

DEVELOPMENT CHARGES BACKGROUND STUDY

Town of New Tecumseth

HEMSON Consulting Ltd.

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EXECUTIVE SUMMARY

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

STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION

- This study calculates development charges for the Town of New Tecumseth in compliance with the provisions of the *Development Charges Act, 1997* (DCA) and its associated regulation *O. Reg. 82/98*.
- The Town's current Development Charges By-Law 2008-134 expires on September 7, 2013. Council must pass a new by-law in order to continue to levy development charges.
- The Town needs to continue implementing development charges to help fund capital projects related to development throughout New Tecumseth so that development continues to be serviced in a fiscally responsible manner. The calculated changes to the development charges 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 Town;
 - The average capital service levels provided in the Town 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 Town to provide for the expected development, including the determination of the DC eligible and non-DC-eligible components of the capital projects; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.
- This report identifies the development-related capital costs which are attributable to development that is forecast to occur in the Town. 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.

ALL SERVICES WITH DEVELOPMENT-RELATED COSTS INCLUDED IN THE ANALYSIS

- The following services have been included in the development charge analysis:
 - Library
 - Fire Rescue
 - Joint Police Services
 - Parks and Recreation
 - Public Works
 - General Government
 - Roads and Related
 - Water, and
 - Wastewater
- Development charges for all services are calculated on a Town-wide basis.

DEVELOPMENT FORECAST

- A development forecast for the 10 year study period, 2013–2022, estimates that the Town's population will grow by 9,095 people and by 20,888 to ultimate development (2031 for the purposes of this study).
- Population growth in new housing units is expected to add 10,830 people over the 2013–2022 period and 22,732 to ultimate development.
- The City's employment is forecast to grow by 3,537 employees over the next 10 years and 5,976 to ultimate development.
- This employment growth is projected to generate about 249,285 square metres of new non-residential building space between 2013 and 2022 and 419,030 square metres to ultimate development (2031).
- The following is a summary of the projected growth for the Town:

Table 1
Development Forecast

RESIDENTIAL FORECAST	Existing	2013 – 2022		2013 - 2031	
	As At Mid-Year 2012	Growth	Total at 2022	Growth	Total at 2031
Households	11,590	4,000	15,590	8,369	19,959
Population					
Census	30,714	9,095	39,809	20,888	51,602
In New Households		10,830		22,732	

NON-RESIDENTIAL FORECAST	Existing	2013 – 2022		2013 – 2031	
	As At Mid-Year 2012	Growth	Total at 2022	Growth	Total at 2031
Non-Residential Building Space (sq.m)		249,285		419,030	
Employment	20,537	3,537	24,074	5,976	26,513

THE TOWN HAS AN EXTENSIVE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR THE PROVISION OF ELIGIBLE SERVICES

General Services 2013 – 2022

- Town staff, in collaboration with Hemson Consulting, has developed a growth-related capital program setting out projects that are required to service the anticipated growth. The growth-related capital programs are based on a ten-year planning period from 2013 to 2022.
- The gross cost of the Town's development-related capital program for all services amounts to \$69.13 million and provides for a wide range of infrastructure additions. Of the \$69.13 million, approximately \$24.89 million has been identified as eligible for recovery through development charges over the 2013–2022 planning period.
- The *DCA* requires that development-related net capital costs for general services be reduced by 10 per cent when calculating the applicable development charges for these services. The 10 per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$3.74 million is identified as the required 10 per cent reduction.
- Non-development charges funding for replacement portions of the capital program and for portions of development-related capital projects that benefit existing development have been identified. Replacement or benefit to existing shares amount to \$11.47 million.
- A share of the capital program is for portions of projects that relate to development in the post-2022 period (which will be considered for recovery in future development charges studies subject to service level considerations). In total, about \$24.74 million falls within this definition.
- Available DC reserve funds, in the amount of \$4.30 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.

Table 2
Summary of Capital Forecast for General Services

Service	Gross Cost (\$000)	DC Eligible Cost For Recovery (\$000)
Library	\$2,599.3	\$1,349.3
Fire Rescue	\$5,660.0	\$4,245.4
Joint Police Services	\$215.4	\$140.3
Parks and Recreation	\$53,502.8	\$14,907.1
Public Works	\$6,136.5	\$3,495.0
General Government	\$1,017.0	\$748.9
Total	\$69,131.0	\$24,886.1

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

Engineered Services 2013 – 2031

- The growth-related capital program for roads and related, water and wastewater services is based on a build-out planning period from 2013 to 2031.
- The roads and related capital program provides for the expansion of the capacity of the road network, growth-related road upgrades, sidewalks, street lighting, pedestrian crossings and many other infrastructure improvements in New Tecumseth.
- The total net cost of the roads and related capital program totals \$104.47 million, of which \$92.70 million is identified as recoverable under the development charges calculation. Details regarding the capital program for roads and related services can be found in Appendix C.
- The capital program for the Town's water distribution and supply system amounts to \$110.55 million, of which \$45.60 million is recoverable through development charges. Full details regarding the water distribution system and the water supply and treatment costs can be found in Appendix D.

- The total estimated amount for the wastewater collection and treatment system is \$211.91 million; \$33.90 million is identified as recoverable through development charges. Appendix D displays further details regarding the Town's wastewater treatment and wastewater collection costs.

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 Town-wide uniform cost approach is used to calculate development charges for the eligible services. Uniform residential and non-residential charges are levied throughout the Town.
- The calculated charges are the maximum charges the Town 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 Town services.
- The following is a summary of the fully calculated development charges:

Table 3
Calculated Residential Development Charges

Service	Adjusted Charge Per Capita	Residential Charge By Unit Type			
		Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Library Board	\$126.80	\$361	\$335	\$254	\$165
Fire Rescue	\$335.95	\$957	\$888	\$672	\$437
Joint Police Services	\$9.43	\$27	\$25	\$19	\$12
Parks And Recreation	\$1,937.84	\$5,519	\$5,124	\$3,876	\$2,519
Public Works	\$254.12	\$724	\$672	\$508	\$330
General Government	\$57.14	\$163	\$151	\$114	\$74
Subtotal General Services	\$2,721.28	\$7,751	\$7,195	\$5,443	\$3,537
Roads And Related	\$3,143.88	\$8,954	\$8,312	\$6,288	\$4,087
Water Service	\$2,114.53	\$6,022	\$5,591	\$4,229	\$2,749
Wastewater Service	\$4,159.59	\$11,847	\$10,998	\$8,319	\$5,407
Subtotal Engineered Services	\$9,418.00	\$26,823	\$24,901	\$18,836	\$12,243
TOTAL CHARGE PER UNIT	\$12,139.28	\$34,574	\$32,096	\$24,279	\$15,780
(1) Based on Persons Per Unit Of:		2.85	2.64	2.00	1.30

Table 4
Calculated Non-Residential Development Charges

Service	Non-Residential Adjusted Charge per Square Metre
Library Board	\$0.00
Fire Rescue	\$4.73
Joint Police Services	\$0.14
Parks And Recreation	\$0.00
Public Works	\$3.58
General Government	\$0.81
Subtotal General Services	\$9.26
Roads And Related	\$43.02
Water Service	\$51.36
Wastewater Service	\$102.43
Subtotal Engineered Services	\$196.81
TOTAL CHARGE PER SQUARE METRE	\$206.07

NEWLY CALCULATED DC RATES ARE HIGHER THAN CURRENT RATES

- The fully calculated residential charge for a single or semi-detached unit is \$34,574, which represents a 9 per cent increase from the Town's current charge of \$31,686.
- The calculated non-residential, non-industrial charge of \$206.07 per square metre of gross floor area represents a 2 per cent decrease from the Town's current non-residential, non-industrial charge of \$209.83 per square metre.
- The provisions of the Town's current DC By-law have the industrial development charges discounted at 60 per cent of the non-industrial charge.

DEVELOPMENT CHARGES BY-LAW PRACTICES AND COLLECTION POLICIES

- As required under the *DCA*, the Town 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 Town's normal capital budget process.

I INTRODUCTION

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

The Town of New Tecumseth is experiencing significant residential growth pressure and is also an attractive location for a variety of non-residential development. The anticipated growth in New Tecumseth will increase the demand on all Town services. The Town wishes to implement development charges to fund capital projects related to growth in New Tecumseth so that development continues to be serviced in a fiscally responsible manner.

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

- A forecast of the amount, type and location of development anticipated in the Town;
- The average capital service levels provided in the Town 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 Town or its local boards to provide for the expected development, including the determination of the growth and non-growth-related components of the capital projects; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study identifies the growth-related net capital costs attributable to development that is forecast to occur in the Town. The costs are apportioned to types of development (residential and non-residential) in a manner that reflects the increase

in the need for each service attributable to each type of development. The study therefore calculates development charges for each type of development.

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

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 Town to which the development charges will apply. It also briefly reviews the methodologies that have been used in this background study.

Section III presents a summary of the forecast residential and non-residential development which is expected to occur within the Town over two planning periods; a ten-year period from 2013 to 2022, and the build-out period from 2013 to 2031.

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

In Section V, the growth-related capital forecast that has been developed by various Town departments is reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting calculated development charges by class and type of development. This section also provides a comparison of calculated total development charges rates for the Town with rates currently being levied in similar and surrounding jurisdictions.

Section VII provides a discussion of other issues and considerations including by-law rules and policies.

II THE METHODOLOGY USES A TOWN-WIDE APPROACH TO ALIGN GROWTH-RELATED COSTS AND BENEFITS

Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, therefore, we have tailored our approach to the Town of New Tecumseth's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of growth-related costs with the development that necessitates them. This study uses a Town-wide approach for all services which New Tecumseth provides. The approach used herein is consistent with New Tecumseth's 2008 Development Charges Background Study. The Background Study provides an update to the historic service levels and the cost of providing future growth-related capital infrastructure.

A. TOWN-WIDE DEVELOPMENT CHARGES ARE PROPOSED

New Tecumseth 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 Town with flexibility when defining services that will be included in the development charges by-laws, provided that the other provisions of the *Act* and *Regulations* are met. The *DCA* also permits the Town 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 Town or to other designated development areas as specified in the by-laws.

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

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

- Library Board
- Fire Rescue
- Joint Police Services
- Parks and Recreation
- Public Works
- General Government
- Roads and Related
- Water Service
- Wastewater Service

These services form a reasonable basis in which to plan and administer the Town-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that constitute it. For example, the Fire Services category includes the fire stations and associated land, vehicles, furniture and equipment as allowed under the *DCA*.

The resulting development charges for all of the above services would be imposed uniformly against all new development everywhere in the Town.

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

Several key steps are required when calculating development charges for future growth-related projects. They are summarized below.

1. Growth Forecast

The first step in the methodology requires that a development forecast be prepared for the ten-year study period from 2013 to 2022, and to build-out or ultimate development in 2031. The forecast of the future residential and non-residential development used in this study is based on the Strategic Review of the Town of New Tecumseth Water Distribution and Storage Master Plan Technical Memorandum No.1: Population and Water Demand Projections, dated April 22, 2013, *Places to Grow*, and discussions with Town staff.

For the residential portion of the forecast, the total Census change in population determines the need for additional facilities and provides the foundation for the growth-related capital forecast.

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

2. Service Categories and Historic Service Levels

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

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the Town 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 the development charges calculation. A review of the Town's capital service levels for buildings, land, vehicles, equipment and others has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charges can be determined. The historic service levels used in this study have been calculated based on the period from 2003 to 2012.

For the engineered services of water and wastewater services historic service levels are less applicable and reference is made to the Town's engineering standards as well as Provincial health or environmental requirements.

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

A growth-related capital forecast has been prepared by Town staff as part of the study. The forecast identifies growth-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the *DCA* s.5.(2). The capital forecast 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 Town has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

S. 5. (1) 4. and s. 5. (2). require that the development charges be calculated on the lesser of the historic ten-year average service levels or the service levels embodied in the future plans of the Town. The growth-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development

charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *Ontario Regulation 82/98, s. 3* states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a Town 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 growth-related capital forecast, 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 Town from non-development charges sources. The amount of financing for such non-growth shares of projects is also identified as part of the preparation of the growth-related capital forecast.

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

Finally, when calculating development charges, the growth-related net capital costs must be reduced by ten per cent for all services except engineered services, such as emergency services and roads and related (*DCA, s. 5. (1) 8*). The ten per cent discount is applied to the other services, e.g. Library Board and Recreation, and the resulting financing responsibility from non-development charges sources is identified.

4. Attribution to Types of Development

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

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

5. Final Adjustment

The final determination of the development charges results from adjustments made to growth-related net capital costs for each service and sector resulting from a cash flow analysis that takes account of the timing of projects and receipt of development

charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

III GROWTH FORECAST

The *Development Charges Act (DCA)* requires the Town 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 Town 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 2013 to mid-year 2022, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2013 to mid-year 2031 (or Official Plan built-out) has been utilized for the Roads and Related services.

The forecast for Water and Wastewater Service utilizes the same build-out time horizon, but does not include the rural population growth to 2031 (whereas the Roads forecast includes this population). The employment forecast for all of the Engineered Services is consistent.

The residential development forecast is based on forecasts of population and households, consistent with the forecasts contained in the *Strategic Review of the Town of New Tecumseth Water Distribution and Storage Master Plan Technical Memorandum No.1: Population and Water Demand Projections*, dated April 22, 2013. The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. Table 1 summarizes the population and household growth forecast. The tables show that the Town’s population is forecast to increase by roughly 9,095 over the ten year planning period, and approximately 20,900 to 2031. The number of occupied dwellings will increase by 4,000 over the ten year period and 8,370 to 2031.

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. Population growth in new units is estimated by applying the following PPU’s to the housing unit forecast: 2.85 for single and semi-detached units; 2.64 for rows and other multiples; and 1.91 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 (1996-2006) and adjusted by a factor for new units. In total, 10,830 is the forecasted population in new dwelling units over the ten-year planning period and 22,730 is forecasted to 2031.

In terms of the population and household growth for the Water and Wastewater services, the anticipated population growth in new units is roughly 20,050. Rural units that do not receive water or wastewater servicing are not included in this forecast. The forecast numbers used in the Roads and Related DC calculation are sourced from Schedule 7 of the *Places to Grow*, Amendment 2.

Non-residential development charges are calculated on a per unit 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 2013 to mid-year 2022, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2013 to mid-year 2031 (or Official Plan built-out) has been utilized for the Engineered services.

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:	50.0 square metres per employee
Employment Land:	95.0 square metres per employee
Rural Based:	0.0 square metres per employee

The GFA forecasts are provided in Appendix A. The total GFA growth is forecast at 249,290 square metres over the ten year period with an accompanying employment growth of approximately 3,540. Over the longer planning period to 2031, it is forecasted that about 5,980 new employees will be accommodated in 419,030 square metres of new non-residential GFA.

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

TABLE 1
TOWN OF NEW TECUMSETH
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST

Growth Forecast	2012 Estimate	General Services Planning Period 2013 - 2022		Roads & Related Planning Period 2013 - 2031	
		Growth	Total at 2022	Growth	Total at 2031
Residential					
Total Occupied Dwellings	11,590	4,000	15,590	8,369	19,959
Total Population Census <i>Population In New Dwellings</i>	30,714	9,095 10,830	39,809	20,888 22,732	51,602
Non-Residential					
Employment	20,537	3,537	24,074	5,976	26,513
Non-Residential Building Space (sq.m.)		249,285		419,030	

Note: Population in new dwellings for water and wastewater services is 20,500 (excludes rural population).
Employment growth consistent with above.

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

For non-engineered services (Library Board, Recreation, etc.) the legislative requirement is met by documenting service levels for the preceding ten years: in this case, for the period from 2003 to 2012. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita or inputs per population and employment. With engineered services such as roads, engineering standards are used in lieu of inputs per capita.

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 per unit. The qualitative aspect is introduced by consideration of the monetary value of a 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 growth-related capital facilities that are to be charged to new growth reflect not only the quantity (number and size) but also the quality (value or cost) of services provided by the Town in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Town staff. This information is generally based on historical records and the Town's and surrounding municipalities' experience with costs to acquire or construct similar facilities, equipment and infrastructure.

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

TABLE 2

**TOWN OF NEW TECUMSETH
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2003 - 2012**

Service	2003 - 2012 Service Level Indicator
1.0 LIBRARY BOARD	\$295.44 per capita
Buildings	\$152.54 per capita
Land	\$7.58 per capita
Materials	\$119.77 per capita
Furniture And Equipment	\$15.55 per capita
2.0 FIRE RESCUE	\$336.08 per population & employment
Buildings	\$152.05 per population & employment
Land	\$6.12 per population & employment
Furniture & Equipment	\$13.01 per population & employment
Vehicles	\$164.90 per population & employment
3.0 JOINT POLICE SERVICES	\$40.87 per population & employment
Buildings	\$24.59 per population & employment
Land	\$5.10 per population & employment
Furniture & Equipment	\$11.18 per population & employment
4.0 PARKS AND RECREATION	\$2,932.26 per capita
Major Facilities & Land	\$2,039.02 per capita
Parkland	\$379.75 per capita
Park Facilities	\$284.43 per capita
Vehicles and Special Facilities	\$229.06 per capita
5.0 PUBLIC WORKS	\$276.68 per population & employment
Buildings	\$83.29 per population & employment
Land	\$55.92 per population & employment
Furniture & Equipment	\$2.94 per population & employment
Equipment	\$134.53 per population & employment
6.0 ROADS AND RELATED	\$4,385.42 per population & employment
Roads	\$3,649.90 per population & employment
Bridges & Culverts	\$676.13 per population & employment
Signals & Crossings	\$59.39 per population & employment

V GROWTH-RELATED CAPITAL FORECAST

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

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

A. GROWTH-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the growth forecasts summarized in Section III and detailed in Appendix A, Town staff in collaboration with the consultant have developed a growth-related capital forecast which sets out those projects that are required to service anticipated growth. For all general services, the capital plan covers the ten-year period from 2013 to 2022. As permitted by the *DCA s. 5(1) 4.*, the development charge for the engineering services is based on a longer planning horizon.

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

B. THE GROWTH-RELATED CAPITAL FORECAST FOR GENERAL SERVICES

A summary of the growth-related capital forecast for general services is presented in Table 3. The table shows that the gross cost of the Town's capital forecast is estimated to be \$69.13 million. No upper-tier government grants are anticipated in the ten-year planning period and, thus, the full amount of the capital program is brought forth for the development charges consideration.

TABLE 3

TOWN OF NEW TECUMSETH
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2013 - 2022
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program																
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022							
1.0 LIBRARY BOARD	\$2,599.3	\$0.0	\$2,599.3	\$113.9	\$108.9	\$108.9	\$108.9	\$1,613.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9
1.1 Buildings, Land & Furnishings	\$1,500.0	\$0.0	\$1,500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.2 Material Acquisitions	\$1,089.3	\$0.0	\$1,089.3	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9	\$108.9
1.3 Library Studies	\$10.0	\$0.0	\$10.0	\$5.0	\$0.0	\$0.0	\$0.0	\$5.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.0 FIRE RESCUE	\$5,660.0	\$0.0	\$5,660.0	\$528.7	\$4,545.4	\$204.2	\$218.8	\$55.0	\$37.9	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0
2.1 Buildings, Land & Furnishings	\$4,075.1	\$0.0	\$4,075.1	\$442.5	\$3,478.9	\$0.0	\$120.8	\$0.0	\$32.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Vehicles	\$1,028.7	\$0.0	\$1,028.7	\$0.0	\$968.5	\$60.2	\$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	\$0.0
2.3 Equipment & Other	\$434.4	\$0.0	\$434.4	\$64.4	\$98.0	\$144.0	\$98.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0
2.4 Fire Studies	\$121.8	\$0.0	\$121.8	\$21.8	\$0.0	\$0.0	\$0.0	\$50.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.0 JOINT POLICE SERVICES	\$215.4	\$0.0	\$215.4	\$0.7	\$0.0	\$11.9	\$23.9	\$0.0	\$35.8	\$35.8	\$35.8	\$35.8	\$35.8	\$35.8	\$35.8	\$35.8	\$35.8	\$35.8	\$35.8	\$35.8
3.1 Personal Equipment	\$58.3	\$0.0	\$58.3	\$0.7	\$0.0	\$3.2	\$6.4	\$0.0	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6	\$9.6
3.2 Vehicle Equipment	\$157.1	\$0.0	\$157.1	\$0.0	\$0.0	\$8.7	\$17.5	\$0.0	\$26.2	\$26.2	\$26.2	\$26.2	\$26.2	\$26.2	\$26.2	\$26.2	\$26.2	\$26.2	\$26.2	\$26.2
4.0 PARKS AND RECREATION	\$53,502.8	\$0.0	\$53,502.8	\$3,916.3	\$1,461.8	\$15,033.4	\$21,656.1	\$680.0	\$535.0	\$561.3	\$561.3	\$561.3	\$561.3	\$561.3	\$561.3	\$561.3	\$561.3	\$561.3	\$561.3	\$561.3
4.1 Recovery of Tottenham CC Debenture	\$1,709.6	\$0.0	\$1,709.6	\$185.9	\$193.2	\$200.9	\$208.8	\$217.0	\$225.6	\$234.5	\$243.8	\$243.8	\$243.8	\$243.8	\$243.8	\$243.8	\$243.8	\$243.8	\$243.8	\$243.8
4.2 Recovery of NTRC Debenture	\$11,368.1	\$0.0	\$11,368.1	\$235.4	\$248.6	\$262.6	\$277.3	\$292.9	\$309.4	\$326.8	\$345.1	\$345.1	\$345.1	\$345.1	\$345.1	\$345.1	\$345.1	\$345.1	\$345.1	\$345.1
4.3 Major Facilities	\$30,800.0	\$0.0	\$30,800.0	\$0.0	\$0.0	\$12,000.0	\$18,800.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.4 Parkland & Park Facilities	\$9,625.0	\$0.0	\$9,625.0	\$3,495.0	\$1,020.0	\$2,570.0	\$2,370.0	\$170.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.0 PUBLIC WORKS	\$6,136.5	\$0.0	\$6,136.5	\$173.7	\$173.7	\$173.7	\$4,573.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7	\$173.7
5.1 Buildings and Land	\$4,400.0	\$0.0	\$4,400.0	\$0.0	\$0.0	\$0.0	\$4,400.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.2 Fleet	\$1,699.4	\$0.0	\$1,699.4	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9	\$169.9
5.3 Equipment	\$37.1	\$0.0	\$37.1	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7	\$3.7
6.0 GENERAL GOVERNMENT	\$1,017.0	\$0.0	\$1,017.0	\$186.5	\$530.0	\$0.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0
6.1 Development-Related Studies	\$1,017.0	\$0.0	\$1,017.0	\$186.5	\$530.0	\$0.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0
TOTAL - 10 YEAR GENERAL SERVICES	\$69,131.0	\$0.0	\$69,131.0	\$4,919.8	\$6,819.9	\$15,532.2	\$26,641.4	\$2,582.5	\$951.7	\$944.6	\$912.3	\$747.9	\$9,078.8	\$9,078.8	\$9,078.8	\$9,078.8	\$9,078.8	\$9,078.8	\$9,078.8	\$9,078.8

Of this \$69.13 million net capital cost, approximately 77 per cent, or \$53.5 million, is related to capital works for Recreation, which includes the expansion of two recreation centres in Tottenham, and Alliston, and the construction of a new Beeton Recreation Facility for a total cost of \$30.8 million. The Town is continuing to collect for the debenture repayments for the Tottenham Community Centre and the New Tecumseth Recreation Centre. These debentures total \$13.08 million. The remaining projects in the Parks and Recreation capital program include various outdoor recreation facilities such as additional football and soccer fields, skate parks, spray pads, trails and numerous park constructions. These projects amount to approximately \$9.63 million.

The next largest capital program belongs to Public Works. This capital program is recovering for the construction of a new public works depot in Tottenham. The gross cost of the works that remain amounts to approximately \$4.4 million. An additional \$1.7 million for the provision of Town-wide fleet vehicles and \$37,000 for the provision of equipment add to the value of the capital program. The total program amounts to \$6.14 million.

The capital program associated with Fire Services amounts to \$5.7 million to provide for the expansion of Station #3 in Tottenham, the construction of a new Station #4, training facilities and associated vehicles and equipment for new firefighters.

The Library Board capital program amounts to \$2.6 million which includes additional building space in Tottenham, collection materials and also community needs assessments.

The portion of the Town's program which relates to the provision of growth-related studies is referred to as General Government which amounts to \$1.0 million. The remainder of the Town's growth-related capital program consists of \$215,400 for Joint Police Services.

The capital forecast incorporates those projects identified to be related to growth 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 the following Section VI). Portions of the capital forecast may be related to replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the 2013 – 2022 planning period. In addition to these reductions, the amounts shown in Table 3 have not been reduced by ten per cent for various general services as required by s. 5 (1) of the DCA.

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

C. THE GROWTH-RELATED CAPITAL FORECAST FOR ENGINEERED SERVICES

Table 4 provides the growth-related capital recoveries for the engineered services. The Roads and Related capital program totals \$104.47 million. Most of the roads capital program consists of road urbanizations, widening, realignments and reconstructions. The balance of the Roads program consists of pedestrian and intersection signals, engineering studies, outstanding credit agreements, and internal administrative recoveries. A small subsidy related to an engineering study is identified and is removed from the capital program. The net municipal cost of the Roads and Related capital program is then reduced to \$104.45 million. Additional details are provided in Appendix C.

A summary of the Water capital forecast is also included in Table 4. In total, the program amounts to \$110.55 million which recovers for water distribution and storage works, outstanding credit agreement recoveries, and internal administrative recoveries and water supply costs including the Collingwood/Alliston water transmission main and upgrades to the Collinwood water treatment plant. Subsidies for the water supply in the amount of \$20.60 million have been identified and removed from DC calculation. The net municipal cost of the Water capital program is then reduced to \$89.95 million.

Finally, the wastewater capital program is estimated to be \$211.91 million. The largest component of this program related to the treatment of wastewater which includes the recovery of the Regional wastewater treatment plant and additional upgrades to this plant, upgrades to the Alliston wastewater treatment plant, and a new wastewater treatment plant in Tottenham. Also included is various pumping stations and sewer trunk mains, outstanding credit agreement recoveries, and internal administrative recoveries. The grant for original Regional WWTP is reflected in the benefit to existing share of the calculations.

Details of the Water and Wastewater capital program is included in Appendix D.

TABLE 4

**TOWN OF NEW TECUMSETH
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR ENGINEERED SERVICES 2013 - 2031
(in \$000)**

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 ROADS AND RELATED	\$104,468.9	\$15.6	\$104,453.3
1.1 Roads	\$87,880.3	\$0.0	\$87,880.3
1.2 Sidewalks and Streetlights	\$3,914.6	\$0.0	\$3,914.6
1.3 Pedestrian Crossings & Intersection Signalization	\$4,134.5	\$0.0	\$4,134.5
1.4 Engineering Studies	\$2,980.2	\$15.6	\$2,964.6
1.5 Outstanding Credit Agreement Recovery	\$3,559.4	\$0.0	\$3,559.4
1.6 Internal Administration Cost Recovery (2%)	\$2,000.0	\$0.0	\$2,000.0
2.0 WATER SERVICES	\$110,546.8	\$20,598.5	\$89,948.3
2.1 Water Distribution	\$51,891.6	\$69.7	\$51,821.9
2.2 Outstanding Credit Agreement Recovery	\$337.8	\$0.0	\$337.8
2.3 Internal Administration Cost Recovery	\$955.9	\$0.0	\$955.9
2.4 Water Supply	\$57,361.6	\$20,528.8	\$36,832.8
3.0 WASTEWATER SERVICES	\$211,906.1	\$0.0	\$211,906.1
3.1 Wastewater Collection	\$36,309.6	\$0.0	\$36,309.6
3.2 Outstanding Credit Agreement Recovery	\$100.0	\$0.0	\$100.0
3.3 Internal Administration Cost Recovery	\$683.0	\$0.0	\$683.0
3.4 Wastewater Treatment ¹	\$174,813.5	\$0.0	\$174,813.5
TOTAL - ENGINEERED SERVICES CAPITAL PROGRAM	\$426,921.8	\$20,614.1	\$406,307.7

1. Grant for original Regional WWTP (Project # A3-5a) included in BTE share of the calculations.

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

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

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

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

A. DEVELOPMENT CHARGES CALCULATION

1. Unadjusted Residential and Non-Residential Development Charges Rates

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

The capital forecast for general services incorporates those projects identified to be related to growth 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 5 shows that \$11.47 million of the capital forecast relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs would have to be funded from fundraising, property taxes and other non-development charges revenue sources.

TABLE 5

TOWN OF NEW TECUMSETH
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 10-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES

10 Year Growth in Population in New Units	10,830
10 Year Growth in Square Feet	249,285

Service	Development-Related Capital Program (2013 - 2022)						Total DC	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2022 Benefit (\$000)	Eligible Costs for Recovery (\$000)	Residential Share %	Non-Residential Share %
1.0 LIBRARY BOARD								
Unadjusted Development Charge Per Capita	\$2,599.3	\$0.0	\$259.9	\$990.1	\$0.0	\$1,349.3	100%	0%
Unadjusted Development Charge Per Sq.M							\$124.59	\$0.00
2.0 FIRE RESCUE								
Unadjusted Development Charge Per Capita	\$5,660.0	\$0.0	\$0.0	\$762.5	\$652.1	\$4,245.4	75%	25%
Unadjusted Development Charge Per Sq.M							\$295.49	\$1,045.16
3.0 JOINT POLICE SERVICES								
Unadjusted Development Charge Per Capita	\$215.4	\$0.0	\$0.0	\$75.0	\$0.0	\$140.3	75%	25%
Unadjusted Development Charge Per Sq.M							\$9.77	\$0.14
4.0 PARKS AND RECREATION								
Unadjusted Development Charge Per Capita	\$53,502.8	\$9,810.4	\$3,405.5	\$2,243.8	\$23,135.9	\$14,907.1	100%	0%
Unadjusted Development Charge Per Sq.M							\$1,376.47	\$0.00
5.0 PUBLIC WORKS								
Unadjusted Development Charge Per Capita	\$6,136.5	\$1,466.7	\$0.0	\$227.8	\$947.0	\$3,495.0	75%	25%
Unadjusted Development Charge Per Sq.M							\$243.27	\$860.44
6.0 GENERAL GOVERNMENT								
Unadjusted Development Charge Per Capita	\$1,017.0	\$190.0	\$78.1	\$0.0	\$0.0	\$748.9	75%	25%
Unadjusted Development Charge Per Sq.M							\$52.13	\$184.38
TOTAL - 10 YEAR GENERAL SERVICES	\$69,131.0	\$11,467.1	\$3,743.5	\$4,299.3	\$24,735.1	\$24,886.1	\$22,761.5	\$2,124.5
Unadjusted Development Charge Per Capita								
Unadjusted Development Charge Per Sq.M							\$2,101.72	\$8.52



An additional share of \$4.30 million has been identified as prior growth and represents the revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$24.74 million, is either attributable to growth beyond the 2022 period (and can therefore only be recovered under future development charges studies) or represents a service level increase in the Town.

The DCA, s. 5 (1) 8, requires that growth-related net capital costs for “soft” services be reduced by 10 per cent in calculating the applicable development charges for these services. The 10 per cent share of growth-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$3.74 million is identified as the required 10 per cent reduction.

The remaining \$24.89 million is carried forward to the development charges calculation as a growth-related cost. Of the growth-related cost, \$22.76 million has been allocated to new residential development, and \$2.12 million has been allocated to new non-residential development. This results in a charge of \$2,101.72 per capita and \$8.52 per square metre for the provision of general services.

Table 6 presents the “unadjusted” residential and non-residential development charges for roads and related infrastructure. It shows that of the total net cost of the capital program estimated to be \$104.45 million, \$13.30 is considered to replace existing infrastructure or to benefit the existing population. A further \$1.55 million is identified as reserve funds previously collected through development charges, i.e. prior growth. The remaining \$92.70 million is carried forward to the development charges calculation as a growth-related cost. Of the growth-related cost, 81 per cent, or \$74.91 million, has been allocated to new residential development and 19 per cent, or \$17.79 million, has been allocated to new non-residential development. The unadjusted residential charge per capita for the provision of roads and related services is \$2,975.98 per capita and \$42.46 per square metre of gross floor area.

Table 7 displays the growth-related capital forecast for Water Services in the Town of New Tecumseth from 2013 to Official Plan build-out. The net cost of the water distribution system capital program amounts to \$53.12 million; however, \$3.48 million has been identified as prior growth and is removed from the development charges calculation. In addition, \$946,790 of the works is deemed to benefit the existing population and, as such, is also removed from the development charges calculation. The net capital cost after discount is \$45.60 million, of which 66 per cent, or \$30.00 million, is allocated to benefit the future residential population and 34 per cent, or \$15.60 million, is allocated to non-residential development. This results in a charge of \$1,496.16 per capita for water distribution. A further \$517.88 per capita is added to charge for water supply and treatment. The total charge per capita for water services is \$2,014.04. The non-residential charge for water distribution is \$37.24 per square metre of gross floor area and water supply and treatment adds an additional \$12.89 per square metre for a total charge of \$50.13 for

non-residential water service. Full details regarding water service can be found in Appendix D.

Table 8 displays the growth-related capital plan for wastewater services. The net cost of providing wastewater collection services amounts to \$37.09 million, of which \$1.03 million is deducted from the development charges calculation as this share represents prior growth, or funds currently available in the DC reserve fund. A share of \$2.16 million is also deducted as it represents over sizing of infrastructure to benefit the population beyond the planning horizon. The remaining amount, \$33.90 million, is apportioned 66 per cent, or \$22.30 million, to residential growth, and 34 per cent, or \$11.60 million, to non-residential growth. The resulting charges are \$1,112.15 per capita and \$27.68 per square metre for wastewater collection services. Wastewater treatment services add an additional \$2,884.13 per capita and \$71.78 per square metre to the development charges. The resulting unadjusted charges for wastewater services are \$3,996.28 per capita and \$99.46 per square metre. Further details regarding wastewater service can be found in Appendix D.

TABLE 6

**TOWN OF NEW TECUMSETH
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
ROADS AND RELATED - 2013 TO ULTIMATE**

Ultimate Year Growth in Population in New Units	25,173
Employment Growth	5,978
Ultimate Growth in Square Meters	419,030

	Growth-Related Capital Forecast								
	Total (Net of Grants/ Subsidies) (\$000)	Prior Growth (\$000)	Benefit to Existing Share (\$000)	Pre-Built Service (Calculated Oversizing) (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share			
						%	\$000	%	\$000
ROADS AND RELATED									
Roads	\$87,880.29	\$0.00	\$7,609.87	\$4,970.00	\$75,300.42	81%	\$60,850.24	19%	\$14,450.18
Sidewalks and Streetlights	\$3,914.58	\$0.00	\$0.00	\$0.00	\$3,914.58	81%	\$3,163.37	19%	\$751.21
Pedestrian Crossings & Intersection Signalization	\$4,134.50	\$0.00	\$0.00	\$0.00	\$4,134.50	81%	\$3,341.09	19%	\$793.41
Engineering Studies	\$2,964.60	\$0.00	\$721.42	\$0.00	\$2,243.18	81%	\$1,812.71	19%	\$430.47
Outstanding Credit Agreement Recovery	\$3,559.35	\$0.00	\$0.00	\$0.00	\$3,559.35	81%	\$2,876.31	19%	\$683.04
Available Reserve Fund Adjustment - Prior Growth Share	\$0.00	(\$1,552.44)	\$0.00	\$0.00	\$1,552.44	81%	\$1,254.52	19%	\$297.91
Internal Administration Cost Recovery (2%)	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	81%	\$1,616.20	19%	\$383.80
TOTAL ROADS AND RELATED	\$104,453.32	(\$1,552.44)	\$8,331.29	\$4,970.00	\$92,704.46		\$74,914.44		\$17,790.02
Unadjusted Development Charge Per Capita (\$)							\$2,975.98		\$42.46
Unadjusted Development Charge Per Sq. M. (\$)									

TABLE 7

**TOWN OF NEW TECUMSETH
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WATER SERVICE - 2013 TO ULTIMATE**

Ultimate Year Growth in Population in New Units	20,052
Employment Growth	5,978
Ultimate Growth in Square Meters	419,030

Water Services	Growth-Related Capital Forecast								
	Total (Net of Grants/ Subsidies) (\$000)	Prior Growth (\$000)	Benefit to Existing Share (\$000)	Pre-Built Service (Calculated Oversizing) (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
						%	\$000	%	\$000
WATER DISTRIBUTION SYSTEM									
Projects	\$51,821.86	\$0.00	\$946.79	\$3,081.13	\$47,793.95	66%	\$31,441.17	34%	\$16,352.78
Outstanding Credit Agreement Recovery	\$337.76	\$0.00	\$0.00	\$0.00	\$337.76	66%	\$222.19	34%	\$115.56
Internal Administration Cost Recovery	\$955.88	\$0.00	\$0.00	\$0.00	\$955.88	66%	\$628.82	34%	\$327.06
Available Reserve Fund Adjustment - Prior Growth Share	\$0.00	\$3,482.71	\$0.00	\$0.00	(\$3,482.71)	66%	(\$2,291.09)	34%	(\$1,191.61)
TOTAL WATER DISTRIBUTION SYSTEM	\$53,115.50	\$3,482.71	\$946.79	\$3,081.13	\$45,604.87		\$30,001.09		\$15,603.79
Residential Charge Per Capita							\$1,496.16		
Water Distribution (above)							<u>\$517.88</u>		
Water Supply and Treatment							\$2,014.04		
Total Residential Charge Per Capita									
Non-Residential Charge Per Square Metre									\$37.24
Water Distribution (above)									<u>\$12.89</u>
Water Supply and Treatment									\$50.13
Total Non-Residential Charge Per Square Metre									

TABLE 8

**TOWN OF NEW TECUMSETH
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WASTEWATER SERVICE - 2013 TO ULTIMATE**

Ultimate Year Growth in Population in New Units	20,052
Employment Growth	5,978
Ultimate Growth in Square Meters	419,030

Wastewater Service	Growth-Related Capital Forecast						Residential Share \$000	Non-Residential Share \$000
	Total (Net of Grants/ Subsidies) (\$000)	Prior Growth (\$000)	Benefit to Existing Share (\$000)	Pre-Built Service (Calculated Oversizing) (\$000)	Total Net Capital Costs After Discount (\$000)	%		
WASTEWATER COLLECTION SYSTEM								
Projects	\$36,309.62	\$0.00	\$0.00	\$2,158.83	\$34,150.79	65.8%	\$11,684.75	
Outstanding Credit Agreement Recovery	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	65.8%	\$34.22	
Internal Administration Cost Recovery	\$683.02	\$0.00	\$0.00	\$0.00	\$683.02	65.8%	\$233.70	
Available Reserve Fund Adjustment - Prior Growth Share	\$0.00	\$1,034.03	\$0.00	\$0.00	(\$1,034.03)	65.8%	(\$353.79)	
TOTAL WASTEWATER COLLECTION SYSTEM	\$37,092.64	\$1,034.03	\$0.00	\$2,158.83	\$33,899.78		\$11,598.87	
Residential Charge Per Capita								
Wastewater Collection (above)							\$1,112.15	
Wastewater Treatment							\$2,884.13	
Total Residential Charge Per Capita							\$3,996.28	
Non-Residential Charge Per Square Metre								
Wastewater Collection (above)							\$27.68	
Wastewater Treatment							\$71.78	
Total Non-Residential Charge Per Square Metre							\$99.46	

2. Adjusted Residential and Non-Residential Development Charge Rates

Final adjustments to the “unadjusted” development charges rates are made through a cash flow analysis. The analysis, details of which are included in Appendix B for general services, Appendix C for roads and related and Appendix D for water and wastewater services, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category. Tables 9 and 10 summarize the results of the cash flow adjustments for the residential and non-residential development charges rates. As shown, the adjusted per capita rate increases by \$1,051.27, or 9 per cent, from \$11,088.01 per capita to \$12,139.28 per capita after the cash flow analysis. The non-residential rate also experiences an increase after cash flow considerations from \$200.57 to \$206.07 per square metre.

Table 9 also provides the calculated rates by residential unit with the total charge per unit ranging from a high of \$34,574 per unit for fully serviced single- and semi-detached units to a low of \$15,780 per unit for bachelor and single-bedroom apartment units.

