

# DEVELOPMENT CHARGES BACKGROUND STUDY

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Township of Georgian Bay

**HEMSON** Consulting Ltd

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April, 2014

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## **EXECUTIVE SUMMARY**

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### **(i) BACKGROUND**

- The *Development Charges Act, 1997 (DCA)*, and its associated regulations (*O. Reg. 82/98*), allow municipalities in Ontario to recover development-related capital costs from new development.
- The Township of Georgian Bay is experiencing residential and non-residential development, which increase the demand for municipal services.
- The Township wishes to continue implementing development charges to fund capital projects related to development throughout Georgian Bay so that development continues to be serviced in a fiscally responsible manner.

### **(ii) INTRODUCTION**

- 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 housing units and non-residential development anticipated in the Township;
  - The average capital service levels provided in the Township over the ten-year period immediately preceding the preparation of the background study;
  - A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Township to provide for the expected development, including the determination of the development-related and non-development-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 report identifies the development-related net capital costs which are attributable to development that is forecast to occur in the Township. These 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. This report, therefore, presents development charges for each type of development.

**(iii) DEVELOPMENT FORECAST**

- The Township of Georgian Bay is growing. Meeting the servicing demands of development will require the Township to expand the capacity of municipal infrastructure.
- The forecast of future residential and non-residential development is based on forecasts for the Township prepared as part of the *District Municipality of Muskoka Growth Strategy, Phase 2*.
- The following is a summary of the forecast development for the Township:

Development Forecast	2013 Estimate	General and Roads Services Planning Period 2014 - 2023		Fire Protection Planning Period 2014 - 2031	
		Growth	Total at 2023	Growth	Total at 2031
<b>Residential</b>					
Total Households	5,540	505	6,045	935	6,475
Permanent Population	2,578	576	3,154	1,222	3,800
<b>Non-Residential</b>					
Employment	954	254	1,208	486	1,440
Non-Residential Building Space (sq.m.)		10,572		22,241	

**(iv) ALL ELIGIBLE SERVICES ARE INCLUDED IN THE ANALYSIS**

- The following services have been included in the development charges analysis:

Community Services  
 Fire Protection  
 Public Works  
 Roads and Related Infrastructure  
 General Government

- The Township has existing infrastructure for the provision of these services. The historical service levels for each of the services are shown in Section IV.

(v) **THE TOWNSHIP HAS A DEVELOPMENT-RELATED CAPITAL PROGRAM FOR THE PROVISION OF ELIGIBLE SERVICES**

- The study uses a Township-wide approach for calculating development charges for all services which the Township provides.
- The capital infrastructure plans for all services are based on the ten-year planning period of 2014 to 2023 except for Fire Protection which is based on the planning period of 2014 to 2031.
- The Township's development-related capital program for all services amounts to \$16.45 million and provides for a wide range of infrastructure expansions.
- Of the \$16.45 million development-related capital program, approximately \$2.18 million has been identified as eligible for recovery through development charges.
- The following is a summary of the development-related capital program for all services:

<b>Service</b>	<b>Gross Costs (\$000)</b>	<b>DC Recoverable (\$000)</b>	<b>Non-DC Recoverable (\$000)</b>
<b>COMMUNITY SERVICES</b>	\$9,667.0	\$0.0	\$9,667.0
<b>FIRE PROTECTION</b>	\$570.0	\$281.5	\$288.5
<b>PUBLIC WORKS</b>	\$847.5	\$479.5	\$368.0
<b>ROADS AND RELATED INFRASTRUCTURE</b>	\$4,766.7	\$1,112.0	\$3,654.6
<b>GENERAL GOVERNMENT</b>	\$597.6	\$302.3	\$295.3
<b>ALL SERVICES</b>	<b>\$16,448.7</b>	<b>\$2,175.3</b>	<b>\$14,273.4</b>

- Details on the capital programs for each service are provided in Appendix B.

(vi) **DEVELOPMENT CHARGES RATES 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.
- Based on the Township's development forecast, historical service levels, and development-related capital programs, the following Township-wide residential development charges rates have been calculated:

Service	Residential Charge By Unit Type (1)				
	Singles & Semis	Rows & Other Multiples	Apartments Large	Apartments Small	Trailer Park Units
Community Services	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$247	\$209	\$164	\$137	\$137
Public Works	\$932	\$792	\$620	\$516	\$516
Roads And Related Infrastructure	\$2,386	\$2,026	\$1,586	\$1,322	\$1,322
General Government	<u>\$586</u>	<u>\$498</u>	<u>\$389</u>	<u>\$325</u>	<u>\$325</u>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$4,151</b>	<b>\$3,525</b>	<b>\$2,759</b>	<b>\$2,300</b>	<b>\$2,300</b>
(1) Based on Persons Per Unit Of:	2.71	2.30	1.80	1.50	1.50

- The proposed Township-wide 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 municipal services.
- The following Township-wide non-residential development charges have been calculated:

Service	Non-Residential Charge per Square Metre
Community Services	\$0.00
Fire Protection	\$0.65
Public Works	\$2.31
Roads And Related Infrastructure	\$5.89
General Government	<u>\$1.48</u>
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$10.33</b>

**(vii) A PORTION OF DEVELOPMENT-RELATED COSTS REQUIRE FUNDING FROM NON-DEVELOPMENT CHARGES SOURCES**

- The DCA requires that development-related net capital costs for general services be reduced by 10% when calculating the applicable development charge for these services. The 10% share of the development-related net capital costs not included in the development charges calculation must be funded from non-development charges sources.

- In total, \$225,000 is identified to provide for the required 10% reduction.
- Non-development charges funding for replacement portions of the capital forecast and for portions of development-related projects that benefit existing development will total an additional \$2.49 million. A large portion of these capital costs will have to be funded from property taxes, grants, user fees and other non-development charges revenue sources.
- It is also estimated that net annual property tax supported operating costs will increase by approximately \$162,100 by the year 2023 as the facilities and infrastructure listed in the capital forecast are operated and maintained. These costs could be partially funded from the increase in property assessment generated by new development.



## **I INTRODUCTION**

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

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

- A forecast of the amount, type and location of housing units and non-residential development anticipated in the Township;
- The average capital service levels provided in the Township over the 10 year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Township or its local boards to provide for the expected development, including the determination of the development-related and non-development-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 presents the results of the review which determines the development-related net capital costs which are attributable to development forecast to occur in the Township. These development-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study arrives, therefore, at proposed development charges for various types of development.

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

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

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

Section III presents a summary of the forecast residential and non-residential development which is expected to occur within the Township over the 2014–2031 period

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

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

Section VI summarizes the calculation of applicable development charges and the resulting proposed development charges by class and type of development. This section also provides a comparison of existing development charges rates in the Township with the rates proposed in this study.

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

## **II A TOWNSHIP-WIDE UNIFORM CHARGE APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS IS USED**

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Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculations. In this study, therefore, we have tailored our approach to the Township of Georgian Bay's unique circumstances. The approach to the proposed development charges is focussed on providing a reasonable alignment of development-related costs with the development that necessitates them. This study uses a Township-wide approach for all municipal services.

### **A. TOWNSHIP-WIDE DEVELOPMENT CHARGES ARE PROPOSED**

The Township provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides municipalities with flexibility to define services that will be included in the development charges by-laws, provided that the other provisions of the *DCA* and *O. Reg. 82/98* are met. The *DCA* also requires that the by-laws designate the areas within which they shall be imposed. The development charges may apply to all lands in the Township or to other designated development areas as specified in the by-laws.

#### **1. All Services Based on a Township-wide Approach**

For the majority of services the Township provides, a range of capital facilities, land, equipment and infrastructure is available throughout the Township: arenas, community centres, fire stations, collector roads, parks, etc. Township residents have access to all facilities. As new development occurs, new facilities will need to be added so that overall service levels in the Township do not decline. A widely accepted method for sharing the development-related capital costs for such services is to apportion them over all new development anticipated in the Township.

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

- Community Services
- Fire Protection
- Public Works
- Roads and Related
- General Government

These services form a reasonable basis on which to plan and administer the development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, the Fire Protection service includes various buildings, fire fighting vehicles and associated land requirements as allowed under the new *DCA*, as well as equipment.

The resulting development charges for these services would be imposed against all development anywhere in the Township.

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

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

### **1. Development Forecast**

The first step in the methodology requires a development forecast to be prepared for the planning period, 2014–2031. The forecast of future residential and non-residential development used in this study is based on the Georgian Bay forecasts prepared as part of the *District Municipality of Muskoka Growth Strategy, Phase 2* completed in January 2014.

### **2. Service Categories and Historic Service Levels**

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

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

Historical ten-year average service levels thus form the basis for development charges. A review of the Township's capital service levels for buildings, land, vehicles, etc. has

therefore been prepared as a reference for the calculations 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 2004–2013.

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

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

In conjunction with *DCA*, s.5.(1)4. referenced above, these sections have the effect of requiring that the development charges be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in future plans of the Township. The development-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 provide facilities or infrastructure in the future. In this regard, *O. Reg. 82/98*, s.3 states that:

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

For some projects in the development-related capital 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 Township from non-development charges sources. The amount of Township financing for such non-growth shares of projects is also identified as part of the preparation of the development-related capital forecast.

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

Community Services enough uncommitted excess capacity has been determined to prevent the Township from imposing a charge for Community Services.

Finally, in calculating development charges, the development-related net capital costs must be reduced by 10 per cent for all services except services related to highways, police and fire (*DCA*, s.5.(1)8.). The 10% discount is applied to General Government and the resulting Township financing responsibility from non-development charges sources is identified.

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

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. This is done by using different apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector. This apportionment is based on shares of potential population growth in new units and employment growth in this study.

Finally, the residential component of the development charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross floor area of buildings in square metres.

#### **5. Final Adjustment**

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

### **III DEVELOPMENT FORECAST**

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This section provides the basis for the development forecasts used in calculating the development charges and provides a summary of the forecast results. Details of the forecast are provided in Appendix A.

The forecast of future residential and non-residential development used in this study is largely based on the Georgian Bay forecasts prepared as part of the *District Municipality of Muskoka Growth Strategy, Phase 2*, completed in January 2014.

A ten year development forecast, 2014-2023, has been used for all services except for Fire Protection for which a planning period of 2014-2031 has been utilized. Over the ten-year period 505 new housing units are forecast to be added to the Township and 935 new housing units from 2014-2031. The Township is forecasted to add 254 new employees over the 10-year period and 486 from 2014-2031.

The development charges calculated for non-residential development is based on a forecast of non-residential floor space. Approximately 10,572 square metres of floor space is forecast to be added in the 2014-2023 planning period and 22,241 square metres from 2014-2031.

Table 1 summarizes the development forecast used in this study.

TABLE 1

**TOWNSHIP OF GEORGIAN BAY  
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL  
DEVELOPMENT FORECAST**

Development Forecast	2013 Estimate	General and Roads Services Planning Period 2014 - 2023		Fire Protection Planning Period 2014 - 2031	
		Growth	Total at 2023	Growth	Total at 2031
<b>Residential</b>					
Total Households	5,540	505	6,045	935	6,475
Permanent Population	2,578	576	3,154	1,222	3,800
<b>Non-Residential</b>					
Employment	954	254	1,208	486	1,440
Non-Residential Building Space (sq.m.)		10,572		22,241	



## IV HISTORICAL CAPITAL SERVICE LEVELS

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The *DCA* and *O. Reg. 82/98* require that the development charges be set at a level no higher than the average service level provided in the Township over the ten-year period immediately preceding the preparation of the background study, on a service by service basis.

For all Township services the legislative requirement is met by documenting historic service levels for the preceding ten years, in this case, for the period 2004-2013. Typically, service levels are measured as a ratio of inputs per households.

*O. Reg. 82/98* requires that when defining and determining historical service levels both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per household. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of \$/square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or cost) of service provided historically by the Township. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by staff of the Township and boards based on historical records and the Township'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 calculation. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based.

