45.0	145.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Cost From Non-DC Sources	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	45.0	145.0
- Discount Portion (3)	0.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.5	14.5
- Prior Growth (4)	0.0	90.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.5	130.5
- Replacement	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2023 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 2023 growth related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

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APPENDIX D
TABLE 2 - PAGE 2

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

Net Capital Cost of Growth Related Projects	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	TOTAL (\$000)
ENGINEERING SERVICES											
Total Net Cost (1)	\$ 210.0	\$ 2,983.3	\$ 1,153.3	\$ 1,501.7	\$ 1,018.3	\$ 1,208.3	\$ 1,483.3	\$ 2,483.3	\$ 1,118.3	\$ 1,883.3	15,043.4
Net Cost From Development Charges (2)	\$ 112.5	\$ 515.8	\$ 356.6	\$ 652.7	\$ 240.1	\$ 410.8	\$ 712.1	\$ 1,187.1	\$ 326.8	\$ 962.1	5,476.4
Net Cost From Non-DC Sources	97.5	2,467.5	796.8	849.0	778.3	797.5	771.3	1,296.3	791.5	921.3	9,567.0
- Discount Portion (3)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0
- Prior Growth (4)	\$ 51.0	\$ 1,308.6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,359.6
- Replacement	\$ 46.5	\$ 853.4	\$ 529.7	\$ 581.9	\$ 511.2	\$ 530.4	\$ 504.2	\$ 1,029.2	\$ 524.4	\$ 654.2	5,765.0
- For Post 2031 Growth (5)	\$ -	\$ 305.6	\$ 267.1	\$ 267.1	\$ 267.1	\$ 267.1	\$ 267.1	\$ 267.1	\$ 267.1	\$ 267.1	2,442.5
TOTAL ALL TOWNSHIP SERVICES											
Total Net Cost (1)	3,819.0	6,013.3	3,710.0	3,643.4	3,052.5	3,260.0	3,495.0	2,533.3	1,168.3	1,998.3	32,693.2
Net Cost From Development Charges (2)	900.2	558.3	997.2	1,349.6	880.7	1,051.5	1,352.7	1,208.7	348.4	983.7	9,631.0
Net Cost From Non-DC Sources	2,918.8	5,455.0	2,712.8	2,293.8	2,171.8	2,208.5	2,142.3	1,324.7	819.9	1,014.7	23,062.2
- Discount Portion (3)	20.7	64.7	201.9	208.2	204.2	204.4	201.7	5.3	5.3	12.3	1,128.6
- Prior Growth (4)	1,059.6	1,592.1	925.4	925.4	945.7	947.9	923.2	14.4	14.4	77.4	7,425.6
- Replacement	1,610.8	2,282.5	529.7	654.4	516.2	550.4	511.7	1,039.2	534.4	659.2	8,888.4
- For Post 2023 Growth (5)	216.4	1,516.9	1,057.0	507.0	507.0	507.0	507.0	267.1	267.1	267.1	5,619.6

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 2023 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