TABLE 9
TOWN OF NEW TECUMSETH
TOWN-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type			
			Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Library Board	\$124.59	\$126.80	\$361	\$335	\$254	\$165
Fire Rescue	\$295.49	\$335.95	\$957	\$888	\$672	\$437
Joint Police Services	\$9.77	\$9.43	\$27	\$25	\$19	\$12
Parks And Recreation	\$1,376.47	\$1,937.84	\$5,519	\$5,124	\$3,876	\$2,519
Public Works	\$243.27	\$254.12	\$724	\$672	\$508	\$330
General Government	\$52.13	\$57.14	\$163	\$151	\$114	\$74
Subtotal General Services	\$2,101.71	\$2,721.28	\$7,751	\$7,195	\$5,443	\$3,537
Roads And Related	\$2,975.98	\$3,143.88	\$8,954	\$8,312	\$6,288	\$4,087
Water Service	\$2,014.04	\$2,114.53	\$6,022	\$5,591	\$4,229	\$2,749
Wastewater Service	\$3,996.28	\$4,159.59	\$11,847	\$10,998	\$8,319	\$5,407
Subtotal Engineered Services	\$8,986.30	\$9,418.00	\$26,823	\$24,901	\$18,836	\$12,243
TOTAL CHARGE PER UNIT	\$11,088.01	\$12,139.28	\$34,574	\$32,096	\$24,279	\$15,780
(1) Based on Persons Per Unit Of:			2.85	2.64	2.00	1.30

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TABLE 10
TOWN OF NEW TECUMSETH
TOWN-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL (OTHER THAN INDUSTRIAL) DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Residential Charge	
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre
Library Board	\$0.00	\$0.00
Fire Rescue	\$4.19	\$4.73
Joint Police Services	\$0.14	\$0.14
Parks And Recreation	\$0.00	\$0.00
Public Works	\$3.45	\$3.58
General Government	\$0.74	\$0.81
Subtotal General Services	\$8.52	\$9.26
Roads And Related	\$42.46	\$43.02
Water Service	\$50.13	\$51.36
Wastewater Service	\$99.46	\$102.43
Subtotal Engineered Services	\$192.05	\$196.81
TOTAL CHARGE PER SQUARE METRE	\$200.57	\$206.07

B. COMPARISON OF 2013 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN NEW TECUMSETH

Tables 11 and 12 present a comparison of the newly calculated residential and non-residential development charges with currently imposed development charge rates. It demonstrates that the residential development charge rate for a single- or semi-detached unit increases by \$2,888 per unit, or 9 per cent. The current development charges rate for non-residential development decreases by \$3.76 per square metre, or 2 per cent.

The increases in the residential charges are a result of the following:

- Higher construction costs;
- Impact of servicing distinct urban centres within Town boundaries;
- Proposed full recovery of growth-related capital costs for all services;
- Increased service levels in recent years.

TABLE 11

TOWN OF NEW TECUMSETH
 COMPARISON OF CURRENT AND CALCULATED
 RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge
Library Board	\$573.00	\$361.00	(\$212)
Fire Rescue	\$629.00	\$957.00	\$328
Joint Police Services	\$12.00	\$27.00	\$15
Parks And Recreation	\$4,468.00	\$5,519.00	\$1,051
Public Works	\$627.00	\$724.00	\$97
General Government	\$68.00	\$163.00	\$95
Subtotal General Services	\$6,377.00	\$7,751.00	\$1,374
Roads And Related	\$7,108.00	\$8,954.00	\$1,846
Water Service	\$5,466.00	\$6,022.00	\$556
Wastewater Service	\$12,735.00	\$11,847.00	(\$888)
Subtotal Engineered Services	\$25,309.00	\$26,823.00	\$1,514
TOTAL CHARGE PER UNIT	\$31,686.00	\$34,574.00	\$2,888
			9%

TABLE 12
TOWN OF NEW TECUMSETH
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
Library Board	\$0.00	\$0.00	\$0.00
Fire Rescue	\$3.71	\$4.73	\$1.02
Joint Police Services	\$0.07	\$0.14	\$0.07
Parks And Recreation	\$0.00	\$0.00	\$0.00
Public Works	\$3.70	\$3.58	(\$0.12)
General Government	\$0.40	\$0.81	\$0.41
Subtotal General Services	\$7.88	\$9.26	\$1.38
Roads And Related	\$46.73	\$43.02	(\$3.71)
Water Service	\$46.36	\$51.36	\$5.00
Wastewater Service	\$108.86	\$102.43	(\$6.43)
Subtotal Engineered Services	\$201.95	\$196.81	(\$5.14)
TOTAL CHARGE PER SQ.M.	\$209.83	\$206.07	(\$3.76)
			-2%

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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 *Development Charges Act, 1997*.

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

Table 13 summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on the financial information from the Town (additional details are included in Appendix F).

As shown in Table 13, by 2022 the Town's net operating costs are estimated to increase by about \$5.73 million. The most significant portion of this increase relates to the indoor recreation expansions, servicing the Ontario Provincial Police force, and roads and related servicing.

B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGES SOURCES TOTALS \$15.21 MILLION

As discussed in Section VI, Table 13 also summarizes the components of the growth-related capital forecast that will require funding from non-development charges sources. Of the \$69.13 million net capital forecast, about \$15.21 million will need to be financed from non-development charges sources over the next 10 years. This includes about \$3.74 million in respect of the 10 per cent discount required by the DCA for "soft" services and about \$11.47 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, \$24.74 million in interim financing may be required for projects related to general service level increases and to growth in the post-2022 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 13
TOWN OF NEW TECUMSETH
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS FOR GENERAL SERVICES
(in thousands of constant dollars)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Net Operating Impacts (1)											
Library Board	\$0.0	\$0.0	\$0.0	\$0.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$3,250.0
Fire Rescue	\$40.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$6,455.5
Joint Police Services	\$112.5	\$225.0	\$337.5	\$450.0	\$562.5	\$690.0	\$817.5	\$945.0	\$1,072.5	\$1,200.0	\$11,200.0
Parks And Recreation	\$0.0	\$0.0	\$500.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$2,140.0	\$21,400.0
Public Works	\$17.0	\$34.0	\$51.0	\$218.0	\$235.0	\$252.0	\$269.0	\$286.0	\$302.9	\$319.9	\$3,199.9
Roads and Related	\$103.1	\$206.3	\$309.4	\$412.5	\$515.6	\$632.5	\$749.4	\$866.3	\$983.1	\$1,100.0	\$11,100.0
NET OPERATING IMPACTS	\$273.1	\$1,110.7	\$1,843.4	\$3,866.0	\$4,423.6	\$4,685.0	\$4,946.3	\$5,207.7	\$5,469.1	\$5,730.4	n/a
Long-term Capital Impact (1)											
Total Net Cost	\$4,919.8	\$6,819.9	\$15,532.2	\$26,641.4	\$2,582.5	\$951.7	\$944.6	\$912.3	\$747.9	\$9,078.8	\$69,131.0
Net Cost From Development Charges	\$1,637.0	\$6,124.8	\$5,479.2	\$5,023.7	\$1,269.9	\$744.6	\$771.2	\$769.0	\$592.8	\$2,473.8	\$24,886.1
Prior Growth Share from DC Reserve Balances (2)	\$2,800.6	\$266.7	\$39.8	\$51.7	\$962.6	\$63.6	\$30.6	\$27.9	\$27.9	\$27.9	\$4,299.3
Portion for Post-2022 Development (3)	\$0.0	\$106.2	\$2,732.6	\$17,881.4	\$50.0	\$32.9	\$0.0	\$0.0	\$0.0	\$3,931.9	\$24,735.1
Funding From Non-DC Sources											
Discount Portion	\$370.9	\$156.9	\$830.9	\$2,133.9	\$181.4	\$16.9	\$13.9	\$10.9	\$16.9	\$10.9	\$3,743.5
Replacement	\$111.2	\$165.2	\$6,449.8	\$1,550.6	\$118.6	\$93.6	\$128.9	\$104.4	\$110.3	\$2,634.3	\$11,467.1
FUNDING FROM NON-DC SOURCES	\$482.2	\$322.1	\$7,280.6	\$3,684.5	\$300.0	\$110.6	\$142.8	\$115.3	\$127.2	\$2,645.2	\$15,210.6
TOTAL NET OPERATING & CAPITAL IMPACTS	\$755.3	\$1,432.9	\$9,124.0	\$7,550.5	\$4,723.6	\$4,795.5	\$5,089.1	\$5,323.0	\$5,596.3	\$8,375.7	n/a

Notes:

- (1) See Appendix F
(2) Existing development charge reserve fund balances collected from growth prior to 2013 are applied to fund initial projects in development-related capital forecast
(3) Post 2022 development-related net capital costs may be eligible for development charge funding in future DC-by-laws

VIII OTHER ISSUES AND CONSIDERATIONS

A. DEVELOPMENT CHARGES ADMINISTRATION

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

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the *DCA*, the Town should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the Town develop reporting policies consistent with the requirements of the *DCA*;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- It is recommended that no exemptions, other than those required in the *DCA*, be formally adopted in the by-laws;
- It is recommended that Council adopt the growth-related capital forecast included in this background study, subject to annual review through the Town'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 Town of New Tecumseth. The purpose in establishing these definitions is to determine the eligible capital costs for inclusion in the development charges calculation for the Town. 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 developer 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 service" is being specifically considered for the services of:

- Roads
- Water Services
- Wastewater Services
- Stormwater Services
- Parkland Development

1. **Roads**

- Local Roads

All roads and share of roads identified as local are to be treated as a local service under the *DCA* and the associated costs are not to be included in the development charges calculation. Generally, a local residential road is deemed to have a right-of-way of 20 metres and a non-residential road a right-of-way of 23 metres.

- Road Oversizing

If a local road is oversized to accommodate additional traffic needs external to the subject lands, the oversized share of the roads is to be included in the development charges calculation.

- Development Charges-Recoverable Roads

The construction cost (excluding land) of a road, or a portion of road, deemed to be non-local is to be funded from development charges.

- Traffic Signals and Intersection Improvements

Intersection improvements and signalization on other roads due to development and growth-related traffic increases are to be included in the development charges calculation.

- Streetlights and Sidewalks

Streetlights and sidewalks on County Roads are included in the Town development charges or, in exceptional circumstances, may be a direct developer responsibility through local service provisions (s.59 of *DCA*);

Streetlights and sidewalks on Town Roads are linked to road funding source.

- Street Tree Planting

Street tree planting is considered a local area service and a direct responsibility of the developer. Of note, some development charges-recoverable road projects include landscaping costs.

- Land Acquisition for Roads Allowances

Land acquisition for arterial road are dedicated under the Planning Act subdivision provisions (s.51) through development lands in areas with limited or no development are included in Town DC (to the extent eligible);

Land acquisition for collector roads are dedicated under the Planning Act subdivision provisions (s.51) through development lands (up to 26 metre right of way) in areas with limited or no development are included in the Town DC (to the eligible extent); and

Land acquisition for grade separations (beyond normal dedication requirements) will be included in the Town DC (to the eligible extent).

2. Stormwater Management (SWM) Facilities

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

- Stormwater management facilities servicing local drainage areas;
- Storm sewer oversizing associated with local drainage areas; and
- Storm sewer works on existing roads.

3. Water and Sanitary Sewer

- Major external trunk watermains and sanitary sewers (i.e. those with sizes over 300mm and major pumping stations) may be included within the development charges. Oversizing within subdivisions may also be included in the DC above 300mm for watermains and 300mm for sanitary sewers; and
- Connections to trunk mains and minor pumping stations to service specific areas are to be a direct developer responsibility as a local service provision (s.59 of *DCA*). Minor pumping stations are those that service a single subdivision, or adjacent or adjoining subdivisions.

4. Parkland Development

For the purpose of parkland development, local services include the requirement for the owner to undertake preparation of the park plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development. In addition, the owner is required to provide stripping and stockpiling, levelling, top soiling,

seeding and stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and waste water services to the lot line. These requirements are part of the conditions of s.51 and 53 of the *Planning Act* agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the development charges calculation.

APPENDIX A

DEVELOPMENT FORECAST

APPENDIX A

DEVELOPMENT FORECAST

This appendix provides the details of the development forecast used to prepare the 2013 Development Charges (DC) Background Study for the Town of New Tecumseth. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following nine tables:

- A.1 Historical Population, Dwellings and Employment
- A.2 Historical Housing Activity
- A.3 Historical Residential Building Permits
- A.4 Historical Household Size
- A.5 Forecast Population, Households and Employment
- A.6 Forecast Population, Household and Employment Growth Summary
- A.7 Growth in Household by Unit Type
- A.8 Forecast Population in New Units by Unit Type
- A.9 Forecast of Non-Residential Development

A. FORECAST APPROACH AND KEY ASSUMPTIONS

The *Development Charges Act (DCA)* requires the Town 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 Town 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 2013 to mid-year 2022, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2013 to mid-year 2031 (or Official Plan built-out) has been utilized for the Roads and Related services.

The forecast for Water and Wastewater Service utilizes the same build-out time horizon to 2031, but is based on the XCG Forecast for the Town contained in the Strategic Review of Water Distribution and Storage Master Plan, which does not include rural population growth. In particular, the Roads and Related service is based on the growth forecast for New Tecumseth in Schedule 7 of the Growth Plan for the Greater Golden Horseshoe, Amendment 2.

B. 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, consistent with the forecasts for the Strategic Review of the Town of New Tecumseth Water Distribution and Storage Master Plan Technical Memorandum No.1: Population and Water Demand Projections, dated April 22, 2013. The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. Tables A.5 and A.6 summarize the population and household growth forecast. The tables show that the Town's population is forecast to increase by roughly 9,095 over the ten year planning period, and approximately 20,888 to 2031. The number of occupied dwellings will increase by 4,000 over the ten year period and 8,369 to 2031.

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. Population growth in new units is estimated by applying the following PPU's to the housing unit forecast: 2.85 for single and semi-detached units; 2.64 for rows and other multiples; and 1.91 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 (1996-2006) and adjusted by a factor for new units. In total, 10,830 is the forecasted population in new dwelling units over the ten-year planning period and 22,732 is forecasted to 2031.

In terms of the population and household growth for the Water and Wastewater services, the anticipated population growth to 2031 in new units is roughly 20,050 and approximately 25,170 for Roads and Related services.

2. Non-Residential Development Forecast

Non-residential development charges are calculated on a per unit 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 2013 to mid-year 2022, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2013 to mid-year 2031 (or Official Plan built-out) has been utilized for the engineered services.

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:	50.0 square metres per employee
Employment Land:	95.0 square metres per employee
Rural Based:	0.0 square metres per employee

The GFA forecasts are provided in Table A.9. The total GFA growth is forecast at 249,285 square metres over the ten year period with an accompanying employment growth of 3,537. Over the longer planning period to 2031, it is forecasted that 5,978 new employees will be accommodated in 419,030 square metres of new non-residential GFA.

TOWN OF NEW TECUMSETH 2013 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	Growth	HH Size	Growth	
1996	22,904		7,939		2.88	11,140	48.6%
1997	23,518	614	8,189	250	2.87	12,157	51.7%
1998	24,148	630	8,447	258	2.86	13,267	54.9%
1999	24,795	647	8,713	266	2.85	14,479	58.4%
2000	25,459	664	8,987	274	2.83	15,801	62.1%
2001	26,141	682	9,270	283	2.82	17,245	66.0%
2002	26,446	305	9,420	150	2.81	17,551	66.4%
2003	26,754	308	9,572	152	2.80	17,863	66.8%
2004	27,066	312	9,727	155	2.78	18,180	67.2%
2005	27,382	316	9,884	157	2.77	18,503	67.6%
2006	27,701	319	10,045	161	2.76	18,832	68.0%
2007	28,190	489	10,287	242	2.74	19,094	67.7%
2008	28,688	498	10,534	247	2.72	19,360	67.5%
2009	29,194	506	10,787	253	2.71	19,630	67.2%
2010	29,709	515	11,046	259	2.69	19,903	67.0%
2011	30,234	525	11,312	266	2.67	20,180	66.7%
2012	30,714	480	11,590	278	2.65	20,537	66.9%

Source: Statistics Canada, Census of Canada

TOWN OF NEW TECUMSETH 2013 DEVELOPMENT CHARGES STUDY

TABLE A.2
Historic Housing Activity - Units

Year	Housing Completions - Units			Total	Historic Housing Activity - Shares By Unit Type				Total
	Singles/Semis	Rows	Apts.		Mid-Year	Singles/Semis	Rows	Apts.	
2000	259	117	68	444	2000	58%	26%	15%	100%
2001	97	39	0	136	2001	71%	29%	0%	100%
2002	117	20	0	137	2002	85%	15%	0%	100%
2003	163	12	0	175	2003	93%	7%	0%	100%
2004	163	21	0	184	2004	89%	11%	0%	100%
2005	93	35	12	140	2005	66%	25%	9%	100%
2006	263	91	0	354	2006	74%	26%	0%	100%
2007	127	68	33	228	2007	56%	30%	14%	100%
2008	234	13	42	289	2008	81%	4%	15%	100%
2009	109	43	0	152	2009	72%	28%	0%	100%
2010	138	8	0	146	2010	95%	5%	0%	100%
2011	146	0	0	146	2011	100%	0%	0%	100%
2012	272	6	0	278	2012	98%	2%	0%	100%
Total	2,181	473	155	2,809	Total	78%	17%	6%	100%
Last 10-Years	171	30	9	209					
Last 5-Years	180	14	8	202					

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

TOWN OF NEW TECUMSETH 2013 DEVELOPMENT CHARGES STUDY

TABLE A.3
Historic Residential Building Permits

Year	Building Permits			Total
	Singles/Semis	Rows	Apts.	
2000	78	0	0	78
2001	94	24	1	119
2002	142	40	1	183
2003	190	22	3	215
2004	154	36	10	200
2005	157	35	32	224
2006	277	71	35	383
2007	108	58	9	175
2008	207	52	0	259
2009	119	7	0	126
2010	76	0	0	76
2011	284	19	0	303
2012	295	37	0	332
Total	2,181	401	91	2,673
Last 10-Years	187	34	9	229
Last 5-Years	196	23	0	219

Source: Statistics Canada

Historic Building Permits - Shares By Unit Type

Mid-Year	Building Permits			Total
	Singles/Semis	Rows	Apts.	
2000	100%	0%	0%	100%
2001	79%	20%	1%	100%
2002	78%	22%	1%	100%
2003	88%	10%	1%	100%
2004	77%	18%	5%	100%
2005	70%	16%	14%	100%
2006	72%	19%	9%	100%
2007	62%	33%	5%	100%
2008	80%	20%	0%	100%
2009	94%	6%	0%	100%
2010	100%	0%	0%	100%
2011	94%	6%	0%	100%
2012	89%	11%	0%	100%
Total	82%	15%	3%	100%

TOWN OF NEW TECUMSETH 2013 DEVELOPMENT CHARGES STUDY

TABLE A.4
Historic Households by Period of Construction Showing Household Size

	Period of Construction										
	Pre 1946	1946-1960	1961-1970	1971-1980	1981-1985	1986-1990	1991-1995	1996-2000	2001-2006	Pre 1996	1996-2006
Singles & Semis											
Household Populat	2,535	1,140	2,035	4,915	1,815	2,915	2,320	2,950	2,080	17,675	5,030
Households	935	475	740	1,610	580	1,015	775	1,000	815	6,130	1,815
Household Size	2.71	2.40	2.75	3.05	3.13	2.87	2.99	2.95	2.55	2.88	2.77
Rows											
Household Populat	0	0	0	140	50	250	445	480	430	885	910
Households	0	0	10	40	25	115	165	180	160	355	340
Household Size	0.00	0.00	0.00	3.50	2.00	2.17	2.70	2.67	2.69	2.49	2.68
Apartments											
Household Populat	425	455	295	540	155	180	210	110	115	2,260	225
Households	230	220	165	315	100	120	95	85	50	1,245	135
Household Size	1.85	2.07	1.79	1.71	1.55	1.50	2.21	1.29	2.30	1.82	1.67
All Units											
Household Populat	2,960	1,595	2,330	5,595	2,020	3,345	2,975	3,540	2,625	20,820	6,165
Households	1,165	695	915	1,965	705	1,250	1,035	1,265	1,025	7,730	2,290
Household Size	2.54	2.29	2.55	2.85	2.87	2.68	2.87	2.80	2.56	2.69	2.69

Source: Statistics Canada, 2006 Census Special Run

TOWN OF NEW TECUMSETH 2013 DEVELOPMENT CHARGES STUDY

TABLE A.5
Population, Household & Employment Forecast Summary

Mid-Year	Census Population	Total Private Dwellings	Employment by POW	HH Size	Activity Rate
2012	30,714	11,590	20,537	2.65	66.9%
2013	31,521	11,965	20,900	2.63	66.3%
2014	32,349	12,340	21,269	2.62	65.7%
2015	33,199	12,715	21,645	2.61	65.2%
2016	34,072	13,090	22,028	2.60	64.7%
2017	34,967	13,465	22,373	2.60	64.0%
2018	35,886	13,890	22,724	2.58	63.3%
2019	36,829	14,315	23,080	2.57	62.7%
2020	37,797	14,740	23,442	2.56	62.0%
2021	38,790	15,165	23,810	2.56	61.4%
2022	39,809	15,590	24,074	2.55	60.5%
2023	40,973	16,075	24,340	2.55	59.4%
2024	42,171	16,560	24,609	2.55	58.4%
2025	43,404	17,045	24,881	2.55	57.3%
2026	44,674	17,530	25,157	2.55	56.3%
2027	45,981	18,015	25,423	2.55	55.3%
2028	47,326	18,500	25,691	2.56	54.3%
2029	48,710	18,985	25,962	2.57	53.3%
2030	50,135	19,470	26,236	2.57	52.3%
2031	51,602	19,959	26,513	2.59	51.4%

Source: Strategic Review of the Town of New Tecumseth Water Distribution and Storage Master Plan
Technical Memorandum No. 1: Population and Water Demand Projections, Places to Grow, and
Hemson Consulting Ltd.

TABLE A.6
Forecast Population & Household Growth Summary

Mid-Year	Census Pop'n Growth	Total Occupied Dwellings Growth	Employment by POW Growth
2012	480	278	357
2013	807	375	363
2014	828	375	369
2015	850	375	376
2016	873	375	383
2017	895	375	345
2018	919	425	351
2019	943	425	356
2020	968	425	362
2021	993	425	368
2022	1,019	425	264
2023	1,164	485	266
2024	1,198	485	269
2025	1,233	485	272
2026	1,270	485	276
2027	1,307	485	266
2028	1,345	485	268
2029	1,384	485	271
2030	1,425	485	274
2031	1,467	489	277
2013-2022	9,095	4,000	3,537
2013-2031	20,888	8,369	5,976

TOWN OF NEW TECUMSETH 2013 DEVELOPMENT CHARGES STUDY

TABLE A.7
Growth in Households by Unit Type

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total New HH
2013	295	29	50	375
2014	295	29	50	375
2015	295	29	50	375
2016	294	33	47	375
2017	294	33	47	375
2018	335	37	53	425
2019	334	37	53	425
2020	335	37	53	425
2021	334	41	50	425
2022	333	41	50	425
2023	382	47	57	485
2024	383	47	57	485
2025	382	47	57	485
2026	382	50	53	485
2027	381	50	53	485
2028	382	50	53	485
2029	382	50	53	485
2030	382	50	53	485
2031	384	53	52	489
2013-2022	3,144	346	503	4,000
2013-2031	6,584	790	991	8,369

Source: Hemson Consulting, 2013

TABLE A.8
Forecast Population in New Households by Unit Type*

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New HH
2013	840	77	96	1,013
2014	840	77	96	1,013
2015	840	77	96	1,013
2016	837	87	90	1,014
2017	837	87	90	1,014
2018	954	98	101	1,153
2019	951	98	101	1,150
2020	954	98	101	1,153
2021	951	108	96	1,155
2022	948	108	96	1,152
2023	1,088	124	109	1,321
2024	1,091	124	109	1,324
2025	1,088	124	109	1,321
2026	1,088	132	101	1,321
2027	1,085	132	101	1,318
2028	1,088	132	101	1,321
2029	1,088	132	101	1,321
2030	1,088	132	101	1,321
2031	1,094	140	100	1,334
2013-2022	8,952	915	963	10,830
2013-2031	18,750	2,087	1,895	22,732

*Based on PPU's

2.85

2.64

1.91

TOWN OF NEW TECUMSETH 2013 DEVELOPMENT CHARGES STUDY

TABLE A.9
Non-Residential Space Forecast

Employment Density

Population-Related Employment 50.0 m² per employee
 Employment Land Employment 95.0 m² per employee
 Other Rural Based - m² per employee

Mid-Year	Population-Related		Employment Land		Other Rural Based		Total	
	Total Emp	Emp Growth	Total Emp	Emp Growth	Total Emp	Emp Growth	Total Emp	Emp Growth
2011	5,532	154	13,343	181	1,306	19	20,180	355
2012	5,686	7,722	13,524	17,166	1,325	0	20,535	24,888
2013	5,845	7,950	13,707	17,385	1,345	20	20,897	25,335
2014	6,009	8,200	13,893	17,670	1,365	20	21,267	25,870
2015	6,177	8,400	14,081	17,860	1,385	20	21,643	26,260
2016	6,351	8,685	14,272	18,151	1,406	21	22,028	26,836
2017	6,496	7,265	14,454	17,284	1,423	17	22,373	345
2018	6,644	7,400	14,638	17,480	1,441	18	22,723	350
2019	6,796	7,600	14,824	17,670	1,459	18	23,079	356
2020	6,951	7,750	15,012	17,860	1,477	18	23,440	361
2021	7,110	7,971	15,203	18,125	1,496	19	23,810	370
2022	7,227	5,829	15,337	12,750	1,508	12	24,072	262
2023	7,346	5,950	15,473	12,920	1,520	12	24,339	267
2024	7,467	6,050	15,610	13,015	1,532	12	24,609	270
2025	7,590	6,150	15,748	13,110	1,544	12	24,882	273
2026	7,714	6,180	15,888	13,275	1,556	12	25,157	275
2027	7,843	6,470	16,011	11,710	1,568	12	25,422	265
2028	7,975	6,600	16,136	11,875	1,580	12	25,691	269
2029	8,109	6,700	16,262	11,970	1,592	12	25,963	272
2030	8,245	6,800	16,389	12,065	1,604	12	26,238	275
2031	8,383	6,884	16,516	12,021	1,615	11	26,513	275
2013-2022	1,541	77,050	1,813	172,235	183	0	3,537	249,285
2013-2031	2,697	134,834	2,992	284,196	290	0	5,978	419,030

Source: Henson Consulting, 2013

APPENDIX B

GENERAL SERVICES

TECHNICAL APPENDIX

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX

INTRODUCTION AND OVERVIEW

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the services in the Town of New Tecumseth. Six services have been analysed as part of the development charges study:

Appendix B.1	Library Board
Appendix B.2	Fire Rescue
Appendix B.3	Joint Police Services
Appendix B.4	Parks and Recreation
Appendix B.5	Public Works
Appendix B.6	General Government

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 Town 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 2003 to 2012.

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 Town 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”, net of uncommitted excess capacity and the legislated 10 per cent reduction (for all applicable services). The maximum allowable is defined as the 10-year historic service level (expressed as either \$/capita or \$/population & employment) multiplied by the forecast increase in net population, or net population and employment growth, over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the ten-year historic service level is maintained.

There is also a requirement in the *DCA* to consider “excess capacity” within the Town’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 2013 – 2022 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 Town staff has developed a development-related capital program which sets out the projects required to service anticipated growth for the ten-year period from 2013 to 2022.

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 “10 per cent reduction” for any eligible services.

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

When calculating development charges, the development-related net capital cost must be reduced by 10 per cent for all services except protection services and engineered services (*DCA s.5.(1)8.*). The 10 per cent discount is therefore applied to all general services considered in this appendix with the exception of Fire, Police, and Public Works. As with replacement shares, the 10 per cent mandatory reduction must be funded from non-development charge sources.

The capital program less any replacement or benefit to existing shares, 10 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 2013 to 2022. For some of the services, a portion of the capital program will service growth that will not occur until after 2022. 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 2013 to 2022.

Calculation of the Unadjusted Development Charge Rates

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Table 3.

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Library Board and Parks and Recreation, the development-related costs have been apportioned as 75 per cent residential and 25 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 the Library Board 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 2013-2022 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

LIBRARY BOARD

APPENDIX B.1

LIBRARY BOARD

The Town of New Tecumseth provides Library Services through three branches in each of its urban communities. The library offers a wide array of adult and children's services, library programs and room rentals. The library has a variety of collection materials available for the community's use.

TABLE 1 2003-2012 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 15,318 square feet which is valued at \$4.60 million. The library buildings occupy approximately 0.31 hectares of land worth \$223,800. The collection materials are valued at \$3.17 million and furniture and equipment associated with the branches are valued at \$443,200.

The 2012 full replacement value of the inventory of capital assets amounts to \$8.44 million and the ten-year historic average service level is \$295.44 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 \$2.69 million (9,095 net population growth X historic service level of \$295.44/capita). No 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 \$2.42 million.

TABLE 2 2013 – 2022 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Library Board anticipates adding new library space in Tottenham for a total gross cost of \$1.50 million. The balance of the Library Board capital program includes a provision of \$1.09 million to cover the cost of acquiring new materials over the ten-year planning period while maintaining the average historic service level. Finally, two Community Needs Assessment Studies are included for DC recovery at \$5,000 each.

The total gross cost of the Library Board DC capital program is \$2.60 million. No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and as such, the net cost to the municipality remains at \$2.60 million. No shares of the projects are deemed to be a replacement, as they are net additions to the current Library's service level and as such, no shares are deducted for replacement or benefit to existing. As required by the DCA, a 10 per cent reduction has been applied to the new projects, and these shares amount to \$259,930. The net municipal cost of this program is then netted down to \$2.34 million as this amount is deemed to be DC eligible. The funds that are available in the DC reserves amount to \$990,079, and are used to help offset the cost of the program. No post-period benefit shares have been identified for this service.

The remaining \$1.35 million is related to growth between 2013 and 2022 which is allocated entirely against future residential development in the Town of New Tecumseth. This results in an unadjusted development charge of \$124.59 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow, the residential calculated charge increases to \$126.80 per capita. This is a reflection of the timing of the capital program and development charges revenues.

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

LIBRARY BOARD SUMMARY						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level per capita	Development-Related Capital Program		Development Charge		Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$295.44	\$2,599,300	\$1,349,291	\$124.59	\$0.00	\$126.80	\$0.00

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
LIBRARY BOARD

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Memorial Branch - Alliston	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	\$300
D.A. Jones Branch - Beeton	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	\$300
Pam Kirkpatrick Branch - Tottenham	2,240	2,240	2,240	2,240	2,240	-	-	-	-	-	-	\$300
Tottenham Library (Mall Location)	-	-	-	-	-	3,825	3,825	3,825	3,825	3,825	3,825	\$300
Total (sq.ft.)	13,733	13,733	13,733	13,733	13,733	15,318	15,318	15,318	15,318	15,318	15,318	
Total (\$000)	\$4,119.9	\$4,119.9	\$4,119.9	\$4,119.9	\$4,119.9	\$4,595.4	\$4,595.4	\$4,595.4	\$4,595.4	\$4,595.4	\$4,595.4	\$4,595.4

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Memorial Branch - Alliston	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$730,000
D.A. Jones Branch - Beeton	0.04	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$730,000
Pam Kirkpatrick Branch - Tottenham	0.05	0.05	0.05	0.05	0.05	-	-	-	-	-	-	\$730,000
Tottenham Library (Mall Location)	-	-	-	-	-	0.04	0.04	0.04	0.04	0.04	0.04	\$730,000
Total (ha)	0.15	0.32	0.32	0.32	0.32	0.31	0.31	0.31	0.31	0.31	0.31	
Total (\$000)	\$106.0	\$235.2	\$234.3	\$234.3	\$234.3	\$227.0	\$223.8	\$223.8	\$223.8	\$223.8	\$223.8	\$223.8

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	
Books	109,416	115,137	103,129	102,720	108,754	79,454	87,515	93,063	98,915	85,423	\$32
Periodicals	125	48	47	52	52	140	212	387	1,550	2,473	\$96
DVDs and VHS	317	400	485	459	500	2,330	4,151	4,894	4,874	2,706	\$38
CDs and Multimedia	180	185	180	180	175	129	129	129	144	144	\$25
Audiobooks	3,116	3,300	3,500	3,661	4,000	1,525	1,771	1,915	1,928	1,928	\$45
ebooks	-	-	562	1,322	1,748	2,323	2,715	4,297	5,500	3,900	\$2
Online resources	2	2	2	2	2	1	1	1	1	1	\$2,000
Total (#)	113,156	119,072	107,905	108,396	115,250	85,902	96,494	104,486	112,912	96,575	
Total (\$000)	\$3,674.1	\$3,861.3	\$3,490.2	\$3,485.4	\$3,694.0	\$2,723.0	\$3,068.9	\$3,293.5	\$3,602.7	\$3,173.9	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Alliston Memorial Library	\$167,580	\$167,580	\$167,580	\$167,580	\$167,580	\$167,580	\$167,580	\$167,580	\$167,580	\$167,580
Beeton Library - New	\$203,300	\$203,300	\$203,300	\$203,300	\$203,300	\$203,300	\$203,300	\$203,300	\$203,300	\$203,300
Tottenham Library	\$72,290	\$72,290	\$72,290	\$72,290	\$72,290	\$72,290	\$72,290	\$72,290	\$72,290	\$72,290
Total (\$000)	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2

TOWN OF NEW TECUMSETH
CALCULATION OF SERVICE LEVELS
LIBRARY BOARD

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	26,754	27,066	27,382	27,701	28,190	28,688	29,194	29,709	30,234	30,714

INVENTORY SUMMARY (\$000)

Buildings	\$4,119.9	\$4,119.9	\$4,119.9	\$4,119.9	\$4,119.9	\$4,595.4	\$4,595.4	\$4,595.4	\$4,595.4	\$4,595.4
Land	\$106.0	\$235.2	\$234.3	\$234.3	\$234.3	\$227.0	\$223.8	\$223.8	\$223.8	\$223.8
Materials	\$3,674.1	\$3,861.3	\$3,490.2	\$3,485.4	\$3,694.0	\$2,723.0	\$3,088.9	\$3,293.5	\$3,602.7	\$3,173.9
Furniture And Equipment	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2	\$443.2
Total (\$000)	\$8,343.1	\$8,659.6	\$8,287.6	\$8,282.8	\$8,491.4	\$7,988.6	\$8,331.3	\$8,555.9	\$8,865.0	\$8,436.3

SERVICE LEVEL (\$/capita)

Buildings	\$163.99	\$152.22	\$150.46	\$148.73	\$146.15	\$160.19	\$157.41	\$154.68	\$151.99	\$149.62
Land	\$3.96	\$8.69	\$8.56	\$8.46	\$8.31	\$7.91	\$7.66	\$7.53	\$7.40	\$7.29
Materials	\$137.33	\$142.66	\$127.46	\$125.82	\$131.04	\$94.92	\$105.12	\$110.86	\$119.16	\$103.34
Furniture And Equipment	\$16.56	\$16.37	\$16.18	\$16.00	\$15.72	\$15.45	\$15.18	\$14.92	\$14.66	\$14.43
Total (\$/capita)	\$311.85	\$319.94	\$302.67	\$299.01	\$301.22	\$278.47	\$285.38	\$287.99	\$293.21	\$274.67

Average
Service
Level

TOWN OF NEW TECUMSETH
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY BOARD

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2003 - 2012	\$295.44
Net Population Growth 2013 - 2022	9,095
Maximum Allowable Funding Envelope	\$2,687,027
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$268,703
Discounted Maximum Allowable Funding Envelope	\$2,418,324

Excess Capacity Calculation	
Total Value of Inventory in 2012	\$8,436,273
Inventory Using Average Service Level	\$9,074,144
Excess Capacity	\$0

APPENDIX B.1
TABLE 2

TOWN OF NEW TECUMSETH
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY BOARD

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2022
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013- 2022	
1.0 LIBRARY BOARD										
1.1 Buildings, Land & Furnishings										
1.1.1 Provision for New Tottenham Branch Subtotal Buildings, Land & Furnishings	2017	\$ 1,500,000 \$ 1,500,000	- -	\$ 1,500,000 \$ 1,500,000	- -	\$ 150,000 \$ 150,000	\$ 1,350,000 \$ 1,350,000	\$ 934,679 \$ 934,679	\$ 415,321 \$ 415,321	\$ - \$ -
1.2 Material Acquisitions										
1.2.1 Collections Subtotal Material Acquisitions	Various	\$ 1,089,300 \$ 1,089,300	- -	\$ 1,089,300 \$ 1,089,300	- -	\$ 108,930 \$ 108,930	\$ 980,370 \$ 980,370	\$ 50,900 \$ 50,900	\$ 929,470 \$ 929,470	\$ - \$ -
1.3 Library Studies										
1.3.1 Community Needs Assessment 1.3.2 Community Needs Assessment Subtotal Library Studies	2013 2017	\$ 5,000 \$ 5,000 \$ 10,000	- - -	\$ 5,000 \$ 5,000 \$ 10,000	- - -	\$ 500 \$ 500 \$ 1,000	\$ 4,500 \$ 4,500 \$ 9,000	\$ 4,500 \$ - \$ 4,500	\$ - \$ 4,500 \$ 4,500	\$ - \$ - \$ -
TOTAL LIBRARY BOARD		\$ 2,599,300	\$ -	\$ 2,599,300	\$ -	\$ 259,930	\$ 2,339,370	\$ 990,079	\$ 1,349,291	\$ -

Residential Development Charge Calculation		
Residential Share of 2013 - 2022 DC Eligible Costs	100%	\$1,349,291
10-Year Growth in Population in New Units		10,830
Unadjusted Development Charge Per Capita		\$124.59
Non-Residential Development Charge Calculation		
Non-Residential Share of 2013 - 2022 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		249,285
Unadjusted Development Charge Per Square Metre		\$0.00

2013 - 2022 Net Funding Envelope	\$2,418,324
Reserve Fund Balance	
Balance as at December 31, 2012	\$990,079
2013 Capital Budget Draws	(\$55,400)
Uncommitted Reserve Funds	\$934,679



APPENDIX B.1
TABLE 3

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY BOARD
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
LIBRARY BOARD											
OPENING CASH BALANCE	\$0.0	\$36.1	\$74.2	\$114.3	\$156.7	(\$265.1)	(\$219.8)	(\$171.4)	(\$118.6)	(\$61.3)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Non Inflated	\$92.9	\$92.9	\$92.9	\$92.9	\$512.8	\$92.9	\$92.9	\$92.9	\$92.9	\$92.9	\$1,349.3
- Library Services: Inflated	\$92.9	\$94.8	\$96.7	\$98.6	\$555.0	\$102.6	\$104.7	\$106.8	\$108.9	\$111.1	\$1,472.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,013	1,013	1,013	1,014	1,014	1,153	1,150	1,153	1,155	1,152	10,830
REVENUE											
- DC Receipts: Inflated	\$128.4	\$131.0	\$133.6	\$136.4	\$139.2	\$161.4	\$164.2	\$167.9	\$171.6	\$174.6	\$1,508.3
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.3	\$2.6	\$4.0	\$5.5	(\$14.6)	(\$12.1)	(\$9.4)	(\$6.5)	(\$3.4)	(\$32.6)
- Interest on In-year Transactions	\$0.6	\$0.6	\$0.6	\$0.7	(\$11.4)	\$1.0	\$1.0	\$1.1	\$1.1	\$1.1	(\$3.5)
TOTAL REVENUE	\$129.0	\$132.9	\$136.8	\$141.1	\$133.2	\$147.9	\$153.2	\$159.5	\$166.2	\$172.3	\$1,472.1
CLOSING CASH BALANCE	\$36.1	\$74.2	\$114.3	\$156.7	(\$265.1)	(\$219.8)	(\$171.4)	(\$118.6)	(\$61.3)	(\$0.0)	

2013 Adjusted Charge Per Capita **\$126.80**

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.2

FIRE PROTECTION

APPENDIX B.2

FIRE PROTECTION

The New Tecumseth Fire Department currently operates three stations in providing fire services to the Town. The Department is responsible for fire prevention, inspections, public education and training as well as fire suppression.