TABLE 2

**TOWNSHIP OF GEORGIAN BAY  
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2004 - 2013**

Service	2004 - 2013 Service Level Indicator
<b>1.0 COMMUNITY SERVICES</b>	<b>\$1,932.35 per household</b>
Library	\$329.62 per household
Recreation Facilities	\$1,487.81 per household
Park Development	\$114.92 per household
<b>2.0 FIRE PROTECTION</b>	<b>\$638.93 per household &amp; employment</b>
Buildings	\$177.99 per household & employment
Land	\$15.01 per household & employment
Furniture & Equipment	\$66.43 per household & employment
Vehicles	\$379.50 per household & employment
<b>3.0 PUBLIC WORKS</b>	<b>\$631.74 per household &amp; employment</b>
Buildings	\$229.33 per household & employment
Land	\$35.72 per household & employment
Fleet & Equipment	\$366.69 per household & employment
<b>4.0 ROADS AND RELATED INFRASTRUCTURE</b>	<b>\$8,803.31 per household &amp; employment</b>
Roads	\$8,803.31 per household & employment

## **V THE DEVELOPMENT-RELATED CAPITAL FORECAST**

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

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

### **A. A DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL**

Based on the development forecasts summarized in Section III and detailed in Appendix A, staff of the Township departments, in collaboration with the consultant, have developed a development-related capital forecast setting out those projects that are required to service anticipated development. The capital plan covers the ten-year period 2014-2023 except for Fire Protection which covers 2014-2031.

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

### **B. THE DEVELOPMENT-RELATED CAPITAL FORECAST**

A summary of the development-related capital forecast for 10 year services is shown on Table 3. Table 4 sets out the capital forecast for the Fire Protection service to 2031. Further details on the capital plans for each individual service category are available in Appendix B. The gross cost of the development-related capital forecast including Fire

is \$16.45 million. Grants and subsidies of \$9.05 million have been identified. Therefore the net capital program is \$7.40 million.

This capital forecast incorporates those projects identified to be related to development anticipated over the planning period. 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 for the method and determination of net capital costs attributable to development). Portions of this capital forecast may relate to replacement of existing capital facilities (e.g. replacement of an existing fire station with a newer, larger facility), for shares of projects that provide benefit to the existing community, or for development anticipated to occur beyond the planning period. In addition, the amounts shown in Table 3 have not been reduced by 10% for various “soft” services as mandated by s.5(1)8. of the *DCA*.

Of the \$7.40 million in development-related net capital costs, \$3.31 million, or 44.8%, is for Community Services works; \$2.28 million is for Roads and Related works; \$847,500, or 11.4% is for Public Works projects; \$570,000, or 7.7% is for Fire Protection projects; and \$390,800 or 5.3%, is for General Government.

TABLE 3

**TOWNSHIP OF GEORGIAN BAY  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
FOR GENERAL AND ROADS SERVICES 2014 - 2023  
(in \$000)**

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program									
				2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>1.0 COMMUNITY SERVICES</b>	<b>\$9,667.0</b>	<b>\$6,352.9</b>	<b>\$3,314.1</b>	<b>\$203.0</b>	<b>\$503.0</b>	<b>\$203.0</b>	<b>\$563.7</b>	<b>\$203.0</b>	<b>\$303.0</b>	<b>\$726.7</b>	<b>\$203.0</b>	<b>\$203.0</b>	<b>\$203.0</b>
1.1 Library	\$805.6	\$500.0	\$305.6	\$30.6	\$30.6	\$30.6	\$30.6	\$30.6	\$30.6	\$30.6	\$30.6	\$30.6	\$30.6
1.2 Recreation Facilities	\$263.0	\$0.0	\$263.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$100.0	\$163.0	\$0.0	\$0.0	\$0.0
1.3 Parks and Open Space	\$8,598.5	\$5,852.9	\$2,745.5	\$172.4	\$472.4	\$172.4	\$533.2	\$172.4	\$172.4	\$533.2	\$172.4	\$172.4	\$172.4
<b>3.0 PUBLIC WORKS</b>	<b>\$847.5</b>	<b>\$0.0</b>	<b>\$847.5</b>	<b>\$89.2</b>	<b>\$84.2</b>	<b>\$84.2</b>	<b>\$84.2</b>	<b>\$84.2</b>	<b>\$84.2</b>	<b>\$84.2</b>	<b>\$84.2</b>	<b>\$84.2</b>	<b>\$84.2</b>
3.1 Buildings	\$639.0	\$0.0	\$639.0	\$63.9	\$63.9	\$63.9	\$63.9	\$63.9	\$63.9	\$63.9	\$63.9	\$63.9	\$63.9
3.2 Fleet and Equipment	\$208.4	\$0.0	\$208.4	\$25.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3	\$20.3
<b>4.0 ROADS AND RELATED INFRASTRUCTURE</b>	<b>\$4,766.7</b>	<b>\$2,485.6</b>	<b>\$2,281.1</b>	<b>\$1,537.6</b>	<b>\$184.8</b>	<b>\$69.8</b>	<b>\$69.8</b>	<b>\$69.8</b>	<b>\$69.8</b>	<b>\$69.8</b>	<b>\$69.8</b>	<b>\$69.8</b>	<b>\$69.8</b>
4.1 Roadway Capital Works	\$4,766.7	\$2,485.6	\$2,281.1	\$1,537.6	\$184.8	\$69.8	\$69.8	\$69.8	\$69.8	\$69.8	\$69.8	\$69.8	\$69.8
<b>5.0 GENERAL GOVERNMENT</b>	<b>\$597.6</b>	<b>\$206.8</b>	<b>\$390.8</b>	<b>\$77.1</b>	<b>\$32.1</b>	<b>\$32.1</b>	<b>\$32.1</b>	<b>\$32.1</b>	<b>\$57.1</b>	<b>\$32.1</b>	<b>\$32.1</b>	<b>\$32.1</b>	<b>\$32.1</b>
5.1 Development-Related Studies	\$597.6	\$206.8	\$390.8	\$77.1	\$32.1	\$32.1	\$32.1	\$32.1	\$57.1	\$32.1	\$32.1	\$32.1	\$32.1
<b>TOTAL - 10 YEAR GENERAL SERVICES</b>	<b>\$15,878.7</b>	<b>\$9,045.3</b>	<b>\$6,833.4</b>	<b>\$1,906.9</b>	<b>\$804.1</b>	<b>\$389.1</b>	<b>\$749.9</b>	<b>\$389.1</b>	<b>\$514.1</b>	<b>\$912.9</b>	<b>\$389.1</b>	<b>\$389.1</b>	<b>\$389.1</b>

TABLE 4

**TOWNSHIP OF GEORGIAN BAY  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
FOR FIRE PROTECTION 2014 - 2031  
(in \$000)**

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program									
				2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>2.0 FIRE PROTECTION</b>	<b>\$570.0</b>	<b>\$0.0</b>	<b>\$570.0</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>
2.1 Buildings, Land & Furnishings	\$150.0	\$0.0	\$150.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Vehicles	\$400.0	\$0.0	\$400.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.3 Equipment	\$20.0	\$0.0	\$20.0	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1
<b>TOTAL - 2014-2031 SERVICES</b>	<b>\$570.0</b>	<b>\$0.0</b>	<b>\$570.0</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>

Service	Total Net Capital Program							
	2024	2025	2026	2027	2028	2029	2030	2031
<b>2.0 FIRE PROTECTION</b>	<b>\$551.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>
2.1 Buildings, Land & Furnishings	\$150.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Vehicles	\$400.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.3 Equipment	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1
<b>TOTAL - 2014-2031 SERVICES</b>	<b>\$551.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>

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

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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”<sup>1</sup> per household (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cash flow analysis that takes interest earnings and borrowing costs into account are also discussed.

For residential development, the adjusted total per household amount is then converted to a variable charge by housing unit type using various unit occupancy factors. For non-residential development, only one development charge rate is currently proposed. The proposed non-residential charge is based on gross floor area (GFA) of building space.

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

### **A. DEVELOPMENT CHARGES CALCULATION**

Details of the calculation for each Township service are available in Appendix B. A summary of the “unadjusted” residential and non-residential development charges is presented in Table 5.

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<sup>1</sup> The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to the cash flow analysis.

TOWNSHIP OF GEORGIAN BAY  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
CAPITAL PROGRAM FOR ALL SERVICES

10 Year Growth in Households	505
2014-2031 Growth in Households	935
10 Year Growth in Square Metres	10,572
2014-2031 Growth in Square Metres	22,241

Service	Development-Related Capital Program						Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Required Service Discount	Available DC Reserves	Post-Period Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
<b>1.0 COMMUNITY SERVICES</b>	\$3,314.1	\$1,433.4	\$188.1	\$244.0	\$1,448.6	\$0.0	100%	\$0.0	0%	\$0.00
Unadjusted Development Charge Per Household								\$0.00		\$0.00
Unadjusted Development Charge Per Sq.M										\$0.00
<b>2.0 FIRE PROTECTION</b>	\$570.0	\$0.0	\$0.0	\$288.5	\$0.0	\$281.5	95%	\$267.4	5%	\$14.07
Unadjusted Development Charge Per Household								\$286.00		\$0.63
Unadjusted Development Charge Per Sq.M										\$0.63
<b>3.0 PUBLIC WORKS</b>	\$847.5	\$29.0	\$0.0	\$33.4	\$305.5	\$479.5	95%	\$455.5	5%	\$23.97
Unadjusted Development Charge Per Household								\$902.00		\$2.27
Unadjusted Development Charge Per Sq.M										\$2.27
<b>4.0 ROADS AND RELATED INFRASTRUCTURE</b>	\$2,281.1	\$1,002.5	\$0.0	\$166.6	\$0.0	\$1,112.0	95%	\$1,056.4	5%	\$55.60
Unadjusted Development Charge Per Household								\$2,091.93		\$5.26
Unadjusted Development Charge Per Sq.M										\$5.26
<b>5.0 GENERAL GOVERNMENT</b>	\$390.8	\$21.3	\$37.0	\$30.3	\$0.0	\$302.3	95%	\$287.2	5%	\$15.12
Unadjusted Development Charge Per Household								\$568.72		\$1.43
Unadjusted Development Charge Per Sq.M										\$1.43
<b>TOTAL 10 YEAR GENERAL SERVICES</b>	<b>\$7,403.4</b>	<b>\$2,486.2</b>	<b>\$225.0</b>	<b>\$762.8</b>	<b>\$1,754.1</b>	<b>\$2,175.3</b>		<b>\$2,066.6</b>		<b>\$108.8</b>
Unadjusted Development Charge Per Household								<b>\$3,848.65</b>		
Unadjusted Development Charge Per Sq.M										<b>\$9.59</b>



## **1. Unadjusted Development Charge Calculation**

The capital forecast for each service incorporates those projects identified to be related to development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$2.49 million of the capital forecast relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. Another share of the forecast, \$1.75 million, is either attributable to development beyond the planning period (and can therefore only be recovered under future development charge studies) or represents a service level increase in the Township. In addition, the capital costs shown on Table 5 are reduced by the legislated ten per cent discount, or \$225,000, for various “soft” services as mandated by s. 5 (1) 8. of the DCA. Finally, \$762,800 represents that portion of the capital program that can be funded from existing development charge reserve funds.

The total net development-related capital costs eligible for recovery for all services results in unadjusted development charges for these services of \$3,848.65 per household for residential development and \$9.59 per square metre of new gross floor area (GFA) for non-residential development. These unadjusted development charges are displayed at the base of Table 5.

## **2. Adjusted Rates for Residential and Non-Residential Development Charges**

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

## **B. PROPOSED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Residential development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services. The proposed residential and non-residential development charges for all services are shown in Tables 6 and 7 respectively. As shown in Table 6, the proposed residential charge ranges from a low of \$2,300 per unit for small apartments to a high of \$4,151 per unit for single and semi-detached units.

The calculated non-residential development charge for all services is \$10.33 per square metre of gross floor area, as shown in Table 7.

TABLE 6

**TOWNSHIP OF GEORGIAN BAY  
TOWNSHIP-WIDE DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

Service	Unadjusted Charge Per Household	Adjusted Charge Per Household	Residential Charge By Unit Type (1)					Percentage of Charge
			Singles & Semis	Rows & Other Multiples	Apartments Large	Apartments Small	Trailer Park Units	
Community Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Fire Protection	\$286	\$240	\$247	\$209	\$164	\$137	\$137	5.9%
Public Works	\$902	\$907	\$932	\$792	\$620	\$516	\$516	22.5%
Roads And Related Infrastructure	\$2,092	\$2,323	\$2,386	\$2,026	\$1,586	\$1,322	\$1,322	57.5%
General Government	<u>\$569</u>	<u>\$571</u>	<u>\$586</u>	<u>\$498</u>	<u>\$389</u>	<u>\$325</u>	<u>\$325</u>	<u>14.1%</u>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$3,849</b>	<b>\$4,041</b>	<b>\$4,151</b>	<b>\$3,525</b>	<b>\$2,759</b>	<b>\$2,300</b>	<b>\$2,300</b>	<b>100.0%</b>
(1) Based on Persons Per Unit Of:			2.71	2.30	1.80	1.50	1.50	

TABLE 7

**TOWNSHIP OF GEORGIAN BAY  
TOWNSHIP-WIDE DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE**

Service	Non-Residential Charge		Percentage of Charge
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	
Community Services	\$0.00	\$0.00	0.0%
Fire Protection	\$0.63	\$0.65	6.3%
Public Works	\$2.27	\$2.31	22.4%
Roads And Related Infrastructure	\$5.26	\$5.89	57.0%
General Government	<u>\$1.43</u>	<u>\$1.48</u>	<u>14.3%</u>
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$9.59</b>	<b>\$10.33</b>	<b>100.0%</b>

**C. COMPARISON OF NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN GEORGIAN BAY**

Tables 8 and 9 presents a comparison of the newly calculated development charges by residential development unit type and non-residential development per square metre with the Township's current charges. The proposed single/semi charge of \$4,151 represents a decrease of 12% from the existing charge of \$4,705. The proposed non-residential charge of \$10.33 per square metre of development represents an increase of 93% over the current charge of \$5.35.