TABLE 1 2003-2012 HISTORIC SERVICE LEVELS

The Town of New Tecumseth Fire department operates from three station locations – one in each urban community within the Town. The combined area of the stations and the associated space at the Joint Operations Centre is 24,497 square feet and the buildings are valued at \$7.35 million. The land area associated with the buildings is approximately 0.40 hectares and is valued at \$292,000. The 21 vehicles associated with the stations have a replacement value of \$8.37 million. Finally, personal firefighting equipment, communications equipment, and other station equipment add another \$642,100 million to value of the inventory.

The current replacement value of the Fire capital infrastructure is \$16.65 million. It has provided the Town with a ten-year average service level of \$336.08 per capita and employee. The calculated maximum allowable recoverable through development charges over the 2013 to 2022 planning period is \$4.25 million (12,632 population and employment growth X historic service level of \$336.08/capita & employee). No excess capacity has been identified in this service, and thus the fully calculated funding envelope of \$4.25 million is brought forward to the DC calculation.

TABLE 2 2013 – 2022 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Fire capital program recovers for the construction of the four phases of a training site for a total cost of \$216,600. An expansion to Station #3 is occurring in two phases at a total cost of \$412,500. Also planned is a new station in the East end of Alliston. A land purchase will be required to accommodate the new station at a cost of \$146,000. The construction cost of the station itself is roughly \$3.3 million.

Three addition vehicles to support the new station will be added in tandem with the opening of the station. A pumper/tanker, a pumper/rescue and a fire prevention staff vehicle totaling \$1.03 million is included in the DC capital program.

Additional equipment including hoses, nozzles, bunker gear, specialty response equipment and an air management program is also included in the DC capital program for a total of \$434,420. Finally, three fire master plans are included for a total cost of \$121,800.

In summary, the ten-year capital program for Fire amounts to \$5.66 million. No grants, replacement shares or 10 per cent discount is identified for this service's capital program and as such, the entire program is deemed to be DC eligible. However, a share of this program cannot be recovered through this by-law. A share in the amount of \$652,100 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 (\$762,530) will be funded through the Town's Fire DC reserve fund.

The remaining \$4.25 million is will be funded through development charges over the period 2013-2022 and has been included in the DC rate calculations. The ten-year development-related net capital cost is allocated 75 per cent, or \$3.20 million, against residential development, and 25 per cent, or \$1.05 million, 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 \$295.49 per capita and \$4.19 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases to \$335.95 per capita and the non-residential charge increases to \$4.73 per square metre. The increase reflects the front-ended nature of the capital program.

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

FIRE RESCUE SUMMARY						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$336.08	\$5,660,026	\$4,245,363	\$295.49	\$4.19	\$335.95	\$4.73

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
FIRE RESCUE

BUILDINGS	# of Square Feet											UNIT COST (\$/sq. ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Station Name													
Station #1 - Alliston	8,960	8,960	8,960	9,160	9,160	9,160	9,160	9,160	9,160	9,160	9,160	9,160	\$300
Station #2 - Beeton	6,720	6,720	6,720	6,720	6,720	6,720	6,720	6,720	6,720	6,720	6,720	6,720	\$300
Station #3 - Tottenham	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	\$300
Joint Operation Centre - Fire Admin	220	350	560	560	660	737	737	917	917	917	917	917	\$300
Total (sq.ft.)	23,600	23,730	23,940	24,140	24,240	24,317	24,317	24,497	24,497	24,497	24,497	24,497	
Total (\$'000)	\$7,080.0	\$7,119.0	\$7,182.0	\$7,242.0	\$7,272.0	\$7,295.1	\$7,295.1	\$7,349.1	\$7,349.1	\$7,349.1	\$7,349.1	\$7,349.1	

LAND	# of Hectares											UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Station Name													
Station #1 - Alliston	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$730,000
Station #2 - Beeton	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$730,000
Station #3 - Tottenham	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$730,000
Total (ha)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	
Total (\$'000)	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	

FURNITURE & EQUIPMENT	Total Value of Furniture & Equipment (\$)											UNIT COST (\$/outfit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Station Name													
Furniture & Equipment Station 1	\$74,860	\$74,860	\$74,860	\$74,860	\$74,860	\$74,860	\$79,770	\$79,770	\$79,770	\$79,770	\$79,770	\$79,770	
Furniture & Equipment Station 2	\$68,080	\$68,080	\$68,080	\$68,080	\$68,080	\$68,080	\$68,080	\$68,080	\$68,080	\$68,080	\$68,080	\$68,080	
Furniture & Equipment Station 3	\$39,900	\$39,900	\$39,900	\$39,900	\$39,900	\$42,810	\$45,720	\$48,630	\$51,540	\$51,540	\$51,540	\$51,540	
Fire Admin Furniture & Equipment	\$5,380	\$5,380	\$9,140	\$13,450	\$16,140	\$19,640	\$19,640	\$22,140	\$22,140	\$22,140	\$22,140	\$22,140	
# of Volunteer Firefighters	105	105	105	105	105	105	105	105	105	105	105	105	\$3,850
# of Fulltime Staff	1	2	2	2	3	4	4	4	4	4	4	4	\$4,070
Total (\$'000)	\$596.5	\$600.6	\$604.4	\$608.7	\$615.4	\$625.9	\$633.7	\$639.2	\$642.1	\$642.1	\$642.1	\$642.1	

APPENDIX B.2
TABLE 1 - PAGE 2

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
FIRE RESCUE

VEHICLES Vehicle Type	# of Vehicles												UNIT COST (\$/vehicle)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Station #1 - Alliston														
1976 Ford Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	\$484,270
1981 Chev Rescue Van	1	1	1	1	1	1	1	1	1	1	1	1	1	\$119,720
1989 Pierce Pumper - P12	1	1	1	1	1	1	1	1	1	1	1	1	1	\$604,430
1997 Aerial Platform (pumper) - A17	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,296,030
1988 Ford Rescue Truck - R18	1	1	1	1	1	1	1	1	1	1	1	1	1	\$293,000
2001 International - T15	1	1	1	1	1	1	1	1	1	1	1	1	1	\$272,750
2006 Rescue - R19	-	-	-	-	-	-	-	-	-	-	-	-	-	\$562,660
2010 Rosenbauer Pump/Rescue - P10	-	-	-	-	-	-	-	-	-	-	-	-	-	\$622,430
Station #2 - Beeton														
1973 GMC Van (Utility)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$59,700
1978 Ford Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	\$484,270
1987 Ford Rescue (2004 Chassis) - R28	1	1	1	1	1	1	1	1	1	1	1	1	1	\$157,780
1990 Ford Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	\$287,640
1991 Pierce Pumper - P22	1	1	1	1	1	1	1	1	1	1	1	1	1	\$604,430
1993 GMC Tanker - T24	1	1	1	1	1	1	1	1	1	1	1	1	1	\$305,750
2009 Sterling Rescue - R29	-	-	-	-	-	-	-	-	-	-	-	-	-	\$336,025
2009 Rosenbauer Pump/Rescue - P20	-	-	-	-	-	-	-	-	-	-	-	-	-	\$622,430
Station #3 - Tottenham														
1984 GMC Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	\$484,270
1988 Ford Aerial - A37	1	1	1	1	1	1	1	1	1	1	1	1	1	\$846,030
2012 - Pierce Aerial - A37	-	-	-	-	-	-	-	-	-	-	-	-	-	\$846,030
1992 Dodge Rescue Van - R38	1	1	1	1	1	1	1	1	1	1	1	1	1	\$310,350
1999 International Rescue - R39	1	1	1	1	1	1	1	1	1	1	1	1	1	\$397,730
2002 Sterling Tanker - T35	1	1	1	1	1	1	1	1	1	1	1	1	1	\$278,250
2009 Rosenbauer Pump/Rescue - P30	-	-	-	-	-	-	-	-	-	-	-	-	-	\$622,430
Fire Administration														
2007 GMC Envoy - C2	-	-	-	-	-	-	-	-	-	-	-	-	-	\$60,200
2003 Honda Pilot	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,520
2006 Dodge Ram - C3	-	-	-	-	-	-	-	-	-	-	-	-	-	\$60,200
2006 Fire Safety Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	\$44,000
2006 Fire Extinguisher Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	\$11,000
2010 Ford Expedition - C1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$60,200
Total (#)	18	18	20	21	22	21	21	21	21	21	21	21	21	
Total (\$000)	\$7,344.9	\$7,344.9	\$7,399.9	\$7,903.1	\$7,963.3	\$7,903.6	\$7,951.9	\$8,229.9	\$8,368.1	\$8,368.1	\$8,368.1	\$8,368.1	\$8,368.1	



APPENDIX B.2
TABLE 1 - PAGE 3

TOWN OF NEW TECUMSETH
CALCULATION OF SERVICE LEVELS
FIRE RESCUE

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	26,754	27,066	27,382	27,701	28,190	28,688	29,194	29,709	30,234	30,714
Historic Employment	17,863	18,180	18,503	18,832	19,094	19,360	19,630	19,903	20,180	20,537
Total Historic Population & Employment	44,617	45,246	45,885	46,533	47,284	48,048	48,824	49,612	50,414	51,251

INVENTORY SUMMARY (\$000)

Buildings	\$7,080.0	\$7,119.0	\$7,182.0	\$7,242.0	\$7,272.0	\$7,295.1	\$7,295.1	\$7,349.1	\$7,349.1	\$7,349.1
Land	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0	\$292.0
Furniture & Equipment	\$596.5	\$600.6	\$604.4	\$608.7	\$615.4	\$625.9	\$633.7	\$639.2	\$642.1	\$642.1
Vehicles	\$7,344.9	\$7,344.9	\$7,399.9	\$7,903.1	\$7,963.3	\$7,903.6	\$7,951.9	\$8,229.9	\$8,368.1	\$8,368.1
Total (\$000)	\$15,313.5	\$15,356.5	\$15,478.3	\$16,045.7	\$16,142.7	\$16,116.6	\$16,172.8	\$16,510.2	\$16,651.3	\$16,651.3

Average
Service
Level

SERVICE LEVEL (\$/pop & emp)

Buildings	\$158.68	\$157.34	\$156.52	\$155.63	\$153.79	\$151.83	\$149.42	\$148.13	\$145.77	\$143.39
Land	\$6.54	\$6.45	\$6.36	\$6.28	\$6.18	\$6.08	\$5.98	\$5.89	\$5.79	\$5.70
Furniture & Equipment	\$13.37	\$13.27	\$13.17	\$13.08	\$13.02	\$13.03	\$12.98	\$12.88	\$12.74	\$12.53
Vehicles	\$164.62	\$162.33	\$161.27	\$169.84	\$168.41	\$164.49	\$162.87	\$165.89	\$165.99	\$163.28
Total (\$/pop & emp)	\$343.22	\$339.40	\$337.33	\$344.82	\$341.40	\$335.43	\$331.25	\$332.79	\$330.29	\$324.90

TOWN OF NEW TECUMSETH
CALCULATION OF MAXIMUM ALLOWABLE
FIRE RESCUE

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2003 - 2012	\$336.08
Net Population & Employment Growth 2013 - 2022	12,632
Maximum Allowable Funding Envelope	\$4,245,363
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$4,245,363

Excess Capacity Calculation	
Total Value of Inventory in 2012	\$16,651,265
Inventory Using Average Service Level	\$17,224,436
Excess Capacity	\$0

TOWN OF NEW TECUMSETH
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE RESCUE

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2022
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2013-2022	
2.0 FIRE RESCUE										
2.1 Buildings, Land & Furnishings										
2.1.1 Training Site - Phase 1	2013	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -
2.1.2 Station #3 Expansion, Phase 1	2013	\$ 12,500	\$ -	\$ 12,500	\$ -	\$ -	\$ 12,500	\$ 12,500	\$ -	\$ -
2.1.3 Station #3 Expansion, Phase 2	2013	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -
2.1.4 Training Site - Phase 2	2014	\$ 32,900	\$ -	\$ 32,900	\$ -	\$ -	\$ 32,900	\$ 32,900	\$ -	\$ -
2.1.5 Land for Station #4 - East of Allison (0.5 acres)	2014	\$ 146,000	\$ -	\$ 146,000	\$ -	\$ -	\$ 146,000	\$ 146,000	\$ -	\$ -
2.1.6 Station #4 - East of Allison	2014	\$ 3,300,000	\$ -	\$ 3,300,000	\$ -	\$ -	\$ 3,300,000	\$ 3,300,000	\$ 3,240,056	\$ -
2.1.7 Training Site - Phase 3	2016	\$ 120,800	\$ -	\$ 120,800	\$ -	\$ -	\$ 120,800	\$ -	\$ -	\$ 120,800
2.1.8 Training Site - Phase 4	2018	\$ 32,900	\$ -	\$ 32,900	\$ -	\$ -	\$ 32,900	\$ -	\$ -	\$ 32,900
Subtotal Buildings, Land & Furnishings		\$ 4,075,100	\$ -	\$ 4,075,100	\$ -	\$ -	\$ 4,075,100	\$ 681,344	\$ 3,240,056	\$ 153,700
2.2 Vehicles										
2.2.1 Pumper/Tanker (Station #4)	2014	\$ 484,270	\$ -	\$ 484,270	\$ -	\$ -	\$ 484,270	\$ -	\$ 484,270	\$ -
2.2.2 Pumper/Rescue Vehicle (Station #4)	2014	\$ 484,270	\$ -	\$ 484,270	\$ -	\$ -	\$ 484,270	\$ -	\$ 471,037	\$ 13,233
2.2.3 Fire Prevention Staff Vehicle	2015	\$ 60,200	\$ -	\$ 60,200	\$ -	\$ -	\$ 60,200	\$ -	\$ -	\$ 60,200
Subtotal Vehicles		\$ 1,028,740	\$ -	\$ 1,028,740	\$ -	\$ -	\$ 1,028,740	\$ -	\$ 955,307	\$ 73,433
2.3 Equipment & Other										
2.3.1 Firefighter Hose/Nozzles & Equipment	2013	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -
2.3.2 Traffic Light Pre-Emption	2013	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ -
2.3.3 Apparel and Protective Clothing for Fire Fighters	2013	\$ 24,420	\$ -	\$ 24,420	\$ -	\$ -	\$ 24,420	\$ 24,420	\$ -	\$ -
2.3.4 Air Management Program (Hi-Pressure/Volume SCBA)	2014	\$ 93,000	\$ -	\$ 93,000	\$ -	\$ -	\$ 93,000	\$ -	\$ -	\$ 93,000
2.3.5 Apparel and Protective Clothing for Fire Fighters	2015	\$ 46,000	\$ -	\$ 46,000	\$ -	\$ -	\$ 46,000	\$ -	\$ -	\$ 46,000
2.3.6 Air Management Program (Hi-Pressure/Volume SCBA)	2015	\$ 93,000	\$ -	\$ 93,000	\$ -	\$ -	\$ 93,000	\$ -	\$ -	\$ 93,000
2.3.7 Air Management Program (Hi-Pressure/Volume SCBA)	2016	\$ 93,000	\$ -	\$ 93,000	\$ -	\$ -	\$ 93,000	\$ -	\$ -	\$ 93,000
2.3.8 Specialty Rescue/Response Equipment	Various	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Subtotal Vehicles		\$ 434,420	\$ -	\$ 434,420	\$ -	\$ -	\$ 434,420	\$ 59,420	\$ 50,000	\$ 325,000

APPENDIX B.2
TABLE 2 - PAGE 2

TOWN OF NEW TECUMSETH
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE RESCUE

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2022
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2013-2022	
2.4 Fire Studies										
2.4.1 Fire Master Plan	2013	\$ 21,766	-	\$ 21,766	\$ -	\$ -	\$ 21,766	\$ 21,766	\$ -	\$ -
2.4.2 Fire Master Plan	2017	\$ 50,000	-	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
2.4.3 Fire Master Plan	2022	\$ 50,000	-	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
Subtotal Fire Studies		\$ 121,766	-	\$ 121,766	\$ -	\$ -	\$ 121,766	\$ 21,766	\$ -	\$ 100,000
TOTAL FIRE RESCUE		\$ 5,660,026	\$ -	\$ 5,660,026	\$ -	\$ -	\$ 5,660,026	\$ 762,530	\$ 4,245,363	\$ 652,133

Residential Development Charge Calculation	
Residential Share of 2013 - 2022 DC Eligible Costs	75%
10-Year Growth in Population in New Units	\$3,200,200
Unadjusted Development Charge Per Capita	10,830
	\$295.49
Non-Residential Development Charge Calculation	
Non-Residential Share of 2013 - 2022 DC Eligible Costs	25%
10-Year Growth in Square Metres	\$1,045,162
Unadjusted Development Charge Per Square Metre	249,285
	\$4.19

2013 - 2022 Net Funding Envelope	\$4,245,363
Reserve Fund Balance	
Balance as at December 31, 2012	\$762,530
2013 Capital Budget Draws	(\$86,766)
Uncommitted Reserve Funds	\$675,764

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE RESCUE
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

FIRE RESCUE	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
OPENING CASH BALANCE	\$0.0	\$342.4	(\$2,607.4)	(\$2,394.5)	(\$2,162.4)	(\$1,910.3)	(\$1,584.5)	(\$1,233.2)	(\$852.8)	(\$441.6)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Rescue: Non Inflated	\$3.8	\$3,166.3	\$3.8	\$3.8	\$3.8	\$3.8	\$3.8	\$3.8	\$3.8	\$3.8	\$3,200.2
- Fire Rescue: Inflated	\$3.8	\$3,229.6	\$3.9	\$4.0	\$4.1	\$4.2	\$4.2	\$4.3	\$4.4	\$4.5	\$3,267.0
NEW RESIDENTIAL DEVELOPMENT/ - Population Growth in New Units	1,013	1,013	1,013	1,014	1,014	1,153	1,150	1,153	1,155	1,152	10,830
REVENUE											
- DC Receipts: Inflated	\$340.3	\$347.1	\$354.1	\$361.5	\$368.7	\$427.7	\$435.1	\$444.9	\$454.6	\$462.5	\$3,996.5
INTEREST											
- Interest on Opening Balance	\$0.0	\$12.0	(\$143.4)	(\$131.7)	(\$118.9)	(\$105.1)	(\$87.1)	(\$67.8)	(\$46.9)	(\$24.3)	(\$713.3)
- Interest on In-year Transactions	\$5.9	(\$79.3)	\$6.1	\$6.3	\$6.4	\$7.4	\$7.5	\$7.7	\$7.9	\$8.0	(\$16.1)
TOTAL REVENUE	\$346.2	\$279.8	\$216.8	\$236.1	\$256.1	\$330.0	\$355.5	\$384.8	\$415.6	\$446.2	\$3,267.2
CLOSING CASH BALANCE	\$342.4	(\$2,607.4)	(\$2,394.5)	(\$2,162.4)	(\$1,910.3)	(\$1,584.5)	(\$1,233.2)	(\$852.8)	(\$441.6)	\$0.1	

2013 Adjusted Charge Per Capita **\$335.95**

Allocation of Capital Program	
Residential Sector	75.4%
Non-Residential Sector	24.6%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE RESCUE
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

FIRE RESCUE	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
OPENING CASH BALANCE	\$0.00	\$120.64	(\$830.67)	(\$746.20)	(\$651.52)	(\$560.80)	(\$460.86)	(\$350.66)	(\$229.85)	(\$96.83)	
2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Rescue: Non Inflated	\$1.2	\$1,034.1	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1,045.2
- Fire Rescue: Inflated	\$1.2	\$1,054.8	\$1.3	\$1.3	\$1.3	\$1.4	\$1.4	\$1.4	\$1.4	\$1.5	\$1,067.0
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	25,335	25,870	26,260	26,836	24,549	24,880	25,270	25,610	26,096	18,579	249,285
REVENUE											
- DC Receipts: Inflated	\$119.8	\$124.8	\$129.2	\$134.7	\$125.7	\$129.9	\$134.6	\$139.1	\$144.6	\$105.0	\$1,287.4
INTEREST											
- Interest on Opening Balance	\$0.0	\$4.2	(\$45.7)	(\$41.0)	(\$35.8)	(\$30.8)	(\$25.3)	(\$19.3)	(\$12.6)	(\$5.3)	(\$211.8)
- Interest on In-year Transactions	\$2.1	(\$25.6)	\$2.2	\$2.3	\$2.2	\$2.2	\$2.3	\$2.4	\$2.5	\$1.8	(\$5.4)
TOTAL REVENUE	\$121.9	\$103.4	\$85.8	\$96.0	\$92.0	\$101.3	\$111.6	\$122.2	\$134.5	\$101.5	\$1,070.2
CLOSING CASH BALANCE	\$120.6	(\$830.7)	(\$746.2)	(\$651.5)	(\$560.8)	(\$460.9)	(\$350.7)	(\$229.9)	(\$96.8)	\$3.2	

2013 Adjusted Charge Per Sq. Metre
\$4.73

Allocation of Capital Program	
Residential Sector	75.4%
Non-Residential Sector	24.6%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

JOINT POLICE SERVICES

APPENDIX B.3

JOINT POLICE SERVICES

Policing for the Town of New Tecumseth is provided by the Nottawasaga Ontario Provincial Police (OPP) through a joint contract between the Towns of New Tecumseth, and the Townships of Adjala-Tosorontio and Essa. The service level calculations, growth-related capital program and per capita development charge rates have been calculated based on the total growth requirements of only the Town of New Tecumseth.

TABLE 1 2003-2012 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for police protection services includes 19,600 square feet of building space with a replacement value of \$3.14 million. The 1.57 hectares of land associated with the building space is valued at \$1.25 million and the equipment for police officers, vehicles and station furniture adds another \$1.08 million to the value of the inventory.

The current replacement value of the Police department's capital infrastructure including buildings, land, furniture and equipment is approximately \$5.47 million. However, the Town's share of this infrastructure is only 56 per cent as per shares of population and employment. As such, the value of the infrastructure related to the Town's level of service is reduced to \$3.06 million. This has provided a 10-year average historical service level of \$40.87 per capita and employee. This average historical service level multiplied by the ten-year forecast growth in net population and employment, results in a ten-year maximum allowable funding envelope of \$516,270.

**TABLE 2 2013 – 2022 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The Police Protection capital program recovers solely for equipment for new police officers and for equipment contained in new police vehicles. It is anticipated that this OPP detachment will be hiring 18 new police officers over the ten-year planning period. The outfitting cost for these officers amounts to \$58,309. It is also anticipated that new vehicles for these 18 new officers will be required. The vehicle costs are

ineligible for recovery through DCs, however, the equipment contained in the vehicles is included in the DC Study. In total, \$157,050 worth of vehicle equipment is included in the DC capital program.

Altogether, the ten-year capital forecast for Police amounts to \$215,359, all of which is considered to be development-related. However, a share of this program cannot be recovered through this by-law. A share in the amount of \$75,023 is available in the Police DC reserve fund and is applied to the net down the capital program.

The 2013-2022 DC costs eligible for recovery amount to \$140,336. As shown in Table 2, this amount is allocated 75 per cent or \$105,787, against new residential development, and 25 per cent, or \$34,549, against non-residential development. This yields an unadjusted development charge of \$9.77 per capita and \$0.14 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the calculated residential charge is decreases to \$9.43 per capita and the non-residential charge remains the same at \$0.14 per square metre.

The following table summarizes the calculation of the Police Protection Services development charge.

JOINT POLICE SERVICES SUMMARY						
10-year Hist. Service Level per pop & emp	2013 - 2022		Unadjusted		Adjusted	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$40.87	\$215,359	\$140,336	\$9.77	\$0.14	\$9.43	\$0.14

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
JOINT POLICE SERVICES

BUILDINGS Facility Name	# of Square Feet											UNIT COST (\$/sq. ft.)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Beeton	8,800	8,800	8,800	8,800	8,800	8,800	8,800	8,800	-	-	-	\$160
Alliston	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$160
Nottawasaga Detachment - Alliston	-	-	-	-	-	-	-	-	17,319	17,319	17,319	\$160
Tottenham ESO	-	250	250	250	250	250	250	250	250	250	250	\$160
Beeton ESO	-	-	-	-	-	-	-	640	640	640	640	\$160
Total (sq.ft.)	10,200	10,450	10,450	10,450	10,450	10,450	11,090	19,609	19,609	19,609	19,609	
Total (\$000)	\$1,632.0	\$1,672.0	\$1,672.0	\$1,672.0	\$1,672.0	\$1,672.0	\$1,774.4	\$3,137.4	\$3,137.4	\$3,137.4	\$3,137.4	

LAND Facility Name	# of Hectares											UNIT COST (\$/ha)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Beeton	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$730,000
Nottawasaga Detachment - Alliston	-	-	-	-	-	-	-	1.57	1.57	1.57	1.57	\$730,000
Total (ha)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	1.72	1.72	1.72	1.72	
Total (\$000)	\$109.5	\$109.5	\$109.5	\$109.5	\$109.5	\$109.5	\$109.5	\$1,253.3	\$1,253.3	\$1,253.3	\$1,253.3	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)											UNIT COST (\$/unit)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Furniture and Equipment	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Vehicle Equipment	22	22	23	24	24	24	24	28	29	29	29	\$18,200
Personal Equipment	50	50	50	51	54	54	56	60	61	61	61	\$7,360
Total (\$000)	\$868.4	\$868.4	\$886.6	\$912.2	\$934.2	\$934.2	\$945.3	\$1,051.2	\$1,076.8	\$1,076.8	\$1,076.8	

APPENDIX B.3
TABLE 1 - PAGE 2

TOWN OF NEW TECUMSETH
CALCULATION OF SERVICE LEVELS
JOINT POLICE SERVICES

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	26,754	27,066	27,382	27,701	28,190	28,688	29,194	29,709	30,234	30,714
Historic Employment	17,863	18,180	18,503	18,832	19,094	19,360	19,630	19,903	20,180	20,537
Total Historic Population & Employment	44,617	45,246	45,885	46,533	47,284	48,048	48,824	49,612	50,414	51,251

INVENTORY SUMMARY (\$000)

Buildings	\$1,632.0	\$1,672.0	\$1,672.0	\$1,672.0	\$1,672.0	\$1,672.0	\$1,774.4	\$3,137.4	\$3,137.4	\$3,137.4
Land	\$109.5	\$109.5	\$109.5	\$109.5	\$109.5	\$109.5	\$109.5	\$1,253.3	\$1,253.3	\$1,253.3
Furniture & Equipment	\$868.4	\$868.4	\$886.6	\$912.2	\$934.2	\$934.2	\$945.3	\$1,051.2	\$1,076.8	\$1,076.8
Total (\$000)	\$2,609.9	\$2,649.9	\$2,668.1	\$2,693.7	\$2,715.7	\$2,715.7	\$2,829.2	\$5,441.9	\$5,467.5	\$5,467.5

INVENTORY SUMMARY (\$000) - New Tecumseth Share Only (56%)

Buildings	\$913.9	\$936.3	\$936.3	\$936.3	\$936.3	\$936.3	\$993.7	\$1,757.0	\$1,757.0	\$1,757.0
Land	\$61.3	\$61.3	\$61.3	\$61.3	\$61.3	\$61.3	\$61.3	\$701.8	\$701.8	\$701.8
Furniture & Equipment	\$486.3	\$486.3	\$496.5	\$510.8	\$523.2	\$523.2	\$529.4	\$588.7	\$603.0	\$603.0
Total (\$000)	\$1,461.5	\$1,483.9	\$1,494.1	\$1,508.4	\$1,520.8	\$1,520.8	\$1,584.3	\$3,047.5	\$3,061.8	\$3,061.8

SERVICE LEVEL (\$/capita & employment)

	Average Service Level										
Buildings	\$20.48	\$20.69	\$20.41	\$20.12	\$19.80	\$19.49	\$20.35	\$35.41	\$34.85	\$34.28	\$24.59
Land	\$1.37	\$1.36	\$1.34	\$1.32	\$1.30	\$1.28	\$1.26	\$14.15	\$13.92	\$13.69	\$5.10
Furniture & Equipment	\$10.90	\$10.75	\$10.82	\$10.98	\$11.06	\$10.89	\$10.84	\$11.87	\$11.96	\$11.77	\$11.18
Total (\$/capita & employment)	\$32.76	\$32.80	\$32.56	\$32.42	\$32.16	\$31.65	\$32.45	\$61.43	\$60.73	\$59.74	\$40.87

TOWN OF NEW TECUMSETH
CALCULATION OF MAXIMUM ALLOWABLE
JOINT POLICE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2003 - 2012	\$40.87
Net Population & Employment Growth 2013 - 2022	12.632
Maximum Allowable Funding Envelope	\$516,270
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$516,270

Excess Capacity Calculation	
Total Value of Inventory in 2012	\$5,467,465
Inventory Using Average Service Level	\$2,094,628
Excess Capacity	\$3,372,837
Excess Capacity:	Committed

APPENDIX B.3
TABLE 2

TOWN OF NEW TECUMSETH
DEVELOPMENT-RELATED CAPITAL PROGRAM
JOINT POLICE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2022
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2013-2022	
3.0 JOINT POLICE SERVICES										
3.1 Personal Equipment										
3.1.1 Police Officer Outfitting	2013	\$ 709	\$ -	\$ 709	\$ -	\$ -	\$ 709	\$ 709	\$ -	\$ -
3.1.2 Police Officer Outfitting	2015	\$ 3,200	\$ -	\$ 3,200	\$ -	\$ -	\$ 3,200	\$ 3,200	\$ -	\$ -
3.1.3 Police Officer Outfitting	2016	\$ 6,400	\$ -	\$ 6,400	\$ -	\$ -	\$ 6,400	\$ 6,400	\$ -	\$ -
3.1.4 Police Officer Outfitting	2018	\$ 9,600	\$ -	\$ 9,600	\$ -	\$ -	\$ 9,600	\$ 9,600	\$ -	\$ -
3.1.5 Police Officer Outfitting	2019	\$ 9,600	\$ -	\$ 9,600	\$ -	\$ -	\$ 9,600	\$ -	\$ 9,600	\$ -
3.1.6 Police Officer Outfitting	2020	\$ 9,600	\$ -	\$ 9,600	\$ -	\$ -	\$ 9,600	\$ -	\$ 9,600	\$ -
3.1.7 Police Officer Outfitting	2021	\$ 9,600	\$ -	\$ 9,600	\$ -	\$ -	\$ 9,600	\$ -	\$ 9,600	\$ -
3.1.8 Police Officer Outfitting	2022	\$ 9,600	\$ -	\$ 9,600	\$ -	\$ -	\$ 9,600	\$ -	\$ 9,600	\$ -
Subtotal Personal Equipment		\$ 58,309	\$ -	\$ 58,309	\$ -	\$ -	\$ 58,309	\$ 19,909	\$ 38,400	\$ -
3.2 Vehicle Equipment										
3.2.1 New Vehicle Equipment	2015	\$ 8,725	\$ -	\$ 8,725	\$ -	\$ -	\$ 8,725	\$ 8,725	\$ -	\$ -
3.2.2 New Vehicle Equipment	2016	\$ 17,450	\$ -	\$ 17,450	\$ -	\$ -	\$ 17,450	\$ 17,450	\$ -	\$ -
3.2.3 New Vehicle Equipment	2018	\$ 26,175	\$ -	\$ 26,175	\$ -	\$ -	\$ 26,175	\$ 26,175	\$ -	\$ -
3.2.4 New Vehicle Equipment	2019	\$ 26,175	\$ -	\$ 26,175	\$ -	\$ -	\$ 26,175	\$ 2,764	\$ 23,411	\$ -
3.2.5 New Vehicle Equipment	2020	\$ 26,175	\$ -	\$ 26,175	\$ -	\$ -	\$ 26,175	\$ -	\$ 26,175	\$ -
3.2.6 New Vehicle Equipment	2021	\$ 26,175	\$ -	\$ 26,175	\$ -	\$ -	\$ 26,175	\$ -	\$ 26,175	\$ -
3.2.7 New Vehicle Equipment	2022	\$ 26,175	\$ -	\$ 26,175	\$ -	\$ -	\$ 26,175	\$ -	\$ 26,175	\$ -
Subtotal Vehicle Equipment		\$ 157,050	\$ -	\$ 157,050	\$ -	\$ -	\$ 157,050	\$ 55,114	\$ 101,936	\$ -
TOTAL JOINT POLICE SERVICES		\$ 215,359	\$ -	\$ 215,359	\$ -	\$ -	\$ 215,359	\$ 75,023	\$ 140,336	\$ -

Residential Development Charge Calculation	
Residential Share of 2013 - 2022 DC Eligible Cc	75%
10-Year Growth in Population in New Units	\$105,787
Unadjusted Development Charge Per Capita	10,830
	\$9.77
Non-Residential Development Charge Calculation	
Non-Residential Share of 2013 - 2022 DC Eligib	25%
10-Year Growth in Square Metres	\$34,549
Unadjusted Development Charge Per Square Metre	249,285
	\$0.14

2013 - 2022 Net Funding Envelope	\$516,270
Reserve Fund Balance	
Balance as at December 31, 2012	\$75,023
2013 Capital Budget Draws	(\$709)
Uncommitted Reserve Funds	\$74,314



TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
JOINT POLICE SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
JOINT POLICE SERVICES											
OPENING CASH BALANCE	\$0.0	\$9.8	\$20.0	\$30.8	\$42.1	\$54.2	\$68.3	\$54.4	\$37.3	\$19.3	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Joint Police Services: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$24.9	\$27.0	\$27.0	\$27.0	\$105.8
- Joint Police Services: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$28.0	\$31.0	\$31.6	\$32.2	\$122.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,013	1,013	1,013	1,014	1,014	1,153	1,150	1,153	1,155	1,152	10,830
REVENUE											
- DC Receipts: Inflated	\$9.6	\$9.7	\$9.9	\$10.1	\$10.4	\$12.0	\$12.2	\$12.5	\$12.8	\$13.0	\$112.2
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.3	\$0.7	\$1.1	\$1.5	\$1.9	\$2.4	\$1.9	\$1.3	\$0.7	\$11.8
- Interest on In-year Transactions	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	(\$0.4)	(\$0.5)	(\$0.5)	(\$0.5)	(\$0.9)
TOTAL REVENUE	\$9.8	\$10.2	\$10.8	\$11.4	\$12.1	\$14.1	\$14.2	\$13.9	\$13.6	\$13.1	\$123.1
CLOSING CASH BALANCE	\$9.8	\$20.0	\$30.8	\$42.1	\$54.2	\$68.3	\$54.4	\$37.3	\$19.3	\$0.2	

2013 Adjusted Charge Per Capita
\$9.43

Allocation of Capital Program	
Residential Sector	75.4%
Non-Residential Sector	24.6%
Rates for 2013	
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

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
JOINT POLICE SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
JOINT POLICE SERVICES											
OPENING CASH BALANCE	\$0.00	\$3.56	\$7.45	\$11.58	\$16.05	\$20.38	\$24.96	\$20.54	\$15.08	\$9.42	
2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Joint Police Services: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$8.1	\$8.8	\$8.8	\$8.8	\$34.5
- Joint Police Services: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$9.2	\$10.1	\$10.3	\$10.5	\$40.1
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	25,335	25,870	26,260	26,836	24,549	24,880	25,270	25,610	26,096	18,579	249,285
REVENUE											
- DC Receipts: Inflated	\$3.5	\$3.7	\$3.8	\$4.0	\$3.7	\$3.8	\$4.0	\$4.1	\$4.3	\$3.1	\$38.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.1	\$0.3	\$0.4	\$0.6	\$0.7	\$0.9	\$0.7	\$0.5	\$0.3	\$4.5
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.1)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.3)
TOTAL REVENUE	\$3.6	\$3.9	\$4.1	\$4.5	\$4.3	\$4.6	\$4.7	\$4.7	\$4.7	\$3.2	\$42.2
CLOSING CASH BALANCE	\$3.6	\$7.5	\$11.6	\$16.1	\$20.4	\$25.0	\$20.5	\$15.1	\$9.4	\$2.1	

2013 Adjusted Charge Per Sq. Metre **\$0.14**

Allocation of Capital Program	
Residential Sector	75.4%
Non-Residential Sector	24.6%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.4

PARKS AND RECREATION

APPENDIX B.4

PARKS AND RECREATION

Indoor recreation and parkland facilities are provided through the Parks, Recreation and Culture Department of the Town of New Tecumseth. The Town has at least one major indoor recreation facility in each of its urban communities. The Town offers over 200 hectares of developed parkland space and open spaces, which include a variety of park facilities, trails and outdoor buildings.

TABLE 1 2003-2012 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Parks and Recreation includes about 256,700 square feet of indoor recreation building space accommodated within four facilities. The largest of these facilities is the New Tecumseth Recreation Centre. The current replacement value for the buildings is \$71.88 million. The land associated with the buildings amount to 7.48 hectares, and is valued at \$5.46 million. The furniture and equipment found in the facilities has a total value of \$1.62 million.

Of the 200 hectares of developed parkland and open space offered by the Town of New Tecumseth, 69.2 hectares is designated as community parks. The cost to develop this land varies between \$45,000 to \$450,000 per hectare. The 16.94 hectares of neighbourhood parks are valued higher at \$50,500 per hectare. Open space which accounts for 117.22 hectares of parkland are valued at \$8,500 per hectare. The combined cost to develop the DC recoverable parkland is \$13.36 million.

The department is also responsible for construction and operating park facilities including baseball diamonds, soccer fields, tennis courts, basketball courts, an outdoor pool, outdoor splash pads, a skate park, a lawn bowling field, football fields and running tracks, parking spaces at the parks, and numerous playgrounds. The facilities have a total value of \$9.53 million. Small tools and equipment, outdoor buildings (washrooms, storage sheds, score booths, etc.), and recreation vehicles add a further \$7.96 million to the Parks and Recreation inventory.

The combined value of capital assets for Parks and Recreation Services totals \$109.81 million. The ten-year historic average service level is \$2,932.27 per capita, and this, multiplied by the ten-year forecast growth in net population, results in a ten-year

maximum allowable funding envelope of \$26.67 million (9,095 net population growth X historic service level of \$2,932.27/capita).

Calculated committed excess in the amount of \$9.64 million has been identified for this service. This committed excess capacity is directly related to the DC eligible amount related to the recovery of the Tottenham Community Centre and the New Tecumseth Recreation Centre debentures.

Another amount, \$10.11 million, has been identified as the uncommitted excess capacity portion of the calculated service level. This amount, since it is deemed to be uncommitted, is removed from the calculated maximum allowable funding envelope. This, minus the portion that must be reduced by ten per cent as required under the DCA (\$1.66 million) results in the net maximum allowable funding envelope of \$14.91 million.

**TABLE 2 2013 – 2022 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The 2013-2022 development-related capital program for Parks and Recreation amounts to \$53.50 million. It includes for the recovery of the Tottenham Community Centre and the New Tecumseth Recreation Centre (NTRC) debentures. New facilities are also included such as a new Beeton Recreation facility, an expansion to the Tottenham Community and Fitness Centre, and also an expansion to the NTRC. The program also recovers for a number of parkland constructions, and facilities.

A significant portion of the DC eligible share of the Parks and Recreation ten-year development related capital program is associated with the recovery of the Tottenham Community Centre and the NTRC debentures. The remaining principal payments for the Tottenham facility are included to 2020. The remaining payments amount to \$1.71 million and it is noted that these payments need not be reduced by the 10 per cent as this reduction has been made in prior DC By-laws. The second debenture recovery relates to the NTRC. The entirety of the debenture has been included in the capital program at a gross cost of \$11.37 million, however not all of the debenture is growth related. A share of approximately 30 per cent is removed from DC recovery as it relates to a “replacement” share of the NTRC debenture. \$7.93 is then considered to be DC eligible.

The new major facilities in the Parks and Recreation DC capital program consist of a new Beeton Recreation Facility at a total gross cost of \$12.0 million. This facility will be replacing the existing Beeton facility and as such, a share of the cost (\$6.37 million) is deemed to be not growth-related. An expansion to the Tottenham Community Centre is anticipated at a cost of \$2.0 million. The expansion will add more program space for fitness and older adult activities. It will also create an outdoor pad connection. A 60,000 square foot expansion is also anticipated for the NTRC. The expansion will include a pool, fitness centre, a dry pad and other recreational space. The total gross cost of this expansion is \$16.8 million.

The balance of the of the Parks and Recreation ten-year development related capital program includes \$9.63 million for new parkland development and additional park facilities. The most prominent park development being the park related to Treetop, which will also include an artificial soccer/football turf. Other park amenities include the continuation of the Town's trail development, a new skate park, and softball diamonds. Rivers Edge II, Sobara, Alliance, Rizzardo, Ballymore and Nordstar parks will all be undergoing construction as well.

In total, the Parks and Recreation capital program is \$53.50 million. Replacement or benefit to existing shares of \$9.81 million, have been identified and removed from the development charges calculation. The ten per cent reduction shares amount to \$3.41 million and will have to be funded from non-DC sources. A portion of these projects (\$2.24 million) will be funded through the Town's Parks and Recreation DC reserve fund. Another portion of the program is deemed to benefit development beyond 2022, and \$23.14 million will be examined for recovery in subsequent DC studies, subject to service level restrictions.

The 2013-2022 DC costs eligible for recovery amount to \$14.91 million, which is allocated entirely against future residential development in the Town of New Tecumseth. This results in an unadjusted development charge of \$1,376.47 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$1,937.84 per capita. The following table summarizes the calculation of the Parks and Recreation development charge:

PARKS AND RECREATION SUMMARY						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$2,932.27	\$53,502,769	\$14,907,121	\$1,376.47	\$0.00	\$1,937.84	\$0.00

APPENDIX B.4
TABLE 1 - PAGE 1

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
INDOOR RECREATION FACILITIES

BUILDINGS Facility Name	# of Square Feet											UNIT COST (\$/sq. ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Alliston Memorial Arena	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	\$280
Beeton Memorial Arena & Hall	26,543	26,543	26,543	26,543	26,543	26,543	26,543	26,543	26,543	26,543	26,543	26,543	\$280
Tottenham Community & Fitness Centre	40,816	40,816	40,816	40,816	40,816	40,816	40,816	40,816	40,816	40,816	40,816	40,816	\$280
New Tecumseth Recreation Centre (Alliston)	-	-	-	-	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	\$280
Total (sq.ft.)	106,698	106,698	106,698	106,698	236,698	236,698	236,698	236,698	236,698	236,698	236,698	236,698	
Total (\$000)	\$29,875.4	\$29,875.4	\$29,875.4	\$29,875.4	\$66,275.4	\$66,275.4	\$66,275.4	\$66,275.4	\$66,275.4	\$66,275.4	\$66,275.4	\$66,275.4	\$71,875.4

LAND Facility Name	# of Hectares											UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Alliston Memorial Arena	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	\$730,000
Beeton Memorial Arena & Hall	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	\$730,000
Tottenham Community & Fitness Centre	1.74	1.74	1.74	1.74	1.74	1.74	1.74	1.74	1.74	1.74	1.74	1.74	\$730,000
New Tecumseth Recreation Centre (Alliston)	-	-	-	-	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	\$730,000
Total (ha)	3.88	3.88	3.88	3.88	7.48	7.48	7.48	7.48	7.48	7.48	7.48	7.48	
Total (\$000)	\$2,832.4	\$2,832.4	\$2,832.4	\$2,832.4	\$5,460.4	\$5,460.4	\$5,460.4	\$5,460.4	\$5,460.4	\$5,460.4	\$5,460.4	\$5,460.4	\$5,460.4

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Alliston Memorial Arena	\$137,690	\$137,690	\$137,690	\$137,690	\$137,690	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	
Beeton Memorial Arena & Hall	\$92,900	\$92,900	\$92,900	\$92,900	\$92,900	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Tottenham Community & Fitness Centre	\$142,860	\$142,860	\$142,860	\$142,860	\$142,860	\$142,860	\$142,860	\$142,860	\$142,860	\$142,860	\$142,860	\$142,860	
New Tecumseth Recreation Centre (Alliston)	\$0	\$0	\$0	\$0	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	
Utility Vehicle	\$0	\$0	\$0	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	
Ice Resurfacers	3	3	3	3	4	4	4	4	4	4	4	4	\$85,000
Total (\$000)	\$628.5	\$628.5	\$628.5	\$634.5	\$1,469.5	\$1,408.9	\$1,408.9	\$1,408.9	\$1,408.9	\$1,408.9	\$1,408.9	\$1,408.9	\$1,616.0

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

COMMUNITY PARKS Park Name	# of Hectares of Developed Area												UNIT COST (\$/ha)		
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012					
Alliston															
Riverdale Park N/S ("Fletcher Park")	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	\$450,000
Brian Gaultey Field (formerly 8 th Ave Park)	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	\$100,000
P.P.G Park	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	3.04	\$100,000
G. A. Wright Athletic Field (SCDSB)	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	\$100,000
P.P.G. Soccer Field (PPG Canada)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$100,000
Oetiker Soccer Field	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$100,000
New Tecumseth Recreation Centre Park	-	-	-	-	-	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	\$45,000
Parsons Road Park	-	-	-	-	-	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$50,000
14 th Line Park	-	-	-	-	-	8.50	8.50	8.50	8.50	8.50	8.50	8.50	8.50	8.50	\$450,000
Beeton															
Beeton Arena	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$300,000
Beeton Fairgrounds (Beeton Agricultural Society)	5.96	5.96	5.96	5.96	5.96	5.96	5.96	5.96	5.96	5.96	5.96	5.96	5.96	5.96	\$150,000
Mei Mitchell Fields	-	-	11.13	11.13	11.13	11.13	11.13	11.13	11.13	11.13	11.13	11.13	11.13	11.13	\$150,000
Tottenham															
Tottenham & District Community Centre Park	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$100,000
Tottenham Community Centre Park	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	\$100,000
Joan Sutherland Park (formerly Arvida)	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	\$100,000
Keogh Park	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	\$100,000
Albert Street Park	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$100,000
Coventry Park	12.68	12.68	12.68	12.68	12.68	12.68	12.68	12.68	12.68	12.68	12.68	12.68	12.68	12.68	\$100,000
Other															
Rizardo Lands (Legion Ball Diamond) leased	1.80	-	-	-	-	-	-	-	-	-	-	-	-	-	\$100,000
Total (ha)	44.90	43.10	54.23	54.23	54.23	69.20	69.20	69.20	69.20	69.20	69.20	69.20	69.20	69.20	
Total (\$000)	\$5,962.0	\$5,782.0	\$7,451.5	\$7,451.5	\$7,451.5	\$11,571.7	\$11,571.7	\$11,571.7	\$11,571.7	\$11,571.7	\$11,571.7	\$11,571.7	\$11,571.7	\$11,571.7	

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

NEIGHBOURHOOD PARKS Park Name	# of Hectares of Developed Area											UNIT COST (\$/ha)		
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Alliston														
Hillcrest Park	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	\$50,500
Riverdale Park S/S	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	\$50,500
Memorial Gardens Park	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$50,500
Hanley Park	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$50,500
McCarroll Park	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	\$50,500
Queen Street Park	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$50,500
Branch Line Parkette	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$50,500
Buchanan Drive Park	-	-	-	-	-	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$50,500
Mattamy Park Block	-	-	-	-	-	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$50,500
Beeton														
Beeton Swamp	-	-	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$25,000
Beeton Community Park	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	\$50,500
Rotary Park	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$50,500
Northwood Park	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$50,500
Julia Drive Lot	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$50,500
Stewart Street Park	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,500
Tottenham														
McKnight Crescent Parkette	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$50,500
Potter Crescent Parkette	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$50,500
Glimmer Gardens	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$50,500
Eastern Avenue Park	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	\$50,500
Walkem Drive Park	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$50,500
Boulevard Park	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$50,500
Brown Street Park	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$50,500
Total (ha)	12.84	12.84	12.84	12.84	12.84	16.44	16.44	16.44	16.94	16.94	16.94	16.94	16.94	
Total (\$000)	\$648.4	\$648.4	\$648.4	\$648.4	\$648.4	\$769.0	\$769.0	\$794.3	\$794.3	\$794.3	\$794.3	\$794.3	\$794.3	

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

OPEN SPACE Park Name	# of Hectares of Open Space											UNIT COST (\$/ha)			
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012					
Alliston															
Riverdale Park S/S - NVCA	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75	\$8,500
Peace Park	9.87	9.87	9.87	9.87	9.87	9.87	9.87	9.87	9.87	9.87	9.87	9.87	9.87	9.87	\$8,500
Bob Lowe Way	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$8,500
Hillcrest Park	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$8,500
Beeton															
Mei Mitchell Fields	11.13	11.13	-	-	-	-	-	-	-	-	-	-	-	-	\$8,500
JOC Lands	12.90	12.90	12.90	12.90	12.90	12.90	12.90	12.90	12.90	12.90	12.90	12.90	12.90	12.90	\$8,500
Beeton Nature Trail 10 th line	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	\$8,500
Tottenham															
Tottenham Conservation Area - NVCA	29.95	29.95	29.95	29.95	29.95	29.95	29.95	29.95	29.95	29.95	29.95	29.95	29.95	29.95	\$8,500
Nature Trail - NVCA	13.15	13.15	13.15	13.15	13.15	13.15	13.15	13.15	13.15	13.15	13.15	13.15	13.15	13.15	\$8,500
Total (ha)	128.35	128.35	117.22	117.22	117.22	117.22	117.22	117.22	117.22	117.22	117.22	117.22	117.22	117.22	
Total (\$000)	\$1,091.0	\$1,091.0	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4	\$996.4

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

MAJOR SOCCER FIELDS Park Name	# of Major Soccer Fields											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Lit Fields													
G.A. Wright Athletic Field	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000
Unit Fields													
Brian Gauley Field	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000
G.A. Wright Athletic Field	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Ostiker	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
14 th Line Park	-	-	-	-	-	2	4	4	6	6	6	6	\$85,000
Mel Mitchell Field	1	2	2	2	4	4	4	4	4	4	4	4	\$62,500
Tottenham Community Centre Park	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Joan Sutherland Park	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000
Total (#)	7	8	8	8	10	12	14	14	16	16	16	16	
Total (\$000)	\$632.5	\$695.0	\$695.0	\$695.0	\$820.0	\$990.0	\$1,160.0	\$1,160.0	\$1,330.0	\$1,330.0	\$1,330.0	\$1,330.0	

MINI & INTERMEDIATE SOCCER FIELDS Park Name	# of Mini & Intermediate Soccer Fields											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Intermediate Fields													
G.A. Wright Athletic Field	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
P.P.G Soccer Field	3	3	3	3	3	3	3	3	3	3	3	3	\$25,000
Mattamy Park Block	-	-	-	-	-	2	2	2	2	2	2	2	\$25,000
Mel Mitchell Field	1	2	2	2	4	4	4	4	4	4	4	4	\$25,000
Albert Street Park	2	2	2	2	2	2	2	2	2	2	2	2	\$25,000
14th line Park	-	-	-	-	-	-	-	-	-	-	-	-	\$25,000
Mini Fields													
Hillcrest Park	3	3	3	3	3	3	3	3	3	3	3	3	\$10,000
Parsons Road Park	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Beeton Swamp	-	-	-	-	-	1	1	1	1	1	1	1	\$10,000
Tottenham Community Centre Park	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Ernest Cumberland Public School	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Alliston Community Christian School	2	2	2	2	2	2	2	2	2	2	2	2	\$10,000
Total (#)	15	16	16	16	18	21	21	21	23	23	23	23	
Total (\$000)	\$255.0	\$280.0	\$280.0	\$280.0	\$330.0	\$390.0	\$390.0	\$390.0	\$440.0	\$440.0	\$440.0	\$440.0	

APPENDIX B.4
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TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

MAJOR BASEBALL DIAMONDS Park Name	# of Major Diamonds										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Lit Diamonds												
Riverdale Park S/S Doner	1	1	1	1	1	1	1	1	1	1	1	\$145,000
P.P.G Park	3	3	3	3	3	3	3	3	3	3	3	\$145,000
Beeton Fairgrounds	2	2	2	2	2	2	2	2	2	2	2	\$145,000
Tottenham Community Centre Park	1	1	1	1	1	1	1	1	1	1	1	\$145,000
Keogh Park	1	1	1	1	1	1	1	1	1	1	1	\$145,000
Coventry Park	1	1	1	2	2	2	2	2	2	2	2	\$145,000
Unlit Diamonds												
Riverdale Park S/S	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Eastern Avenue	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Coventry Park	2	2	2	1	1	1	1	1	1	1	1	\$25,000
Total (#)	13	13	13	13	13	13	13	13	13	13	13	
Total (\$000)	\$1,405.0	\$1,405.0	\$1,405.0	\$1,525.0	\$1,525.0	\$1,525.0	\$1,525.0	\$1,525.0	\$1,525.0	\$1,525.0	\$1,525.0	\$1,525.0

MINOR & PRACTICE BASEBALL DIAMONDS Park Name	# of Minor & Practice Diamonds										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Unlit Diamonds												
Brian Gauley Field	1	1	1	1	1	1	1	1	1	1	1	\$25,000
G.A. Wright Athletic Field	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Beeton Swamp	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Albert Street Park	2	2	2	2	2	2	2	2	2	2	2	\$25,000
Alliston Union Public School	2	2	2	2	2	2	2	2	2	2	2	\$25,000
Practice/Scrub Diamonds												
Alliston Community Christian School	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Tecumseth North Central Public School	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Tecumseth Beeton Public School	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Tecumseth South Central Public School	2	2	2	2	2	2	2	2	2	2	2	\$25,000
Father F.X. O'Reilly Catholic School	1	1	1	1	1	1	1	1	1	1	1	\$25,000
St. James Catholic School	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Total (#)	14	14	14	14	14	14	14	14	14	14	14	
Total (\$000)	\$350.0	\$350.0	\$350.0	\$350.0	\$350.0	\$350.0	\$350.0	\$350.0	\$350.0	\$350.0	\$350.0	\$350.0

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

FOOTBALL FIELDS & RUNNING TRACKS Park Name	# of Football Fields & Running Tracks												UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Football/Rugby/Other Sports														
G.A. Wright Athletic Field	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Mel Mitchell Field	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Running Tracks														
Brian Gauley Field	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Albert Street Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Total (#)	4	4	4	4	4	4	4	4	4	4	4	4	4	
Total (\$000)	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0

TENNIS COURTS Park Name	# of Tennis Courts												UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Lit														
Keogh Park	3	3	3	3	3	3	3	3	3	3	3	3	3	\$100,000
G.A. Wright Courts	3	3	3	3	3	3	3	3	3	3	3	3	3	\$100,000
Unlit														
Beeton Community Park	2	2	2	2	2	2	2	2	2	2	2	2	2	\$40,000
Total (#)	8	8	8	8	8	8	8	8	8	8	8	8	8	
Total (\$000)	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0	\$680.0

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

BASKETBALL HALF COURTS Park Name	# of Basketball Half Courts											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
P.P.G Park	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Hanley Park	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Tottenham CC/F.X. O'Reilly	4	4	4	4	4	4	4	4	4	4	4	4	\$20,000
NTRC	-	-	-	-	-	-	-	-	-	-	-	-	\$30,000
Total (#)	6	6	6	6	6	6	6	6	6	6	6	7	
Total (\$000)	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$170.0	\$170.0	

OUTDOOR POOLS Pool Name	# of Pools											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Riverdale Park - Alliston Rotary Pool	1	1	1	1	1	1	1	1	1	1	1	1	\$1,250,000
Total (#)	1	1	1	1	1	1	1	1	1	1	1	1	
Total (\$000)	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	\$1,250.0	

WATERPLAY FACILITY Park Name	# of Waterplay Facilities											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Riverdale Park Splash Pad	-	-	-	-	-	1	1	1	1	1	1	1	\$120,000
Beeson Arena Splash Pad	-	-	-	-	-	1	1	1	1	1	1	1	\$120,000
Tottenham Community Centre Splash Pad	-	-	-	-	-	1	1	1	1	1	1	1	\$120,000
Total (#)	-	-	-	-	-	3	3	3	3	3	3	3	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$360.0	\$360.0	\$360.0	\$360.0	\$360.0	\$360.0	\$360.0	

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

PLAY EQUIPMENT Park Name	# of Play Equipment										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Joan Sutherland Park	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Walkem Drive Park	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Boulevard Park	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Brown Street Park	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Tottenham Conservation Area (NVCA)	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Total (#)	19	19	19	19	19	19	21	21	21	21	21	
Total (\$000)	\$1,470.0	\$1,470.0	\$1,470.0	\$1,470.0	\$1,470.0	\$2,120.0	\$2,120.0	\$2,120.0	\$2,120.0	\$2,120.0	\$2,120.0	\$2,120.0

BOWLING GREEN Park Name	# of Lawns										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Beeton Community Park	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Keogh Park	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Total (#)	2	2	2	2	2	2	2	2	2	2	2	
Total (\$000)	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0

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TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

SKATE PARKS Park Name	# of Skate Parks										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Riverdale Park S/S	-	-	-	-	-	1	1	1	1	1	1	\$50,000
Tottenham Community Centre Park	-	-	-	-	-	1	1	1	1	1	1	\$30,000
Total (#)	-	-	-	-	-	2	2	2	2	2	2	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$80.0	\$80.0	\$80.0	\$80.0	\$80.0	\$80.0	\$80.0

PARKING SPACES Park Name	# of Parking Spots										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Mattamy	-	-	-	-	-	30	30	30	30	30	30	\$1,500
Mel Mitchell	-	-	-	-	150	150	150	150	150	150	150	\$1,500
14th Line	-	-	-	-	-	300	300	300	300	300	300	\$1,500
Tottenham CC	65	65	65	65	65	65	65	65	65	65	65	\$1,500
G.A. Wright	40	40	40	40	40	40	40	40	40	40	40	\$1,500
Total (#)	105	105	105	105	255	585	585	575	575	575	575	
Total (\$000)	\$157.5	\$157.5	\$157.5	\$157.5	\$382.5	\$877.5	\$877.5	\$862.5	\$862.5	\$862.5	\$862.5	\$862.5

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TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK VEHICLES AND EQUIPMENT

VEHICLES AND EQUIPMENT Type	# of Vehicles and Equipment												UNIT COST (\$/unit)				
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012							
Small Equipment Tools																	
Welders, Chainsaws, pressure Washers, etc	5	5	5	8	8	10	10	10	10	10	10	10	10	10	10	10	\$30,000
2 utility vehicles	-	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$7,500
Turf/ Grass cutting Equipment	8	8	10	10	11	20	22	24	24	24	24	24	24	24	24	24	\$100,000
Push mowers/ weed whips	-	-	-	6	6	8	8	8	10	10	10	10	10	10	10	10	\$10,000
Walk behind Rototiller/sweeper	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$5,000
Parks & Recreation Vehicles																	
1997 New Holland 2120 Tractor (#1620)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
1998 Chevrolet 1/2 Ton Pick-up (#R07)	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$21,000
2009 Ford F-150 1/2 Ton Pick-up (#1644)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$24,000
1998 Chevrolet 1/2 Ton Pick-up (#R04)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$20,500
2007 Dodge Ram 1500 1/2 Ton Pick-up (#1640)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
2000 Dodge Ram 4x4 3/4 Ton Pick-up (#R06)	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$44,000
2008 Dodge Ram 3500 1 Ton Pick-up (#1643)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$45,000
2002 Ford Super HD 4x4 3/4 Pick-up (#R12)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
2010 Dodge Ram 2500 3/4 Ton Pick-up (#1613)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,000
2002 Honda Mini Van (#R17)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
2010 Dodge Caravan (#1601)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$24,000
2002 Kabota L4610 Tractor (#1608)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
2003 John Deere LX289 Lawn Mower Tractor (#1625)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
2003 Kubota Tractor L5030 (#1623)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
2004 Kubota Tractor L5030 (#1624)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
2006 Dodge Ram 1500 1/2 Ton Pick-up (#1614)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
2006 Dodge Ram 1500 1/2 Ton Pick-up (#1618)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
2006 Dodge Ram 1500 1/2 Ton Pick-up (#1619)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
2006 Dodge Ram 1500 1/2 Ton Pick-up (#1621)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000

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TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK VEHICLES AND EQUIPMENT

VEHICLES AND EQUIPMENT Type	# of Vehicles and Equipment												UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	2012		
2007 John Deere Front Mount Mower (#1634)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2007 John Deere Front Mount Mower (#1635)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2007 Dodge Ram 1500 1/2 Ton Pick-up (#1641)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2007 Dodge Ram 1500 1/2 Ton Pick-up (#1642)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2007 Honda ATV 340cc (#1636)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$8,000
2007 Honda ATV 340cc (#1637)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$8,000
2010 John Deere Front Mount Mower (#1604)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$24,000
2010 John Deere Zero Turn Mower (#1606)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$20,000
1995 Dodge 1/2 Ton Pick-up Truck (#R05)	1	1	1	1	-	-	-	-	-	-	-	-	-	\$22,000
1994 GMC 1/2 Ton Pick-up Truck (#R03)	1	1	1	1	-	-	-	-	-	-	-	-	-	\$22,000
1994 GMC 1/2 Ton Pick-up Truck (#R01)	1	1	1	1	-	-	-	-	-	-	-	-	-	\$27,000
1984 John Deere 855 Tractor (#R15)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
1979 Ford 3600 Tractor (#R02)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
2008 John Deere Tractor Loader (#1639)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,000
1971 Massey 135 Tractor (#R11)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,100
2008 New Holland Tractor (#1645)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$18,000
2012 John Deere 1445 Mower (#12110)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$24,000
4ft x 8ft JDJ Dump Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,500
6ft x 10ft JDJ Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
8ft x 18ft Equipment Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
8ft x 20ft Tip and Load Equipment Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	\$7,000
Total (#)	31	32	33	44	53	65	67	75	75	75	75	75	76	
Total (\$000)	\$1,428.1	\$1,468.1	\$1,641.1	\$1,843.1	\$2,073.6	\$3,007.5	\$3,207.5	\$3,491.5	\$3,491.5	\$3,491.5	\$3,491.5	\$3,491.5	\$3,515.5	

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TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK VEHICLES AND EQUIPMENT

PARK BUILDINGS Type of Structure	# of Square Feet of Building Space											UNIT COST (\$/sq.ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Alliston - Riverdale Washrooms	300	300	300	300	300	300	300	300	300	300	300	300	\$225
Alliston - PPG Concession/Washrooms	960	960	960	960	960	960	960	960	960	960	960	960	\$225
Beeton Agricultural Park - Rotary Hall/Lawn bowling Building	2,045	2,045	2,045	2,045	2,045	2,045	2,045	2,045	2,045	2,045	2,045	2,045	\$225
Beeton Agricultural Park - Concession/Washrooms/Quanset Bldg.	644	644	644	644	644	644	644	644	644	644	644	644	\$225
Mel Mitchell Field House	-	-	-	-	-	-	-	-	2,650	2,650	2,650	2,650	\$200
Tottenham - Coventry Park Concession/Washrooms	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$175
Tottenham - Bandshell/Lawn Bowling Clubhouse/Washrooms	940	940	940	940	940	940	940	940	940	940	940	940	\$175
Tottenham Conservation Lower Washrooms	800	800	800	800	800	800	800	800	800	800	800	800	\$175
Tottenham Conservation Upper Washroom/Shower	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$175
Tottenham Conservation Barn	380	380	380	380	380	380	380	380	380	380	380	380	\$175
Tottenham Conservation Gatehouse/Storage	240	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$175
Alliston Bandshell	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$175
Alliston Rotary Pool - Change/Guard/Pumphouse	2,179	2,179	2,179	2,179	2,179	2,179	2,179	2,179	2,179	2,179	2,179	2,179	\$200
Lion's Pavilion	800	800	800	800	800	800	800	800	800	800	800	800	\$150
PPG Park - Pavilion	800	800	800	800	800	800	800	800	800	800	800	800	\$150
Anderson Pavilion	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$150
Bill Bailey Pavilion	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$150
Total (sq.ft.)	20,788	21,748	21,748	21,748	21,748	21,748	21,748	21,748	24,398	24,398	24,398	24,398	
Total (\$000)	\$3,749.8	\$3,917.8	\$3,917.8	\$3,917.8	\$3,917.8	\$3,917.8	\$3,917.8	\$3,917.8	\$4,447.8	\$4,447.8	\$4,447.8	\$4,447.8	

TOWN OF NEW TECUMSETH
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION

Historic Population	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	26,754	27,066	27,382	27,701	28,190	28,688	29,194	29,709	30,234	30,714

INVENTORY SUMMARY (\$000)

Major Facilities & Land	\$33,336.3	\$33,336.3	\$33,336.3	\$33,342.3	\$73,205.3	\$73,144.7	\$73,144.7	\$78,951.8	\$78,951.8	\$78,951.8
Parkland	\$7,701.4	\$7,521.4	\$9,096.3	\$9,096.3	\$9,096.3	\$13,337.0	\$13,337.0	\$13,362.3	\$13,362.3	\$13,362.3
Park Facilities	\$6,700.0	\$6,787.5	\$6,787.5	\$6,907.5	\$7,667.5	\$9,122.5	\$9,292.5	\$9,277.5	\$9,527.5	\$9,527.5
Vehicles and Special Facilities	\$5,177.9	\$5,385.9	\$5,558.9	\$5,760.9	\$5,991.4	\$6,925.3	\$7,125.3	\$7,939.3	\$7,939.3	\$7,963.3
Total (\$000)	\$52,915.6	\$53,031.1	\$54,779.0	\$55,107.0	\$95,960.5	\$102,529.6	\$102,899.6	\$109,531.0	\$109,781.0	\$109,805.0

SERVICE LEVEL (\$/capita)

	Average Service Level										
Major Facilities & Land	\$1,246.03	\$1,231.67	\$1,217.45	\$1,203.65	\$2,596.85	\$2,549.66	\$2,505.47	\$2,657.51	\$2,611.36	\$2,570.55	\$2,039.02
Parkland	\$287.86	\$277.89	\$332.20	\$328.37	\$322.68	\$464.90	\$456.84	\$449.77	\$441.96	\$435.06	\$379.75
Park Facilities	\$250.43	\$250.78	\$247.88	\$249.36	\$271.99	\$317.99	\$318.30	\$312.28	\$315.13	\$310.20	\$284.43
Vehicles and Special Facilities	\$193.54	\$198.99	\$203.01	\$207.97	\$212.54	\$241.40	\$244.07	\$267.24	\$262.60	\$259.27	\$229.06
Total (\$/capita)	\$1,977.86	\$1,959.33	\$2,000.55	\$1,989.35	\$3,404.06	\$3,573.95	\$3,524.68	\$3,686.79	\$3,631.04	\$3,575.08	\$2,932.27

TOWN OF NEW TECUMSETH
CALCULATION OF MAXIMUM ALLOWABLE
PARKS AND RECREATION

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2003 - 2012	\$2,932.27
Net Population Growth 2013 - 2022	9,095
Maximum Allowable Funding Envelope	\$26,668,996
Less: Uncommitted Excess Capacity	\$10,105,528
Less: 10% Legislated Reduction	\$1,656,347
Discounted Maximum Allowable Funding Envelope	\$14,907,121

Excess Capacity Calculation	
Total Value of Inventory in 2012	\$109,804,955
Inventory Using Average Service Level	\$90,061,741
Excess Capacity	\$19,743,214
Committed Excess Capacity	\$9,637,686
Uncommitted Excess Capacity	\$10,105,528

APPENDIX B.4
TABLE 2 - PAGE 1

TOWN OF NEW TECUMSETH
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2022
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022	
4.0 PARKS AND RECREATION										
4.1 Recovery of Tottenham Community Centre Debenture¹										
4.1.1 Principal Payment	2013	\$ 185,886	-	\$ 185,886	\$ -	\$ -	\$ 185,886	\$ 185,886	\$ -	\$ -
4.1.2 Principal Payment	2014	\$ 193,225	-	\$ 193,225	\$ -	\$ -	\$ 193,225	\$ -	\$ 193,225	\$ -
4.1.3 Principal Payment	2015	\$ 200,854	-	\$ 200,854	\$ -	\$ -	\$ 200,854	\$ -	\$ 200,854	\$ -
4.1.4 Principal Payment	2016	\$ 208,785	-	\$ 208,785	\$ -	\$ -	\$ 208,785	\$ -	\$ 208,785	\$ -
4.1.5 Principal Payment	2017	\$ 217,028	-	\$ 217,028	\$ -	\$ -	\$ 217,028	\$ -	\$ 217,028	\$ -
4.1.6 Principal Payment	2018	\$ 225,597	-	\$ 225,597	\$ -	\$ -	\$ 225,597	\$ -	\$ 225,597	\$ -
4.1.7 Principal Payment	2019	\$ 234,504	-	\$ 234,504	\$ -	\$ -	\$ 234,504	\$ -	\$ 234,504	\$ -
4.1.8 Principal Payment	2020	\$ 243,762	-	\$ 243,762	\$ -	\$ -	\$ 243,762	\$ -	\$ 243,762	\$ -
Subtotal Recovery of TCC Debenture		\$ 1,709,641	\$ -	\$ 1,709,641	\$ -	\$ -	\$ 1,709,641	\$ 185,886	\$ 1,523,755	\$ -
4.2 Recovery of New Tecumseth Recreation Centre Debenture¹										
4.2.1 Principal Payment	2013	\$ 235,394	-	\$ 235,394	\$ 71,232	\$ -	\$ 164,162	\$ 164,162	\$ -	\$ -
4.2.2 Principal Payment	2014	\$ 248,620	-	\$ 248,620	\$ 75,234	\$ -	\$ 173,386	\$ -	\$ 173,386	\$ -
4.2.3 Principal Payment	2015	\$ 262,590	-	\$ 262,590	\$ 79,462	\$ -	\$ 183,128	\$ -	\$ 183,128	\$ -
4.2.4 Principal Payment	2016	\$ 277,344	-	\$ 277,344	\$ 83,926	\$ -	\$ 193,418	\$ -	\$ 193,418	\$ -
4.2.5 Principal Payment	2017	\$ 292,927	-	\$ 292,927	\$ 88,642	\$ -	\$ 204,285	\$ -	\$ 204,285	\$ -
4.2.6 Principal Payment	2018	\$ 309,386	-	\$ 309,386	\$ 93,623	\$ -	\$ 215,764	\$ -	\$ 215,764	\$ -
4.2.7 Principal Payment	2019	\$ 326,770	-	\$ 326,770	\$ 98,883	\$ -	\$ 227,887	\$ -	\$ 227,887	\$ -
4.2.8 Principal Payment	2020	\$ 345,131	-	\$ 345,131	\$ 104,439	\$ -	\$ 240,691	\$ -	\$ 240,691	\$ -
4.2.9 Principal Payment	2021	\$ 364,523	-	\$ 364,523	\$ 110,307	\$ -	\$ 254,215	\$ -	\$ 254,215	\$ -
4.2.11 Remaining Principal Payments	2022	\$ 8,705,444	-	\$ 8,705,444	\$ 2,634,334	\$ -	\$ 6,071,109	\$ -	\$ 2,189,167	\$ 3,881,942
Subtotal Recovery of NTRC Debenture		\$ 11,368,129	\$ -	\$ 11,368,129	\$ 3,440,083	\$ -	\$ 7,928,046	\$ 164,162	\$ 3,881,942	\$ 3,881,942

APPENDIX B.4
TABLE 2 - PAGE 2

TOWN OF NEW TECUMSETH
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs 2013-2022	Post 2022
					Replacement & BTE Shares	10% Reduction				
4.3 Major Facilities										
4.3.1 New Beeton Recreation Facility	2015	\$ 12,000,000	\$ -	\$ 12,000,000	\$ 6,370,320	\$ 562,968	\$ 5,066,712	\$ -	\$ 2,533,356	\$ 2,533,356
4.3.2 Tottenham Community and Fitness Centre Expansion	2016	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ 200,000	\$ 1,800,000	\$ -	\$ 199,357	\$ 1,600,643
4.3.3 New Tecumseth Recreation Centre Expansion	2016	\$ 16,800,000	\$ -	\$ 16,800,000	\$ -	\$ 1,680,000	\$ 15,120,000	\$ -	\$ -	\$ 15,120,000
Subtotal Major Facilities		\$ 30,800,000	\$ -	\$ 30,800,000	\$ 6,370,320	\$ 2,442,968	\$ 21,986,712	\$ -	\$ 2,732,713	\$ 19,253,999
4.4 Parkland & Park Facilities										
4.4.1 Rivers Edge II - Park Construction	2013	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 35,000	\$ 315,000	\$ 315,000	\$ -	\$ -
4.4.2 New Tecumseth Trail Development	2013	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ 180,000	\$ -	\$ -
4.4.3 Front Mount Mower-New Unit	2013	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ 40,500	\$ -	\$ -
4.4.4 New Tecumseth Trail Development	2013	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ 180,000	\$ -	\$ -
4.4.5 Treetop Park Construction	2013	\$ 2,700,000	\$ -	\$ 2,700,000	\$ -	\$ 270,000	\$ 2,430,000	\$ 1,178,288	\$ 1,251,712	\$ -
4.4.6 New Tecumseth Trail Development	2014	\$ 170,000	\$ -	\$ 170,000	\$ -	\$ 17,000	\$ 153,000	\$ -	\$ 153,000	\$ -
4.4.7 New Tecumseth Trail Development	2015	\$ 170,000	\$ -	\$ 170,000	\$ -	\$ 17,000	\$ 153,000	\$ -	\$ 153,000	\$ -
4.4.8 New Tecumseth Trail Development	2016	\$ 170,000	\$ -	\$ 170,000	\$ -	\$ 17,000	\$ 153,000	\$ -	\$ 153,000	\$ -
4.4.9 New Tecumseth Trail Development	2017	\$ 170,000	\$ -	\$ 170,000	\$ -	\$ 17,000	\$ 153,000	\$ -	\$ 153,000	\$ -
4.4.1(Tottenham Conservation Park	2015	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.4.1 Treetop Artificial Turf (Soccer/Football)	2016	\$ 1,700,000	\$ -	\$ 1,700,000	\$ -	\$ 170,000	\$ 1,530,000	\$ -	\$ 1,530,000	\$ -
4.4.1:Skate Park	2014	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.4.1:Softball Diamond with Lights (2)	2015	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ 75,000	\$ 675,000	\$ -	\$ 675,000	\$ -
4.4.1:Sobara Park - Beeton	2015	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 270,000	\$ -
4.4.1:Alliance Park-Beeton	2015	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 35,000	\$ 315,000	\$ -	\$ 315,000	\$ -
4.4.1:Rizzardo Park - Alliston	2014	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 35,000	\$ 315,000	\$ -	\$ 315,000	\$ -
4.4.1:Ballymore Park - Tottenham	2015	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.4.1:Nordstar Park - Tottenham	2016	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
Subtotal Parkland & Park Facilities		\$ 9,625,000	\$ -	\$ 9,625,000	\$ -	\$ 962,500	\$ 8,662,500	\$ 1,893,788	\$ 6,768,712	\$ -
TOTAL PARKS AND RECREATION		\$ 53,502,769	\$ -	\$ 53,502,769	\$ 9,810,403	\$ 3,405,468	\$ 40,286,898	\$ 2,243,836	\$ 14,907,121	\$ 23,135,941

Residential Development Charge Calculation		
Residential Share of 2013 - 2022 DC Eligible Costs	100%	\$14,907,121
10-Year Growth in Population in New Units		10,830
Unadjusted Development Charge Per Capita		\$1,376.47
Non-Residential Development Charge Calculation		
Non-Residential Share of 2013 - 2022 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		249,285
Unadjusted Development Charge Per Square Metre		\$0.00

2013 - 2022 Net Funding Envelope	\$14,907,121
Reserve Fund Balance	\$2,243,836
Balance as at December 31, 2012	(\$715,131)
2013 Capital Budget Draws	\$1,528,705
Uncommitted Reserve Funds	



APPENDIX B.4
TABLE 3

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS AND RECREATION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
PARKS AND RECREATION											
OPENING CASH BALANCE	\$0.00	\$31.88	\$73.28	(\$4,050.73)	(\$5,714.43)	(\$5,064.97)	(\$3,860.71)	(\$2,541.77)	(\$1,087.32)	\$764.82	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks And Recreation (New Projects): N	\$1,251.7	\$918.0	\$4,846.4	\$2,332.4	\$153.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$9,501.4
- Tottenham CC Debenture Principal Pay	\$0.0	\$193.2	\$200.9	\$208.8	\$217.0	\$225.6	\$234.5	\$243.8	\$0.0	\$0.0	\$1,523.8
- NTRC Debenture Principal Payments	\$0.0	\$173.4	\$183.1	\$193.4	\$204.3	\$215.8	\$227.9	\$240.7	\$254.2	\$2,189.2	\$3,881.9
- Parks And Recreation: Inflated	\$1,251.7	\$1,303.0	\$5,426.1	\$2,877.3	\$586.9	\$441.4	\$462.4	\$484.5	\$254.2	\$2,189.2	\$15,276.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,013	1,013	1,013	1,014	1,014	1,153	1,150	1,153	1,155	1,152	10,830
REVENUE											
- DC Receipts: Inflated	\$1,963.0	\$2,002.3	\$2,042.3	\$2,085.2	\$2,126.9	\$2,466.9	\$2,509.7	\$2,566.5	\$2,622.4	\$2,667.9	\$23,053.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.1	\$2.6	(\$222.8)	(\$314.3)	(\$278.6)	(\$212.3)	(\$139.8)	(\$59.8)	\$26.8	(\$1,197.1)
- Interest on In-year Transactions	\$12.4	\$12.2	(\$93.1)	(\$21.8)	\$26.9	\$35.4	\$35.8	\$36.4	\$41.4	\$8.4	\$94.3
- Interest Payments for TCC Debenture	(\$65.0)	(\$57.7)	(\$50.1)	(\$42.1)	(\$33.9)	(\$25.3)	(\$16.4)	(\$7.2)	\$0.0	\$0.0	(\$297.8)
- Interest Payments for NTRC Debenture	(\$626.8)	(\$613.6)	(\$599.6)	(\$584.9)	(\$569.3)	(\$552.8)	(\$535.4)	(\$517.1)	(\$497.7)	(\$1,278.7)	(\$6,375.8)
TOTAL REVENUE	\$1,283.6	\$1,344.4	\$1,302.1	\$1,213.6	\$1,236.4	\$1,645.6	\$1,781.3	\$1,938.9	\$2,106.4	\$1,424.3	\$15,276.6
CLOSING CASH BALANCE	\$31.9	\$73.3	(\$4,050.7)	(\$5,714.4)	(\$5,065.0)	(\$3,860.7)	(\$2,541.8)	(\$1,087.3)	\$764.8	\$0.0	

2013 Adjusted Charge Per Capita **\$1,937.84**

Allocation of Capital Program
Residential Sector 100.0%
Non-Residential Sector 0.0%

Rates for 2013
Inflation Rate: 2.0%
Interest Rate on Positive Balances 3.5%
Interest Rate on Negative Balances 5.5%



APPENDIX B.5

PUBLIC WORKS

APPENDIX B.5

PUBLIC WORKS

The Public Works department is responsible for the maintenance of all roads, sidewalks and curbs within the Town boundaries. Staff from the Town's engineering department carry out the function relating to Public Works. These functions includes maintenance services such as sweeping, leaf pickup, pothole patching, repair of utility poles, sidewalk repair and replacement, curb repairs, snow plowing, sanding and salting and spring clean up. The capital costs associated with Public Works functions are accounted for in this section. Information regarding roads and related infrastructure can be found in Appendix C.

TABLE 1 2003-2012 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Public Works includes 54,958 square feet of building space with a replacement value of \$4.89 million. The 4.30 hectares of land associated with the Public Works buildings are valued at \$2.67 million, furniture and equipment amounts to \$140,100, and the public works fleet adds an additional \$6.40 million to the value of the capital assets.

The total value of the Public Works capital infrastructure is estimated to be \$14.10 million. The ten-year historic average service level is \$276.68 per capita and employee and this, multiplied by the ten-year forecast net population and employment growth (12,632), results in a ten-year maximum allowable funding envelope of \$3.50 million. No 10 per cent reduction is required for this service and as such, the resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$3.50 million.

TABLE 2 2013 – 2022 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The total 2013–2022 development-related capital program for the Public Works department amounts to \$6.14 million.

The main project in the Public Works capital program is for the provision of a new yard in Tottenham. The new yard will be approximately 22,000 square feet for a total gross cost of \$4.40 million. There is a share that is deemed to be a replacement and as

such, one third of the gross cost is removed from the DC calculations. The total DC eligible costs are therefore net down to \$2.93 million.

The other projects in the Public Works capital program are provisions for additional fleet and equipment at historic service levels. A provision of \$1.70 million for growth-related fleet additions and \$37,100 for equipment additions is included in the capital program.