TABLE 8

**TOWNSHIP OF GEORGIAN BAY  
COMPARISON OF CURRENT AND CALCULATED  
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Community Services	\$1,317	\$0	(\$1,317)	-100%
Fire Protection	\$576	\$247	(\$329)	-57%
Public Works	\$916	\$932	\$16	2%
Roads And Related Infrastructure	\$1,660	\$2,386	\$726	44%
General Government	<u>\$236</u>	<u>\$586</u>	<u>\$350</u>	<u>148%</u>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$4,705</b>	<b>\$4,151</b>	<b>(\$554)</b>	<b>-12%</b>

*SDU = single detached unit*

TABLE 9

**TOWNSHIP OF GEORGIAN BAY  
COMPARISON OF CURRENT AND CALCULATED  
NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
Community Services	\$0.00	\$0.00	\$0.00	0%
Fire Protection	\$0.97	\$0.65	(\$0.32)	-33%
Public Works	\$1.33	\$2.31	\$0.98	74%
Roads And Related Infrastructure	\$2.67	\$5.89	\$3.22	121%
General Government	<u>\$0.38</u>	<u>\$1.48</u>	<u>\$1.10</u>	<u>289%</u>
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$5.35</b>	<b>\$10.33</b>	<b>\$4.98</b>	<b>93%</b>

## **VII LONG-TERM CAPITAL AND OPERATING COSTS**

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

### **A. NET OPERATING COSTS FOR TOWNSHIP SERVICES TO INCREASE OVER FORECAST PERIOD**

Table 10 summarizes the estimated increase in net operating costs that the Township will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on general estimates used for municipalities with similar populations and the Township's Financial Information Returns. Additional details are included in Appendix D.

As shown in Table 10, by 2023 the Township's net operating costs are estimated to increase by about \$213,100. The most significant portion of this increase relates to Community Services which includes park and trail development and an expansion to the Baxter Community Centre.

### **B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGES SOURCES TOTALS \$2.7 MILLION**

Table 10 also summarizes the components of the development-related capital forecast that will require funding from non-development charge sources as discussed above in Section VI. Of the \$6.84 million net capital forecast (property tax supported services), about \$2.71 million will need to be financed from non-development charges sources. This includes about \$225,000 in respect of the mandatory 10% discount required by the *DCA* for "soft" services and about \$2.49 million for shares of projects related to capital replacement and for non-growth shares of projects that provide benefit to the existing community.

Council is made aware of these factors so that they understand the financial implications of the quantum and timing of the projects included in the development-related capital forecast as set out in this study.



TABLE 10

**TOWNSHIP OF GEORGIAN BAY  
SUMMARY OF LONG TERM CAPITAL AND  
OPERATING COST IMPACTS  
(in thousands of constant dollars)**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Net Operating Impacts (1)</b>										
Community Services	\$0.0	\$15.0	\$15.0	\$33.0	\$33.0	\$33.0	\$131.1	\$131.1	\$131.1	\$131.1
Fire Protection (6)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Public Works	\$0.9	\$1.5	\$2.1	\$2.7	\$3.3	\$3.9	\$4.5	\$5.1	\$5.7	\$6.3
Roads And Related Infrastructure	\$6.8	\$13.5	\$20.3	\$28.1	\$36.0	\$44.0	\$51.9	\$60.0	\$67.8	\$75.8
General Government	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>CUMULATIVE NET OPERATING IMPACTS</b>	<b>\$7.6</b>	<b>\$30.0</b>	<b>\$37.3</b>	<b>\$63.8</b>	<b>\$72.3</b>	<b>\$80.9</b>	<b>\$187.5</b>	<b>\$196.2</b>	<b>\$204.6</b>	<b>\$213.1</b>

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
<b>Long-term Capital Impact (1)</b>											
Total Net Cost	\$1,908.0	\$805.2	\$390.2	\$751.0	\$390.2	\$515.2	\$914.0	\$390.2	\$390.2	\$390.2	\$6,844.6
Net Cost From Development Charges	\$781.3	\$184.6	\$114.6	\$114.6	\$114.6	\$137.1	\$114.6	\$114.6	\$114.6	\$114.6	\$1,904.9
Prior Growth Share from DC Reserve Balances (2)	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$474.3
Portion for Post-2021 Development (3)	\$64.3	\$329.3	\$59.3	\$384.0	\$59.3	\$149.3	\$530.7	\$59.3	\$59.3	\$59.3	\$1,754.1
<b>Funding From Non-DC Sources</b>											
Discount Portion	\$12.6	\$39.1	\$9.1	\$45.1	\$9.1	\$21.6	\$61.4	\$9.1	\$9.1	\$9.1	\$225.0
Replacement	\$1,002.4	\$204.9	\$159.9	\$159.9	\$159.9	\$159.9	\$159.9	\$159.9	\$159.9	\$159.9	\$2,486.2
<b>FUNDING FROM NON-DC SOURCES</b>	<b>\$1,014.9</b>	<b>\$243.9</b>	<b>\$168.9</b>	<b>\$205.0</b>	<b>\$168.9</b>	<b>\$181.4</b>	<b>\$221.3</b>	<b>\$168.9</b>	<b>\$168.9</b>	<b>\$168.9</b>	<b>\$2,711.2</b>

## Notes:

(1) See Appendix D

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

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

**APPENDIX A**

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***DEVELOPMENT FORECAST***

## APPENDIX A

### DEVELOPMENT FORECAST

This appendix provides the details of the development forecast that was used to prepare the development charges study for the Township of Georgian Bay. The forecast method and the key assumptions are discussed in detail and the results of the forecast are provided in a series of tables.

The forecasts of population, households and employment are based on the Georgian Bay forecasts in the *District of Muskoka Growth Strategy 2013 Phase 2 Update Draft* dated January 10, 2014. The report was prepared by Watson & Associates Economists Ltd.

#### A. FORECAST METHOD & DATA SOURCES

The residential forecast used in this development charges study is based on total household units. Total household units include both permanently occupied households and households that are occupied only part of the year (usually the summer months). This approach is common in municipalities that have a mix of permanent and seasonal units which makes it more difficult to measure the population the municipality is required to service. It is important to note that the methodology used in the *Growth Strategy* may differ in some instances to the Statistics Canada Census methodology.

The approach and the key data sources that were used in Georgian Bay are discussed below. The source of all data is the District's *Growth Strategy*.

#### 1. Township of Georgian Bay Historical Development

Historical growth levels included in this appendix are used to determine the average service levels attained in the Township over the last ten years (2004-2013). Total households are used as the basis of the of historical service level calculations.

Historical data indicates the number of total household units in Georgian Bay has increased from 4,921 in 2003 to 5,540 in 2013 — an increase of 619 units of which the majority (76%) were seasonal units. The permanent (Census) population of the Township has increased from approximately 2,130 in 2003 to 2,578 in 2013<sup>3</sup> — an increase of 17% (see Table A.1).

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<sup>3</sup> 2013 figure represents an estimate based on actual 2011 Census population of 12,100.

Employment forecasts used in the Development Charges Study are also based on the *District's Growth Strategy*. Employment figures in the *Growth Strategy* account for employment by place of work. Place of work employment includes workers who reside in other municipalities but work in Georgian Bay and excludes workers who live in Georgian Bay but work in other municipalities. Place of work data indicates that employment in Georgian Bay has increased from about 870 in 2003 to 954 in 2013 — an increase of about 9% (see Table A.1).

## **2. Township of Georgian Bay Forecast**

Based upon the methodology, inputs and assumptions discussed above, forecasts of housing units, employment and non-residential floor space were prepared for the Township. The forecasts are based on the *Growth Strategy* forecasts for Georgian Bay.

The Development Charges Study is based on a ten-year planning period from 2014 to 2023 for all services except for Fire Protection which is based on a planning period of 2014-2031. During the ten-year period, 505 households are forecast to be added and 935 households are forecast to be added between 2014-2031 (see Table A.4).

Employment in the Township is forecast to increase by 254 employees and 10,752 square metres of floor space. Over the longer term, from 2014-2031 the Township is forecast to add 486 employees and 22,241 square metres of floor space (see Table A.5).

## **B. FORECAST TABLES**

The forecast results are presented in a series of five tables as described below:

- Table A.1: Provides the historical population, total household (permanent and seasonal), and employment forecasts annually from 2003 to 2013;
- Table A.2: Summarizes 2011-2013 historical housing completion data by unit type;
- Tables A.3 and A.4: Provide the forecast of population, total households and employment from 2012 to 2031;
- Table A.5: Displays the estimated increase in non-residential gross floor area (GFA) in square metres that will be constructed to accommodate the forecast new employment.

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**TOWNSHIP OF GEORGIAN BAY 2014 DEVELOPMENT CHARGES STUDY**


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**TABLE A.1**  
**Historic Population, Households & Employment**

Mid-Year	Permanent Population	Growth	Permanent Households	Seasonal Households	Total Households	Growth	HH Size	Employment by Place of Work	Growth	Activity Rate
2003	2,130	66	993	3,928	4,921	41	0.43	870	-10	40.8%
2004	2,198	68	1,002	3,970	4,972	51	0.44	860	-10	39.1%
2005	2,268	70	1,010	4,007	5,017	45	0.45	850	-10	37.5%
<b>2006</b>	<b>2,340</b>	<b>72</b>	<b>1,020</b>	<b>4,050</b>	<b>5,070</b>	<b>53</b>	<b>0.46</b>	<b>840</b>	<b>-10</b>	<b>35.9%</b>
2007	2,371	31	1,037	4,106	5,144	74	0.46	857	17	36.1%
2008	2,403	32	1,055	4,163	5,219	75	0.46	875	18	36.4%
2009	2,435	32	1,073	4,221	5,295	76	0.46	893	18	36.7%
2010	2,467	32	1,091	4,280	5,372	77	0.46	911	18	36.9%
<b>2011</b>	<b>2,500</b>	<b>33</b>	<b>1,110</b>	<b>4,340</b>	<b>5,450</b>	<b>78</b>	<b>0.46</b>	<b>930</b>	<b>19</b>	<b>37.2%</b>
2012	2,539	39	1,126	4,369	5,495	45	0.46	942	12	37.1%
2013	2,578	39	1,142	4,398	5,540	45	0.47	954	12	37.0%

Source: District of Muskoka Growth Strategy 2013 Update Draft, January 10, 2014

**TABLE A.2**  
**Historic Housing Activity - Units**

Year	Building Permits - New Units			
	Singles/Semis	Rows	Apts.	Total
2011	24	22	1	47
2012	56	0	3	59
2013	31	0	0	31
<b>Total</b>	<b>111</b>	<b>22</b>	<b>4</b>	<b>137</b>
Average '11-'13	40	11	2	11
Average '07-'11	40	11	2	21

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

**Historic Housing Activity - Shares By Unit Type**

Mid-Year	Housing Completions - Units			
	Singles/Semis	Rows	Apts.	Total
2011	51%	47%	2%	100%
2012	95%	0%	5%	100%
2013	100%	0%	0%	100%
<b>Total</b>	<b>81%</b>	<b>16%</b>	<b>3%</b>	<b>100%</b>

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**TOWNSHIP OF GEORGIAN BAY 2014 DEVELOPMENT CHARGES STUDY**


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**TABLE A.3**  
**Population, Household & Employment Forecast Summary**