The 2013–2022 DC costs eligible for recovery amount to \$3.50 million and is allocated 75 percent, or \$2.63 million, against new residential development, and 25 per cent, or \$860,400, against non-residential development. This yields an unadjusted development charge of \$243.27 per capita and \$3.45 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow and reserve fund analysis, the residential calculated charge increases to \$254.12 per capita and the non-residential charge increases to \$3.58 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 Public Works development charge.

PUBLIC WORKS SUMMARY						
10-year Hist. Service Level per pop & emp	2013 - 2022		Unadjusted		Adjusted	
	Development-Related Capital Program		Development Charge		Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$276.68	\$6,136,521	\$3,495,022	\$243.27	\$3.45	\$254.12	\$3.58

APPENDIX B.5
TABLE 1 - PAGE 1

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

BUILDINGS Facility Name	# of Square Feet												UNIT COST (\$/sq.ft.)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	2012	
Area #1 Old Depot (Alliston)	13,721	13,721	13,721	13,721	10,728	10,728	-	-	-	-	-	-	\$100
Area #1 New Depot (Alliston)	-	-	-	-	-	-	11,040	11,040	11,040	11,040	11,040	11,040	\$250
Area #2 Depot (Beeton)	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$45
Area #2 4 Bay Garage (Beeton)	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	\$50
Area #2 6 Bay Garage (Beeton)	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$45
Area #3 Pump House/Office	972	972	972	972	972	972	972	972	972	972	972	972	\$45
Area #3 Service Garage 1	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	\$45
Area #3 Service Garage 2	2,361	2,361	2,361	2,361	2,361	2,361	2,361	2,361	2,361	2,361	2,361	2,361	\$45
Area #3 Storage Building	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	\$45
Area #3 Sand/Salt Dome	5,810	5,810	5,810	5,810	5,810	5,810	5,810	5,810	5,810	5,810	5,810	5,810	\$55
Area #3 Office/Water Storage	4,108	4,108	4,108	4,108	4,108	4,108	4,108	4,108	4,108	4,108	4,108	4,108	\$55
Total (#)	57,639	57,639	57,639	57,639	54,646	54,646	54,958	54,958	54,958	54,958	54,958	54,958	
Total (\$000)	\$3,501.6	\$3,501.6	\$3,501.6	\$3,501.6	\$3,202.3	\$3,202.3	\$4,889.5	\$4,889.5	\$4,889.5	\$4,889.5	\$4,889.5	\$4,889.5	

LAND Facility Name	# of Hectares												UNIT COST (\$/ha)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	2012	
Area #1 Old Depot (Alliston)	0.40	0.40	0.40	0.40	0.40	0.40	-	-	-	-	-	-	\$620,000
Area #1 New Depot (Alliston)	-	-	-	-	-	-	0.40	0.40	0.40	0.40	0.40	0.40	\$620,000
Area #2 Depot (Beeton)	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$620,000
Area #3 Depot (Tottingham)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$620,000
Total (ha)	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	
Total (\$000)	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)											
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	2012
Area #1 Depot (Alliston)	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200
Area #2 Depot (Beeton)	\$66,700	\$66,700	\$66,700	\$66,700	\$66,700	\$66,700	\$66,700	\$66,700	\$66,700	\$66,700	\$66,700	\$66,700
Area #3 Depot (Tottingham)	\$58,200	\$58,200	\$58,200	\$58,200	\$58,200	\$58,200	\$58,200	\$58,200	\$58,200	\$58,200	\$58,200	\$58,200
Total (\$000)	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1



APPENDIX B.5
TABLE 1 - PAGE 3TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

EQUIPMENT Description	# of Self-Propelled Equipment											UNIT COST (\$/unit)			
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012					
2000 Trackless MTV Sidewalk Machine (#11112)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$138,000
2000 Trackless MTV Sidewalk Machine (#1312)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$138,000
2001 Sure Stripe 4500 Airless Line Stripper (Line Painter)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$30,000
2001 Brush Bandit Chipper (#11113)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$95,000
2001 International F2574 Tandem (#1216)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
2002 Ford Ranger Pick Up	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$27,000
2002 Ford F150 Pick-up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,000
2002 Freightliner Single Axle (#1306)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,000
2003 Ford 3/4 Ton (#1201)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
2003 International F2574 Tandem (#1205)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
2004 Freightliner Single Axle Truck (#1116)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,000
2004 Holder Sidewalk Machine C9-72 (#1118)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$138,000
2004 Freightliner Single Axle Truck (#1209)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,000
2004 Loader Cat 942G (#1117)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
2004 Sterling Tandem Truck (#1115)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
2005 GMC Sierra 3500 HD 1 Ton (#1511)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
2006 Backhoe Cat 420E	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$100,000
2006 Dodge Ram 1500 1/2 ton pick up (#1119)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$27,000
2006 Dodge Ram 1500 1/2 ton pick up (#1202)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$27,000
2006 Dodge Ram 1500 1/2 ton pick up (#1301)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$27,000
2006 Dodge Ram 2500 4x4 3/4 Ton (#1210)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$45,000
2006 Cat 14G Loader (#1117)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$130,000
2006 Trackless MTV Sidewalk Machine (#1121)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$138,000
2006 Sterling 7500 Single Axle Truck (#1123)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$160,000
2006 Sterling 7500 Single Axle Truck (#1124)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$160,000
2006 Sterling Tandem Truck (#1120)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$200,000
2007 Champion Grader (1125)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$270,000
2007 Dodge Ram 1500 1/2 ton pick up (#1101)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$27,000
2007 Dodge Ram 1500 1/2 ton pick up (#1102)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$27,000
2007 Dodge Ram 1500 1/2 ton pick up (#1211)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$27,000
2007 Kubota Tractor (#1217)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$50,000
2007 Vicon Mower	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$9,000
Flat Bed Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000

APPENDIX B.5
TABLE 1 - PAGE 4TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

EQUIPMENT Description	# of Self-Propelled Equipment											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
2008 Vactor Vacuum Truck Shared (#1204)	-	-	-	-	-	1	1	1	1	1	1	1	\$61,200
2008 Johnson Sweeper (#1103)	-	-	-	-	-	1	1	1	1	1	1	1	\$216,000
2008 Cat 450E Back-hoe (#1203)	-	-	-	-	-	1	1	1	1	1	1	1	\$160,000
2009 Trackless MT6 - Sidewalk Machine (#1105)	-	-	-	-	-	-	-	1	1	1	1	1	\$138,000
2009 Peterbuilt Single Axle Truck (#1126)	-	-	-	-	-	-	-	1	1	1	1	1	\$160,000
2009 Peterbuilt Single Axle Truck (#1223)	-	-	-	-	-	-	-	1	1	1	1	1	\$160,000
2010 Dodge Ram 1500 1/2 Ton Pick Up (#1225)	-	-	-	-	-	-	-	-	1	1	1	1	\$24,000
2010 Chevrolet Silverado 3500 HD 1 Ton Pick-up (#1227)	-	-	-	-	-	-	-	-	1	1	1	1	\$42,000
2010 Chevrolet Silverado 3500 HD 1 Ton Pick-up (#1228)	-	-	-	-	-	-	-	-	1	1	1	1	\$42,000
2010 International Tandem Truck (#1226)	-	-	-	-	-	-	-	-	1	1	1	1	\$192,500
2010 CASE Back-hoe (#1224)	-	-	-	-	-	-	-	-	1	1	1	1	\$100,000
2011 Freightliner Tandem Truck (#1107)	-	-	-	-	-	-	-	-	-	1	1	1	\$192,500
2012 Tennant ATLV4300 Litter vac (12201)	-	-	-	-	-	-	-	-	-	-	1	1	\$55,000
2012 Western Star Tandem axle Dump (12202)	-	-	-	-	-	-	-	-	-	-	-	1	\$192,500
2012 Maclean Multi-Purpose Tractor (12203)	-	-	-	-	-	-	-	-	-	-	-	1	\$120,000
2012 Maclean Multi-Purpose Tractor (12204)	-	-	-	-	-	-	-	-	-	-	-	1	\$120,000
2012 John Deere 772GP Grader (12308)	-	-	-	-	-	-	-	-	-	-	-	1	\$290,000
2012 Falcon Asphalt Carrier (12309)	-	-	-	-	-	-	-	-	-	-	-	1	\$46,000
2012 Weberlane Trailer (12311)	-	-	-	-	-	-	-	-	-	-	-	1	\$3,500
Building and Development Vehicles													
1998 Ford Ranger Pick-up (#B01)	1	1	1	1	-	-	-	-	-	-	-	-	\$22,000
1998 Ford Ranger Pick-up (#B02)	1	1	1	1	1	-	-	-	-	-	-	-	\$27,000
2008 Dodge Ram 1500 1/2 Ton pick up (#1051)	-	-	-	-	-	1	1	1	1	1	1	1	\$27,000
2009 Ford F-150 1/2 Ton Pick-up (#1056)	-	-	-	-	-	1	1	1	1	1	1	1	\$27,000
2009 Ford F-150 1/2 Ton Pick-up (#1057)	-	-	-	-	-	1	1	1	1	1	1	1	\$27,000
Water & Wastewater Vehicles													
1992 Dodge 1/2 ton Pick-up (#1503)	1	1	-	-	-	-	-	-	-	-	-	-	\$27,000
1993 Dodge Van	1	-	-	-	-	-	-	-	-	-	-	-	\$32,000
1996 Dodge Ram 1/2 Ton Pick-up (#1314)	1	1	1	1	-	-	-	-	-	-	-	-	\$27,000
1997 International Vactor 2100	1	1	1	1	1	1	1	1	1	1	1	1	\$325,000
1998 Ford Ranger Pick-up Compact (#1505)	1	1	1	1	-	-	-	-	-	-	-	-	\$33,600
1998 Chevrolet 4X4 3/4 Ton Pick-up (#1319)	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
1998 Ford Compact Pick-up (#1311)	1	1	1	1	1	1	1	1	1	1	1	1	\$21,000

APPENDIX B.5
TABLE 1 - PAGE 5

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

EQUIPMENT Description	# of Self-Propelled Equipment											UNIT COST (\$/unit)		
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
1999 Yardman 9 h.p. Snowblower	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300
1999 GMC Savana 3/4 ton Cargo Van (#1315)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
2001 Ford F150 1/2 ton Pick-up (#1320)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,000
2002 GMC Savana 3/4 ton Cargo Van (#1321)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
2002 Ford Ranger Pick Up (#1053)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,600
2004 GMC Sierra 1500 1/2 ton Pick-up (#1323)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
2004 GMC Savanna 2500 3/4 ton Van (#1322)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
2004 GMC Sierra 1500 1/2 Ton Pick-up (#1325)	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
2005 GMC Savanna 2500 3/4 Ton Van (#1326)	-	-	1	1	1	1	1	1	1	1	1	1	1	\$24,000
2006 Dodge Ram 1500 1/2 ton pick up (#1313)	-	-	-	1	1	1	1	1	1	1	1	1	1	\$24,000
2006 Ford E-250 3/4 Ton Van (#1327)	-	-	-	1	1	1	1	1	1	1	1	1	1	\$35,000
2007 Chevrolet Express 2500 3/4 Ton Van (#1330)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$35,000
2007 Chevrolet Express 2500 3/4 Ton Van (#1328)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$35,000
2007 Chevrolet Express 2500 3/4 Ton Van (#1329)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$35,000
2007 Dodge Ram 2500 3/4 Ton 4x4 (#1310)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$42,000
2007 Dodge Ram 1500 1/2 Ton pick up (#1324)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2007 Dodge Ram 1500 1/2 Ton pick up (#1307)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2007 Dodge Ram 1500 1/2 Ton pick up (#1318)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2007 Dodge Ram 1500 1/2 Ton pick up (#1331)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2009 Dodge Ram 2500 3/4 Ton Pick-up (#1332)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$42,000
2009 Ford F-150 1/2 Ton Pick-up (#1333)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2009 Ford F-150 1/2 Ton Pick-up (#1335)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2009 Ford F-150 1/2 Ton Pick-up (#1336)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2009 Ford F-150 1/2 Ton Pick-up (#1334)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2010 Ford E-250 3/4 Ton Van (#1303)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$35,000
2012 GMC 1500 1/2 Ton Pick-up (12105)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
2012 GMC 1500 1/2 Ton Pick-up (12106)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
Engineering Department														
2003 Chevrolet Malibu	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,000
2010 Dodge Ram 1500 1/2 Ton Pick Up (#1076)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
By-Law Department														
2006 Dodge Ram 1500 1/2 Ton pick up (#1055)	-	-	-	1	1	1	1	1	1	1	1	1	1	\$24,000
2008 Dodge Ram 1500 1/2 Ton pick up (#1090)	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

EQUIPMENT Description	# of Self-Propelled Equipment										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Fleet												
2006 Nissan Altima (#1220)	-	-	-	1	1	1	1	1	1	1	1	\$24,000
2009 Ford F-150 1/2 Ton Pick-up (#1207)	-	-	-	-	-	-	1	1	1	1	1	\$24,000
Total (#)	63	62	59	67	73	73	78	79	78	81		
Total (\$000)	\$6,084.5	\$6,306.5	\$6,078.5	\$6,452.5	\$6,678.9	\$6,546.1	\$6,652.1	\$6,661.6	\$6,329.1	\$6,400.5		

TOWN OF NEW TECUMSETH
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	26,754	27,066	27,382	27,701	28,190	28,688	29,194	29,709	30,234	30,714
Historic Employment	17,863	18,180	18,503	18,832	19,094	19,360	19,630	19,903	20,180	20,537
Total Historic Population & Employment	44,617	45,246	45,885	46,533	47,284	48,048	48,824	49,612	50,414	51,251

INVENTORY SUMMARY (\$000)

Buildings	\$3,501.6	\$3,501.6	\$3,501.6	\$3,501.6	\$3,202.3	\$3,202.3	\$4,889.5	\$4,889.5	\$4,889.5	\$4,889.5
Land	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0	\$2,666.0
Furniture & Equipment	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1	\$140.1
Equipment	\$6,084.5	\$6,306.5	\$6,078.5	\$6,452.5	\$6,678.9	\$6,546.1	\$6,652.1	\$6,661.6	\$6,329.1	\$6,400.5
Total (\$000)	\$12,392.2	\$12,614.2	\$12,386.2	\$12,760.2	\$12,687.3	\$12,554.5	\$14,347.7	\$14,357.2	\$14,024.7	\$14,096.1

SERVICE LEVEL (\$/pop & emp)

	Average Service Level										
Buildings	\$78.48	\$77.39	\$76.31	\$75.25	\$67.72	\$66.65	\$100.15	\$98.55	\$96.99	\$95.40	\$83.29
Land	\$59.75	\$58.92	\$58.10	\$57.29	\$56.38	\$55.49	\$54.60	\$53.74	\$52.88	\$52.02	\$55.92
Furniture & Equipment	\$3.14	\$3.10	\$3.05	\$3.01	\$2.96	\$2.92	\$2.87	\$2.82	\$2.78	\$2.73	\$2.94
Equipment	\$136.37	\$139.38	\$132.47	\$138.67	\$141.25	\$136.24	\$136.25	\$134.27	\$125.54	\$124.89	\$134.53
Total (\$/pop & emp)	\$277.75	\$278.79	\$269.94	\$274.22	\$268.32	\$261.29	\$293.87	\$289.39	\$278.19	\$275.04	\$276.68

TOWN OF NEW TECUMSETH
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2003 - 2012	\$276.68
Net Population & Employment Growth 2013 - 2022	12,632
Maximum Allowable Funding Envelope	\$3,495,022
Less: Uncommitted Excess Capacity	\$0
Discounted Maximum Allowable Funding Envelope	\$3,495,022

Excess Capacity Calculation	
Total Value of Inventory in 2012	\$14,096,090
Inventory Using Average Service Level	\$14,180,127
Excess Capacity	\$0
Excess Capacity:	Committed

TOWN OF NEW TECUMSETH
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2022
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2013-2022	
5.0 PUBLIC WORKS										
5.1 Buildings and Land										
5.1.1 Provision for New Tottenham Yard	2016	\$ 4,400,000	-	\$ 4,400,000	\$ 1,466,667	\$ -	\$ 2,933,333	\$ -	\$ 1,986,338	\$ 946,996
Subtotal Buildings and Land		\$ 4,400,000	-	\$ 4,400,000	\$ 1,466,667	\$ -	\$ 2,933,333	\$ -	\$ 1,986,338	\$ 946,996
5.2 Fleet										
5.2.1 Additional Fleet	Various	\$ 1,699,383	-	\$ 1,699,383	\$ -	\$ -	\$ 1,699,383	\$ 190,699	\$ 1,508,684	\$ -
Subtotal Fleet		\$ 1,699,383	-	\$ 1,699,383	\$ -	\$ -	\$ 1,699,383	\$ 190,699	\$ 1,508,684	\$ -
5.3 Equipment										
5.3.1 Additional Equipment	Various	\$ 37,138	-	\$ 37,138	\$ -	\$ -	\$ 37,138	\$ 37,138	\$ -	\$ -
Subtotal Equipment		\$ 37,138	-	\$ 37,138	\$ -	\$ -	\$ 37,138	\$ 37,138	\$ -	\$ -
TOTAL PUBLIC WORKS		\$ 6,136,521	\$ -	\$ 6,136,521	\$ 1,466,667	\$ -	\$ 4,669,854	\$ 227,837	\$ 3,495,022	\$ 946,996

Residential Development Charge Calculation	
Residential Share of 2013 - 2022 DC Eligible Costs	75%
10-Year Growth in Population in New Units	\$2,634,585
Unadjusted Development Charge Per Capita	10,830
	\$243.27
Non-Residential Development Charge Calculation	
Non-Residential Share of 2013 - 2022 DC Eligible Cos	25%
10-Year Growth in Square Metres	\$860,437
Unadjusted Development Charge Per Square Metre	249,285
	\$3.45

2013 - 2022 Net Funding Envelope	\$3,495,022
Reserve Fund Balance	\$227,837
Balance as at December 31, 2012	(\$123,300)
2013 Capital Budget Draws	\$104,537
Uncommitted Reserve Funds	

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
PUBLIC WORKS											
OPENING CASH BALANCE	\$0.00	\$146.19	\$300.47	\$463.08	(\$996.47)	(\$892.75)	(\$740.45)	(\$576.63)	(\$398.77)	(\$206.37)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$113.7	\$113.7	\$113.7	\$1,611.0	\$113.7	\$113.7	\$113.7	\$113.7	\$113.7	\$113.7	\$2,634.6
- Public Works: Inflated	\$113.7	\$116.0	\$118.3	\$1,709.7	\$123.1	\$125.6	\$128.1	\$130.6	\$133.2	\$135.9	\$2,834.2
NEW RESIDENTIAL DEVELOPMENT/ - Population Growth in New Units	1,013	1,013	1,013	1,014	1,014	1,153	1,150	1,153	1,155	1,152	10,830
REVENUE											
- DC Receipts: Inflated	\$257.4	\$262.6	\$267.8	\$273.4	\$278.9	\$323.5	\$329.1	\$336.6	\$343.9	\$349.9	\$3,023.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$5.1	\$10.5	\$16.2	(\$54.8)	(\$49.1)	(\$40.7)	(\$31.7)	(\$21.9)	(\$11.4)	(\$177.8)
- Interest on In-year Transactions	\$2.5	\$2.6	\$2.6	(\$39.5)	\$2.7	\$3.5	\$3.5	\$3.6	\$3.7	\$3.7	(\$11.1)
TOTAL REVENUE	\$259.9	\$270.3	\$280.9	\$250.1	\$226.8	\$277.9	\$291.9	\$308.5	\$325.7	\$342.3	\$2,834.3
CLOSING CASH BALANCE	\$146.2	\$300.5	\$463.1	(\$996.5)	(\$892.7)	(\$740.4)	(\$576.6)	(\$398.8)	(\$206.4)	\$0.0	

2013 Adjusted Charge Per Capita **\$254.12**

Allocation of Capital Program	
Residential Sector	75.4%
Non-Residential Sector	24.6%
Rates for 2013	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
PUBLIC WORKS											
OPENING CASH BALANCE	\$0.00	\$54.50	\$114.01	\$178.19	(\$284.48)	(\$244.27)	(\$199.41)	(\$149.26)	(\$93.74)	(\$31.76)	
2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$37.1	\$37.1	\$37.1	\$526.2	\$37.1	\$37.1	\$37.1	\$37.1	\$37.1	\$37.1	\$860.4
- Public Works: Inflated	\$37.1	\$37.9	\$38.6	\$558.4	\$40.2	\$41.0	\$41.8	\$42.7	\$43.5	\$44.4	\$925.6
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	25,335	25,870	26,260	26,836	24,549	24,880	25,270	25,610	26,096	18,579	249,285
REVENUE											
- DC Receipts: Inflated	\$90.7	\$94.5	\$97.8	\$102.0	\$95.1	\$98.3	\$101.9	\$105.3	\$109.5	\$79.5	\$974.6
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.9	\$4.0	\$6.2	(\$15.6)	(\$13.4)	(\$11.0)	(\$8.2)	(\$5.2)	(\$1.7)	(\$43.0)
- Interest on In-year Transactions	\$0.9	\$1.0	\$1.0	(\$12.5)	\$1.0	\$1.0	\$1.1	\$1.1	\$1.2	\$0.6	(\$3.7)
TOTAL REVENUE	\$91.6	\$97.4	\$102.8	\$95.7	\$80.4	\$85.9	\$92.0	\$98.2	\$105.5	\$78.4	\$927.9
CLOSING CASH BALANCE	\$54.5	\$114.0	\$178.2	(\$284.5)	(\$244.3)	(\$199.4)	(\$149.3)	(\$93.7)	(\$31.8)	\$2.2	

2013 Adjusted Charge Per Sq. Metre
\$3.58

Allocation of Capital Program	
Residential Sector	75.4%
Non-Residential Sector	24.6%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6

GENERAL GOVERNMENT

APPENDIX B.6

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 and are reduced by 10 per cent when calculating the development charges.

**TABLE 1 2013 – 2022 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

As shown on Table 1, the 2013–2022 development-related gross cost for General Government is \$1.02 million. As required under the *DCA*, development charges studies must be undertaken every five years, thus two studies are included in the capital program. The capital plan also includes Parks and Recreation Master Plans, OP Reviews and conformity amendment, a growth management study, comprehensive zoning by-law updates, an intensification study and also a pool feasibility study. Finally, the recovery of the negative General Government reserve fund balance is also being recovered.

Recognizing that not all studies under this service are entirely a result of new growth in the Town, a “benefit to existing” shares have been netted off the total net costs. The benefit to existing shares amount to \$190,000, and this amount will not be recovered through development charges. The legislated ten per cent reduction, \$78,100 is discounted from the capital costs.

The remaining amount of \$748,944 is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation and is allocated 75 per cent, or \$564,562 to the residential sector and 25 per cent, or \$184,382 to the non-residential sector based on shares of ten-year growth in population in new units and employment. The resulting unadjusted per capita residential charge is \$52.13 per capita before cash flow adjustments. The non-residential unadjusted charge is \$0.74 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential charge increases to \$57.14 per capita and the non-residential charge increases to \$0.81 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 General Government development charge.

GENERAL GOVERNMENT SUMMARY						
2013 - 2022		Unadjusted		Adjusted		
Development-Related Capital Program		Development Charge		Development Charge		
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m	
\$1,017,044	\$748,944	\$52.13	\$0.74	\$57.14	\$0.81	

APPENDIX B.6
TABLE 1

TOWN OF NEW TECUMSETH
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2022
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022	
6.0 GENERAL GOVERNMENT										
6.1 Development-Related Studies										
6.1.1 Recovery of Negative Reserve Fund Balance	2013	\$ 46,044	\$ -	\$ 46,044	\$ -	\$ -	\$ 46,044	\$ -	\$ 46,044	\$ -
6.1.2 Development Charges Background Study	2013	\$ 60,500	\$ -	\$ 60,500	\$ -	\$ 6,050	\$ 54,450	\$ -	\$ 54,450	\$ -
6.1.3 Development Charges Background Study	2018	\$ 60,500	\$ -	\$ 60,500	\$ -	\$ 6,050	\$ 54,450	\$ -	\$ 54,450	\$ -
6.1.4 Parks and Recreation Master Plan	2016	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
6.1.5 Parks and Recreation Master Plan	2021	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
6.1.6 Official Plan Comprehensive Review	2014	\$ 120,000	\$ -	\$ 120,000	\$ 60,000	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
6.1.7 Official Plan Conformity Amendment	2013	\$ 80,000	\$ -	\$ 80,000	\$ 40,000	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
6.1.8 Official Plan Update	2019	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
6.1.8 Growth Management Study	2014	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ 9,000	\$ 81,000	\$ -	\$ 81,000	\$ -
6.1.9 Comprehensive Zoning By-law Update	2014	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
6.1.10 Comprehensive Zoning By-law Update	2017	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
6.1.11 Intensification Study	2014	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
6.1.11 Pool Feasibility Study	2014	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
TOTAL GENERAL GOVERNMENT		\$ 1,017,044	\$ -	\$ 1,017,044	\$ 190,000	\$ 78,100	\$ 748,944	\$ -	\$ 748,944	\$ -

Residential Development Charge Calculation	
Residential Share of 2013 - 2022 DC Eligible Costs	\$564,562
10-Year Growth in Population in New Units	10,830
Unadjusted Development Charge Per Capita	\$52.13
Non-Residential Development Charge Calculation	
Non-Residential Share of 2013 - 2022 DC Eligible Costs	\$184,382
10-Year Growth in Square Metres	249,285
Unadjusted Development Charge Per Square Metre	\$0.74

Reserve Fund Balance	
Balance as at December 31, 2012	(\$46,044)
2013 Capital Budget Draws	(\$28,569)
Uncommitted Reserve Funds	(\$74,613)

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
GENERAL GOVERNMENT											
OPENING CASH BALANCE	\$0.00	(\$46.23)	(\$301.00)	(\$256.30)	(\$251.78)	(\$224.24)	(\$208.71)	(\$168.22)	(\$100.45)	(\$75.85)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$102.9	\$298.5	\$0.0	\$40.7	\$20.4	\$41.0	\$20.4	\$0.0	\$40.7	\$0.0	\$564.6
- General Government: Inflated	\$102.9	\$304.5	\$0.0	\$43.2	\$22.0	\$45.3	\$22.9	\$0.0	\$47.7	\$0.0	\$588.5
NEW RESIDENTIAL DEVELOPMENT/ - Population Growth in New Units	1,013	1,013	1,013	1,014	1,014	1,153	1,150	1,153	1,155	1,152	10,830
REVENUE											
- DC Receipts: Inflated	\$57.9	\$59.0	\$60.2	\$61.5	\$62.7	\$72.7	\$74.0	\$75.7	\$77.3	\$78.7	\$679.7
INTEREST											
- Interest on Opening Balance	\$0.0	(\$2.5)	(\$16.6)	(\$14.1)	(\$13.8)	(\$12.3)	(\$11.5)	(\$9.3)	(\$5.5)	(\$4.2)	(\$89.8)
- Interest on In-year Transactions	(\$1.2)	(\$6.8)	\$1.1	\$0.3	\$0.7	\$0.5	\$0.9	\$1.3	\$0.5	\$1.4	(\$1.3)
TOTAL REVENUE	\$56.7	\$49.7	\$44.7	\$47.7	\$49.6	\$60.8	\$63.4	\$67.8	\$72.3	\$75.9	\$588.6
CLOSING CASH BALANCE	(\$46.2)	(\$301.0)	(\$256.3)	(\$251.8)	(\$224.2)	(\$208.7)	(\$168.2)	(\$100.4)	(\$75.8)	\$0.1	

2013 Adjusted Charge Per Capita
\$57.14

Allocation of Capital Program	
Residential Sector	75.4%
Non-Residential Sector	24.6%
Rates for 2013	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

TOWN OF NEW TECUMSETH
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
GENERAL GOVERNMENT											
OPENING CASH BALANCE	\$0.00	(\$13.46)	(\$94.39)	(\$77.10)	(\$72.19)	(\$61.60)	(\$57.36)	(\$44.63)	(\$22.86)	(\$14.74)	
2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$33.6	\$97.5	\$0.0	\$13.3	\$6.6	\$13.4	\$6.6	\$0.0	\$13.3	\$0.0	\$184.4
- General Government: Inflated	\$33.6	\$99.4	\$0.0	\$14.1	\$7.2	\$14.8	\$7.5	\$0.0	\$15.6	\$0.0	\$192.2
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	25,335	25,870	26,260	26,836	24,549	24,880	25,270	25,610	26,096	18,579	249,285
REVENUE											
- DC Receipts: Inflated	\$20.5	\$21.4	\$22.1	\$23.1	\$21.5	\$22.3	\$23.1	\$23.8	\$24.8	\$18.0	\$220.6
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.7)	(\$5.2)	(\$4.2)	(\$4.0)	(\$3.4)	(\$3.2)	(\$2.5)	(\$1.3)	(\$0.8)	(\$25.2)
- Interest on In-year Transactions	(\$0.4)	(\$2.1)	\$0.4	\$0.2	\$0.3	\$0.1	\$0.3	\$0.4	\$0.2	\$0.3	(\$0.4)
TOTAL REVENUE	\$20.1	\$18.5	\$17.3	\$19.0	\$17.8	\$19.0	\$20.2	\$21.8	\$23.7	\$17.5	\$195.0
CLOSING CASH BALANCE	(\$13.5)	(\$94.4)	(\$77.1)	(\$72.2)	(\$61.6)	(\$57.4)	(\$44.6)	(\$22.9)	(\$14.7)	\$2.8	

2013 Adjusted Charge Per Sq. Metre
\$0.81

Allocation of Capital Program	
Residential Sector	75.4%
Non-Residential Sector	24.6%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C

ENGINEERING INFRASTRUCTURE ROADS AND RELATED TECHNICAL APPENDIX

APPENDIX C
ENGINEERED SERVICES TECHNICAL APPENDIX
ROADS AND RELATED

The Public Works Department oversees the design, development and construction of all municipal road infrastructure in New Tecumseth. The department also provides review and inspection services to facilitate new development and to maintain service standards to sustain the existing infrastructure.

This appendix provides a brief outline of the municipal roads and related engineered services. These include the roads themselves as well as streetlights, intersection improvements, storm drainage (within the ROW), streetscaping, traffic signalization, level crossings and other related structures.

The growth-related road and related infrastructure projects are required to service the demands of new development up to “build-out” of the Town to approximately 53,900 persons. The development forecast used for the Roads and Related DC calculation is based upon Schedule 7 of the Growth Plan for the Greater Golden Horseshoe, Amendment 2. The post-period share for Roads and Related services is determined to be 5.02 per cent based on 1,465 (difference in 2013-2031 population and employment growth between Schedule 7 of the Growth Plan and the XCG Forecast) divided by 29,162 (2013-2031 population and employment growth based on Schedule 7).

The following tables set out the 2013 to build-out growth-related capital forecast and the calculation of the development charge for roads. The cost, quantum and description of the projects included in the forecast are based on Master Servicing Plans and supplemental information provided by Town staff.

The project list has been updated from the Town’s 2008 Development Charge Background Study to remove fully or the shares of partially completed projects. The project costs have been updated to 2013 dollars based on recent tender prices and adjusted unit costs.

Tables 1 – 6 provide details of the projects included in the Town-wide roads and related engineered infrastructure development charges calculation. The content of the tables is as follows:

Table 1	Roads Historical Service Level
Table 2	Roads and Related Capital Program: 2013 - Build-Out
Table 3	Roads and Related Capital Program: Growth Studies
Table 4	Calculation of Unadjusted Development Charge
Table 5	Residential Cash Flow Analysis
Table 6	Non-Residential Cash Flow Analysis

The historical service level for roads consists of the 172 kilometres of road segments themselves, at a total replacement cost of \$175.33 million, 78 bridges and culverts at a replacement cost of \$33.00 million, and 31 types of signals and crossings at a replacement cost of \$3.11 million. The total value of the roads and related network is \$211.44 million. The ten year historic average service level is \$4,385.41 per population and employment, and this multiplied by the build-out forecasted growth, results in a maximum allowable of \$117.81 million. No excess capacity was identified in this service and thus, the fully calculated maximum allowable funding envelope may be considered in the development charges calculation (Table 1).

The total cost of the roads capital program is \$95.93 million (Table 2) and provides for the undertaking of various roads, sidewalk, streetlights, pedestrian crossings, intersection signalizations, and outstanding credit recovery agreements throughout the Town.

The entire \$95.93 million growth-related capital program is not to be fully recovered from future development charges; approximately \$7.61 million of the program has been identified as a non-growth or benefit to existing share and \$4.97 million has been identified as a period-period benefit. As such, the DC eligible portion is reduced to \$83.35 million.

Table 3 identifies engineered studies which include several Environmental Assessments, Master Plans, and other growth-related studies. In total, the studies amount to \$2.98 million. Subsidies in the amount of \$15,600 is netted off of the total gross cost of the program, in addition to \$721,420 which represents the non-growth share of the program. The costs that will be recovered through DCs is netted down to \$2.24 million.

Table 4 summarizes the roads and related capital program. The total gross cost of the program amounts to \$104.45 million. A prior growth-share of \$1.55 million will be funded from the

existing available roads development charges reserve fund and the benefit to existing shares amount to \$8.33 million.

The result is a growth-related and development charge recoverable share of the capital program of \$92.70 million. The growth-related cost has been allocated 81 per cent (\$74.91 million) to new residential development and 19 per cent (\$17.79 million) to new non-residential development. The allocation of costs is based on shares of population and employment growth over the planning period. This yields an unadjusted development charge of \$2,975.98 per capita and \$42.46 per metre squared.

The long term cash-flow analysis (Tables 5 and 6) takes into consideration expenditure timing and revenue projections. The effect of the analysis is an increase in the residential development charge rates to \$3,143.88 per capita. The non-residential cash-flow results in an increase in the charge and the adjusted rate is \$43.02 per square metre.

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

ROADS AND RELATED					
2013-2031		Unadjusted		Adjusted	
Growth-Related Capital Program Total	Net DC Recoverable	Development Charge \$/capita	\$/sq.m	Development Charge \$/capita	\$/sq.m
\$104,453,318	\$92,704,464	\$2,975.98	\$42.46	\$3,143.88	\$43.02

APPENDIX C
TABLE 1 - PAGE 1

TOWN OF NEW TECUMSETH
INVENTORY OF CAPITAL ASSETS
ROADS AND RELATED

ROADS	# of Kilometres										UNIT COST (\$/km)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Rural Road	148.7	148.7	148.7	148.7	148.7	148.7	148.7	148.7	148.7	148.7	148.7	\$843,300
Semi-Urban Arterial Road	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	\$1,938,000
Semi-Urban Collector Residential Road	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	\$1,938,000
Urban Collector Residential Road	5.2	5.2	5.2	5.2	5.2	5.6	5.8	5.8	5.8	6.0	6.0	\$2,357,900
Urban Collector Commercial/Industrial Road	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$2,365,100
Urban Arterial Undivided Road	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	\$2,185,200
Total (km)	170.8	170.8	170.8	170.8	170.8	171.2	171.5	171.5	171.5	171.5	171.7	
Total (\$000)	\$173,267.9	\$173,267.9	\$173,267.9	\$173,267.9	\$173,267.9	\$174,258.2	\$174,854.8	\$174,854.8	\$174,854.8	\$174,854.8	\$175,333.0	

BRIDGES & CULVERTS	# of Bridges & Culverts										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Bridges	56	56	56	56	56	56	56	57	58	58	58	\$500,000
Culverts	20	20	20	20	20	20	20	20	20	20	20	\$200,000
Total (#)	76	76	76	76	76	76	76	77	78	78	78	
Total (\$000)	\$32,000.0	\$32,000.0	\$32,000.0	\$32,000.0	\$32,000.0	\$32,000.0	\$32,000.0	\$32,500.0	\$33,000.0	\$33,000.0	\$33,000.0	

SIGNALS & CROSSINGS	# of Signals and Crossings										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Traffic Signals	20	20	21	22	24	24	25	25	25	25	25	\$114,400
Pedestrian Crossings	1	2	3	3	3	3	3	3	3	3	3	\$67,000
Emergency Vehicle Pre-emption	-	-	-	-	1	1	2	3	3	3	3	\$15,000
Total (#)	21	22	24	25	28	28	30	31	31	31	31	
Total (\$000)	\$2,355.0	\$2,422.0	\$2,603.4	\$2,717.8	\$2,961.6	\$2,961.6	\$3,091.0	\$3,106.0	\$3,106.0	\$3,106.0	\$3,106.0	

APPENDIX C
TABLE 1 - PAGE 2

TOWN OF NEW TECUMSETH
CALCULATION OF SERVICE LEVELS
ROADS AND RELATED

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	26,754	27,066	27,382	27,701	28,190	28,688	29,194	29,709	30,234	30,714
Historic Employment	17,863	18,180	18,503	18,832	19,094	19,360	19,630	19,903	20,180	20,537
Total Historic Population & Employment	44,617	45,246	45,885	46,533	47,284	48,048	48,824	49,612	50,414	51,251

INVENTORY SUMMARY (\$000)

Roads	\$173,267.9	\$173,267.9	\$173,267.9	\$173,267.9	\$173,267.9	\$174,258.2	\$174,854.8	\$174,854.8	\$174,854.8	\$175,333.0
Bridges & Culverts	\$32,000.0	\$32,000.0	\$32,000.0	\$32,000.0	\$32,000.0	\$32,000.0	\$32,000.0	\$32,500.0	\$33,000.0	\$33,000.0
Signals & Crossings	\$2,355.0	\$2,422.0	\$2,603.4	\$2,717.8	\$2,961.6	\$2,961.6	\$3,091.0	\$3,106.0	\$3,106.0	\$3,106.0
Total (\$000)	\$207,622.9	\$207,689.9	\$207,871.3	\$207,985.7	\$208,229.5	\$209,219.8	\$209,945.8	\$210,460.8	\$210,960.8	\$211,439.0

Average
Service
Level

SERVICE LEVEL (\$/pop & emp)

Roads	\$3,883.45	\$3,829.46	\$3,776.13	\$3,723.55	\$3,664.41	\$3,626.75	\$3,581.33	\$3,524.45	\$3,468.38	\$3,421.07
Bridges & Culverts	\$717.22	\$707.24	\$697.40	\$687.68	\$676.76	\$666.00	\$655.42	\$655.08	\$654.58	\$643.89
Signals & Crossings	\$52.78	\$53.53	\$56.74	\$58.41	\$62.63	\$61.64	\$63.31	\$62.61	\$61.61	\$60.60
Total (\$/pop & emp)	\$4,653.45	\$4,590.24	\$4,530.27	\$4,469.64	\$4,403.81	\$4,354.39	\$4,300.05	\$4,242.13	\$4,184.57	\$4,125.56

TOWN OF NEW TECUMSETH
CALCULATION OF MAXIMUM ALLOWABLE
ROADS AND RELATED

20-Year Funding Envelope Calculation	
10 Year Average Service Level 2003 - 2012	\$4,385.41
Net Population & Employment Growth 2013 - 2031	26,864
Maximum Allowable Funding Envelope	\$117,809,654
Less: Uncommitted Excess Capacity	\$0
Net Maximum Allowable Funding Envelope	\$117,809,654

Excess Capacity Calculation

Total Value of Inventory in 2012	\$211,439,003
Inventory Using Average Service Level	\$224,756,648
Excess Capacity	\$0