Mid-Year	Permanent Population	Permanent Households	Seasonal Households	Total Households	Employment by POW	Activity Rate
2012	2,539	1,126	4,369	5,495	942	37.1%
2013	2,578	1,142	4,398	5,540	954	37.0%
2014	2,618	1,158	4,427	5,585	966	36.9%
2015	2,659	1,174	4,456	5,630	978	36.8%
<b>2016</b>	<b>2,700</b>	<b>1,190</b>	<b>4,485</b>	<b>5,675</b>	<b>990</b>	<b>36.7%</b>
2017	2,757	1,213	4,514	5,727	1,020	37.0%
2018	2,816	1,237	4,543	5,780	1,051	37.3%
2019	2,876	1,261	4,572	5,833	1,083	37.7%
2020	2,937	1,285	4,601	5,886	1,116	38.0%
<b>2021</b>	<b>3,000</b>	<b>1,310</b>	<b>4,630</b>	<b>5,940</b>	<b>1,150</b>	<b>38.3%</b>
2022	3,076	1,342	4,650	5,992	1,179	38.3%
2023	3,154	1,375	4,670	6,045	1,208	38.3%
2024	3,234	1,409	4,690	6,099	1,238	38.3%
2025	3,316	1,444	4,710	6,154	1,269	38.3%
<b>2026</b>	<b>3,400</b>	<b>1,480</b>	<b>4,730</b>	<b>6,210</b>	<b>1,300</b>	<b>38.2%</b>
2027	3,476	1,514	4,747	6,261	1,327	38.2%
2028	3,554	1,549	4,764	6,313	1,354	38.1%
2029	3,634	1,585	4,781	6,366	1,382	38.0%
2030	3,716	1,622	4,798	6,420	1,411	38.0%
<b>2031</b>	<b>3,800</b>	<b>1,660</b>	<b>4,815</b>	<b>6,475</b>	<b>1,440</b>	<b>37.9%</b>

Source: District of Muskoka Growth Strategy 2013 Update Draft, January 10, 2014

**TABLE A.4**  
**Forecast Population & Household Growth Summary**

Mid-Year	Permanent Pop'n Growth	Total Household Growth	Employment by POW Growth
2012	39	45	12
2013	39	45	12
2014	40	45	12
2015	41	45	12
<b>2016</b>	<b>41</b>	<b>45</b>	<b>12</b>
2017	57	52	30
2018	59	53	31
2019	60	53	32
2020	61	53	33
<b>2021</b>	<b>63</b>	<b>54</b>	<b>34</b>
2022	76	52	29
2023	78	53	29
2024	80	54	30
2025	82	55	31
<b>2026</b>	<b>84</b>	<b>56</b>	<b>31</b>
2027	76	51	27
2028	78	52	27
2029	80	53	28
2030	82	54	29
<b>2031</b>	<b>84</b>	<b>55</b>	<b>29</b>
2014-2023	576	505	254
2014-2031	1,222	935	486

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**TOWNSHIP OF GEORGIAN BAY 2014 DEVELOPMENT CHARGES STUDY**


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**TABLE A.5**  
**Growth in Households, Population in New Households and Non-Residential Space Forecast**

Mid-Year	Total New HH	Total Emp	Empl Growth	Space (m <sup>2</sup> )
2012	45	942	12	957
2013	45	954	12	957
2014	45	966	12	957
2015	45	978	12	957
<b>2016</b>	<b>45</b>	<b>990</b>	<b>12</b>	<b>957</b>
2017	52	1,020	30	957
2018	53	1,051	31	957
2019	53	1,083	32	957
2020	53	1,116	33	957
<b>2021</b>	<b>54</b>	<b>1,150</b>	<b>34</b>	<b>957</b>
2022	52	1,179	29	1,459
2023	53	1,208	29	1,459
2024	54	1,238	30	1,459
2025	55	1,269	31	1,459
<b>2026</b>	<b>56</b>	<b>1,300</b>	<b>31</b>	<b>1,459</b>
2027	51	1,327	27	1,459
2028	52	1,354	27	1,459
2029	53	1,382	28	1,459
2030	54	1,411	29	1,459
<b>2031</b>	<b>55</b>	<b>1,440</b>	<b>29</b>	<b>1,459</b>
2014-2023	505		254	10,572
2014-2031	935		486	22,241

Source: District of Muskoka Growth Strategy 2013 Update Draft, January 10, 2014

## **APPENDIX B**

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### ***DEVELOPMENT CHARGE CALCULATIONS TECHNICAL APPENDIX***



## APPENDIX B

### DEVELOPMENT CHARGE CALCULATIONS TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

This appendix provides the detailed analysis undertaken to establish the development charge rates for each service in the Township of Georgian Bay.

The appendix is divided into five sub-sections, with one section for each service:

- B.1 Community Services
- B.2 Fire Protection
- B.3 Public Works
- B.4 Roads and Related Infrastructure
- B.5 General Government

Every sub-section, with the exception of Community Services and General Government, contain 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.

The benefits of all the services listed above are deemed to be Township-wide for the purpose of calculating a development charge.

#### **TABLE 1      HISTORICAL SERVICE LEVELS**

Table 1 presents the data used to determine the ten year historical service level. The *Development Charges Act (DCA)* and *Ontario Regulation 82/98* require that development charges be set at a level no higher than the average service level provided in the Township over the ten year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period has been defined as 2004 to 2013.

*O. Reg. 82/98* requires that when defining and determining historical service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels

for buildings are presented in terms of square feet per unit. 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 dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or cost) of service provided by the Township in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Township staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The final page of Table 1 shows the calculation of the “maximum allowable funding envelope”, net of uncommitted excess capacity. The maximum allowable is defined as the ten year historical service level (expressed as \$/household or \$/household and employment) multiplied by the forecast increase in households or households and employment over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the ten year historical service level is maintained.

There is also a requirement in the *DCA* to consider “excess capacity” within the Township’s existing infrastructure that may be available to partially meet 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 will be determined whether or not this capacity will be available to service new development and, if so, appropriate adjustments will be made to the calculations.

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

The *DCA* requires that Council express its intent to provide future capital facilities to support future development. Based on the development forecasts presented in Appendix A, a development-related capital program which sets out the projects required to service anticipated development for the ten-year period from 2014 to 2023 has been developed. The development-related capital program for each service is shown as Table 2 of each sub-section.

The gross costs of projects shown in the capital programs are based on costs shown in Township's 10-year capital forecast. To determine the share of the program that is eligible for recovery through development charges, the gross project costs are reduced by any anticipated grants or subsidies, "benefit to existing" shares, and the mandatory 10% reduction for all services except Fire Protection, Public Works and Roads and Related Infrastructure.

A benefit to existing share represents that portion of a capital project that will benefit the existing community. It could, for example, represent a portion of a new facility that, at least in part, replaces a facility that is demolished, redeployed or will otherwise not be available to serve its former function (a "replacement" share). The benefit to existing 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 benefit to existing shares 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% for all services except protection services and engineered services (*DCA s.5.(1)8.*). The 10% discount is therefore applied to all general services considered in this appendix with the exception of the Fire Protection, Public Works and Roads and Related Infrastructure. As with benefit to existing shares, the 10% mandatory reduction must be funded from non-development charge sources.

The capital program less any benefit to existing shares and the 10% reduction, yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2014 to 2023. In some cases development charge monies already collected are available to fund a portion of development-related capital costs (the "prior growth" share).

Additionally, for some of the services, a portion of the capital program will service development that will not occur until after 2023. This portion of the capital program is either deemed "pre-built" service capacity to be considered as committed excess capacity to be recovered under future development or represents a future service level increase that is ineligible for development charge recovery.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge calculation. In all cases this

amount is equal to or less than the maximum allowable funding envelope that is calculated on the final page of Table 1. The result is the discounted development-related net capital cost that is eligible for recovery through development charges from 2014 to 2023.

### **Calculation of the Unadjusted Development Charge Rates**

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

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all services except Community Services, the development-related costs have been allocated 95% residential and 5% non-residential.

The development-related costs associated with Community Services have been allocated 100% to residential development because the need for service is driven entirely by the residential sector.

The residential share of the development charge eligible costs are then divided by the growth in household growth. This gives the unadjusted residential development charge per household. 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 development 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 charge rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0% is used for the funding requirements, and interest rates of 5.5% (negative balance) and 3.5% (positive balance) are used for borrowing/earnings on the funds. This yields effective real discount rates of 3.5% and 1.5% respectively.

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

**APPENDIX B.1**

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***COMMUNITY SERVICES***

**APPENDIX B.1**  
**COMMUNITY SERVICES**

The Township levies a development charge for Community Services which includes the Georgian Bay Public Library, Park Development and Recreation Facilities. An excess capacity of service in Community Services prevents the Township from imposing a DC at this time.

**TABLE 1      2004-2013 HISTORICAL SERVICE LEVELS**

Table 1 (page 1) displays the Library Board's ten year historical inventory for buildings, land, resource materials, and furniture and equipment (excluding personal computers). The current building area totals 4,285 sq.ft. and has a replacement value of \$1.50 million. There are 0.46 hectares of land associated with the buildings valued at \$41,000. Collection materials are valued at \$565,000 and furniture and equipment is valued at \$25,000.

The combined area of the indoor recreation facilities is 39,650 sq.ft. and has a replacement value of \$5.09 million (page 2). The land area associated with the buildings is 3.17 hectares and is valued at \$285,400. The Township has 19.41 hectares of developed parkland (page 3) with a replacement value for the land development of \$621,100. Park facilities, fleet, and furniture and equipment add another \$4.27 million to the inventory.

The 2013 total replacement value of assets for Community Services amounts to \$12.40 million and the ten year historical average service level is \$1,932.34 per household (page 5). The historical service level, multiplied by the ten year forecast household growth, results in a ten year maximum allowable funding envelope of \$975,832 that can be considered for recovery through development charges.

Uncommitted excess capacity in the amount of \$1.70 million has been identified and must be removed from the funding envelope. The calculated excess capacity arises from the significant capital investment in Port Severn Park in 2010. Given the excess capacity is greater than the maximum allowable funding envelope no portion of the need for Community Services can be funded from DCs at this time.

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

A development-related capital program for Community Services has been developed and the DC eligible costs amount to \$1.69 million. A portion, \$244,042, is related to prior growth. Of the \$244,042, \$100,000 has been previously funded from development charges and \$144,042 can be funded from current Community Services DC reserves. The remaining \$1.45 million may be funded from future DC by-laws.



APPENDIX B.1  
TABLE 1 - PAGE 1

TOWNSHIP OF GEORGIAN BAY  
INVENTORY OF CAPITAL ASSETS  
COMMUNITY SERVICES  
LIBRARY

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Honey Harbour	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	\$426
MacTier Branch	900	900	900	900	2,600	2,600	2,600	2,600	2,600	2,600	\$310
Community Services Building									216	432	\$375
<b>Total (sq.ft.)</b>	<b>2,153</b>	<b>2,153</b>	<b>2,153</b>	<b>2,153</b>	<b>3,853</b>	<b>3,853</b>	<b>3,853</b>	<b>3,853</b>	<b>4,069</b>	<b>4,285</b>	
<b>Total (\$000)</b>	<b>\$812.8</b>	<b>\$812.8</b>	<b>\$812.8</b>	<b>\$812.8</b>	<b>\$1,339.8</b>	<b>\$1,339.8</b>	<b>\$1,339.8</b>	<b>\$1,339.8</b>	<b>\$1,420.8</b>	<b>\$1,501.8</b>	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Honey Harbour	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$90,000
MacTier Branch	0.06	0.06	0.06	0.06	0.26	0.26	0.26	0.26	0.26	0.26	\$90,000
<b>Total (ha)</b>	<b>0.26</b>	<b>0.26</b>	<b>0.26</b>	<b>0.26</b>	<b>0.46</b>	<b>0.46</b>	<b>0.46</b>	<b>0.46</b>	<b>0.46</b>	<b>0.46</b>	
<b>Total (\$000)</b>	<b>\$23.7</b>	<b>\$23.7</b>	<b>\$23.7</b>	<b>\$23.7</b>	<b>\$41.2</b>	<b>\$41.2</b>	<b>\$41.2</b>	<b>\$41.2</b>	<b>\$41.2</b>	<b>\$41.2</b>	<b>\$41.2</b>

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
All collection materials(Volumes)	15,532	16,648	16,088	16,870	17,065	18,382	18,347	18,723	18,466	18,821	\$30
<b>Total (#)</b>	<b>15,532</b>	<b>16,648</b>	<b>16,088</b>	<b>16,870</b>	<b>17,065</b>	<b>18,382</b>	<b>18,347</b>	<b>18,723</b>	<b>18,466</b>	<b>18,821</b>	
<b>Total (\$000)</b>	<b>\$466.0</b>	<b>\$499.4</b>	<b>\$482.6</b>	<b>\$506.1</b>	<b>\$512.0</b>	<b>\$551.5</b>	<b>\$550.4</b>	<b>\$561.7</b>	<b>\$554.0</b>	<b>\$564.6</b>	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Systems	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$450	\$450	\$450
Public Access Terminals	\$19,200	\$19,200	\$19,200	\$19,200	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
All other furniture and equipment included in building costs										
<b>Total (\$000)</b>	<b>\$29.2</b>	<b>\$29.2</b>	<b>\$29.2</b>	<b>\$29.2</b>	<b>\$34.0</b>	<b>\$34.0</b>	<b>\$34.0</b>	<b>\$24.5</b>	<b>\$24.5</b>	<b>\$24.5</b>

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

**TOWNSHIP OF GEORGIAN BAY**  
**INVENTORY OF CAPITAL ASSETS**  
**COMMUNITY SERVICES**  
**RECREATION FACILITIES**

<b>BUILDINGS</b> Facility Name	<b># of Square Feet</b>										<b>UNIT COST</b> (\$/sq. ft.)
	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	
Storage - Cemetery Rd.	384	384	384	384	384	384	384	384	384	384	\$50
Storage - Honey Harbour	480	480	480	480	480	480	480	480	480	480	\$50
Baxter Community Centre	8,052	8,052	8,052	8,052	8,052	8,052	8,052	8,052	8,052	8,052	\$130
Mactier Community Centre/Arena	28,520	28,520	28,520	28,520	28,520	28,520	28,520	28,520	28,520	28,520	\$110
Port Severn Park Facilities Bldg							2,220	2,220	2,220	2,220	\$390
<b>Total (sq.ft.)</b>	<b>37,436</b>	<b>37,436</b>	<b>37,436</b>	<b>37,436</b>	<b>37,436</b>	<b>37,436</b>	<b>39,656</b>	<b>39,656</b>	<b>39,656</b>	<b>39,656</b>	
<b>Total (\$000)</b>	<b>\$4,227.2</b>	<b>\$4,227.2</b>	<b>\$4,227.2</b>	<b>\$4,227.2</b>	<b>\$4,227.2</b>	<b>\$4,227.2</b>	<b>\$5,092.2</b>	<b>\$5,092.2</b>	<b>\$5,092.2</b>	<b>\$5,092.2</b>	

<b>LAND</b> Facility Name	<b># of Hectares</b>										<b>UNIT COST</b> (\$/ha)
	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	
Storage - Cemetery Rd.	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	\$90,000
Baxter Community Centre	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	\$90,000
Mactier Community Centre/Arena	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$90,000
<b>Total (ha)</b>	<b>3.17</b>	<b>3.17</b>	<b>3.17</b>	<b>3.17</b>	<b>3.17</b>	<b>3.17</b>	<b>3.17</b>	<b>3.17</b>	<b>3.17</b>	<b>3.17</b>	
<b>Total (\$000)</b>	<b>\$285.4</b>	<b>\$285.4</b>	<b>\$285.4</b>	<b>\$285.4</b>	<b>\$285.4</b>	<b>\$285.4</b>	<b>\$285.4</b>	<b>\$285.4</b>	<b>\$285.4</b>	<b>\$285.4</b>	

APPENDIX B.1  
TABLE 1 - PAGE 3

TOWNSHIP OF GEORGIAN BAY  
INVENTORY OF CAPITAL ASSETS  
COMMUNITY SERVICES  
RECREATION FACILITIES

PARK FLEET, AMENITIES, AND EQUIPMENT	# of Fleet, Amenities, and Equipment										UNIT COST (\$/unit)	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Tractor - Lawn & Snow	4	4	4	4	4	4	4	4	4	2	2	\$11,000
Pickup Truck	2	2	2	2	2	2	3	3	3	3	3	\$42,000
Playing Fields (Baxter & Mactier)	2	2	2	2	2	2	2	2	2	2	2	\$42,000
Lighting of Fields	2	2	2	2	2	2	2	2	2	2	2	\$62,000
Bleachers	2	2	2	2	2	2	2	2	2	2	2	\$10,000
Schoolhouse Trail (km's)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	\$80,000
Schoolhouse Trail Bridge	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Outdoor Ice Surface Lit	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Change House - Honey Harbour	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Outdoor Ice Resurfacer	1	1	1	1	1	0	0	0	0	0	0	\$20,000
Beach	2	2	2	2	2	2	3	3	3	3	3	\$28,000
Play Structures	3	3	3	3	3	3	4	4	4	4	4	\$85,000
Park Washrooms	4	4	4	4	4	4	4	4	4	4	4	\$55,000
Docking Facilities	4	4	4	4	4	4	5	5	5	5	5	\$28,000
Access Points	10	10	10	10	10	10	10	10	10	10	10	\$14,000
Snowmobile Bridge	1	1	1	1	1	1	1	1	1	1	1	\$124,000
Compressor	2	2	2	2	2	2	2	2	2	2	2	\$11,000
Splash Pad - Port Severn Park							1	1	1	1	1	\$249,000
Picnic Pavillion - Port Severn Park							1	1	1	1	1	\$155,000
Port Severn Park Landscaping, Lighting and Electrical							1	1	1	1	1	\$1,583,000
<b>Total (#)</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>47</b>	<b>54</b>	<b>54</b>	<b>52</b>	<b>52</b>		
<b>Total (\$000)</b>	<b>\$2,146.0</b>	<b>\$2,146.0</b>	<b>\$2,146.0</b>	<b>\$2,146.0</b>	<b>\$2,146.0</b>	<b>\$2,126.0</b>	<b>\$4,296.0</b>	<b>\$4,296.0</b>	<b>\$4,274.0</b>	<b>\$4,274.0</b>		

TOWNSHIP OF GEORGIAN BAY  
 INVENTORY OF CAPITAL ASSETS  
 COMMUNITY SERVICES  
 PARK DEVELOPMENT

PARKLAND Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Developed Parkland	18.51	18.51	18.51	18.51	18.51	18.51	19.41	19.41	19.41	19.41	\$32,000
<b>Total (ha)</b>	<b>18.51</b>	<b>18.51</b>	<b>18.51</b>	<b>18.51</b>	<b>18.51</b>	<b>18.51</b>	<b>19.41</b>	<b>19.41</b>	<b>19.41</b>	<b>19.41</b>	
<b>Total (\$000)</b>	<b>\$592.2</b>	<b>\$592.2</b>	<b>\$592.2</b>	<b>\$592.2</b>	<b>\$592.2</b>	<b>\$592.3</b>	<b>\$621.1</b>	<b>\$621.1</b>	<b>\$621.1</b>	<b>\$621.1</b>	

*Note. Does not include land associated with municipal facilities.*

APPENDIX B.1  
TABLE 1 - PAGE 5

TOWNSHIP OF GEORGIAN BAY  
CALCULATION OF SERVICE LEVELS  
COMMUNITY SERVICES COMBINED

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Households	4,972	5,017	5,070	5,144	5,219	5,295	5,372	5,450	5,495	5,540

INVENTORY SUMMARY (\$000)

Library	\$1,331.7	\$1,365.1	\$1,348.3	\$1,371.8	\$1,927.0	\$1,966.5	\$1,965.5	\$1,967.2	\$2,040.5	\$2,132.1
Recreation Facilities	\$6,658.6	\$6,658.6	\$6,658.6	\$6,658.6	\$6,658.6	\$6,638.6	\$9,673.6	\$9,673.6	\$9,651.6	\$9,651.6
Park Development	\$592.2	\$592.2	\$592.2	\$592.2	\$592.2	\$592.3	\$621.1	\$621.1	\$621.1	\$621.1
<b>Total (\$000)</b>	<b>\$8,582.4</b>	<b>\$8,615.9</b>	<b>\$8,599.1</b>	<b>\$8,622.6</b>	<b>\$9,177.8</b>	<b>\$9,197.4</b>	<b>\$12,260.2</b>	<b>\$12,261.9</b>	<b>\$12,313.2</b>	<b>\$12,404.8</b>

SERVICE LEVEL (\$/household)											Average Service Level
Library	\$267.83	\$272.10	\$265.94	\$266.68	\$369.23	\$371.39	\$365.87	\$360.96	\$371.34	\$384.86	\$329.62
Recreation Facilities	\$1,339.21	\$1,327.20	\$1,313.33	\$1,294.43	\$1,275.83	\$1,253.74	\$1,800.74	\$1,774.97	\$1,756.43	\$1,742.16	\$1,487.81
Park Development	\$119.11	\$118.04	\$116.81	\$115.13	\$113.47	\$111.86	\$115.62	\$113.97	\$113.03	\$112.12	\$114.92
<b>Total (\$/household)</b>	<b>\$1,726.16</b>	<b>\$1,717.35</b>	<b>\$1,696.08</b>	<b>\$1,676.24</b>	<b>\$1,758.54</b>	<b>\$1,737.00</b>	<b>\$2,282.24</b>	<b>\$2,249.89</b>	<b>\$2,240.80</b>	<b>\$2,239.14</b>	<b>\$1,932.34</b>

TOWNSHIP OF GEORGIAN BAY  
CALCULATION OF MAXIMUM ALLOWABLE  
COMMUNITY SERVICES COMBINED

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2004 - 2013	\$1,932.34
Household Growth 2014 - 2023	505
Maximum Allowable Funding Envelope	\$975,832
Less: Uncommitted Excess Capacity	\$1,699,662
Less: 10% Legislated Reduction	\$0
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$0</b>

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$12,404,825
Inventory Using Average Service Level	\$10,705,164
Excess Capacity	\$1,699,662
Excess Capacity:	Uncommitted

TOWNSHIP OF GEORGIAN BAY  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
COMMUNITY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
					Replacement & BTE Shares	10% Reduction		Prior Growth	2014-2023	Post 2023	
<b>1.0 COMMUNITY SERVICES</b>											
<b>1.1 Library</b>											
1.1.1 Committed Excess Capacity (MacTier branch)	Various	\$ 588,566	\$ 500,000	\$ 88,566	\$ -	\$ 8,857	\$ 79,709	\$ 79,709	\$ -	\$ -	\$ -
1.1.2 Committed Excess Capacity (Community Services Building - Library Component)	Various	\$ 162,000	\$ -	\$ 162,000	\$ -	\$ 16,200	\$ 145,800	\$ 46,739	\$ -	\$ -	\$ 99,061
1.1.3 New Materials	2014	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.4 New Materials	2015	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.5 New Materials	2016	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.6 New Materials	2017	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.7 New Materials	2018	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.8 New Materials	2019	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.9 New Materials	2020	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.10 New Materials	2021	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.11 New Materials	2022	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
1.1.12 New Materials	2023	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ 550	\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950
Subtotal Library		\$ 805,566	\$ 500,000	\$ 305,566	\$ -	\$ 30,557	\$ 275,009	\$ 126,449	\$ -	\$ -	\$ 148,561
<b>1.2 Recreation Facilities</b>											
1.2.1 Expansion of Baxter Community Centre Parking Lot	2019	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000
1.2.2 Expansion of Baxter Community Centre	2020	\$ 163,000	\$ -	\$ 163,000	\$ -	\$ 16,300	\$ 146,700	\$ -	\$ -	\$ -	\$ 146,700
Subtotal Recreation Facilities		\$ 263,000	\$ -	\$ 263,000	\$ -	\$ 26,300	\$ 236,700	\$ -	\$ -	\$ -	\$ 236,700