APPENDIX C
 TABLE 2
 TOWN OF NEW TECUMSETH
 GROWTH-RELATED CAPITAL PROGRAM - ROADS AND RELATED

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)			Net Growth-Related
				Gross Cost	Grants and Subsidies	Benefit to Existing	
ALLISTON							
A1-1	Boyer Street From Victoria Street to Northerly Street in River Edge Phase II Section CPR to River Edge Phase 2	2 Lane Rural/Semi-Urban to 2 Lane Urban Cross-Section for a length of 1440 m + 155 m added as Amendment (8.5 m width) incl intersection channelization Last phase of project. Tendered costs.	2013 - 2013	\$1,080,000	\$0	\$0	\$1,080,000
A1-2	Sir Frederick Banting Road From Victoria Street to Street #1 in Maitamy Subdivision	2 Lane Rural to 2 Lane Urban Cross-Section for a length of 650 m	2013 - 2013	\$120,000	\$0	\$0	\$120,000
A1-3	Church Street From Spring Creek to Industrial Parkway (Previously was Tupper Street as overlapped with project A1-1) 1230 metres, was changed as overlapped with project A1-1	2 Lane Rural to 2 Lane Urban Cross-Section for a length of 690 m (10.0 m width)	2026 - 2031	\$1,997,307	\$0	\$168,700	\$1,838,607
A1-4	King Street From Industrial Parkway to Beattie Avenue (Complete - Only Surface Asphalt Remaining)	2 Lane Rural to 2 Lane Urban Cross-Section for a length of 450 m (8.5 m width)	2013 - 2013	\$110,355	\$0	\$0	\$110,355
A1-5	Victoria Street From C.P.R. to Sir Frederick Banting Rd.	2 Lane Urban/Semi-Urban/Rural to 4 Lane Urban Cross-Section for a length of 1860 m (14.0 m width)	2026 - 2031	\$6,083,543	\$0	\$613,800	\$4,970,000
A1-6	10th Sideroad - 14th Line to Highway 89						
A1-6a	10th Sideroad - 14th Line to Highway 89	Reconstruction of 10th Sideroad adjacent to Street "C" with the addition of a south bound left turn lane (approx. 300m). Three-lane cross section: north & south bound through lanes plus south bound left turn lane. Unsignalized at Street "C" Phase 1 of works.	2013 - 2017	\$386,000	\$0	\$69,000	\$317,000
A1-6b	10th Sideroad - 14th Line to Highway 89	(As identified in Dec 2011 Master Servicing Report, Belterra Estates, by Ainley) Reconstruction of 10th Sideroad adjacent to Street "D" with the addition of a south bound left turn lane (approx. 300m). Three-lane urban cross section: north & south bound through lanes plus south bound left turn lane. Unsignalized at Street "D", Phase 3 of works.	2013 - 2017	\$623,890	\$0	\$69,000	\$554,890
A1-6c	10th Sideroad - 14th Line to Highway 89	(As identified in Dec 2011 Master Servicing Report, Belterra Estates, by Ainley) Reconstruction of 10th Sideroad between Street "C" and "D" (approx. 300m) Three-lane urban cross section; two through lanes plus left turn lane. Phase 3 of works.	2016 - 2020	\$523,890	\$0	\$69,000	\$554,890
A1-6d	10th Sideroad - 14th Line to Highway 89	(As identified in Dec 2011 Master Servicing Report, Belterra Estates, by Ainley) Reconstruction of 10th Sideroad from 150m south of Street "C" to 14th Line West (approx. 1000m) Three-lane urban cross section; north and south bound through lanes plus left turn lane. Phase 3 of works.	2016 - 2020	\$2,079,600	\$0	\$230,000	\$1,849,600
A1-7	C.W. Leach - Highway 89 to County Road 10 (Phases 1 & 2)	(As identified in Dec 2011 Master Servicing Report, Belterra Estates, by Ainley) Covered Under OFR 29 as N-5 Reconstruction/E-W re-alignment	2021 - 2025 2026 - 2031	\$2,910,000 \$3,330,000	\$0 \$0	\$0 \$0	\$2,910,000 \$3,330,000
A1-8	Albert Street From King Street to Tottenham Road	2 Lane Urban/Rural to 2 Lane Urban Cross-Section for a length of 3150 m (9.5 m width)	2021 - 2025	\$3,737,855	\$0	\$436,020	\$3,301,835
A1-9	8th Avenue - Ernest Cumberland School to Industrial Parkway	New 2 Lane Urban Cross-Section for a length of 370 m (8.5 m width)	2013 - 2013	\$1,113,617	\$0	\$0	\$1,113,617
A1-10	King Street - Young Street to Victoria Street	Completed		COMPLETED			

APPENDIX C
 TABLE 2
 TOWN OF NEW TECUMSETH
 GROWTH-RELATED CAPITAL PROGRAM - ROADS AND RELATED

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)				Net Growth-Related
				Gross Cost	Grants and Subsidies	Benefit to Existing	Post Period Allocation	
A1-11	Dufferin Street - Parson's Road to Victoria Street	Has been completed under Ainley File No.'s 100095, 202041, & 202052		COMPLETED				
A1-12	14th Line - Tottenham Road (New County Road 10) to 10th Sideroad (2 lanes - rural) length 2850 m	Covered Under OPA 29 as 14th Concession Road Reconstruction (2 lanes - Rural) from County Road length 10, re-alignment to east limit of OPA 29	2016 - 2020	\$4,175,000	\$0	\$655,500		\$3,519,500
A1-13	14th Line - (Tottenham Road to 10th Sideroad) Bridge	Covered Under OPA 29 as 14th Concession/Notawassaga River Bridge Replacement	2016 - 2020	\$4,525,700	\$0	\$625,000		\$3,900,700
A1-14	King Street - Victoria Street to North Community Boundary	Project removed as part of August 2008 amendment		\$0	\$0	\$0		\$0
A1-15	Church Street From Spring Creek North to Secondary Plan limit including Church St. Realignment & Church/Victoria Street Intersection improvements	1,310 m of Urban Road Improvements in accordance with existing By-law Scope of project reduced to 585 m as part of Amendment	2016 - 2020	\$1,763,820	\$0	\$183,050		\$1,570,770
A1-16	Mackenzie Pioneer Road (From Tottenham Road to approx. 400m east of C.W. Leach Road)	Identified in January 2008 Master Servicing Plan prepared by Stanec for OPA 29	2021 - 2025	\$10,201,900	\$0	\$0		\$10,201,900
A1-17	14th Line - Road Widening (4 lanes - urban, from east limit of OPA 29 to Sideroad 10)	Identified in January 2008 Master Servicing Plan prepared by Stanec for OPA 29 Length 2850 m	2021 - 2025	\$3,670,900	\$0	\$0		\$3,670,900
A1-18	Victoria Street Widening (from Tottenham Road to County Road 10 realignment) Works include Durham Drive intersection improvements.	Identified in January 2008 Master Servicing Plan prepared by Stanec for OPA 29	2021 - 2025	\$2,487,500	\$0	\$0		\$2,487,500
A1-19	Tottenham Road - Intersection Improvements/Widening (between Albert Street and Victoria Street)	Identified in January 2008 Master Servicing Plan prepared by Stanec for OPA 29	2021 - 2025	\$482,200	\$0	\$0		\$482,200
A1-20	Theatre Road (from 430 m north of 14th Concession to 14th Concession)	Identified in January 2008 Master Servicing Plan prepared by Stanec for OPA 29	2016 - 2020	\$756,100	\$0	\$0		\$756,100
A1-21	Realignment of the 10th Sideroad with the 6th Line at Hwy 89	Belterra Estates Development, Master Servicing Report, Dec 2011	2016 - 2020	\$1,062,300	\$0	\$40,250		\$1,022,050
A1-22	Reconstruction of the 14th Line East from 10th Sideroad to 14th Line West (900m)	Belterra Estates Development, Master Servicing Report, Dec 2011	2016 - 2020	\$1,912,100	\$0	\$207,000		\$1,705,100
A1-23	Widening of the 10th Sideroad, Hwy 89 to Commercial Block Line	Belterra Estates Development, Master Servicing Report, Dec 2011	2026 - 2031	\$796,700	\$0	\$0		\$796,700
A1-24	Widening of Hwy 89 at the 10th Sideroad to 4 through lanes	Belterra Estates Development, Master Servicing Report, Dec 2011	2026 - 2031	\$1,062,300	\$0	\$0		\$1,062,300
A1-25	Reconstruction of the Wesson Road and Hwy 89 intersection	Belterra Estates Development, Master Servicing Report, Dec 2011	2021 - 2025	\$637,400	\$0	\$0		\$637,400
A1-26	Reconstruction of Wesson Rd from Hwy 89 to Street 5 (300m)	Belterra Estates Development, Master Servicing Report, Dec 2011	2021 - 2025	\$531,200	\$0	\$69,000		\$462,200
A1-27	Provision for Additional Traffic Signals (3)	Belterra Estates Development, Master Servicing Report, Dec 2011	2021 - 2025	\$318,700	\$0	\$0		\$318,700
A1-28	Industrial Parkway new intersection Honda Canada Plant B entrance & new road entrance to Industrial Subdivision	Existing 4 lanes cross section, expanded to include left turn lanes to north and south c/w centre median and signalization	2016 - 2020	\$1,200,000	\$0	\$0		\$1,200,000
A1-29	Acoustical Barrier along east property of the New Tecumseth Recreation Facility on Industrial Parkway	50m long by 10m high acoustical barrier to mitigate noise from the existing industrial lands to the new residential developments.	2013 - 2013	\$250,000	\$0	\$0		\$250,000

APPENDIX C
 TABLE 2
 TOWN OF NEW TECUMSETH
 GROWTH-RELATED CAPITAL PROGRAM - ROADS AND RELATED

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)				Net Growth-Related
				Gross Cost	Grants and Subsidies	Benefit to Existing	Post Period Allocation	
BEETON								
B1-1	Stewart Street; Haines Street to Centre Street	From a 2 Lane Semi-Urban to a 2 Lane Urban Cross-Section for a length of 120 m (8.5 m width)	2026 - 2031	\$239,154	\$0	\$39,600		\$199,554
B1-2	Dayfoot Street; Lilly Street P/S to Main Street Phases 'A and 'B (R.J. Burnside Cost Estimate December 2013)	From a 2 Lane Rural to a 2 Lane Urban Cross-Section for a length of 1630 m (8.5 m width)	2016 - 2020	\$4,785,000	\$0	\$374,900		\$4,410,100
B1-3	Lilly Street; Patterson Street to 60m West of Smyth Crescent	From a 2 Lane Rural to a 2 Lane Urban Cross-Section for a length of 650 m (8.5 m width)	2016 - 2020	\$1,607,531	\$0	\$149,500		\$1,458,031
B1-4	Patterson Street; Cedar Street to Lilly Street	From a 2 Lane Rural to a 2 Lane Urban Cross-Section for a length of 880 m (10.0 m width)	2026 - 2031	\$2,022,411	\$0	\$202,400		\$1,820,011
B1-5	Tecumseth Street; Main Street to South Limits Left Turn Lanes at Tecumseth Street and Main Street W. Intersection and Install Traffic Lights (Beeton MSP, June 2011)	From a 2 Lane Semi-Urban to a 2 Lane Urban Cross-Section for a length of 170 m (8.5 m width)	2016 - 2020	\$619,721	\$0	\$66,100		\$553,621
B1-6	Left Turn Lanes at Patterson Street and Main Street Intersection	Construct 200m left turn lane on Main St. east of Patterson St.	2026 - 2031	\$149,731	\$0	\$0		\$149,731
B1-7	Left Turn Lane at 10 Sideroad/New east-west collector road (South of Main Street) and Traffic Signals		2021 - 2025	\$393,044	\$0	\$0		\$393,044
B1-8	Widen or replace bridge #12034 on Line 9 over existing railway tracks		2021 - 2025	\$4,272,538	\$0	\$625,000		\$3,647,538
B1-9	Widen or replace bridge #12033 on Line 9 over Beeton Creek		2021 - 2025	\$1,512,909	\$0	\$625,000		\$887,909
TOTTENHAM								
T1-1	4th Line - Boulevard to 10th Sideroad	From a 2 Lane Rural to a 2 Lane Urban/Rural Cross-Section for a length of 2450 m (8.5/7.5 m width)	2016 - 2020	\$3,201,624	\$0	\$563,500		\$2,638,124
T1-2	3rd Line - Queen Street to 10th Sideroad	From a 2 Lane Rural (Gravel) to a 2 Lane Urban/Rural (Paved) Cross-Section for a length of 3150 m (8.5/7.5 m width)	2016 - 2020	\$3,798,327	\$0	\$724,500		\$3,073,827
T1-3	Industrial Road Extension to County Road 14 REMOVED	From a 2 Lane Semi-Urban/Rural to a 2 Lane Urban Cross-Section for a length of 850 m (10.0 m width)						
T1-4	10th Sideroad - 4th Line toward Highway 9	2 Lane Rural Cross-Section (Base and Surface Reconstruction) for a length of 2700 m (7.5 m width)	2016 - 2031	\$2,377,441	\$0	\$621,000		\$1,756,441
T1-5A	Eastern Avenue - Pedestrian Underpass & Related Infrastructure Replaces Old T1-5 Eastern Avenue (Per Tottenham Secondary Plan Development Charges Background Study - Jan. 2003)	Upgrades to existing pedestrian tunnel under CPR (Reduced as per 2004 DC Appeal)	2026 - 2031	\$75,000	\$0	\$0		\$75,000
T1-6	Mill Street - Queen Street east to The Boulevard	2 lane semi urban to 2 lane urban for a length of 585m including intersections (10m width)	2021 - 2025	\$1,755,000	\$0	\$193,050		\$1,561,950
A4-6	Road Crossing Culvert - County Rd 10 Realignment (As identified in January 2008 Master Servicing Plan prepared by Stantec OPA 29)		2021 - 2025	\$547,900	\$0	\$0		\$547,900
A4-7	Road Crossing Culvert - 14th Concession (As identified in January 2008 Master Servicing Plan prepared by Stantec OPA 29)		2021 - 2025	\$493,100	\$0	\$0		\$493,100
SUB-TOTAL ROADS				\$87,880,289	\$0	\$7,609,870	\$4,970,000	\$75,300,418



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 TABLE 2
 TOWN OF NEW TECUMSETH
 GROWTH-RELATED CAPITAL PROGRAM - ROADS AND RELATED

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)				Net Growth-Related
				Gross Cost	Grants and Subsidies	Benefit to Existing	Post Period Allocation	
SIDEWALK/STREETLIGHTS								
A5-1	Church Street - Doner Street to Hussey Street	150 metres of Sidewalk and Streetlighting on both sides (One side already construction cost is remaining side)	2016 - 2020	\$151,022	\$0	\$0	\$151,052	
A5-2	Evans Road - 150 m South of Tracey Street to North Limit of Existing Development	450 metres of Sidewalk and Streetlighting on one side only	2016 - 2020	\$453,157	\$0	\$0	\$453,157	
A5-3	Industrial Parkway - Young Street to Tottenham Road	4,900 metres of Sidewalk and Streetlighting on both sides	2016 - 2031	\$2,283,286	\$0	\$0	\$2,283,286	
T5-1	Mill Street - Queen Street to East Limit of Development Area - Sidewalk and Streetlights both sides (Reduced as per the 2004 DC Appeal - Now between The Boulevard and East Limit)	1020 metres of Sidewalk and Streetlighting on both sides (Reduced to approx. 460 m)	2016 - 2020	\$211,400	\$0	\$0	\$211,400	
T5-2	Queen Street - Brown Street to 3rd Line	810 metres of Sidewalk and Streetlighting on one side only	2016 - 2020	\$815,682	\$0	\$0	\$815,682	
SUB-TOTAL SIDEWALK/STREETLIGHTS				\$3,914,577	\$0	\$0	\$3,914,577	
TRAFFIC SIGNALS/PEDESTRIAN CROSSINGS								
A6-1	2 Pedestrian Crossings at the new schools in the development area	Pedestrian Crossing	2021 - 2021	\$134,588	\$0	\$0	\$134,588	
A6-2	4 Sets of Traffic Signals at key intersections	Traffic Signals	2021 - 2021	\$460,622	\$0	\$0	\$460,622	
A6-3	Boyer River Park Trail - CPR to Boyne Street	300 m - Pedestrian Trail	2016 - 2020	\$88,620	\$0	\$0	\$88,620	
A6-4	Trail System Construction	Identified in January 2008 Master Servicing Plan prepared by Stanecor OPA 29	2021 - 2025	\$2,005,300	\$0	\$0	\$2,005,300	
B6-1	2 Sets of Traffic Signals at key intersections		2021 - 2021	\$210,176	\$0	\$0	\$210,176	
B6-2	1 Pedestrian Crossing at the new school in the development area	Pedestrian Crossing	2021 - 2021	\$0	\$0	\$0	\$0	
B6-3	Traffic Signals at: Main Street & Willow Drive Patterson Street & Lilly Street Lilly Street & Bray Street	Traffic Signals	2016 - 2020	\$779,850	\$0	\$0	\$779,850	
B6-4	Pedestrian Crossing Signals (at key locations subject to site selection)	Pedestrian Crossing	2021 - 2021	\$72,786	\$0	\$0	\$72,786	
T6-1	1 Pedestrian Crossing at the new school in the development area	Pedestrian Crossing	2021 - 2021	\$67,294	\$0	\$0	\$67,294	
T6-2	2 Set of Traffic Signals at a key intersection	Traffic Signals	2021 - 2021	\$315,264	\$0	\$0	\$315,264	
SUB-TOTAL TRAFFIC SIGNALS/PEDESTRIAN CROSSINGS				\$4,134,499	\$0	\$0	\$4,134,499	
TOTAL				\$95,929,365	\$0	\$7,609,870	\$4,970,000	\$83,349,495



APPENDIX C
TABLE 3
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - ENGINEERING STUDIES

NO.	PROJECT DESCRIPTION	Estimated Project Costs (2012\$)			Net Growth-Related
		Gross Cost	Grants and Subsidies	Benefit to Existing	
STUDIES					
A7-1	Mackenzie Pioneer Road Class EA (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$93,100	\$0	\$0	\$93,100
A7-2	14th Concession Road Class EA (from County Rd. 10 Realignment to east limit of OPA 29) (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$111,800	\$0	\$0	\$111,800
A7-3	14th Concession Road Class EA - Widening (from County Rd. 10 Realignment to Sideroad 10) (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$73,400	\$0	\$0	\$73,400
A7-4	Victoria Street Class EA - Widening (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$126,000	\$0	\$0	\$126,000
A7-5	C. W. Leach Road Class EA - Reconstruction N-S (from South of Hwy. 89 to bend) (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$76,700	\$0	\$0	\$76,700
A7-6	C. W. Leach Road Class EA - Widening E-W (from bend to County Rd. 10 Realignment) (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$40,500	\$0	\$0	\$40,500
A7-7	Tottenham Road Class EA - Intersection Improvements/Widening (between Albert St & Victoria St) (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$0	\$0	\$0	\$0
A7-8	Sideroad 10 Detailed Impact Study (from Hwy. 89 to 14th Concession) (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$91,000	\$0	\$31,850	\$59,150
A7-9	Trail System Preliminary Design Road Improvements (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$76,700	\$0	\$26,845	\$49,855
A7-10	Albert Street - 450 mm diameter Watermain Class EA (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$43,800	\$0	\$0	\$43,800
A7-11	New Water Storage Tank Class EA (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$106,300	\$0	\$0	\$106,300
A7-12	Water Storage Risk Assessment Study (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$0	\$0	\$0	\$0
A7-13	Collingwood Water Supply Improvement Study (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$88,800	\$0	\$31,080	\$57,720

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TABLE 3
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - ENGINEERING STUDIES

NO.	PROJECT DESCRIPTION	Estimated Project Costs (2012\$)				Net Growth-Related
		Gross Cost	Grants and Subsidies	Benefit to Existing		
STUDIES						
A7-14	Transient Pressure Surge Analysis (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$60,300	\$0	\$21,105		\$39,195
A7-15	Preliminary Design for Wastewater Equalization Tank (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$0	\$0	\$0		\$0
A7-16	Preliminary Design of Open Channel System (As identified in the January 2008 Master Servicing Plan prepared by Stantec for OPA 29)	\$102,000	\$0	\$0		\$102,000
B7-1	Booster Pump Station Design Report (As identified in June 2011 Beeton Master Servicing Plan prepared by R.J. Burnside)	\$10,400	\$0	\$3,640		\$6,760
B7-2	Update of Master Servicing Plan in 5 year Period (As identified in June 2011 Beeton Master Servicing Plan prepared by R.J. Burnside)	\$450,000	\$0	\$157,500		\$292,500
B7-3	Truck Traffic Monitoring Study (As identified in June 2011 Beeton Master Servicing Plan prepared by R.J. Burnside)	\$15,600	\$0	\$5,460		\$10,140
B7-4	Traffic Signal Warrant Studies (As identified in June 2011 Beeton Master Servicing Plan prepared by R.J. Burnside)	\$15,600	\$0	\$5,460		\$10,140
B7-5	Bridge 1 - EA and Preliminary Design (As identified in June 2011 Beeton Master Servicing Plan prepared by R.J. Burnside)	\$150,800	\$0	\$52,780		\$98,020
B7-6	Bridge 2 - EA and Preliminary Design (As identified in June 2011 Beeton Master Servicing Plan prepared by R.J. Burnside)	\$52,000	\$0	\$18,200		\$33,800
B7-7	Equalization Tank Study - Lily Street P.S (As identified in June 2011 Beeton Master Servicing Plan prepared by R.J. Burnside)	\$10,400	\$0	\$3,640		\$6,760
B7-8	Municipal Water Model Verification of Detailed Watermain Designs and phases of construction <i>Developer Funded and completed as part of the detailed design of each subdivision</i>	\$15,600	\$15,600	\$0		\$0
TO-1	Tottenham Area Specific Study Cost (Per Tottenham Secondary Plan Development Charges Background Study - Jan. 2003)	\$219,200	\$0	\$76,720		\$142,480
TW-1	Parks and Open Space Master Plan (Per 2004 Capital Projects Funding Summary)	\$33,370	\$0	\$11,680		\$21,691
TW-2	Finance Plan Study (Per 2004 Capital Projects Funding Summary)	\$13,348	\$0	\$4,672		\$8,676
TW-3	Official Plan Review and Update (Per 2004 Capital Projects Funding Summary)	\$13,348	\$0	\$4,672		\$8,676

APPENDIX C
TABLE 3
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - ENGINEERING STUDIES

NO.	PROJECT DESCRIPTION	Estimated Project Costs (2012\$)			Net Growth-Related
		Gross Cost	Grants and Subsidies	Benefit to Existing	
STUDIES					
TW-4	Wastewater Environmental Assessment (Per 2004 Capital Projects Funding Summary)	\$106,784	\$0	\$37,374	\$69,410
TW-5	Regional WWTP - Peer Review COMPLETED	\$0	\$0	\$0	\$0
TW-6	Church Street Pumping Station Modifications - Feasibility Study (Per 2004 Capital Projects Funding Summary)	\$0	\$0	\$0	\$0
TW-7	Water Supply, Storage, and Distribution Master Plan (Per 2004 Capital Projects Funding Summary)	\$133,480	\$0	\$46,718	\$86,762
TW-8	Alliston Industrial Secondary Plan (Per 2004 Capital Projects Funding Summary)	\$103,000	\$0	\$36,050	\$66,950
TW-9	Additional Costs to complete project beyond 2003 Carry-Over (Per 2004 Capital Projects Funding Summary)	\$0	\$0	\$0	\$0
TW-10	Transportation Master Plan (Per discussion with Town Staff)	\$133,480	\$0	\$46,718	\$86,762
TW-11	Development Charge Study - Engineering Component	\$64,900	\$0	\$0	\$64,900
TW-12	Development Charge Study - Engineering Component	\$64,900	\$0	\$0	\$64,900
TW-13	Sewer Conveyance System Study (including Sewer Model) (Per C.N. Watson's Development Charge Background Study - July 1999)	\$133,480	\$0	\$46,718	\$86,762
TW-14	Tottenham/Beeton Watermain EA - 2005 (Per C.N. Watson's Development Charge Background Study - July 1999)	\$100,110	\$0	\$35,039	\$65,072
TW-15	Development Charge Study - Engineering Component COMPLETED	\$0	\$0	\$0	\$0
TW-16	Regional STP expansion update - 2005 (Per C.N. Watson's Development Charge Background Study - July 1999)	\$0	\$0	\$0	\$0
TW-17	Assimilative Capacity Study	\$50,000	\$0	\$17,500	\$32,500
TOTAL STUDIES		\$2,980,200	\$15,600	\$721,420	\$2,243,180



APPENDIX C
TABLE 4

TOWN OF NEW TECUMSETH
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
ROADS AND RELATED - 2013 TO ULTIMATE

Ultimate Year Growth in Population in New Units	25,173
Employment Growth	5,978
Ultimate Growth in Square Meters	419,030

	Growth-Related Capital Forecast						Residential Share \$000	Non-Residential Share \$000	
	Total (Net of Grants/ Subsidies) (\$000)	Prior Growth (\$000)	Benefit to Existing Share (\$000)	Pre-Built Service (Calculated Oversizing) (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share			
						%			%
ROADS AND RELATED									
Roads	\$87,880.29	\$0.00	\$7,609.87	\$4,970.00	\$75,300.42	81%	\$60,850.24	19%	
Sidewalks and Streetlights	\$3,914.58	\$0.00	\$0.00	\$0.00	\$3,914.58	81%	\$3,163.37	19%	
Pedestrian Crossings & Intersection Signalization	\$4,134.50	\$0.00	\$0.00	\$0.00	\$4,134.50	81%	\$3,341.09	19%	
Engineering Studies	\$2,964.60	\$0.00	\$721.42	\$0.00	\$2,243.18	81%	\$1,812.71	19%	
Outstanding Credit Agreement Recovery	\$3,559.35	\$0.00	\$0.00	\$0.00	\$3,559.35	81%	\$2,876.31	19%	
Available Reserve Fund Adjustment - Prior Growth Share	\$0.00	(\$1,552.44)	\$0.00	\$0.00	\$1,552.44	81%	\$1,254.52	19%	
Internal Administration Cost Recovery (2%)	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	81%	\$1,616.20	19%	
TOTAL ROADS AND RELATED	\$104,453.32	(\$1,552.44)	\$8,331.29	\$4,970.00	\$92,704.46		\$74,914.44	\$17,790.02	
Unadjusted Development Charge Per Capita (\$)							\$2,975.98		
Unadjusted Development Charge Per Sq. M. (\$)								\$42.46	

APPENDIX C
TABLE 5

TOWN OF NEW TECUMSETH
ROADS AND RELATED
RESIDENTIAL CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ROADS AND RELATED: RESIDENTIAL										
OPENING CASH BALANCE (\$000)	(1,280.8)	(702.1)	2,164.0	5,202.6	2,803.0	267.9	(1,802.5)	(4,022.9)	(6,408.0)	(10,826.6)
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Roads And Related: Residential: Non Inflated	\$2,301.7	\$140.9	\$140.9	\$5,310.3	\$5,169.3	\$5,169.3	\$5,169.3	\$5,169.3	\$6,719.4	\$5,700.6
Roads And Related: Residential: Inflated	\$2,301.7	\$143.7	\$146.6	\$5,635.3	\$5,748.0	\$5,707.4	\$5,821.5	\$5,938.0	\$7,872.9	\$6,812.8
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	1,016	1,016	1,016	1,017	1,017	1,153	1,153	1,153	1,155	1,155
REVENUE										
- DC Receipts: Inflated	\$2,939.7	\$2,998.5	\$3,058.5	\$3,122.7	\$3,185.2	\$3,683.3	\$3,757.0	\$3,832.1	\$3,915.5	\$3,993.9
INTEREST										
- Interest on Opening Balance	(\$70.4)	(\$38.6)	\$75.7	\$182.1	\$98.1	\$9.4	(\$99.1)	(\$221.3)	(\$352.4)	(\$595.5)
- Interest on In-year Transactions	\$11.2	\$50.0	\$51.0	(\$69.1)	(\$70.5)	(\$55.7)	(\$56.8)	(\$57.9)	(\$108.8)	(\$77.5)
TOTAL REVENUE	\$2,880.4	\$3,009.8	\$3,185.2	\$3,235.7	\$3,212.8	\$3,637.0	\$3,601.1	\$3,552.9	\$3,454.2	\$3,320.9
CLOSING CASH BALANCE	(\$702.1)	\$2,164.0	\$5,202.6	\$2,803.0	\$267.9	(\$1,802.5)	(\$4,022.9)	(\$6,408.0)	(\$10,826.6)	(\$14,318.4)

	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
ROADS AND RELATED: RESIDENTIAL										
OPENING CASH BALANCE (\$000)	(14,318.4)	(16,491.2)	(18,811.0)	(21,286.7)	(18,395.4)	(15,263.7)	(11,876.9)	(8,219.3)	(4,274.3)	
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Roads And Related: Residential: Non Inflated	\$5,700.6	\$5,700.6	\$5,700.6	\$1,520.1	\$1,520.1	\$1,520.1	\$1,520.1	\$1,520.1	\$1,520.1	\$67,354.7
Roads And Related: Residential: Inflated	\$6,949.0	\$7,088.0	\$7,228.8	\$1,966.4	\$2,005.8	\$2,045.9	\$2,086.8	\$2,128.5	\$2,171.1	\$79,799.1
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	1,588	1,588	1,588	1,592	1,592	1,592	1,592	1,592	1,598	25,173
REVENUE										
- DC Receipts: Inflated	\$5,600.9	\$5,713.0	\$5,827.2	\$5,958.7	\$6,077.9	\$6,199.5	\$6,323.5	\$6,449.9	\$6,603.7	\$89,240.7
INTEREST										
- Interest on Opening Balance	(\$787.5)	(\$907.0)	(\$1,034.6)	(\$1,170.8)	(\$1,011.7)	(\$839.5)	(\$653.2)	(\$452.1)	(\$235.1)	(\$6,103.6)
- Interest on In-year Transactions	(\$37.1)	(\$37.8)	(\$38.6)	\$69.9	\$71.3	\$72.7	\$74.1	\$75.6	\$77.6	(\$56.5)
TOTAL REVENUE	\$4,776.3	\$4,768.2	\$4,754.0	\$4,857.8	\$5,137.4	\$5,432.7	\$5,744.4	\$6,073.5	\$6,446.2	\$81,080.6
CLOSING CASH BALANCE	(\$16,491.2)	(\$18,811.0)	(\$21,286.7)	(\$18,395.4)	(\$15,263.7)	(\$11,876.9)	(\$8,219.3)	(\$4,274.3)	\$0.8	

2013 Adjusted Charge Per Capita	\$ 2,893.40
Other Projects not in Cash Flow - Per Capita	\$ 250.48
Total 2013 Adjusted Charge Per Capita	\$ 3,143.88

Allocation of Capital Program	
Residential Sector	80.8%
Non-Residential Sector	19.2%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C
TABLE 6

TOWN OF NEW TECUMSETH
ROADS AND RELATED
NON-RESIDENTIAL CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ROAD AND RELATED: NON-RESIDENTIAL										
OPENING CASH BALANCE (\$000)	(320.2)	123.0	1,151.8	2,253.4	2,111.6	1,860.1	1,646.1	1,436.9	1,230.7	592.1
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Road And Related: Non-Residential: Non: Inflation	\$546.6	\$33.5	\$33.5	\$1,261.0	\$1,261.0	\$1,227.6	\$1,227.6	\$1,227.6	\$1,595.7	\$1,353.7
Road And Related: Non-Residential: Inflation	\$546.6	\$34.1	\$34.8	\$1,338.2	\$1,365.0	\$1,355.3	\$1,382.4	\$1,410.1	\$1,869.6	\$1,617.8
NEW RESIDENTIAL DEVELOPMENT										
- New Building GFA - square metres	25,335	25,870	26,260	26,836	24,549	24,880	25,270	25,610	26,096	18,579
REVENUE										
- DC Receipts: Inflation	\$999.5	\$1,041.0	\$1,077.8	\$1,123.5	\$1,048.3	\$1,083.7	\$1,122.7	\$1,160.5	\$1,206.2	\$875.9
INTEREST										
- Interest on Opening Balance	(\$17.6)	\$4.3	\$40.3	\$78.9	\$73.9	\$65.1	\$57.6	\$50.3	\$43.1	\$20.7
- Interest on In-year Transactions	\$7.9	\$17.6	\$18.3	(\$5.9)	(\$8.7)	(\$7.5)	(\$7.1)	(\$6.9)	(\$18.2)	(\$20.4)
TOTAL REVENUE	\$989.8	\$1,062.9	\$1,136.4	\$1,196.5	\$1,113.5	\$1,141.3	\$1,173.2	\$1,203.9	\$1,231.0	\$876.2
CLOSING CASH BALANCE	\$123.0	\$1,151.8	\$2,253.4	\$2,111.6	\$1,860.1	\$1,646.1	\$1,436.9	\$1,230.7	\$592.1	(\$149.5)

	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
ROAD AND RELATED: NON-RESIDENTIAL										
OPENING CASH BALANCE (\$000)	(149.5)	(920.9)	(1,740.1)	(2,609.8)	(2,218.3)	(1,862.1)	(1,460.8)	(1,016.6)	(526.5)	-
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Road And Related: Non-Residential: Non: Inflation	\$1,353.7	\$1,353.7	\$1,353.7	\$361.0	\$361.0	\$361.0	\$361.0	\$361.0	\$361.0	\$15,994.8
Road And Related: Non-Residential: Inflation	\$1,650.2	\$1,683.2	\$1,716.9	\$467.0	\$476.3	\$485.8	\$495.6	\$505.5	\$515.6	\$18,950.0
NEW RESIDENTIAL DEVELOPMENT										
- New Building GFA - square metres	18,870	19,065	19,260	19,455	18,180	18,475	18,670	18,865	18,905	419,030
REVENUE										
- DC Receipts: Inflation	\$907.4	\$935.2	\$963.6	\$992.8	\$946.3	\$980.9	\$1,011.1	\$1,042.1	\$1,065.2	\$19,583.7
INTEREST										
- Interest on Opening Balance	(\$8.2)	(\$50.7)	(\$95.7)	(\$143.5)	(\$122.0)	(\$102.4)	(\$80.3)	(\$55.9)	(\$29.0)	(\$271.2)
- Interest on In-year Transactions	(\$20.4)	(\$20.6)	(\$20.7)	\$9.2	\$8.2	\$8.7	\$9.0	\$9.4	\$9.6	(\$38.5)
TOTAL REVENUE	\$878.8	\$864.0	\$847.2	\$858.5	\$832.5	\$887.1	\$939.8	\$995.6	\$1,045.9	\$19,274.0
CLOSING CASH BALANCE	(\$920.9)	(\$1,740.1)	(\$2,609.8)	(\$2,218.3)	(\$1,862.1)	(\$1,460.8)	(\$1,016.6)	(\$526.5)	\$3.8	-

2013 Adjusted Charge Per Square Meter	\$	39.45
Other Projects not in Cash Flow - Per Square Meter	\$	3.57
Total 2013 Adjusted Charge Per Square Meter	\$	43.02

Allocation of Capital Program	
Residential Sector	80.0%
Non-Residential Sector	20.0%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX D

***ENGINEERING INFRASTRUCTURE
WATER AND WASTEWATER SERVICES
TECHNICAL APPENDIX***

APPENDIX D
ENGINEERED SERVICES TECHNICAL APPENDIX
WATER & WASTEWATER SERVICES
TECHNICAL APPENDIX

The Engineering Department ensures that the Town's municipal services such as roads, water and wastewater systems and storm water drainage/management facilities are designed for the appropriate protection, health and quality of life of the public, and good engineering practices. The department also provides review and inspection services to facilitate new development and to maintain service standards to sustain the existing infrastructure.

This appendix provides a brief outline of the municipal water and wastewater services. The water services include water supply and distribution system and the wastewater service provides for wastewater collection and treatment.

The growth-related water and wastewater infrastructure projects are required to service the demands of an additional 18,664 persons and 5,976 new employees in the Town from 2013 to build-out. This forecast is based upon the XCG Forecast contained in the Strategic Review of Water Distribution and Storage Master Plan. The post-period share for Water and Wastewater services is determined to be 5.95 per cent based on 1,465 (difference in 2013-2031 population and employment growth between Schedule 7 of the Growth Plan and the XCG Forecast) divided by 24,640 (2013-2031 population and employment growth based on Schedule 7). The post-period allocation for water and sewer is slightly higher than Roads and Related services, as the non-serviced (rural) population has been removed from the base.

The following tables set out the 2013 to build-out growth-related capital forecast and the calculation of the development charge for water and wastewater services. The cost, quantum and description of the projects included in the forecast are based upon Master servicing plans and supplemental information has been provided by Town staff.

The project list has been updated from the Town's 2008 Development Charge Background Study to remove fully or the shares of partially completed projects. The project costs have been updated to 2013 dollars based on recent tender prices and adjusted unit costs.

Tables 1 – 5 provide details of the projects included in the water engineered infrastructure development charges calculation. The content of the tables is as follows:

Water Services

Table 1	Water Service Capital: Distribution System
Table 2	Water Service Capital: Water Supply
Table 3	Calculation of Unadjusted Development Charge
Table 4	Residential Cash Flow Analysis: Water Distribution System
Table 5	Non-Residential Cash Flow Analysis: Water Distribution System

The cost of providing water services in the Town is extensive; the growth-related capital program for the water distribution system is \$51.89 million to service growth to build-out of the Town's currently designated lands. The program provides for extension of watermains, additional pump stations, and expanded water storage capacity (Table 1). In addition to the water distribution system, the growth-related capital program includes recovery of the growth-related share of the Collingwood/Alliston water transmission supply main (Table 2).

The following is a summary of the calculated water service development charges:

Residential Charges	Charge Per Capita		Charge By Unit Type (1)			
	Unadjusted	Adjusted	Single & Semi-Detached	Rows & Other Multiples	Apartments	
					2 Bedrooms & Larger	Bachelor & 1 Bedroom
Water Service						
Water Supply	\$ 518	\$ 517.88	\$ 1,475	\$ 1,369	\$ 1,036	\$ 673
Water Distribution	\$ 1,496	\$ 1,596.65	\$ 4,547	\$ 4,222	\$ 3,193	\$ 2,076
Sub-Total Water Service	\$ 2,014	\$ 2,114.53	\$ 6,022	\$ 5,591	\$ 4,229	\$ 2,749

Based on Persons Per Unit of:

2.85

2.64

2.00

1.30

Non-Residential Charges	Charge Per Square Metre	
	Unadjusted	Adjusted
Water Service		
Water Supply	\$ 12.89	\$ 12.89
Water Distribution	\$ 37.24	\$ 38.47
Sub-Total Water Service	\$ 50.13	\$ 51.36

Tables 6 – 10 provide details of the projects included in the wastewater engineered infrastructure development charges calculation. The content of the tables is as follows:

Wastewater Services

Table 6	Wastewater Service Capital Program: Collection System
Table 7	Wastewater Service Capital Program: Wastewater Treatment
Table 8	Calculation of Unadjusted Development Charge
Table 9	Residential Cash Flow Analysis: Wastewater Collect System
Table 10	Non-Residential Cash Flow Analysis: Wastewater Collect System

The Town is currently in the process of expanding wastewater treatment capacity at the Regional WWTP and will need to undertake additional expansion in order to accommodate growth to 2031 which will require significant capital expenditures. The Town does not have the internal fiscal capacity to undertake the works and will need to finance the expansions through debentures or other financing tools. The total cost for wastewater treatment is \$174.81 million.

In addition to the plant expansions, the Town will be constructing new wastewater collectors, pumping stations and other related infrastructures. The total cost of these works is in excess of \$36.31 million (Table 6).