TOWNSHIP OF GEORGIAN BAY  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
COMMUNITY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Prior Growth	2014-2023	Post 2023
<b>1.3 Parks and Open Space</b>										
1.3.1 Committed Excess Capacity (Port Severn Park)	Various	\$ 3,118,451	\$ 1,554,417	\$ 1,564,034	\$ 1,433,374	\$ 13,066	\$ 117,594	\$ 117,594	\$ -	\$ -
1.3.2 Recovery of School House Trail	Various	\$ 370,000	\$ 210,000	\$ 160,000	\$ -	\$ 16,000	\$ 144,000	\$ -	\$ -	\$ 144,000
1.3.3 Trail Development - Macey's Bay	2015	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 30,000	\$ 270,000	\$ -	\$ -	\$ 270,000
1.3.4 Park Development (Honey Harbour)										
Harbour Green Park	2017	\$ 1,000,000	\$ 850,000	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ -	\$ 135,000
Harbour Boardwalk	2017	\$ 550,000	\$ 467,500	\$ 82,500	\$ -	\$ 8,250	\$ 74,250	\$ -	\$ -	\$ 74,250
Streetscape Works	2017	\$ 535,000	\$ 454,750	\$ 80,250	\$ -	\$ 8,025	\$ 72,225	\$ -	\$ -	\$ 72,225
Lily Pond	2017	\$ 320,000	\$ 272,000	\$ 48,000	\$ -	\$ 4,800	\$ 43,200	\$ -	\$ -	\$ 43,200
1.3.5 Park Development (Mactier)										
Central Park Development	2020	\$ 1,500,000	\$ 1,275,000	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ -	\$ -	\$ 202,500
Board Walk - Mosquito Lake	2020	\$ 225,000	\$ 191,250	\$ 33,750	\$ -	\$ 3,375	\$ 30,375	\$ -	\$ -	\$ 30,375
Trail System	2020	\$ 50,000	\$ 42,500	\$ 7,500	\$ -	\$ 750	\$ 6,750	\$ -	\$ -	\$ 6,750
Streetscape Works	2020	\$ 630,000	\$ 535,500	\$ 94,500	\$ -	\$ 9,450	\$ 85,050	\$ -	\$ -	\$ 85,050
Subtotal Parks and Open Space		\$ 8,598,451	\$ 5,852,917	\$ 2,745,534	\$ 1,433,374	\$ 131,216	\$ 1,180,944	\$ 117,594	\$ -	\$ 1,063,350
<b>TOTAL COMMUNITY SERVICES</b>		<b>\$ 9,667,017</b>	<b>\$ 6,352,917</b>	<b>\$ 3,314,100</b>	<b>\$ 1,433,374</b>	<b>\$ 188,073</b>	<b>\$ 1,692,653</b>	<b>\$ 244,042</b>	<b>\$ -</b>	<b>\$ 1,448,611</b>

Residential Development Charge Calculation		
Residential Share of 2014 - 2023 DC Eligible Costs	100%	\$0
10-Year Growth in Households		505
Unadjusted Development Charge Per Household		<b>\$0.00</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		10,572
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2014 - 2023 Net Funding Envelope	\$0
Current Reserve Fund Balance	\$144,042
Prior Growth Share for Port Severn Park	<u>\$100,000</u>
	\$244,042

**APPENDIX B.2**

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***FIRE PROTECTION***



## APPENDIX B.2

### FIRE PROTECTION

The Fire Department is responsible for the provision of fire protection services across the entire Township. The department currently operates three fire stations. For the purposes of calculating a development charge a planning period extending from 2014-2031 is used.

#### **TABLE 1      2004-2013 HISTORICAL SERVICE LEVELS**

The Fire ten year historical inventory of capital assets includes three fire stations (page 1). The combined area of the stations is 8,040 sq.ft. and the buildings are valued at \$1.18 million. The land area associated with the buildings is 1.61 hectares and is valued at \$92,300. Personal fire fighter equipment, office furniture and equipment, and specialized equipment add another \$412,000 to the value of the inventory. Finally, Fire vehicles add another \$2.29 million to the value of the inventory (page 2).

The current replacement value of the Fire capital infrastructure is \$3.97 million. It has provided the Township with a ten year average service level of \$638.93 per household and employment (page 3). This service level, when multiplied by the 2014-2031 growth in households and employment, results in a maximum allowable funding envelope of \$907,920 that can be considered for recovery through development charges.

No excess capacity has been identified and Fire is exempt from the mandatory 10% capital cost reduction. Therefore the full \$907,920 can be considered for recovery through development charges.

#### **TABLE 2      2014 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF UNADJUSTED DEVELOPMENT CHARGE**

The 2014-2031 development-related capital program for Fire includes the expansion of the Port Severn fire hall in 2024 at a total cost of \$150,000. Also included is the purchase of an additional Pumper Truck in 2024 for \$400,000. Lastly, \$20,000 of additional personal protective equipment will be purchased through the planning period.

Altogether, \$570,000 is considered to be related to development in the Township. This cost is exempt from the ten per cent reduction applied to other services. Of the \$570,000, \$288,513 can be funded from development charge reserve funds and the remaining \$281,487 is carried forward to the development charges calculation.

The development-related net capital cost of \$281,487 is allocated 95 per cent against residential development, or \$267,413, and 5 per cent against non-residential development, or \$14,074. The resulting unadjusted development charge rates are \$286.00 per household for new residential development and \$0.63 per square metre for new non-residential development.

### TABLE 3 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 3. It considers the timing of the projects as well as the timing of the development charge revenues to adjust the calculated rates. After cash flow, the Fire charge decreases to \$240.00 per household and increases to \$0.65 per square metre.

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

FIRE PROTECTION SUMMARY						
10-year Hist.	2014 - 2031		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per household & emp	Total	Net DC Recoverable	\$/household	\$/sq.m	\$/household	\$/sq.m
\$638.93	\$570,000	\$281,487	\$286.00	\$0.63	<b>\$240.00</b>	<b>\$0.65</b>

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APPENDIX B.2  
TABLE 1 - PAGE 1

TOWNSHIP OF GEORGIAN BAY  
INVENTORY OF CAPITAL ASSETS  
FIRE PROTECTION

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
MacTier Fire Hall	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	\$140
Honey Harbour Fire Hall	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	\$130
Port Severn Fire Hall - Old	2,100	2,100									\$90
Port Severn Fire Hall - New			3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	\$160
<b>Total (sq.ft.)</b>	<b>6,390</b>	<b>6,390</b>	<b>8,040</b>	<b>8,040</b>	<b>8,040</b>	<b>8,040</b>	<b>8,040</b>	<b>8,040</b>	<b>8,040</b>	<b>8,040</b>	
<b>Total (\$000)</b>	<b>\$768.2</b>	<b>\$768.2</b>	<b>\$1,179.2</b>	<b>\$1,179.2</b>	<b>\$1,179.2</b>	<b>\$1,179.2</b>	<b>\$1,179.2</b>	<b>\$1,179.2</b>	<b>\$1,179.2</b>	<b>\$1,179.2</b>	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
MacTier Fire Hall	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$90,000
Honey Harbour Fire Hall	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	\$14,000
Port Severn Fire Hall	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$90,000
<b>Total (ha)</b>	<b>1.60</b>	<b>1.60</b>	<b>1.60</b>	<b>1.60</b>	<b>1.60</b>	<b>1.61</b>	<b>1.61</b>	<b>1.61</b>	<b>1.61</b>	<b>1.61</b>	
<b>Total (\$000)</b>	<b>\$92.0</b>	<b>\$92.0</b>	<b>\$92.0</b>	<b>\$92.0</b>	<b>\$92.0</b>	<b>\$92.3</b>	<b>\$92.3</b>	<b>\$92.3</b>	<b>\$92.3</b>	<b>\$92.3</b>	

FURNITURE & EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Personal Firefighter Gear <sup>1</sup>	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
SCBA Units (20) <sup>2</sup>	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
Spare SCBA Bottles (60) <sup>3</sup>	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
Compressor System	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Other Station Furniture and Equipment	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
<b>Total (\$000)</b>	<b>\$404.0</b>	<b>\$404.0</b>	<b>\$404.0</b>	<b>\$404.0</b>	<b>\$404.0</b>	<b>\$412.0</b>	<b>\$412.0</b>	<b>\$412.0</b>	<b>\$412.0</b>	<b>\$412.0</b>

1. Based on \$2,000 per firefighter
2. Based on \$8,500 per unit.
3. Based on \$1,000 per bottle.

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 APPENDIX B.2  
 TABLE 1 - PAGE 2

TOWNSHIP OF GEORGIAN BAY  
 INVENTORY OF CAPITAL ASSETS  
 FIRE PROTECTION

VEHICLES Vehicle Type	# of Vehicles										UNIT COST (\$/vehicle)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Pumper	3	3	3	3	3	3	3	3	3	3	\$380,000
Tanker	3	3	2	2	2	2	2	2	2	2	\$200,000
Pumper/Tanker			1	1	1	1	1	1	1	1	\$270,000
Water Tanker Fire Truck	1	1	1								\$230,000
Fireboat With Trailer	1	1	1	1	1	1	1	1	1	1	\$50,000
Fire Truck (3/4 Ton)	1	1	1	1	1	1	1	1	1	1	\$64,000
Rescue Unit	1	1	1	1	1	1	1	1	1	1	\$210,000
SUV				1	1	1	1	1	1	1	\$40,000
Fireboat	1	1	1	1	1	1	1	1	1	1	\$110,000
Bylaw Boat									1	1	\$6,000
<b>Total (#)</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>12</b>	<b>12</b>	
<b>Total (\$000)</b>	<b>\$2,404.0</b>	<b>\$2,404.0</b>	<b>\$2,474.0</b>	<b>\$2,284.0</b>	<b>\$2,284.0</b>	<b>\$2,284.0</b>	<b>\$2,284.0</b>	<b>\$2,284.0</b>	<b>\$2,290.0</b>	<b>\$2,290.0</b>	

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

**TOWNSHIP OF GEORGIAN BAY**  
**CALCULATION OF SERVICE LEVELS**  
**FIRE PROTECTION**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Households	4,972	5,017	5,070	5,144	5,219	5,295	5,372	5,450	5,495	5,540
Historic Employment	<u>860</u>	<u>850</u>	<u>840</u>	<u>857</u>	<u>875</u>	<u>893</u>	<u>911</u>	<u>930</u>	<u>942</u>	<u>954</u>
Total Historic Households & Employment	5,832	5,867	5,910	6,001	6,094	6,188	6,283	6,380	6,437	6,494

**INVENTORY SUMMARY (\$000)**

Buildings	\$768.2	\$768.2	\$1,179.2	\$1,179.2	\$1,179.2	\$1,179.2	\$1,179.2	\$1,179.2	\$1,179.2	\$1,179.2
Land	\$92.0	\$92.0	\$92.0	\$92.0	\$92.0	\$92.3	\$92.3	\$92.3	\$92.3	\$92.3
Furniture & Equipment	\$404.0	\$404.0	\$404.0	\$404.0	\$404.0	\$412.0	\$412.0	\$412.0	\$412.0	\$412.0
Vehicles	\$2,404.0	\$2,404.0	\$2,474.0	\$2,284.0	\$2,284.0	\$2,284.0	\$2,284.0	\$2,284.0	\$2,290.0	\$2,290.0
<b>Total (\$000)</b>	<b>\$3,668.1</b>	<b>\$3,668.1</b>	<b>\$4,149.1</b>	<b>\$3,959.1</b>	<b>\$3,959.1</b>	<b>\$3,967.5</b>	<b>\$3,967.5</b>	<b>\$3,967.5</b>	<b>\$3,973.5</b>	<b>\$3,973.5</b>

**SERVICE LEVEL (\$/household & emp)**

**Average  
Service  
Level**

Buildings	\$131.71	\$130.93	\$199.52	\$196.49	\$193.49	\$190.55	\$187.67	\$184.82	\$183.18	\$181.58	\$177.99
Land	\$15.77	\$15.68	\$15.56	\$15.33	\$15.09	\$14.92	\$14.70	\$14.47	\$14.34	\$14.22	\$15.01
Furniture & Equipment	\$69.27	\$68.86	\$68.36	\$67.32	\$66.29	\$66.58	\$65.57	\$64.58	\$64.00	\$63.44	\$66.43
Vehicles	\$412.21	\$409.75	\$418.61	\$380.60	\$374.79	\$369.10	\$363.52	\$357.99	\$355.76	\$352.63	\$379.50
<b>Total (\$/household &amp; emp)</b>	<b>\$628.96</b>	<b>\$625.21</b>	<b>\$702.05</b>	<b>\$659.74</b>	<b>\$649.67</b>	<b>\$641.16</b>	<b>\$631.46</b>	<b>\$621.86</b>	<b>\$617.29</b>	<b>\$611.87</b>	<b>\$638.93</b>

**TOWNSHIP OF GEORGIAN BAY**  
**CALCULATION OF MAXIMUM ALLOWABLE**  
**FIRE PROTECTION**

**2014-2031 Funding Envelope Calculation**

10 Year Average Service Level 2004 - 2013	\$638.93
Household & Employment Growth 2014 - 2031	1,421
Maximum Allowable Funding Envelope	\$907,920
Less: Uncommitted Excess Capacity	\$0
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$907,920</b>

**Excess Capacity Calculation**

Total Value of Inventory in 2013	\$3,973,480
Inventory Using Average Service Level	\$4,149,211
Excess Capacity	\$0