The following is a summary of the calculated wastewater service development charges:

Residential Charges	Charge Per Capita		Charge By Unit Type (1)			
	Unadjusted	Adjusted	Single & Semi-Detached	Rows & Other Multiples	Apartments	
					2 Bedrooms & Larger	Bachelor & 1 Bedroom
Wastewater Service						
Wastewater Treatment	\$ 2,884	\$ 2,884.13	\$ 8,214	\$ 7,626	\$ 5,768	\$ 3,749
Wastewater Collection	\$ 1,112	\$ 1,275.46	\$ 3,633	\$ 3,372	\$ 2,551	\$ 1,658
Sub-Total Wastewater Service	\$ 3,996	\$ 4,159.59	\$ 11,847	\$ 10,998	\$ 8,319	\$ 5,407

Based on Persons Per Unit of:

2.85

2.64

2.00

1.30

Non-Residential Charges	Charge Per Square Metre	
	Unadjusted	Adjusted
Wastewater Service		
Wastewater Treatment	\$ 71.78	\$ 71.78
Wastewater Collection	\$ 27.68	\$ 30.65
Sub-Total Wastewater Service	\$ 99.46	\$ 102.43

APPENDIX D
 TABLE 1
 TOWN OF NEW TECUMSETH
 GROWTH-RELATED CAPITAL PROGRAM - WATER DISTRIBUTION

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)				Net DC Recoverable 2013-2031
				Gross Cost	Grants and Subsidies	Benefit to Existing and Local Shares	Post Period Allocation	
A2-1	Victoria Street 200mm diameter trunk from Dufferin Street to Sir Frederick Banting Road	1800 m - 250 mm diameter COMPLETE		\$0	\$0	\$0	\$0	
A2-2	Sir Frederick Banting Road From Victoria Street to Alliston North Boundary COMPLETE	650 m - 350 mm diameter (Completed as part of the Mattamy Development)		\$0	\$0	\$0	\$0	
A2-3	Boyer Street Trunk From Victoria Street to Gray Avenue COMPLETE	1240 m - 350 mm diameter (Only 515 m of watermain remains to be constructed.)		\$0	\$0	\$0	\$0	
A2-4	Dufferin Street Watermain - Victoria Street to Parson's Road	400 m diameter		\$0	\$0	\$0	\$0	
A2-5	New Storage Reservoir in Northcott (Mattamy)	To be located in OPA 29 Lands Not Mattamy Lands or involve an expansion of an existing facility	2026 - 2031	\$5,194,100	\$0	0%	\$2,597,050	
A2-6	Parson Road Reservoir Expansion	Identified in January 2008 Master Servicing Plan prepared by Slantec for OPA 29	2013 - 2013	\$5,731,000	\$0	0%	\$5,731,000	
A2-7	Beech Street Supply Watermain (Church Street to Dufferin Street)	400 m - 300 mm diameter	2016 - 2020	\$309,982	\$0	0%	\$309,982	
A2-8	Church Street South Supply Watermain	450 m - 300 mm diameter	2016 - 2020	\$348,730	\$0	0%	\$348,730	
A2-10	Parsons Road Supply/Distribution Watermain	200 m - 400 mm diameter			\$0	0%	\$0	
A2-11	Parsons Road Pump Upgrading	Identified in January 2008 Master Servicing Plan prepared by Slantec for OPA 29	2026 - 2026	\$854,700	\$0		\$854,700	
A2-12	Albert Street - 450 mm diameter Watermain (from Ex. Pump Station to Tottenham Road)	Identified in January 2008 Master Servicing Plan prepared by Slantec for OPA 29	2021 - 2025	\$1,578,000	\$0		\$1,578,000	
A2-13	Mackenzie Pioneer Road - 450 mm diameter Watermain (from Tottenham Road to C.W. Leach Road)	Identified in January 2008 Master Servicing Plan prepared by Slantec for OPA 29	2026 - 2031	\$1,117,700	\$0		\$1,117,700	
A2-14	Victoria Street - 350 mm diameter (from Sir Frederick Banting to C.W. Leach Road)	Identified in January 2008 Master Servicing Plan prepared by Slantec for OPA 29	2026 - 2031	\$1,117,700	\$0		\$1,117,700	
A2-15	C.W. Leach Road - 450 mm diameter (from Hwy. 89 to Mackenzie Pioneer Road)	Identified in January 2008 Master Servicing Plan prepared by Slantec for OPA 29	2021 - 2025	\$230,100	\$0		\$230,100	
A2-16	Realigned County Road 10 - 450 mm diameter (from Hwy. 89 to 14th Concession)	Identified in January 2008 Master Servicing Plan prepared by Slantec for OPA 29	2016 - 2020	\$178,800	\$0		\$178,800	
A2-17	Inground Water Storage Reservoir to be located at the high point of the proposed Bellerra development	Identified in December 2011 Master Servicing Plan prepared by Ainley for the Bellerra Estates Development	2013 - 2013	\$5,535,000	\$0		\$5,535,000	
A2-18	Trunk Watermain on 14th Line from Booster Station at the Regional WWTP to Bellerra Reservoir	Identified in December 2011 Master Servicing Plan prepared by Ainley for the Bellerra Estates Development	2013 - 2013	\$1,970,000	\$0		\$1,970,000	
A2-19	Zone 2 Water Booster Station at the Reservoir Site	Identified in December 2011 Master Servicing Plan prepared by Ainley for the Bellerra Estates Development	2016 - 2020	\$1,062,300	\$0		\$1,062,300	
A2-20	Water Booster Station at Regional WWTP	Identified in December 2011 Master Servicing Plan prepared by Ainley for the Bellerra Estates Development	2016 - 2020	\$1,912,100	\$0		\$1,912,100	
B2-1	Booster Pump Station on Watermain from Alliston			\$0	\$0		\$0	
B2-2	Water Reservoir Expansion			\$0	\$0		\$0	
B2-3	2250 m of Trunk Watermain in South Growth Areas			\$0	\$0		\$0	
B2-4	Watermain upgrades to existing system - Dayfoot St (Thomas to McKeown. Main St W to Danielle Gate) (R.J. Burnside Cost Estimate December 2013)	700 m length, 200 mm diameter	2016 - 2020	\$1,145,000	\$0		\$1,145,000	
B2-5	200 mm dia. Watermain on Stewart from Julia Dr. to Haines St, 585 m			\$0	\$0		\$0	
B2-6	Watermain upgrades to existing system - Second St (Main St to Prospect St)	220 m length, 150 mm diameter	2026 - 2031	\$80,100	\$0		\$80,100	
B2-7	Watermain upgrades to existing system - Tecumseth St S (Main St W to Maple Ave W)	120 m length, 200 mm diameter	2016 - 2020	\$178,000	\$0		\$178,000	
B2-8	Watermain upgrades to existing system - Patterson St (Stewart St to Cedar St)	250 m length, 200 mm diameter	2026 - 2031	\$97,700	\$0		\$97,700	

APPENDIX D
TABLE 1
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - WATER DISTRIBUTION

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)				Net DC Recoverable 2013-2031
				Gross Cost	Grants and Subsidies	Benefit to Existing and Local Shares	Post Period Allocation	
B2-9	Watermain servicing south Beeton - Tecumseth St S (Maple Ave W to end)	120 m length, 300 mm diameter	2016 - 2020	\$53,000	\$0	\$0	\$0	\$53,000
B2-10	Watermain servicing south Beeton - Maple Ave (Sideroad 20 to Tecumseth St S)	530 m length, 300 mm diameter	2016 - 2020	\$231,900	\$0	\$0	\$0	\$231,900
B2-11	Watermain upgrades to existing system - Steward St W (Centre St N to Haines St)	200 m length, 200 mm diameter	2026 - 2031	\$78,000	\$0	\$0	\$0	\$78,000
B2-12	Watermain upgrades to existing system - Main St W, Willow Dr, Maple Ave W (Dayfoot to Maple Ave)	415 m length, 200 mm diameter	2021 - 2025	\$162,200	\$0	\$0	\$0	\$162,200
B2-13	Construct water booster pumping station on south development lands to create second pressure district.		2016 - 2020	\$195,500	\$0	\$0	\$0	\$195,500
B2-14	Watermain upgrades to existing system - Stewart Street (Danielle Ave. to Dayfoot St)	178 m length, 200m diameter	2013 - 2013	\$69,700	\$69,700	\$0	\$0	\$0
T2-1	Transmission Main to Beeton Via Industrial Road; County Road 14 to S.S.R. Twin existing pipeline between Beeton and Alliston (Water Supply Alternative 1 in the Jan. 2008 Tottenham Secondary Plan Class EA Document)	7200 m - 300 mm diameter 10km - Twin Ex. Pipeline between Beeton-Alliston	2021 - 2025	\$15,600,000	\$0	\$0	\$484,080	\$15,115,920
T2-2	Queen Street Supply Watermain - Eastern to Mill Street (Changed to Nolan Road to Mill Street)	600 m - 300 mm diameter (Changed to 1360m - 300 mm diameter)	2016 - 2020	\$623,500	\$0	\$0	\$0	\$623,500
T2-3	Keogh Street Supply Watermain (from Mill Street to Rogers Road)	330 m - 300 mm diameter	2013 - 2017	\$0	\$0	\$0	\$0	\$0
T2-4	Rogers Road Supply Watermain (from Dilance Street to Queen Street)	Project not required at this point in time. 350 m - 300 mm diameter	2013 - 2017	\$0	\$0	\$0	\$0	\$0
T2-5	Industrial Road Watermain - Mill Street to Nolan Road (Local Service Recovery)	Project not required at this point in time. 1060 m - 250 mm diameter	2016 - 2020	\$501,791	\$0	\$501,791	\$0	\$0
T2-6	Tottenham Coventry Well Financing Costs		2013 - 2013	\$259,000	\$0	\$0	\$0	\$259,000
T2-7	Watermain Loop outside Secondary Plan Area (Per Tottenham Secondary Plan Development Charges Background Study - Jan. 2003)	250 mm diameter	2016 - 2020	\$2,108,800	\$0	\$0	\$0	\$2,108,800
T2-8	Watermain Loop within Secondary Plan Area (Per Tottenham Secondary Plan Development Charges Background Study - Jan. 2003)	250 mm diameter Local Service Recovery	2016 - 2020	\$424,994	\$0	\$424,994	\$0	\$0
T2-9	Mill Street - proposed 350 mm diameter watermain (Based on tendered costs)	(Changed to 350 mm diameter from The Boulevard to east development limit and twinning of 200 mm diameter from The Boulevard to Keogh Street, as per the January 2008 Tottenham Secondary Plan Update prepared by MacViro.)	2013 - 2013	\$1,051,500	\$0	\$0	\$0	\$1,051,500
T2-10	Dedicated Supply Watermain to proposed Reservoir - 250 mm (Per Tottenham Secondary Plan Development Charges Background Study - Jan. 2003)	(Changed to a cross-connection of existing watermain on Mill Street between Industrial Road and Queen Street, as per the Jan. 2008 Tottenham Secondary Plan Update prepared by MacViro.)	2013 - 2013	\$160,164	\$0	\$0	\$0	\$160,164
T2-11	Water Reservoir and Pump Station (Per Tottenham Secondary Plan Development Charges Background Study - Jan. 2003)	(As per January 2008 Tottenham Secondary Plan Update prepared by MacViro, the location will be near the old reservoir.)	2026 - 2031	\$1,710,500	\$0	\$0	\$0	\$1,710,500
SAC AW-1	Southwest Alliston Trunk (Local Service Recovery)	250mm dia watermain		\$20,000	\$0	\$20,000	\$0	\$0
TOTAL WATER DISTRIBUTION				\$51,891,562	\$69,700	\$946,786	\$3,081,130	\$47,793,947

APPENDIX D

TABLE 2.1
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - WATER PIPELINE COSTS AND FUNDING

Pipeline Cost By Funding Source	Principal Costs	Interest Incurred By Town	Total Cost (\$000)	Grants and Costs/Loans Forgiven	Cost Funded Or To Be Funded By Town	Notes
Provincial Grant	\$ 5,000.0	\$ -	\$ 5,000.0	\$ 5,000.0	\$ -	(1)
Pacific & Western (former SNC) Loan	\$ 2,936.0	\$ 1,876.6	\$ 4,812.6	\$ 3,228.8	\$ 1,583.8	(2)
OCWA Loan	\$ 12,300.0	\$ -	\$ 12,300.0	\$ 12,300.0	\$ -	(3)
CPUC Loan	\$ 1,300.0	\$ 455.0	\$ 1,755.0	\$ -	\$ 1,755.0	(4)
Town of New Tecumseth loan to NTIS	\$ 7,000.0	\$ -	\$ 7,000.0	\$ -	\$ 7,000.0	(5)
Total	\$ 28,536.0	\$ 2,331.6	\$ 30,867.6	\$ 20,528.8	\$ 10,338.8	

Notes

- (1) Funded from original Provincial Grant, Town not required to repay
- (2) Town paid \$327,459 in principal and \$1,256,370 in interest. The balance of the loan was paid by the Province.
- (3) Anticipate OCWA loan will no longer be Town's responsibility
- (4) Town responsible for principal and interest (portion already paid)
- (5) Town funding from Water DC's. Principal costs only, no provision for interest.

APPENDIX D

TABLE 2.2
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - WATER SUPPLY

NO.	DESCRIPTION	Estimated Project Costs (2012\$)						Net DC Recoverable To Build-Out
		Gross Cost	Grants and Subsidies	Benefit to Existing	Net Growth-Related	Post Period Benefit		
A2-9a	Collingwood/Alliston Water Transmission Main Total Project Cost including financing obligations	\$ 30,867,627	\$ 20,528,827	0%	\$ -	\$ 10,338,800	\$ -	\$ 10,338,800
A2-9b	Additional Collingwood Supply Project Obligations Upgrades to Collingwood WTP Booster Station Number 1 Booster Station Number 2 Sub-Total Additional Collingwood Supply Project Obligations	\$ 17,100,000 \$ 4,377,000 \$ 4,377,000 \$ 25,854,000	- - - -	0% 0% 0% 0%	\$ - \$ - \$ - \$ -	\$ 17,100,000 \$ 4,377,000 \$ - \$ 21,477,000	\$ - \$ - \$ 4,377,000 \$ 4,377,000	\$ 17,100,000 \$ 4,377,000 \$ - \$ 21,477,000
	Internal Administration Cost Recovery	\$ 640,000	-	0%	\$ -	\$ 640,000	\$ -	\$ 640,000
TOTAL WATER SUPPLY		\$ 57,361,627	\$ 20,528,827		\$ -	\$ 32,455,800	\$ 4,377,000	\$ 32,455,800

CALCULATION OF COST PER CUBIC METRE	
Total Cost of Works	\$32,455,800
Related Capacity of Works (m ³ /average day)	23,500
Cost Per Cubic Metre	\$1,381
RESIDENTIAL CHARGES - COST PER CAPITA	
Water Demand Per Capita (m ³ /day)	0.375
Water Supply Cost Per Capita	\$518
NON-RESIDENTIAL CHARGES - COST PER SQUARE METRE OF GFA	
Water Demand Per Square Metre of GFA (m ³ /day)	0.00933
Water Supply Cost Per Square Metre of GFA	\$12.89

APPENDIX D
TABLE 3

TOWN OF NEW TECUMSETH
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WATER SERVICE - 2013 TO ULTIMATE

Ultimate Year Growth in Population in New Units	20,052
Employment Growth	5,978
Ultimate Growth in Square Meters	419,030

Water Services	Growth-Related Capital Forecast						Residential Share %	Non-Residential Share %	
	Total (Net of Grants/ Subsidies) (\$000)	Prior Growth (\$000)	Benefit to Existing Share (\$000)	Pre-Built Service (Calculated Oversizing) (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share \$000			Non-Residential Share \$000
WATER DISTRIBUTION SYSTEM									
Projects	\$51,821.86	\$0.00	\$946.79	\$3,081.13	\$47,793.95	66%	34%		
Outstanding Credit Agreement Recovery	\$337.76	\$0.00	\$0.00	\$0.00	\$337.76	66%	34%		
Internal Administration Cost Recovery	\$955.88	\$0.00	\$0.00	\$0.00	\$955.88	66%	34%		
Available Reserve Fund Adjustment - Prior Growth Share	\$0.00	\$3,482.71	\$0.00	\$0.00	(\$3,482.71)	66%	34%		
TOTAL WATER DISTRIBUTION SYSTEM	\$53,115.50	\$3,482.71	\$946.79	\$3,081.13	\$45,604.87	\$30,001.09	\$15,603.79		
Residential Charge Per Capita									
Water Distribution (above)						\$1,496.16			
Water Supply and Treatment						\$517.88			
Total Residential Charge Per Capita						\$2,014.04			
Non-Residential Charge Per Square Metre									
Water Distribution (above)							\$37.24		
Water Supply and Treatment							\$12.89		
Total Non-Residential Charge Per Square Metre							\$50.13		

APPENDIX D
TABLE 4

TOWN OF NEW TECUMSETH
WATER SERVICE - DISTRIBUTION
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
WATER DISTRIBUTION: RESIDENTIAL										
OPENING CASH BALANCE (\$000)	2,291.1	(6,102.0)	(4,950.4)	(3,690.9)	(3,510.7)	(3,304.4)	(2,865.7)	(2,379.8)	(1,845.2)	(2,630.4)
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Water Distribution: Residential: Non: Inflated	\$9,674.8	\$0.0	\$0.0	\$1,098.3	\$1,098.3	\$1,098.3	\$1,098.3	\$1,098.3	\$2,248.0	\$2,248.0
Water Distribution: Residential: Inflated	\$9,674.8	\$0.0	\$0.0	\$1,165.5	\$1,188.8	\$1,212.6	\$1,236.9	\$1,261.6	\$2,633.9	\$2,686.6
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	919	922	931	935	940	1,062	1,068	1,073	1,081	1,090
REVENUE										
- DC Receipts: Inflated	\$1,428.3	\$1,461.6	\$1,505.4	\$1,542.1	\$1,581.4	\$1,822.4	\$1,869.3	\$1,915.6	\$1,968.5	\$2,024.6
INTEREST										
- Interest on Opening Balance	\$80.2	(\$335.6)	(\$272.3)	(\$203.0)	(\$193.1)	(\$181.7)	(\$157.6)	(\$130.9)	(\$101.5)	(\$144.7)
- Interest on In-year Transactions	(\$226.8)	\$25.6	\$26.3	\$6.6	\$6.9	\$10.7	\$11.1	\$11.4	(\$18.3)	(\$18.2)
TOTAL REVENUE	\$1,281.7	\$1,151.6	\$1,259.5	\$1,345.7	\$1,395.2	\$1,651.3	\$1,722.8	\$1,796.2	\$1,848.7	\$1,861.7
CLOSING CASH BALANCE	(\$6,102.0)	(\$4,950.4)	(\$3,690.9)	(\$3,510.7)	(\$3,304.4)	(\$2,865.7)	(\$2,379.8)	(\$1,845.2)	(\$2,630.4)	(\$3,455.3)

	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE (\$000)	(3,455.3)	(4,200.9)	(5,026.5)	(5,933.7)	(5,673.7)	(4,662.1)	(3,593.8)	(2,464.2)	(1,272.5)	-
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Water Distribution: Residential: Non: Inflated	\$2,248.0	\$2,248.0	\$2,248.0	\$1,307.7	\$745.4	\$745.4	\$745.4	\$745.4	\$745.4	\$31,441.2
Water Distribution: Residential: Inflated	\$2,740.3	\$2,795.1	\$2,851.0	\$1,691.6	\$963.6	\$1,003.2	\$1,023.3	\$1,043.8	\$1,064.6	\$36,257.4
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	1,161	1,147	1,135	1,128	1,114	1,102	1,091	1,079	1,074	20,052
REVENUE										
- DC Receipts: Inflated	\$2,199.6	\$2,216.5	\$2,237.2	\$2,267.9	\$2,284.5	\$2,305.1	\$2,327.8	\$2,348.2	\$2,384.1	\$37,690.1
INTEREST										
- Interest on Opening Balance	(\$190.0)	(\$231.1)	(\$276.5)	(\$326.4)	(\$312.1)	(\$256.4)	(\$197.7)	(\$135.5)	(\$70.0)	(\$3,635.7)
- Interest on In-year Transactions	(\$14.9)	(\$15.9)	(\$16.9)	\$10.1	\$22.8	\$22.8	\$22.8	\$22.8	\$23.1	(\$88.0)
TOTAL REVENUE	\$1,994.7	\$1,969.5	\$1,943.9	\$1,951.6	\$1,995.2	\$2,071.5	\$2,153.0	\$2,235.5	\$2,337.2	\$33,966.4
CLOSING CASH BALANCE	(\$4,200.9)	(\$5,026.5)	(\$5,933.7)	(\$5,673.7)	(\$4,662.1)	(\$3,593.8)	(\$2,464.2)	(\$1,272.5)	\$0.1	-

2013 Adjusted Charge Per Capita	\$ 1,554.21
Other Projects not in Cash Flow - Per Capita	\$ 42.44
Total 2013 Adjusted Charge Per Capita	\$ 1,596.65

Allocation of Capital Program	
Residential Sector	65.8%
Non-Residential Sector	34.2%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX D
TABLE 5

TOWN OF NEW TECUMSETH
WATER SERVICE - DISTRIBUTION
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
WATER DISTRIBUTION: NON-RESIDENTIAL										
OPENING CASH BALANCE (\$000)	1,191.6	(2,963.1)	(2,121.6)	(1,198.3)	(797.0)	(458.4)	(79.8)	344.5	808.7	604.6
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Water Distribution: Non-Residential: Non: Inflated	\$5,031.9	\$0.0	\$0.0	\$571.2	\$571.2	\$571.2	\$571.2	\$571.2	\$1,169.2	\$1,169.2
Water Distribution: Non-Residential: Inflated	\$5,031.9	\$0.0	\$0.0	\$606.2	\$618.3	\$630.7	\$643.3	\$656.2	\$1,369.9	\$1,397.3
NEW RESIDENTIAL DEVELOPMENT										
- New Building GFA - square metres	25,335	25,870	26,260	26,836	24,549	24,880	25,270	25,610	26,096	18,579
REVENUE										
- DC Receipts: Inflated	\$947.8	\$987.2	\$1,022.1	\$1,065.4	\$994.1	\$1,027.6	\$1,064.6	\$1,100.5	\$1,143.8	\$830.6
INTEREST										
- Interest on Opening Balance	\$41.7	(\$163.0)	(\$116.7)	(\$65.9)	(\$43.8)	(\$25.2)	(\$4.4)	\$12.1	\$28.3	\$21.2
- Interest on In-year Transactions	(\$112.3)	\$17.3	\$17.9	\$8.0	\$6.6	\$6.9	\$7.4	\$7.8	(\$6.2)	(\$15.6)
TOTAL REVENUE	\$877.2	\$841.5	\$923.3	\$1,007.5	\$956.8	\$1,009.3	\$1,067.6	\$1,120.3	\$1,165.9	\$836.2
CLOSING CASH BALANCE	(\$2,963.1)	(\$2,121.6)	(\$1,198.3)	(\$797.0)	(\$458.4)	(\$79.8)	\$344.5	\$808.7	\$604.6	\$43.5

	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
WATER DISTRIBUTION: NON-RESIDENTIAL										
OPENING CASH BALANCE (\$000)	43.5	(535.3)	(1,147.3)	(1,795.1)	(1,831.1)	(1,539.2)	(1,208.3)	(840.7)	(433.8)	
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Water Distribution: Non-Residential: Non: Inflated	\$1,169.2	\$1,169.2	\$1,169.2	\$680.1	\$387.7	\$387.7	\$387.7	\$387.7	\$387.7	\$16,352.8
Water Distribution: Non-Residential: Inflated	\$1,425.3	\$1,453.8	\$1,482.8	\$879.8	\$511.6	\$521.8	\$532.2	\$542.9	\$553.7	\$18,857.7
NEW RESIDENTIAL DEVELOPMENT										
- New Building GFA - square metres	18,870	19,065	19,260	19,455	18,180	18,475	18,670	18,865	18,905	419,030
REVENUE										
- DC Receipts: Inflated	\$860.5	\$886.8	\$913.8	\$941.5	\$897.4	\$930.2	\$958.8	\$988.2	\$1,010.1	\$18,571.0
INTEREST										
- Interest on Opening Balance	\$1.5	(\$28.4)	(\$63.1)	(\$98.7)	(\$100.7)	(\$84.7)	(\$66.5)	(\$46.2)	(\$23.9)	(\$827.4)
- Interest on In-year Transactions	(\$15.5)	(\$15.6)	(\$15.6)	\$1.1	\$6.8	\$7.1	\$7.5	\$7.8	\$8.0	(\$70.8)
TOTAL REVENUE	\$846.5	\$841.8	\$835.0	\$843.8	\$803.4	\$852.7	\$899.8	\$949.8	\$994.2	\$17,672.8
CLOSING CASH BALANCE	(\$535.3)	(\$1,147.3)	(\$1,795.1)	(\$1,831.1)	(\$1,539.2)	(\$1,208.3)	(\$840.7)	(\$433.8)	\$66.6	

2013 Adjusted Charge Per Square Meter	\$	37.41
Other Projects not in Cash Flow - Per Square Meter	\$	1.06
Total 2013 Adjusted Charge Per Square Meter	\$	38.47

Allocation of Capital Program	
Residential Sector	65.8%
Non-Residential Sector	34.2%
Rates for 2014	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX D
TABLE 6
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - WASTEWATER COLLECTION

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)					Net DC Recoverable To Build-Out
				Gross Cost	Grants and Subsidies	Benefit to Existing and Local Shares	Post Period Benefit		
A3-1	Industrial Parkway to Church Street Pumping Station (Unfunded share of trunk sanitary sewer)		2013 - 2013	\$562,000	\$0	0%	\$0	\$0	\$562,000
A3-2	King Street - Beattie Avenue to Industrial Parkway	450 m - 250 mm diameter		\$0	\$0	0%	\$0	\$0	\$0
A3-3	8th Avenue - Ernest Cumberland School to Industrial Parkway	500 m - 250 mm diameter	2013 - 2013	\$248,966	\$0	0%	\$0	\$0	\$248,966
A3-4	Twin Forcemain From Church Street Lift Station to Industrial Road (with additional pump and impeller replacement)		2021 - 2025	\$492,800	\$0	0%	\$0	\$0	\$492,800
A3-7	Trunk Sewer in Catchment A	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$877,500	\$0	0%	\$0	\$877,500	\$0
A3-8	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29. Catchment C & D Sewer on Mackenzie Pioneer Road	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$1,149,500	\$0	0%	\$0	\$1,149,500	\$0
A3-9	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29. Catchment B Sewer on 14th Concession	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$765,700	\$0	0%	\$0	\$31,830	\$753,870
A3-10	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29. Catchment C & D Sewer on C.W. Leach Road	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$359,400	\$0	0%	\$0	\$0	\$359,400
A3-11	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29. Pumping Station B	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$1,567,000	\$0	0%	\$0	\$0	\$1,567,000
A3-12	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29. Catchment B Forcemain	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$133,700	\$0	0%	\$0	\$0	\$133,700
A3-13	Pumping Station C/D	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$2,105,000	\$0	0%	\$0	\$0	\$2,105,000
A3-14	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29. Catchment C/D Forcemain	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$186,300	\$0	0%	\$0	\$0	\$186,300
A3-15	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29. Twin Forcemain from Pump Station C/D	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$626,800	\$0	0%	\$0	\$0	\$626,800
A3-16	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29. Gravity Sewer on Theatre Road	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$288,200	\$0	0%	\$0	\$0	\$288,200
	Identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29.				\$0	0%	\$0	\$0	\$0

APPENDIX D
 TABLE 6
 TOWN OF NEW TECUMSETH
 GROWTH-RELATED CAPITAL PROGRAM - WASTEWATER COLLECTION

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)					Net DC Recoverable To Build-Out
				Gross Cost	Grants and Subsidies	Benefit to Existing and Local Shares	Post Period Benefit		
A3-17	Catchment on C Sewer on County Road 10 identified in January 2008 Master Servicing Plan prepared by Stantec for OPA 29.	(See Map Accompanying OPA 29 Master Plan)	2021 - 2031	\$285,200	\$0	0%	\$0	\$0	\$288,200
A3-18	Sanitary pump station No. 1 south half of Belterra development	Belterra Estates Development, Master Servicing Report, Dec 2011	2013 - 2013	\$2,100,000	\$0	0%	\$0	\$0	\$2,100,000
A3-19	Sewage Forcemain, 200mm, on 14th Line from PS#1 to Regional WWTP	Belterra Estates Development, Master Servicing Report, Dec 2011	2013 - 2013	\$920,000	\$0		\$0	\$0	\$920,000
A3-20	Sewage Forcemain, 300mm, on 14th Line from PS#1 to Regional WWTP	Belterra Estates Development, Master Servicing Report, Dec 2011	2013 - 2013	\$1,244,100	\$0		\$0	\$0	\$1,244,100
A3-21	Upgrade Pumps within SPS #1 - Phase 2	Belterra Estates Development, Master Servicing Report, Dec 2011	2021 - 2025	\$208,000	\$0		\$0	\$0	\$208,000
A3-22	Belterra Sanitary Pump Station #2, north half of development	Belterra Estates Development, Master Servicing Report, Dec 2011	2021 - 2025	\$1,815,700	\$0		\$0	\$0	\$1,819,700
A3-23	Upgrade Pumps within SPS #1 - Phase 4	Belterra Estates Development, Master Servicing Report, Dec 2011	2021 - 2025	\$415,900	\$0		\$0	\$0	\$415,900
A3-24	Upgrade Pumps within SPS #2	Belterra Estates Development, Master Servicing Report, Dec 2011	2021 - 2025	\$415,900	\$0		\$0	\$0	\$415,900
A3-25	Upgrade Industrial Parkway Sanitary Pumping Station	Increase pumping capacity of station to accommodate flows from residential and industrial catchment area. Includes design study and facility upgrades.	2016 - 2020	\$231,000	\$0		\$0	\$0	\$231,000
B3-1	Beeton Wastewater Infrastructure Improvements	Construct equalization tanks and improvements to the Beeton Wastewater Pumping Station as part of Tottenham WWTP Decommissioning incl exp. For OPA 31	2016 - 2020	\$2,600,000	\$0	0%	\$0	\$0	\$2,600,000
B3-2	Nature of project changed as per R.J. Burnside March 29/12 and B. Holly e-mail of Sept. 27/12 Forcemain - Beeton to Regional WWTP			\$0	\$0	0%	\$0	\$0	\$0
B3-3	Project removed as per R.J. Burnside March 29/12 and B. Holly e-mail of Sept. 27/12 Replace existing Julia St sewer (Danielle Dr to DiPoe Subdivision) (This project has not been identified in OPA 31 MSP as required to service the larger development area)			\$0	\$0	0%	\$0	\$0	\$0
B3-4	Replace existing Danielle Dr sewer (Julia St to proposed local road)			\$0	\$0	0%	\$0	\$0	\$0
B3-5	Phases 1A and 1B of Dayfoot Street Trunk Sanitary Sewer Lilly Street East to Main Street West (R.J. Burnside Cost Estimate December 2013)		2016 - 2020	\$2,975,000	\$0	0%	\$0	\$0	\$2,975,000
B3-6	55 m - 200 mm diameter sanitary sewer from Centre Street and Maple Avenue south along Centre Street to the SE development area		2016 - 2021	\$86,000	\$0	0%	\$0	\$0	\$86,000
B3-7	Phase 2 of Dayfoot Street Trunk Sanitary Sewer Prospect to south limit of Tecumseth Street (R.J. Burnside Cost Estimate December 2013)		2021 - 2025	\$2,282,000	\$0	0%	\$0	\$0	\$2,282,000
T3-1	DC Credit Agreement cost recovery - Tottenham Wastewater Infrastructure. As per By-law 2001-35 - "Arvida Agreement"	Outstanding Credit Agreement Owing Index Factor from January 1, 2004 to Third Qtr 2012	2013 - 2013 2013 - 2013	\$1,696,089 \$711,509	\$0 \$0	0% 0%	\$0 \$0	\$0 \$0	\$1,696,089 \$711,509
T3-3	Forcemain - Six Nights Development (Per Tottenham Secondary Plan Development Charges Background Study - Jan. 2003)	150 mm forcemain (Changed to 200 m - 100 mm diameter forcemain as per Jan. 2008 Tottenham Secondary Plan Update, prepared by MacViro.)	2018 - 2020	\$28,050	\$0	0%	\$0	\$0	\$28,050

APPENDIX D
TABLE 6
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - WASTEWATER COLLECTION

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Anticipated Timing	Estimated Project Costs (2012\$)				Net DC Recoverable To Build-Out
				Gross Cost	Grants and Subsidies	Benefit to Existing and Local Shares	Post Period Benefit	
T3-4	Satellite Pumping Station in Six Nights Development (Per Tottenham Secondary Plan Development Charges Background Study - Jan. 2003)	To service 40 lots	2018 - 2020	\$657,480	\$0	0%	\$0	\$657,480
T3-5	Mill Street Sewage Force Main (Mill Street Route) (Based on tendered costs)	350 mm diameter force main (Changed to 2500 m - 450 mm diameter force main as per Jan. 2008 Tottenham Secondary Plan Update, prepared by MacViro.)	2013 - 2013	\$3,178,326	\$0	0%	\$0	\$3,178,326
T3-5a	McGahay Street Sanitary Sewer Lift Station (Based on engineer's estimates)	Enlarge and deepen trunk sewer through Ballymore property	2013 - 2013	\$227,000	\$0	0%	\$0	\$227,000
T3-6	Mill Street Wastewater Pump Station (Based on tendered costs)		2013 - 2013	\$4,107,298	\$0	0%	\$0	\$4,107,298
T3-6a	Decommissioning of Wastewater Pump Station	Decommissioning of existing pumping station (Boulevard, Arvida, and Eastern). Offline as Mill Street PS is completed.	2016 - 2020	\$300,000	\$0	0%	\$0	\$300,000
SAC AWW-1	Northeast Subtrunk (Maitany Lands) Deepen Sewer & Enlarge in Northeast Sector plus force main to STP Lift Station at Allison STP Land for Lift Station	Complete and fully funded as the final phase of the Maitany subdivision is built and all the credits for the work have been issued.		\$0	\$0	0%	\$0	\$0
SAC AWW-2	Northwest Subtrunk (River Edge) Enlarge Local Sanitary Sewer through River Edge Phase II for Nelson Lands New Force Main from Oak Street Pumping Station to River Edge Phase II Enlarge Local Sanitary Sewer through River Edge Phase I Trunk Sanitary Sewer on Boyne Street	350m - 150mm dia FM Works completed and fully funded Works completed and fully funded	2013 - 2013 2013 - 2013 2016 - 2020 2013 - 2013 2013 - 2013	\$15,300 \$15,300 \$273,800 \$0 \$0	\$0 \$0 \$0 \$0 \$0	0% 0% 0% 0% 0%	\$0 \$0 \$0 \$0 \$0	\$15,300 \$15,300 \$273,800 \$0 \$0
SAC AWW-	Enlarging Local Sanitary Sewer through Schickedanz - South Sector Subtrunk		2013 - 2013	\$30,800	\$0	0%	\$0	\$30,800
TOTAL WASTEWATER COLLECTION SYSTEM				\$36,309,618	\$0	\$0	\$2,158,830	\$34,150,788

APPENDIX D
TABLE 7
TOWN OF NEW TECUMSETH
GROWTH-RELATED CAPITAL PROGRAM - WASTEWATER TREATMENT AND RELATED

NO.	PROJECT DESCRIPTION	PROJECT DETAILS	Estimated Project Costs (2008\$)			Net DC Recoverable To 2031	
			Gross Cost	Grants and Subsidies	Benefit to Existing and Post Period (Beyond 2031)		Net Growth-Related
A3-5a	Regional WWTP Expansion to 11,400 m ³ /day Construction Cost Financing Cost	See Table 8, added capacity 6,337 m ³ /day See Note 1	\$53,735,832 \$16,843,000	(included in BTE)	\$ 22,401,832 \$ 4,363,613	\$ 31,334,000 \$ 12,479,387	\$ 31,334,000 \$ 12,479,387
A3-5b1	Additional Regional WWTP Expansion to 18,918 m ³ /day (was 23,000) Construction Cost Financing Cost (based on 75% of Works requiring debenture)	Capacity added: 7,518 m ³ /day See Note 2 See Note 1	\$36,838,000 \$14,851,000		\$ - \$ -	\$ 36,838,000 \$ 14,851,000	\$ 36,838,000 \$ 14,851,000
A3-5b	Additional Regional WWTP Expansion to 23,000 m ³ /day Construction Cost Financing Cost (based on 75% of Works requiring debenture)	Capacity consider beyond current planning period See Note 2 Capacity added: 4,082 m ³ /day TBD and included in subsequent DC Studies	\$20,002,000 \$0		\$ 20,002,000 \$ -	\$ - \$ -	\$ - \$ -
A3-6	Alliston WWTP Upgrades	Headwork and biosolids PS upgrades to address additional flow and odour control. Study and work plan to reduce ammonia levels as per 2011 Wastewater EA Addendum.	\$3,443,629		\$0	\$ 3,443,629	\$ 3,443,629
T3-2	Tottenham Wastewater Infrastructure Was \$10,363,000	Decommission existing WWTP, new Industrial Road PS modifications and Foremain from Ind. PS to Beeton PS	REMOVED		\$0	\$ -	\$ -
T3-3a	Tottenham WWTP Preferred alternative in 2011 Wastewater EA Addendum Report (TS 2011-11)	Lagoon site preparation and fill works	\$1,633,424		\$0	\$ 1,633,424	\$ 1,633,424
T3-3b	Tottenham WWTP Preferred alternative in 2011 Wastewater EA Addendum Report (TS 2011-11)	Treatment plant construction	\$25,266,576		\$0	\$ 25,266,576	\$ 25,266,576
T3-3c	Tottenham WWTP Preferred alternative in 2011 Wastewater EA Addendum Report (TS 2011-11)	Financing Cost (see Note 1)				\$14,459,366	\$14,459,366
NEW	Additional Projects I&I reduction and Phosphorus offset strategy	Source: Table 4.4 B. Holly	\$2,200,000		\$0	\$ 2,200,000	\$ 2,200,000
TOTAL WASTEWATER TREATMENT			\$174,813,461		\$46,767,445	\$142,505,381	\$142,505,381

Notes:

- Financing is for the Net DC Recoverable Share and is based on the following long-term borrowing assumptions:

Amortization Period	20	Debt Factor	0.076876	Interest Rate	0.537523
Financing Rate	4.50%				
- Additional Regional WWTP capacity based on Alliston Industrial/Commercial Secondary Plan Master Servicing Plan, Stantec, April 2007.
 Sewage Treatment capacity needs to 2031, section 5.4 page 5.7 and 5.8.
 Regional WWTP Capacity after A3-5a Expansion:

2031 Regional WWTP Capacity Required	11,400 m ³ /day
Additional Capacity for A3-5b	23,000 m ³ /day
Cost of Added Capacity:	11,600 m ³ /day
Total Cost	\$4,500 /m ³ /day (Source: AINLEY)
Cost Per Cubic Metre	\$52,200,000
Cost Per Cubic Metre in 2012\$	\$4,900
- Regional Capacity to be added:

Project A3-5a	6,337 m ³ /day
Project A3-5b	11,600 m ³ /day
Total	17,937 m ³ /day

CALCULATION OF COST PER CUBIC METRE

Total Cost of Works	\$142,505,381
Capacity Served to 2031	18,528
Cost Per Cubic Metre	\$7,691

RESIDENTIAL CHARGES - COST PER CAPITA

Wastewater Flow Per Capita (m ³ /day)	0.375
Wastewater Treatment Cost Per Capita	\$2,884

NON-RESIDENTIAL CHARGES - COST PER SQUARE METRE OF GFA

Wastewater Flow Per Square Metre of GFA (m ³ /day)	0.009
Wastewater Treatment Cost Per Square Metre of GFA	\$71.78



APPENDIX D
TABLE 8

TOWN OF NEW TECUMSETH
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WASTEWATER SERVICE - 2013 TO ULTIMATE

Ultimate Year Growth in Population in New Units	20,052
Employment Growth	5,978
Ultimate Growth in Square Meters	419,030

Wastewater Service	Growth-Related Capital Forecast						Residential Share \$000	Non-Residential Share \$000	
	Total (Net of Grants/ Subsidies) (\$000)	Prior Growth (\$000)	Benefit to Existing Share (\$000)	Pre-Built Service (Calculated Oversizing) (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share			
						%			%
WASTEWATER COLLECTION SYSTEM									
Projects	\$36,309.62	\$0.00	\$0.00	\$2,158.83	\$34,150.79	65.8%	\$22,466.04	\$11,684.75	
Outstanding Credit Agreement Recovery	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	65.8%	\$65.78	\$34.22	
Internal Administration Cost Recovery	\$683.02	\$0.00	\$0.00	\$0.00	\$683.02	65.8%	\$449.32	\$233.70	
Available Reserve Fund Adjustment - Prior Growth Share	\$0.00	\$1,034.03	\$0.00	\$0.00	(\$1,034.03)	65.8%	(\$680.23)	(\$353.79)	
TOTAL WASTEWATER COLLECTION SYSTEM	\$37,092.64	\$1,034.03	\$0.00	\$2,158.83	\$33,899.78		\$22,300.91	\$11,598.87	
Residential Charge Per Capita									
Wastewater Collection (above)							\$1,112.15		
Wastewater Treatment							\$2,884.13		
Total Residential Charge Per Capita							\$3,996.28		
Non-Residential Charge Per Square Metre									
Wastewater Collection (above)								\$27.68	
Wastewater Treatment								\$71.78	
Total Non-Residential Charge Per Square Metre								\$99.46	