APPENDIX B.2  
TABLE 2

TOWNSHIP OF GEORGIAN BAY  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE PROTECTION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2014-2031	Post 2031
<b>2.0 FIRE PROTECTION</b>										
<b>2.1 Buildings, Land &amp; Furnishings</b>										
2.1.1 Port Severn Fire Hall Expansion	2024	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -
Subtotal Buildings, Land & Furnishings		\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -
<b>2.2 Vehicles</b>										
2.2.1 Pumper Truck (Port Severn)	2024	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ 138,513	\$ 261,487	\$ -
Subtotal Vehicles		\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ 138,513	\$ 261,487	\$ -
<b>2.3 Equipment</b>										
2.3.1 Personal Protective Equipment	Various	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Subtotal Equipment		\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
<b>TOTAL FIRE PROTECTION</b>		<b>\$ 570,000</b>	<b>\$ -</b>	<b>\$ 570,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 570,000</b>	<b>\$ 288,513</b>	<b>\$ 281,487</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2014 - 2031 DC Eligible Costs	95%	\$267,413
2014-2031 Growth in Households		935
Unadjusted Development Charge Per Household		<b>\$286.00</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2031 DC Eligible Costs	5%	\$14,074
2014-2031 Growth in Square Metres		22,241
Unadjusted Development Charge Per Square Metre		<b>\$0.63</b>

2014 - 2031 Net Funding Envelope	\$907,920
Current Reserve Fund Balance	\$288,513

**TOWNSHIP OF GEORGIAN BAY  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
FIRE PROTECTION  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>FIRE PROTECTION</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
OPENING CASH BALANCE	\$0.0	\$9.9	\$20.4	\$31.4	\$44.7	\$59.2	\$74.3	\$90.3	\$107.3	\$124.7
2014 - 2031 RESIDENTIAL FUNDING REQUIREMENTS										
- Fire Protection: Non Inflated	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1
- Fire Protection: Inflated	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2	\$1.2	\$1.3
NEW RESIDENTIAL DEVELOPMENT										
- New Households	45	45	45	52	53	53	53	54	52	53
REVENUE										
- DC Receipts: Inflated	\$10.8	\$11.0	\$11.2	\$13.2	\$13.8	\$14.0	\$14.3	\$14.9	\$14.6	\$15.2
INTEREST										
- Interest on Opening Balance	\$0.0	\$0.3	\$0.7	\$1.1	\$1.6	\$2.1	\$2.6	\$3.2	\$3.8	\$4.4
- Interest on In-year Transactions	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2
TOTAL REVENUE	\$11.0	\$11.5	\$12.1	\$14.5	\$15.6	\$16.3	\$17.1	\$18.3	\$18.6	\$19.8
CLOSING CASH BALANCE	\$9.9	\$20.4	\$31.4	\$44.7	\$59.2	\$74.3	\$90.3	\$107.3	\$124.7	\$143.2

<b>FIRE PROTECTION</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$143.2	(\$91.8)	(\$81.3)	(\$69.5)	(\$58.3)	(\$45.8)	(\$32.0)	(\$16.8)	
2014 - 2031 RESIDENTIAL FUNDING REQUIREMENTS									
- Fire Protection: Non Inflated	\$249.5	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	<b>\$267.4</b>
- Fire Protection: Inflated	\$249.5	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	<b>\$268.4</b>
NEW RESIDENTIAL DEVELOPMENT									
- New Households	54	55	56	51	52	53	54	55	<b>935</b>
REVENUE									
- DC Receipts: Inflated	\$15.8	\$16.4	\$17.0	\$15.8	\$16.5	\$17.1	\$17.8	\$18.5	<b>\$267.9</b>
INTEREST									
- Interest on Opening Balance	\$5.0	(\$5.1)	(\$4.5)	(\$3.8)	(\$3.2)	(\$2.5)	(\$1.8)	(\$0.9)	<b>\$2.9</b>
- Interest on In-year Transactions	(\$6.4)	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	<b>(\$2.3)</b>
TOTAL REVENUE	\$14.4	\$11.6	\$12.8	\$12.2	\$13.6	\$14.9	\$16.3	\$17.9	<b>\$268.5</b>
CLOSING CASH BALANCE	(\$91.8)	(\$81.3)	(\$69.5)	(\$58.3)	(\$45.8)	(\$32.0)	(\$16.8)	\$0.1	

<b>2014 Adjusted Charge Per Household</b>	<b>\$240.00</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	95.0%
Non-Residential Sector	5.0%
<b>Rates for 2014</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

TOWNSHIP OF GEORGIAN BAY  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
FIRE PROTECTION  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

FIRE PROTECTION	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPENING CASH BALANCE	\$0.00	\$0.55	\$1.13	\$1.82	\$2.53	\$3.27	\$4.04	\$4.83	\$5.65	\$6.90
2014 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS										
- Fire Protection: Non Inflated	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
- Fire Protection: Inflated	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
NEW NON-RESIDENTIAL DEVELOPMENT										
- Growth in Square Metres	957	957	957	957	957	957	957	957	1,459	1,459
REVENUE										
- DC Receipts: Inflated	\$0.6	\$0.6	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$1.1	\$1.1
INTEREST										
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.2	\$0.2	\$0.2
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL REVENUE	\$0.6	\$0.6	\$0.8	\$0.8	\$0.8	\$0.8	\$0.9	\$0.9	\$1.3	\$1.4
CLOSING CASH BALANCE	\$0.6	\$1.1	\$1.8	\$2.5	\$3.3	\$4.0	\$4.8	\$5.6	\$6.9	\$8.2

FIRE PROTECTION	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$8.19	(\$6.74)	(\$5.96)	(\$5.13)	(\$4.27)	(\$3.26)	(\$2.19)	(\$1.06)	
2014 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS									
- Fire Protection: Non Inflated	\$13.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$14.1
- Fire Protection: Inflated	\$16.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$17.1
NEW NON-RESIDENTIAL DEVELOPMENT									
- Growth in Square Metres	1,459	1,459	1,459	1,459	1,459	1,459	1,459	1,459	11,669
REVENUE									
- DC Receipts: Inflated	\$1.2	\$1.2	\$1.2	\$1.2	\$1.3	\$1.3	\$1.3	\$1.3	\$17.6
INTEREST									
- Interest on Opening Balance	\$0.3	(\$0.4)	(\$0.3)	(\$0.3)	(\$0.2)	(\$0.2)	(\$0.1)	(\$0.1)	(\$0.2)
- Interest on In-year Transactions	(\$0.4)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.1)
TOTAL REVENUE	\$1.1	\$0.8	\$0.9	\$0.9	\$1.1	\$1.1	\$1.2	\$1.3	\$17.2
CLOSING CASH BALANCE	(\$6.7)	(\$6.0)	(\$5.1)	(\$4.3)	(\$3.3)	(\$2.2)	(\$1.1)	\$0.1	

<b>2014 Adjusted Charge Per Square Metre</b>	<b>\$0.65</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	95.0%
Non-Residential Sector	5.0%
<b>Rates for 2014</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX B.3**

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***PUBLIC WORKS***

### APPENDIX B.3

#### PUBLIC WORKS

The Township of Georgian Bay Public Works Department is responsible for the operation and maintenance of Township infrastructure including roads and related infrastructure.

#### TABLE 1 2004-2013 HISTORICAL SERVICE LEVELS

The ten-year historic inventory of capital assets for Public Works and Fleet includes 21,644 square feet of building space with a replacement value of \$1.80 million. The 2.44 hectares of land associated with the Public Works buildings are valued at \$219,300. The fleet and equipment associated with Public Works is valued at \$2.24 million.

The total value of the Public Works capital infrastructure is estimated to be \$4.25 million. The ten-year historic average service level is \$631.73 per household and employment and this, multiplied by the ten-year forecast of household and employment growth, results in a ten-year maximum allowable funding envelope of \$479,483. Under the *Development Charges Act, 1997*, capital costs related to a highway as defined in subsection 1(1) of the *Municipal Act, 2001*, need not to be reduced by ten per cent (as with other general services). The capital assets of the Public Works department are considered to be related to a highway, and as such, the maximum allowable of \$479,483 is not required to be reduced by ten per cent. Excess capacity in the amount of \$151,441 has been calculated for this service. This calculated excess capacity is deemed to be committed as the capital program primarily recovers for past expenditures. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is the full \$479,483.

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

The ten-year development-related capital program for Public Works includes the recovery of the cost of construction of the MacTier Sand/Salt Dome in 2008 for \$337,472 and the Port Severn Sand/Salt Dome in 2009 for \$301,569. The capital program includes \$208,432 for the recovery of upgrades to various fleet and equipment

previously purchased by the Township and additional fleet equipment to service future development. A replacement share of \$29,040 has been identified for GP system upgrades to the fleet and is removed from the development charge consideration.

The remaining \$818,433 considered to be the 2014-2023 development-related DC eligible costs. \$33,442 is available in the Public Works DC reserve fund and \$305,507 is related to development post 2023. The remaining \$479,483 is related to development between 2014 and 2023 and is included in the present calculation. This amount is allocated 95 percent, or \$455,509, to the residential sector and 5 per cent, or \$23,974, to the non-residential sector. This yields an unadjusted charge of \$902.00 per household and \$2.27 per square metre.

### TABLE 3 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 3. It considers the timing of the projects as well as the timing of the development charge revenues to adjust the calculated rates. After cash flow, the Public Works charge increases to \$907.40 per household and decreases to \$2.31 per square metre.

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

PUBLIC WORKS SUMMARY						
10-year Hist.	2014 - 2023		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per household & emp	Total	Net DC Recoverable	\$/household	\$/sq.m	\$/household	\$/sq.m
\$631.73	\$847,473	\$479,483	\$902.00	\$2.27	<b>\$907.40</b>	<b>\$2.31</b>

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APPENDIX B.3  
TABLE 1 - PAGE 1

TOWNSHIP OF GEORGIAN BAY  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS  
BUILDINGS & FLEET

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Equipment Depot - MacTier	3,760	3,760	3,760	3,760	3,760	3,760	3,760	3,760	3,760	3,760	\$110
Equipment Depot - Port Severn - Old	2,725	2,725									\$150
Equipment Depot - Port Severn - New			3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	\$160
Storage - Port Severn	900	900	900	900	900	900	900	900	900	900	\$60
Storage - MacTier	900	900	900	900	900	900	900	900	900	900	\$60
Salt/Sand Dome Mactier						6,167	6,167	6,167	6,167	6,167	\$55
Salt/Sand Dome Port Severn						6,167	6,167	6,167	6,167	6,167	\$55
<b>Total (sq. ft.)</b>	<b>8,285</b>	<b>8,285</b>	<b>9,310</b>	<b>9,310</b>	<b>9,310</b>	<b>21,644</b>	<b>21,644</b>	<b>21,644</b>	<b>21,644</b>	<b>21,644</b>	
<b>Total (\$000)</b>	<b>\$930.4</b>	<b>\$930.4</b>	<b>\$1,121.6</b>	<b>\$1,121.6</b>	<b>\$1,121.6</b>	<b>\$1,797.6</b>	<b>\$1,797.6</b>	<b>\$1,797.6</b>	<b>\$1,797.6</b>	<b>\$1,797.6</b>	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Equipment Depot - MacTier	1.63	1.63	1.63	1.63	1.63	1.63	1.63	1.63	1.63	1.63	\$90,000
Equipment Depot - Port Severn	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$90,000
<b>Total (ha)</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	<b>2.44</b>	
<b>Total (\$000)</b>	<b>\$219.3</b>	<b>\$219.3</b>	<b>\$219.3</b>	<b>\$219.3</b>	<b>\$219.3</b>	<b>\$219.3</b>	<b>\$219.3</b>	<b>\$219.3</b>	<b>\$219.3</b>	<b>\$219.3</b>	