APPENDIX D
TABLE 9

TOWN OF NEW TECUMSETH
WATER SERVICE - DISTRIBUTION
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
WASTEWATER COLLECTION: RESIDENTIAL										
OPENING CASH BALANCE (\$000)	680.2	(8,293.3)	(7,553.5)	(6,737.3)	(6,762.6)	(6,775.5)	(6,779.6)	(6,767.9)	(6,740.5)	(6,845.4)
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Wastewater Collection: Residential: Non: Inflated	\$9,905.0	\$0.0	\$0.0	\$848.8	\$848.8	\$999.1	\$999.1	\$999.1	\$1,128.0	\$1,118.6
Wastewater Collection: Residential: Inflated	\$9,905.0	\$0.0	\$0.0	\$900.8	\$918.8	\$1,103.1	\$1,125.2	\$1,147.7	\$1,321.6	\$1,336.8
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	919	922	931	935	940	1,062	1,068	1,073	1,081	1,090
REVENUE										
- DC Receipts: Inflated	\$1,148.5	\$1,175.3	\$1,210.5	\$1,240.1	\$1,271.6	\$1,465.4	\$1,503.2	\$1,540.4	\$1,582.9	\$1,628.0
INTEREST										
- Interest on Opening Balance	\$23.8	(\$456.1)	(\$415.4)	(\$370.6)	(\$371.9)	(\$372.7)	(\$372.9)	(\$372.2)	(\$370.7)	(\$376.5)
- Interest on In-year Transactions	(\$240.8)	\$20.6	\$21.2	\$5.9	\$6.2	\$6.3	\$6.6	\$6.9	\$4.6	\$5.1
TOTAL REVENUE	\$931.5	\$739.7	\$816.2	\$875.5	\$905.8	\$1,099.1	\$1,136.9	\$1,175.0	\$1,216.7	\$1,256.6
CLOSING CASH BALANCE	(\$8,293.3)	(\$7,553.5)	(\$6,737.3)	(\$6,762.6)	(\$6,775.5)	(\$6,779.6)	(\$6,767.9)	(\$6,740.5)	(\$6,845.4)	(\$6,925.6)

	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
WASTEWATER COLLECTION: RESIDENTIAL										
OPENING CASH BALANCE (\$000)	(6,925.6)	(6,894.3)	(6,875.0)	(6,866.1)	(5,884.8)	(4,845.8)	(3,743.0)	(2,571.3)	(1,329.0)	-
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Wastewater Collection: Residential: Non: Inflated	\$1,118.6	\$1,118.6	\$1,118.6	\$377.3	\$377.3	\$377.3	\$377.3	\$377.3	\$377.3	\$22,466.0
Wastewater Collection: Residential: Inflated	\$1,363.5	\$1,390.8	\$1,418.6	\$488.0	\$497.8	\$507.8	\$517.9	\$528.3	\$538.8	\$25,010.7
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	1,161	1,147	1,135	1,128	1,114	1,102	1,091	1,079	1,074	20,052
REVENUE										
- DC Receipts: Inflated	\$1,768.7	\$1,782.4	\$1,799.0	\$1,823.6	\$1,837.0	\$1,853.6	\$1,871.8	\$1,888.2	\$1,917.1	\$30,307.3
INTEREST										
- Interest on Opening Balance	(\$380.9)	(\$379.2)	(\$378.1)	(\$377.6)	(\$323.7)	(\$266.5)	(\$205.9)	(\$141.4)	(\$73.1)	(\$5,981.7)
- Interest on In-year Transactions	\$7.1	\$6.9	\$6.7	\$23.4	\$23.4	\$23.6	\$23.7	\$23.8	\$24.1	\$5.1
TOTAL REVENUE	\$1,394.9	\$1,410.1	\$1,427.5	\$1,469.3	\$1,536.8	\$1,610.6	\$1,689.6	\$1,770.6	\$1,868.1	\$24,330.8
CLOSING CASH BALANCE	(\$6,894.3)	(\$6,875.0)	(\$6,866.1)	(\$6,884.8)	(\$4,845.8)	(\$3,743.0)	(\$2,571.3)	(\$1,329.0)	\$0.3	-

2013 Adjusted Charge Per Capita	\$ 1,249.77
Other Projects not in Cash Flow - Per Capita	\$ 25.69
Total 2013 Adjusted Charge Per Capita	\$ 1,275.46

Allocation of Capital Program	
Residential Sector	65.8%
Non-Residential Sector	34.2%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX D
TABLE 10

TOWN OF NEW TECUMSETH
WATER SERVICE - DISTRIBUTION
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
WASTEWATER: NON-RESIDENTIAL										
OPENING CASH BALANCE (\$000)	353.8	(4,146.0)	(3,568.2)	(2,930.2)	(2,698.5)	(2,521.8)	(2,405.5)	(2,264.3)	(2,098.0)	(1,979.1)
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Wastewater: Non-Residential: Non- Initiated	\$5,151.7	\$0.0	\$0.0	\$441.5	\$441.5	\$519.7	\$519.7	\$519.7	\$586.7	\$581.8
Wastewater: Non-Residential: Initiated	\$5,151.7	\$0.0	\$0.0	\$468.5	\$477.9	\$573.7	\$585.2	\$596.9	\$667.4	\$695.3
NEW RESIDENTIAL DEVELOPMENT										
- New Building GFA - square metres	25,335	25,870	26,260	26,836	24,549	24,880	25,270	25,610	26,096	18,579
REVENUE										
- DC Receipts: Initiated	\$760.3	\$791.9	\$819.9	\$854.6	\$797.4	\$824.4	\$854.0	\$882.8	\$917.6	\$666.3
INTEREST										
- Interest on Opening Balance	\$12.4	(\$228.0)	(\$196.3)	(\$161.2)	(\$148.4)	(\$138.7)	(\$132.3)	(\$124.5)	(\$115.4)	(\$108.9)
- Interest on In-year Transactions	(\$120.8)	\$13.9	\$14.3	\$6.8	\$5.6	\$4.4	\$4.7	\$5.0	\$4.0	(\$0.8)
TOTAL REVENUE	\$651.9	\$577.7	\$638.0	\$700.2	\$654.6	\$690.1	\$726.4	\$763.3	\$806.2	\$556.7
CLOSING CASH BALANCE	(\$4,146.0)	(\$3,588.2)	(\$2,930.2)	(\$2,698.5)	(\$2,521.8)	(\$2,405.5)	(\$2,264.3)	(\$2,098.0)	(\$1,979.1)	(\$2,117.8)

	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
WASTEWATER: NON-RESIDENTIAL										
OPENING CASH BALANCE (\$000)	(2,117.8)	(2,253.6)	(2,389.9)	(2,526.3)	(2,155.0)	(1,804.5)	(1,413.2)	(982.3)	(509.4)	-
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Wastewater: Non-Residential: Non- Initiated	\$581.8	\$581.8	\$581.8	\$196.2	\$196.2	\$196.2	\$196.2	\$196.2	\$196.2	\$11,684.7
Wastewater: Non-Residential: Initiated	\$709.2	\$723.4	\$737.8	\$253.8	\$258.9	\$264.1	\$269.4	\$274.8	\$280.3	\$13,008.2
NEW RESIDENTIAL DEVELOPMENT										
- New Building GFA - square metres	18,870	19,065	19,260	19,455	18,180	18,475	18,670	18,865	18,905	419,030
REVENUE										
- DC Receipts: Initiated	\$690.3	\$711.4	\$733.0	\$755.3	\$719.9	\$746.2	\$769.2	\$792.7	\$810.3	\$14,897.5
INTEREST										
- Interest on Opening Balance	(\$116.5)	(\$124.0)	(\$131.4)	(\$138.9)	(\$118.5)	(\$99.2)	(\$77.7)	(\$54.0)	(\$28.0)	(\$2,229.6)
- Interest on In-year Transactions	(\$0.5)	(\$0.3)	(\$0.1)	\$8.8	\$8.1	\$8.4	\$8.7	\$9.1	\$9.3	(\$11.5)
TOTAL REVENUE	\$573.3	\$587.1	\$601.4	\$625.1	\$609.4	\$655.4	\$700.2	\$747.7	\$791.6	\$12,656.4
CLOSING CASH BALANCE	(\$2,253.6)	(\$2,389.9)	(\$2,526.3)	(\$2,155.0)	(\$1,804.5)	(\$1,413.2)	(\$982.3)	(\$509.4)	\$1.9	-

2013 Adjusted Charge Per Square Meter	\$	30.01
Other Projects not in Cash Flow - Per Square Meter	\$	0.64
Total 2013 Adjusted Charge Per Square Meter	\$	30.65

Allocation of Capital Program	
Residential Sector	65.8%
Non-Residential Sector	34.2%
Rates for 2013	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX E

RESERVE FUND BALANCES

APPENDIX E

DEVELOPMENT CHARGES RESERVE FUNDS UNCOMMITTED BALANCES

The *Development Charges Act* 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 opening balances of the development charges reserve funds as at December 31, 2012 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, 2012 total reserve fund balance was just over \$7.16 million and of this balance, \$9.82 million is committed to capital projects in the 2013 budget. This results in a negative reserve fund balance of \$2.65 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 charge calculation and the cash flow analysis.

**APPENDIX E
TABLE 1**

**TOWN OF NEW TECUMSETH
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2012**

Service	Reserve Fund Balance as at Dec. 31, 2012	2013 Capital Budget Draws	Uncommitted Reserve Funds
Library Board	\$990,079	(\$55,400)	\$934,679
Fire Rescue	\$762,530	(\$86,766)	\$675,764
Joint Police Services	\$75,023	(\$709)	\$74,314
Parks And Recreation	\$2,243,836	(\$715,131)	\$1,528,705
Public Works	\$227,837	(\$123,300)	\$104,537
General Government	(\$46,044)	(\$28,569)	(\$74,613)
Roads And Related	(\$1,600,948)	(\$1,835,480)	(\$3,436,428)
Water Service	\$3,482,707	(\$1,706,318)	\$1,776,389
Wastewater Service	\$1,034,026	(\$5,270,216)	(\$4,236,190)
Total Development Charge Reserves	\$7,169,046	(\$9,821,889)	(\$2,652,843)

APPENDIX F

LONG-TERM CAPITAL AND OPERATING IMPACTS

APPENDIX F
TABLE 1

TOWN OF NEW TECUMSETH
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2012 dollars)

	Net Cost (in 2012\$)	Estimated Operating Costs (\$000)																							
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022														
Library Services																									
- Additional Library Space	\$65	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0	\$325.0		
Fire Services																									
- Station #3 Expansion	\$27	\$40.5	\$645.5	\$40.5	\$40.5	\$40.5	\$40.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	\$645.5	
- New Station #4	\$55	\$0.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	\$605.0	
Police Services - New Tecumseth Share																									
- Based on Historical Operating Expenditures	\$300	\$112.5	\$225.0	\$337.5	\$450.0	\$562.5	\$690.0	\$817.5	\$945.0	\$1,072.5	\$1,200.0	\$1,327.5	\$1,455.0	\$1,582.5	\$1,710.0	\$1,837.5	\$2,000.0	\$2,162.5	\$2,325.0	\$2,487.5	\$2,650.0	\$2,812.5	\$2,975.0	\$3,137.5	
Parks and Recreation																									
- Beeton Recreation Facility	\$20	\$0.0	\$0.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0
- Tottenham Expansion	\$20	\$0.0	\$0.0	\$0.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0	\$140.0
- NTRC Expansion	\$25	\$0.0	\$0.0	\$0.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0
Public Works																									
- Buildings	\$10	\$17.0	\$34.0	\$51.0	\$150.0	\$235.0	\$320.0	\$405.0	\$490.0	\$575.0	\$660.0	\$745.0	\$830.0	\$915.0	\$1,000.0	\$1,085.0	\$1,170.0	\$1,255.0	\$1,340.0	\$1,425.0	\$1,510.0	\$1,595.0	\$1,680.0	\$1,765.0	\$1,850.0
- Fleet	\$0.10	\$17.0	\$34.0	\$51.0	\$68.0	\$85.0	\$102.0	\$119.0	\$136.0	\$153.0	\$170.0	\$187.0	\$204.0	\$221.0	\$238.0	\$255.0	\$272.0	\$289.0	\$306.0	\$323.0	\$340.0	\$357.0	\$374.0	\$391.0	\$408.0
ROADS AND RELATED																									
- Development-Related Roads Infrastructure	\$275	\$103.1	\$206.3	\$309.4	\$412.5	\$515.6	\$632.5	\$749.4	\$866.3	\$983.1	\$1,100.0	\$1,216.9	\$1,333.8	\$1,450.7	\$1,567.6	\$1,684.5	\$1,801.4	\$1,918.3	\$2,035.2	\$2,152.1	\$2,269.0	\$2,385.9	\$2,502.8	\$2,619.7	\$2,736.6
TOTAL ESTIMATED OPERATING COSTS		\$273.1	\$1,110.7	\$1,843.4	\$3,866.0	\$4,423.6	\$4,685.0	\$4,946.3	\$5,207.7	\$5,469.1	\$5,730.4	\$6,000.0	\$6,261.3	\$6,522.6	\$6,783.9	\$7,045.2	\$7,306.5	\$7,567.8	\$7,829.1	\$8,090.4	\$8,351.7	\$8,613.0	\$8,874.3	\$9,135.6	\$9,396.9



**APPENDIX F
TABLE 2 - PAGE 1
TOWN OF NEW TECUMSETH
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2013 (\$000)	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	TOTAL (\$000)
LIBRARY BOARD											
Total Net Cost (1)	113.9	108.9	108.9	108.9	1,613.9	108.9	108.9	108.9	108.9	108.9	2,599.3
Net Cost From Development Charges (2)	92.9	92.9	92.9	92.9	512.8	92.9	92.9	92.9	92.9	92.9	1,349.3
Net Cost From Non-DC Sources	21.0	16.0	16.0	16.0	1,101.2	16.0	16.0	16.0	16.0	16.0	1,250.0
- Discount Portion (3)	11.4	10.9	10.9	10.9	161.4	10.9	10.9	10.9	10.9	10.9	259.9
- Available DC Reserves (4)	9.6	5.1	5.1	5.1	939.8	5.1	5.1	5.1	5.1	5.1	990.1
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2022 Development (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)	528.7	4,545.4	204.2	218.8	55.0	37.9	5.0	5.0	5.0	55.0	5,660.0
Net Cost From Development Charges (2)	5.0	4,200.4	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	4,245.4
Net Cost From Non-DC Sources	523.7	345.1	199.2	213.8	50.0	32.9	0.0	0.0	0.0	50.0	1,414.7
- 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
- Available DC Reserves (4)	523.7	238.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	762.5
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2022 Development (5)	0.0	106.2	199.2	213.8	50.0	32.9	0.0	0.0	0.0	50.0	652.1
JOINT POLICE SERVICES											
Total Net Cost (1)	0.7	0.0	11.9	23.9	0.0	35.8	35.8	35.8	35.8	35.8	215.4
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	33.0	35.8	35.8	35.8	140.3
Net Cost From Non-DC Sources	0.7	0.0	11.9	23.9	0.0	35.8	2.8	0.0	0.0	0.0	75.0
- 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
- Available DC Reserves (4)	0.7	0.0	11.9	23.9	0.0	35.8	2.8	0.0	0.0	0.0	75.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2022 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PARKS AND RECREATION											
Total Net Cost (1)	3,916.3	1,461.8	15,033.4	21,656.1	680.0	535.0	561.3	588.9	364.5	8,705.4	53,502.8
Net Cost From Development Charges (2)	1,251.7	1,284.6	5,230.3	2,734.6	574.3	441.4	462.4	484.5	254.2	2,189.2	14,907.1
Net Cost From Non-DC Sources	2,664.6	177.2	9,803.1	18,921.6	105.6	93.6	98.9	104.4	110.3	6,516.3	38,595.6
- Discount Portion (3)	349.5	102.0	820.0	2,117.0	17.0	0.0	0.0	0.0	0.0	0.0	3,405.5
- Available DC Reserves (4)	2,243.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,243.8
- Replacement & Benefit to Existing	71.2	75.2	6,449.8	83.9	88.6	93.6	98.9	104.4	110.3	2,634.3	9,810.4
- For Post 2022 Development (5)	0.0	0.0	2,533.4	16,720.6	0.0	0.0	0.0	0.0	0.0	3,881.9	23,135.9

Notes: (1) For total development-related capital program 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 development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).
 (5) Post 2021 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required



**APPENDIX F
TABLE 2 - PAGE 2
TOWN OF NEW TECUMSETH
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2013 (\$000)	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	TOTAL (\$000)
PUBLIC WORKS											
Total Net Cost (1)	173.7	173.7	173.7	4,573.7	173.7	173.7	173.7	173.7	173.7	173.7	6,136.5
Net Cost From Development Charges (2)	150.9	150.9	150.9	2,137.2	150.9	150.9	150.9	150.9	150.9	150.9	3,495.0
Net Cost From Non-DC Sources	22.8	22.8	22.8	2,436.4	22.8	22.8	22.8	22.8	22.8	22.8	2,641.5
- 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
- Available DC Reserves (4)	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	227.8
- Replacement & Benefit to Existing	0.0	0.0	0.0	1,466.7	0.0	0.0	0.0	0.0	0.0	0.0	1,466.7
- For Post 2022 Development (5)	0.0	0.0	0.0	947.0	0.0	0.0	0.0	0.0	0.0	0.0	947.0
GENERAL GOVERNMENT											
Total Net Cost (1)	186.5	530.0	0.0	60.0	60.0	60.5	60.0	0.0	60.0	0.0	1,017.0
Net Cost From Development Charges (2)	136.5	396.0	0.0	54.0	27.0	54.5	27.0	0.0	54.0	0.0	748.9
Net Cost From Non-DC Sources	50.1	134.0	0.0	6.0	33.0	6.1	33.0	0.0	6.0	0.0	268.1
- Discount Portion (3)	10.1	44.0	0.0	6.0	3.0	6.1	3.0	0.0	6.0	0.0	78.1
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	40.0	90.0	0.0	0.0	30.0	0.0	30.0	0.0	0.0	0.0	190.0
- For Post 2022 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL MUNICIPAL SERVICES											
Total Net Cost (1)	4,919.8	6,819.9	15,532.2	26,641.4	2,582.5	951.7	944.6	912.3	747.9	9,078.8	69,131.0
Net Cost From Development Charges (2)	1,637.0	6,124.8	5,479.2	5,023.7	1,269.9	744.6	771.2	769.0	592.8	2,473.8	24,886.1
Net Cost From Non-DC Sources	3,282.8	695.1	10,053.0	21,617.6	1,312.6	207.1	173.4	143.2	155.1	6,605.0	44,244.9
- Discount Portion (3)	370.9	156.9	830.9	2,133.9	181.4	16.9	13.9	10.9	16.9	10.9	3,743.5
- Available DC Reserves (4)	2,800.6	266.7	39.8	51.7	962.6	63.6	30.6	27.9	27.9	27.9	4,299.3
- Replacement & Benefit to Existing	111.2	165.2	6,449.8	1,550.6	118.6	93.6	128.9	104.4	110.3	2,634.3	11,467.1
- For Post 2022 Development (5)	0.0	106.2	2,732.6	17,881.4	50.0	32.9	0.0	0.0	0.0	3,931.9	24,735.1

Notes: (1) For total development-related capital program 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 development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).
 (5) Post 2021 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required



APPENDIX G

PROPOSED DRAFT BY-LAW

THE CORPORATION OF THE TOWN OF
NEW TECUMSETH

BY-LAW

Number 2013-XXX

"DEVELOPMENT CHARGE BY-LAW"

A By-Law with respect to development charges

WHEREAS section 2(1) of the *Development Charges Act*, S.O. 1997, c.27 (hereinafter called the Act) enables the Council of a municipality to pass By-Laws for the imposition of development charges against land within the municipality for increased capital costs required because of the need for municipal services arising from development in the area to which the By-Law applies;

AND WHEREAS the Council of The Corporation of the Town of New Tecumseth, at its meeting of July/August, 2013, approved a Study dated May 29, 2013, entitled Development Charges Background Study, Town of New Tecumseth, prepared by Hemson Consulting Limited in accordance with the directive of Council (including the Capital Program);

AND WHEREAS the Council has given Notice in accordance with Section 12 of the Act of its development charges proposal and held a public meeting on June 19, 2013;

AND WHEREAS the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting and provided a subsequent period for written communications to be made;

AND WHEREAS the Council has given said communications due consideration, has made any necessary revisions to the Town of New Tecumseth Development Charges Background Study as a result of those communications, and has determined that no further public meetings are required in respect of the Background Study and the Development Charge By-Law;

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AND WHEREAS the Council in approving the said report directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

NOW THEREFORE the Council of The Corporation of the Town of New Tecumseth enacts as follows:

1. In this By-Law,

DEFINITIONS

- (1) "Act" means the *Development Charges Act*, S.O. 1997, c.27, and definitions contained within this By-Law are for the purpose of assisting with the interpretation of this Act and By-Law only.
- (2) "accessory use" means a use of land, buildings or structures which is incidental and subordinate to the principal use of the lands and buildings.
- (3) "agricultural use" means lands, buildings or structures, excluding any portion thereof used as a dwelling unit, used or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities and any other activities customarily carried on in the field of agriculture.
- (4) "apartment unit" means any residential dwelling unit within a building containing four or more dwelling units where the residential units are connected by an interior corridor; or any dwelling unit in a building containing non-residential uses, other than a home occupation.
- (5) "bedroom" means a habitable room large enough to accommodate a sleeping arrangement including a den, study or other similar area, but does not include a living room, dining room or kitchen.
- (6) "benefiting area" means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service.
- (7) "board of education" means a board defined in subsection(1) of the *Education Act*.

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- (8) “Building Code Act” means the *Building Code Act*, R.S.O. 1990, c.B.-13, as amended.
- (9) “capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
- (a) to acquire land or an interest in land including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated future life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment, and materials acquired for circulation, reference or information purposes by
 - (iii) a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.44; and
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d);
 - (f) to complete the development charge background study under s.10;
 - (g) interest on money borrowed to pay for costs in (a) to (d);

required for the provision of services designated in this By-Law within or outside the municipality.

- (10) “council” means the Council of the municipality.
- (11) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment.
- (12) “development charge” means a charge imposed against land in the municipality under this By-Law.
- (13) “dwelling” or “dwelling unit” means any part of a building or structure with one or more habitable rooms designed or intended to be used as a domestic establishment in which one or more persons may sleep and in which sanitary facilities are provided for their exclusive use and a separate kitchen may or may not be provided. “Housing unit” shall have the same meaning as “dwelling unit” and where used in this By-Law or the Schedules to this By-Law, “housing” and “dwelling” shall be interchangeable.
- (14) “dwelling, single detached” means a separate building containing only one dwelling unit.

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- (15) “dwelling, semi-detached” means a separate building that is divided vertically and contains only two dwelling units each having two separate private ground level entrances.
- (16) “dwelling, row (house)” means one of a group of three or more attached single dwelling units, each having an independent entrance either directly from outside or through a common vestibule to which each unit’s access is provided by corridors, stairs or elevators.
- (17) “dwelling, other multiples” means all dwellings other than single detached dwellings, semi-detached dwellings and apartment units.
- (18) “farm” means an agricultural operation located on lands zoned for agriculture.
- (19) “front-end payment” means a payment made by an owner pursuant to a front-ending agreement to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed.
- (20) “front-ending agreement” means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefiting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or any combination thereof.
- (21) “gross floor area” means the sum total of the total areas of all floors in a building or structure, whether at, above, or below grade, measured between the exterior faces of the exterior walls of a the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:
- (a) includes the floor area of a mezzanine, atrium or air-supported structure, and the space occupied by interior wall partitions; and
 - (b) where a building or structure does not have any walls, the gross floor area of the building or structure shall be the total of the area of all floors, including the ground floor, that are directly beneath the roof of the building or structure.
- (22) “industrial” means a building used for or in connection with:
- (a) manufacturing, producing, processing, or distributing something; and

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- (b) research or development in connection with manufacturing, producing or processing something.
- (23) “local board” means a school board, public utility commission of the Town (excluding any hydro-electric utility), public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof.
- (24) “local services” means those services, facilities or things which are under the jurisdiction of the municipality and are within the boundaries of , abut or are necessary to connect lands to services and an application has been made in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, c.P.-13.
- (25) “municipality” means The Corporation of the Town of New Tecumseth.
- (26) “non-residential other than industrial use” (also referred to as “non-residential use”) means a building or structure used for other than a residential use or an industrial use.
- (27) “official plan” means the Official Plan now in force in the Town of New Tecumseth and any amendments thereto together with any subsequent Plan or Plans enacted for the Town planning area.
- (28) “owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- (29) “Planning Act” means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended.
- (30) “regulation” means any regulation made pursuant to the Act.
- (31) “residential use” means the use of a building or structure or part or parts thereof as a dwelling.
- (32) “rural areas” means those areas within the municipality which do not require municipal water and sanitary sewer services and are generally the areas outside of the community boundaries of Alliston, Beeton and Tottenham as shown in the Official Plan as amended.

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- (33) “services (or “service”) means those services designated in Schedule “A” to this By-Law or specified in an agreement made under Section 44 of the Act.
- (34) “services in lieu” means those services specified in an agreement made under Section 9 of this By-Law.
- (35) “servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality.
- (36) “urban areas” means those areas within the municipality which do require municipal water and sanitary sewer services and are generally the areas within the community boundaries of Alliston, Beeton and Tottenham as shown in the Official Plan as amended.

SCHEDULE OF DEVELOPMENT CHARGES

2.

- (1) Subject to the provisions of this By-Law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules “B” and “C”, which relate to the services set out in Schedule “A”.
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) In the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units.
- (b) In the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development.
- (c) In the case of industrial development, or the industrial portion of a mixed-use development, based upon the gross floor area of such development.
- (3) Council hereby determines that the development of land, buildings or structures for residential, non-residential and industrial uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule “A”.

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PHASE-IN OF DEVELOPMENT CHARGES

3. The residential and non-residential use development charges are imposed pursuant to this By-Law and phase-in of the development charges rates in Schedules "B" and "C" may be considered by Council.

APPLICABLE LANDS

- 4.
- (1) Subject to subsection (3), this By-Law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31.
 - (2) For the purpose of complying with section 6 of the Act;
 - (a) the area to which this By-Law applies shall be the area described in subsection 1 above.
 - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in a particular case and for determining the amount of the charge shall be as set forth in sections 5 through 10 of this By-Law.
 - (c) the rules for exemptions shall be as set forth in subsections (3) and (4) of Section 4 of this By-Law.
 - (d) the rules respecting redevelopment of land shall be as set forth in section 7 of this By-Law.
 - (3) This By-Law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) public hospitals, under the *Public Hospitals Act*;
 - (d) those portions of places of worship exempt from taxation under Section 3 of the *Assessment Act*;

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- (e) agricultural uses;
 - (f) a consent (boundary line adjustment) under Section 53 of the *Planning Act* where no new building lot is created;
 - (g) the relocation of a heritage building within the municipal boundaries;
 - (h) buildings and structures for publicly-funded post-secondary school educational institutions established pursuant to the *Ministry of College and Universities Act*, R.S.O. 1990, c.M19, as amended;
 - (i) buildings and structures of the New Tecumseth Improvement Society;
 - (j) buildings and structures with respect to any development that is for the sole purpose of data processing, posting and related services as defined by the North American Industry Classification (2002) System, consisting of classifications 5182, 51821, 52232, and 54151.
- (4) This By-Law shall apply to land owned and used for the following purposes at the rates hereinafter prescribed:
- (a) all permitted uses within the areas designated as “*Urban Commercial Core (UCC)*” in the Town’s comprehensive Zoning By-Law 96-103, or its successor, shall be exempt as to 75 % of the development charge otherwise payable for such permitted use under the said By-Law.

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

5.

- (1) This By-Law shall not apply to that category of exempt development described in subsection 2(3) of the *Development Charges Act, 1997*, and Section 2 of O.Reg. 82/98, namely:
 - (a) the enlargement of an existing dwelling unit;
 - (b) the creation of one or two additional dwelling units in an existing single detached house where the total residential gross floor

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area of the dwelling units created does not exceed the residential gross floor area of the existing dwelling unit prior to the enlargement; or

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

RULES WITH RESPECT TO AN "INDUSTRIAL" EXPANSION EXEMPTION

- 6.
 - (1) For the purposes of calculating development charges pursuant to section 2, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable is the following:
 - (a) if the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero; or
 - (b) if the gross floor area is enlarged by more than 50 per cent, development charges are payable on the amount by which the

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enlargement exceeds 50 per cent of the gross floor area before the enlargement.

- (2) For the purpose of this section, the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
- (3) In this section, for greater certainty in applying the exemption herein:
 - (a) the gross floor area of an existing industrial building is enlarged where there is a bona fide physical and functional increase in the size of the existing industrial building.
 - (b) for the purpose of determining any enlargement, the existing industrial building will be its gross floor area as of the date of passage of this By-Law (“original gross floor area”).
 - (c) the maximum exemption permitted during the term of this By-Law will be 50% of the original gross floor area irrespective of the number of enlargements or expansion of the gross floor area that take place over the course of the term of this By-Law so that any enlargement beyond 50% of the original gross floor area during the term of this By-Law will be subject to the development charge herein.
 - (d) An expansion must be attached to and a bona fide extension of the existing building and attached shall not mean or include a tunnel, bridge, passageway, shared below grade connection (whether by footing, foundation, passageway or otherwise), shared roof connection or shared parking facility.

RULES WITH RESPECT TO A SMALL/MEDIUM BUSINESS EXPANSION EXEMPTION

7.
 - (1) For the purposes of calculating development charges pursuant to Section 2, if a development includes the enlargement of the gross floor area of an existing building used for a small to medium sized business which building is 25,000 square feet or less in any of the zones set out in subsection (2), the amount of the development charge payable will be calculated as follows:

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- (a) if the gross floor area of the existing building is enlarged by 25% or less, the amount of the development charge in respect of the enlargement will be reduced by 75% of the development charge otherwise payable (the “exemption”); or
 - (b) if the gross floor area of the existing building is enlarged by more than 25%, the exemption will apply to the first 25% of the enlargement of the existing building and the full development charge will be payable on the amount by which the enlargement exceeds 25% of the gross floor area of the existing building.
- (2) The exemption will apply to all existing buildings of 25,000 square feet or less used for a small to medium sized business located in the Convenience (CC), Urban Highway (UHC), Rural Highway (RHC), Shopping Centre (SCC), Agricultural (A1), Agricultural (A2), Urban Industrial (UM), Urban Light Industrial (ULM) and Rural Industrial (RM) Zones as provided for in the Zoning By-law for The Corporation of the Town of New Tecumseth.
- (3) For the purpose of this section, the term “gross floor area” shall have the meaning that the term has in O. Reg. 82/98 made under the Act.
- (4) In this section, for greater certainty in applying the exemption herein, the following rules apply:
 - (a) “existing building” shall be defined as all of the buildings used in conjunction with the business and whether such building or buildings are located on one or more sites;
 - (b) for the purpose of determining any enlargement, the phrase “existing building” as defined in clause (a) above will be the total gross floor area of the building or buildings used in connection with the business at the date of the application for the building permit to allow the expansion;
 - (c) the expansion need not be attached to an existing building and may be a separate structure and may be on any site that is used in conjunction with the existing business;
 - (d) the exemption will apply to any number of expansions but in no event shall the exemption apply to any expansion once the gross floor area exceeds 25,000 square feet for the total of all buildings used in conjunction with the business; and

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- (e) for greater certainty, the maximum exemption available would be for an existing building(s) of 25,000 square feet which would be eligible for an exemption for one expansion of up to 6,250 square feet; PROVIDED that while the expansion could be greater than 6,250 square feet, the eligible exemption would apply only to the 6,250 square feet being 25% of a building of the maximum eligible size of 25,000 square feet.

RULES WITH RESPECT TO THE REDEVELOPMENT OF LAND

8. Where, as a result of the redevelopment of land, a building or structure, occupied or able to be occupied at the time of issuance of the demolition permit, was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
 - (a) in the case of a residential building or the residential portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 2 of this By-Law by the number, according to type of dwelling units that have been demolished or converted to another principal use;
 - (b) in the case of a non-residential building or the non-residential portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 2 of this By-Law by the non-residential gross floor area that has been demolished or converted to another principal use; and
 - (c) in the case of an industrial building, or the industrial portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section (2) of this By-Law by the industrial gross floor area that has been demolished or converted to another principle use;

provided that a building permit has been issued for the land within five (5) years from the date of issuance of the demolition permit and provided that such amounts shall not exceed in total the amount of the development charges otherwise payable with respect to the redevelopment. The exemption

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contained in this Section does not apply to the lands in the Alliston and Tottenham Secondary Plan areas as defined in the Official Plan as amended.

APPROVAL FOR DEVELOPMENT

9.

(1) Subject to subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this By-Law on land to be developed where, the development requires any one or more of the following:

- (a) the passing of a zoning By-Law or an amendment thereto under Section 34 of the *Planning Act*;
- (b) the approval of a minor variance under Section 45 of the *Planning Act*;
- (c) a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1990 c.C-26; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

(2) Subsection (1) shall not apply in respect of:

- (a) local services installed or paid for by the owner within a plan of subdivision as a condition of approval under Section 51 of the *Planning Act*;
- (b) local services installed or paid for by the owner within the area to which the development relates; or
- (c) local services installed at the expense of the owner as a condition of approval under Section 53 of the *Planning Act*.

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LOCAL SERVICE INSTALLATION

10. Nothing in this By-Law prevents Council from requiring as a condition of any approval or agreement for development under the Planning Act, including sections 41, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install such local services within the area to which the development relates, or that the owner pay for local connections to water mains, sanitary sewers and/or storm drainage facilities, as Council may require.

MULTIPLE CHARGES

- 11.
- (1) Where two or more of the actions described in subsection 9(1) of this By-Law are required before land to which a development charge applies can be developed only one development charge shall be calculated and collected in accordance with the provisions of this By-Law.
 - (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 9(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or the additional gross floor area for non-residential or industrial shall be calculated and collected in accordance with the provisions of this By-Law.

SERVICES IN LIEU

- 12.
- (1) Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu, provided such credit shall not exceed the total development charge payable by an owner to the municipality.
 - (2) In any agreement under Subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing

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services in addition to, or of a greater size or capacity, than would be required under this By-Law.

- (3) The credit provided for in Subsection (2) shall not be given for the cost of works which relates to an increase in the service standards used in the calculation of the charges in Schedules "B" and "C", and no credit shall be charged to any development charges reserve fund prescribed in this By-Law.

FRONT-ENDING AGREEMENTS

13. Council may enter into front-ending agreements in accordance with the provisions of the Act and the regulations from time to time in force.

TIMING OF CALCULATION AND PAYMENT

- 14.
- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding subsection (1), the portion of the development charge with respect to water supply services (including distribution and treatment services), waste water services (including sewers and treatment services), and services related to a highway shall be payable with respect to an approval of a plan of subdivision under Section 51, of the *Planning Act* immediately upon entering into an agreement and with respect to a consent under Section 53 of the *Planning Act*, immediately upon entering into a consent agreement and prior to final approval of the consent.
- (4) Notwithstanding subsections (1), (2) and (3), an owner may enter into an agreement with the municipality to provide for the payment in full or in part of a development charge before building permit issuance or later than the issuing of a building permit, as agreed, and for the

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charging of interest by the Municipality on that part of the development charge paid after it would otherwise have been payable.

BY-LAW REGISTRATION

15. A certified copy of this By-Law may be registered on title to any land to which this By-Law applies.

RESERVE FUND(S)

16.

- (1) Monies received from payment of development charges shall be maintained in separate reserve funds as follows: General Government, Library Board, Fire Services, Joint Police Services, Recreation, Public Works, Roads and Related, Water Service, and Wastewater Service. Funds shall be used only in accordance with the provisions of Section 35 of the Act.
- (2) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (3) Where any unpaid development charges are collected as taxes under subsection (2), the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection (1).
- (4) The Treasurer of the Municipality shall, in each year commencing in 2014 for the 2013 year, furnish to council a statement in respect of the reserve fund established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98.
- (5) Borrowing from the reserve fund, or from one designated municipal service fund to another, for municipal financial purposes will be permitted as authorized from time to time by resolution or By-Law of Council provided interest is paid in accordance with the Act and the regulations thereto, and in particular section 36.

BY-LAW AMENDMENT OR REPEAL

17.

- (1) Where this By-Law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board

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or by the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

- (2) Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The refund shall include the interest owed under this section;
 - (c) Interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this By-Law.

DEVELOPMENT CHARGE SCHEDULE INDEXING

18. The development charges referred to in Schedule “B” and “C may be adjusted annually, without amendment to this By-Law, commencing in September, 2014, and annually thereafter in each September while this By-Law is in force, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

BY-LAW ADMINISTRATION

19. This By-Law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

20. The following schedules to this By-Law form an integral part of this By-Law:

- Schedule A - Schedule of Municipal Services
- Schedule B - Schedule of Municipal Residential Development Charges
- Schedule C - Schedule of Municipal Non-Residential Development Charges

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EXISTING DEVELOPMENT CHARGE BY-LAW REPEAL

21. By-Laws 99-130, 99-164, 2000-21, 2000-22, 2001-66, 2003-14, 2003-15, 2004-120, and 2008-134 together with any other amendments thereto, are repealed effective upon the coming into force of this By-Law on July/August, 2013.

SEVERABILITY

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

DATE BY-LAW EFFECTIVE AND EXPIRES

23.

- (1) This By-Law shall come into force and effect on the XXth day of July/August, 2013.
- (2) This By-Law shall continue in force and effect for a term not to exceed five years from the date of coming into force, unless it is extended by statute, regulation or By-Law, or repealed at an earlier date.
- (3) Nothing herein shall restrict the ability of Council to amend this By-Law as it deems appropriate from time to time.

HEADINGS FOR REFERENCE ONLY

24. The headings inserted in this By-Law are for convenience of reference only and shall not affect the construction or interpretation of this By-Law.

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SHORT TITLE

25. This By-Law shall be cited as the “Development Charges By-Law 2013”.

READ A FIRST, SECOND AND THIRD TIME and finally passed this XXth day of July/August, 2013.

Date:

MIKE MACEACHERN MAYOR

Date:

CHERYL MCCARROLL CLERK

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**THE CORPORATION OF THE
TOWN OF NEW TECUMSETH**

SCHEDULE "A"

**DESIGNATED MUNICIPAL SERVICE
UNDER THIS DEVELOPMENT CHARGE BY-LAW**

1. General Government
2. Library Board
3. Fire Services
4. Joint Police Services
5. Recreation
6. Public Works
7. Roads and Related
8. Water Service
9. Wastewater Service

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**THE CORPORATION OF THE
TOWN OF NEW TECUMSETH**

SCHEDULE "B"

**SCHEDULE OF MUNICIPAL RESIDENTIAL DEVELOPMENT CHARGES
UNDER THIS DEVELOPMENT CHARGE BY-LAW**

Service	Residential Charge By Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Library Board	\$361	\$335	\$254	\$165
Fire Rescue	\$957	\$888	\$672	\$437
Joint Police Services	\$27	\$25	\$19	\$12
Parks And Recreation	\$5,519	\$5,124	\$3,876	\$2,519
Public Works	\$724	\$672	\$508	\$330
General Government	\$163	\$151	\$114	\$74
Subtotal General Services	\$7,751	\$7,195	\$5,443	\$3,537
Roads And Related	\$8,954	\$8,312	\$6,288	\$4,087
Water Service	\$6,022	\$5,591	\$4,229	\$2,749
Wastewater Service	\$11,847	\$10,998	\$8,319	\$5,407
Subtotal Engineered Services	\$26,823	\$24,901	\$18,836	\$12,243
TOTAL CHARGE PER UNIT	\$34,574	\$32,096	\$24,279	\$15,780

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**THE CORPORATION OF THE
TOWN OF NEW TECUMSETH**

SCHEDULE "C"

**SCHEDULE OF MUNICIPAL NON-RESIDENTIAL USE
AND INDUSTRIAL DEVELOPMENT CHARGES
UNDER THIS DEVELOPMENT CHARGE BY-LAW**

Service	Non-Residential Other Than Industrial Charge Per Square Metre of GFA	Non-Residential Industrial Charge Per Square Metre of GFA
Library Board	\$0.00	\$0.00
Fire Rescue	\$4.73	\$2.84
Joint Police Services	\$0.14	\$0.08
Parks And Recreation	\$0.00	\$0.00
Public Works	\$3.58	\$2.15
General Government	\$0.81	\$0.49
Subtotal General Services	\$9.26	\$5.56
Roads And Related	\$43.02	\$25.81
Water Service	\$51.36	\$30.82
Wastewater Service	\$102.43	\$61.46
Subtotal Engineered Services	\$196.81	\$118.09
TOTAL CHARGE PER SQUARE METRE	\$206.07	\$123.65