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TABLE 1 - PAGE 2

TOWNSHIP OF GEORGIAN BAY  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS  
BUILDINGS & FLEET

FLEET & EQUIPMENT Description	# of Fleet of Equipment										UNIT COST
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	(\$/unit)
Pickup Truck (No Plow)	1	1	1	1	1	1	1	1	1	1	\$42,000
1 Ton Pickup (Plow)	1	1	1	1	1	1	1	1	1	1	\$43,000
3 Ton Pickup (No Plow)	1	1	1	1	1	1	1	1	1	1	\$45,000
6 Ton Dump - Tandem Axle (2 Way Sander, Plow and Wing)	1	1	1	1	1	1	1	1	1	1	\$225,000
Truck - Single Axle (2 Way Sander, Plow and Wing)	1	1	1	1	1	1	1	1	1	1	\$165,000
Truck - Tandem Axle (2 Way Plow and Sander)	3	3	3	3	3	3	3	3	3	3	\$230,000
Grader	1	1	1	1	1	1	1	1	1	1	\$241,000
Loader	2	1	1	1	1	1	1	1	1	1	\$137,000
Riding Mower	1	1	1	1	1	1	1	1	1	1	\$37,000
Tractor With Sweeper Attachment	1	1	1	1	1	1	1	1	1	1	\$83,000
Backhoe	2	2	2	2	2	2	2	2	2	2	\$117,000
Steamer	2	2	2	2	2	2	2	2	2	2	\$11,000
Float Trailer	2	2	2	2	2	2	2	2	2	2	\$83,000
Miscellaneous Tools and Equipment	1	1	1	1	1	1	1	1	1	1	\$107,000
<b>Total (#)</b>	<b>20</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	
<b>Total (\$000)</b>	<b>\$2,374.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>	<b>\$2,237.0</b>

APPENDIX B.3  
TABLE 1 - PAGE 3

TOWNSHIP OF GEORGIAN BAY  
CALCULATION OF SERVICE LEVELS  
PUBLIC WORKS  
BUILDINGS & FLEET

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Households	4,972	5,017	5,070	5,144	5,219	5,295	5,372	5,450	5,495	5,540
Historic Employment	860	850	840	857	875	893	911	930	942	954
Total Historic Households & Employment	5,832	5,867	5,910	6,001	6,094	6,188	6,283	6,380	6,437	6,494

INVENTORY SUMMARY (\$000)

Buildings	\$930.4	\$930.4	\$1,121.6	\$1,121.6	\$1,121.6	\$1,797.6	\$1,797.6	\$1,797.6	\$1,797.6	\$1,797.6
Land	\$219.3	\$219.3	\$219.3	\$219.3	\$219.3	\$219.3	\$219.3	\$219.3	\$219.3	\$219.3
Fleet & Equipment	\$2,374.0	\$2,237.0	\$2,237.0	\$2,237.0	\$2,237.0	\$2,237.0	\$2,237.0	\$2,237.0	\$2,237.0	\$2,237.0
<b>Total (\$000)</b>	<b>\$3,523.6</b>	<b>\$3,386.6</b>	<b>\$3,577.9</b>	<b>\$3,577.9</b>	<b>\$3,577.9</b>	<b>\$4,253.9</b>	<b>\$4,253.9</b>	<b>\$4,253.9</b>	<b>\$4,253.9</b>	<b>\$4,253.9</b>

SERVICE LEVEL (\$/household & emp)

											Average Service Level
Buildings	\$159.53	\$158.57	\$189.78	\$186.90	\$184.05	\$290.50	\$286.11	\$281.76	\$279.26	\$276.81	\$229.33
Land	\$37.60	\$37.38	\$37.11	\$36.54	\$35.99	\$35.44	\$34.90	\$34.37	\$34.07	\$33.77	\$35.72
Fleet & Equipment	\$407.06	\$381.29	\$378.51	\$372.77	\$367.08	\$361.51	\$356.04	\$350.63	\$347.52	\$344.47	\$366.69
<b>Total (\$/household &amp; emp)</b>	<b>\$604.19</b>	<b>\$577.24</b>	<b>\$605.40</b>	<b>\$596.22</b>	<b>\$587.12</b>	<b>\$687.44</b>	<b>\$677.05</b>	<b>\$666.75</b>	<b>\$660.85</b>	<b>\$655.05</b>	<b>\$631.73</b>

TOWNSHIP OF GEORGIAN BAY  
CALCULATION OF MAXIMUM ALLOWABLE  
PUBLIC WORKS

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2004 - 2013	\$631.73
Household & Employment Growth 2014 - 2023	759
Maximum Allowable Funding Envelope	\$479,483
Less: Uncommitted Excess Capacity	\$0
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$479,483</b>

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$4,253,896
Inventory Using Average Service Level	\$4,102,455
Excess Capacity	\$151,441
Excess Capacity:	Committed

TOWNSHIP OF GEORGIAN BAY  
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		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2014-2023	Post 2023
<b>3.0 PUBLIC WORKS</b>										
<b>3.1 Buildings</b>										
3.1.1 Committed Excess Capacity (MacTier Sand/Salt Dome)	Various	\$ 337,472	\$ -	\$ 337,472	\$ -	\$ -	\$ 337,472	\$ 33,442	\$ 304,030	\$ -
3.1.2 Committed Excess Capacity (Port Severn Sand/Salt Dome)	Various	\$ 301,569	\$ -	\$ 301,569	\$ -	\$ -	\$ 301,569	\$ -	\$ 175,453	\$ 126,116
Subtotal Buildings		\$ 639,041	\$ -	\$ 639,041	\$ -	\$ -	\$ 639,041	\$ 33,442	\$ 479,483	\$ 126,116
<b>3.2 Fleet and Equipment</b>										
3.2.1 Recovery of Grader Wing/Plow/Scarifier Upgrade	Various	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
3.2.2 Recovery of Blower Upgrade	Various	\$ 22,000	\$ -	\$ 22,000	\$ -	\$ -	\$ 22,000	\$ -	\$ -	\$ 22,000
3.2.3 Recovery of 4wd/Plow/Sander Upgrade	Various	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
3.2.4 Recovery of Tandem Axel Upgrade from Single	Various	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
3.2.5 Supervisors Pickup	2014	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000
3.2.6 Provision for Future Fleet and Equipment Upgrades (2015-2023)	Various	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ 90,000
3.2.7 GPS System	Various	\$ 31,432	\$ -	\$ 31,432	\$ 29,040	\$ -	\$ 2,392	\$ -	\$ -	\$ 2,392
		\$ 208,432	\$ -	\$ 208,432	\$ 29,040	\$ -	\$ 179,392	\$ -	\$ -	\$ 179,392
<b>TOTAL PUBLIC WORKS</b>		\$ 847,473	\$ -	\$ 847,473	\$ 29,040	\$ -	\$ 818,433	\$ 33,442	\$ 479,483	\$ 305,507

<b>Residential Development Charge Calculation</b>		
Residential Share of 2014 - 2023 DC Eligible Costs	95%	\$455,509
10-Year Growth in Households		505
Unadjusted Development Charge Per Household		<b>\$902.00</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	5%	\$23,974
10-Year Growth in Square Metres		10,572
Unadjusted Development Charge Per Square Metre		<b>\$2.27</b>

2014 - 2023 Net Funding Envelope	\$479,483
Current Reserve Fund Balance	\$33,442

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APPENDIX B.3  
TABLE 3 - PAGE 1

**TOWNSHIP OF GEORGIAN BAY  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
PUBLIC WORKS  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>PUBLIC WORKS</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	(\$4.9)	(\$10.1)	(\$15.7)	(\$14.8)	(\$12.8)	(\$10.6)	(\$8.2)	(\$4.7)	(\$3.0)	
2014 - 2023 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$45.6	\$45.6	\$45.6	\$45.6	\$45.6	\$45.6	\$45.6	\$45.6	\$45.6	\$45.6	<b>\$455.5</b>
- Public Works: Inflated	\$45.6	\$46.5	\$47.4	\$48.3	\$49.3	\$50.3	\$51.3	\$52.3	\$53.4	\$54.4	<b>\$498.8</b>
NEW RESIDENTIAL DEVELOPMENT											
- New Households	45	45	45	52	53	53	53	54	52	53	<b>505</b>
REVENUE											
- DC Receipts: Inflated	\$40.8	\$41.6	\$42.5	\$50.1	\$52.1	\$53.1	\$54.2	\$56.3	\$55.3	\$57.5	<b>\$503.5</b>
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.3)	(\$0.6)	(\$0.9)	(\$0.8)	(\$0.7)	(\$0.6)	(\$0.5)	(\$0.3)	(\$0.2)	<b>(\$4.7)</b>
- Interest on In-year Transactions	(\$0.1)	(\$0.1)	(\$0.1)	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1	\$0.0	\$0.1	<b>(\$0.1)</b>
TOTAL REVENUE	\$40.7	\$41.2	\$41.8	\$49.3	\$51.3	\$52.4	\$53.7	\$55.9	\$55.1	\$57.4	<b>\$498.8</b>
CLOSING CASH BALANCE	(\$4.9)	(\$10.1)	(\$15.7)	(\$14.8)	(\$12.8)	(\$10.6)	(\$8.2)	(\$4.7)	(\$3.0)	\$0.0	

<b>2014 Adjusted Charge Per Household</b>	<b>\$907.40</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	95.0%
Non-Residential Sector	5.0%
<b>Rates for 2014</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**TOWNSHIP OF GEORGIAN BAY  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
PUBLIC WORKS  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

PUBLIC WORKS	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	(\$0.20)	(\$0.36)	(\$0.58)	(\$0.87)	(\$1.11)	(\$1.43)	(\$1.71)	(\$2.07)	(\$1.07)	
<b>2014 - 2023 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Public Works: Non Inflated	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$24.0
- Public Works: Inflated	\$2.4	\$2.4	\$2.5	\$2.5	\$2.6	\$2.6	\$2.7	\$2.8	\$2.8	\$2.9	\$26.3
<b>NEW NON-RESIDENTIAL DEVELOPMENT</b>											
- Growth in Square Metres	957	957	957	957	957	957	957	957	1,459	1,459	10,572
<b>REVENUE</b>											
- DC Receipts: Inflated	\$2.2	\$2.3	\$2.3	\$2.3	\$2.4	\$2.4	\$2.5	\$2.5	\$3.9	\$4.0	\$26.8
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.5)
- Interest on In-year Transactions	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	\$0.0	\$0.0	(\$0.0)
<b>TOTAL REVENUE</b>	\$2.2	\$2.3	\$2.3	\$2.3	\$2.3	\$2.3	\$2.4	\$2.4	\$3.8	\$4.0	\$26.3
CLOSING CASH BALANCE	(\$0.2)	(\$0.4)	(\$0.6)	(\$0.9)	(\$1.1)	(\$1.4)	(\$1.7)	(\$2.1)	(\$1.1)	\$0.0	

<b>2014 Adjusted Charge Per Square Metre</b>	<b>\$2.31</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	95.0%
Non-Residential Sector	5.0%
<b>Rates for 2014</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

## **APPENDIX B.4**

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### ***ROADS AND RELATED INFRASTRUCTURE***

## APPENDIX B.4

### ROADS AND RELATED INFRASTRUCTURE

The capital costs associated with roads and related infrastructure “related to a highway” are accounted for in this section.

#### **TABLE 1      2004-2013 HISTORICAL SERVICE LEVELS**

The Roads and Related ten year historic inventory of capital assets includes 90.8 km of roadway with a current replacement value of \$56.9 million (page 1). It has provided the Township with a ten year average service level of \$8,803.31 per household and employment (page 2). This service level, when multiplied by the ten year household and employment growth, results in a ten year maximum allowable funding envelope of \$6.68 million. This amount, being exempt from the mandatory ten per cent capital cost reduction, can be considered for recovery through development charges.

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

The gross cost of the Roads and Related development-related capital program is \$4.77 million and includes the recovery of the Port Severn Streetscaping completed in 2010 for \$893,922, of which \$445,583 was funded through grants. Road widening and other improvements are included for Lone Pine Road for \$508,250 and Hasketts Drive for \$2.96 million in 2014, and Community Centre Road for \$75,000 in 2015. Also included in the capital program are an Interchange Improvement Study and a provision for development-related studies required during the planning period.

Grants and subsidies in the amount of \$2.49 million has been identified and subtracted from the gross project cost. Of the net capital program of \$2.28 million, \$1.00 million represents a benefit to existing share and is ineligible for DC funding. The remaining \$1.28 million, being exempt from the ten per cent discount required for other soft services, is brought forward to the development charge calculation. Of this cost, \$166,555 can be funded from the Roads and Related Infrastructure DC reserve. Of the remaining \$1.11 million, 95 per cent, or \$1.06 million, is allocated against residential development and 5%, or \$55,601 is allocated against non-residential development. The calculated unadjusted charges that result are \$2,091.93

per household for new residential development and \$5.26 per square metre for new non-residential development.

**TABLE 3 CASH FLOW ANALYSIS**

The cash flow analysis is displayed in Table 3. It considers the timing of the projects against the timing of the development charge revenues to determine adjusted calculated rates. After cash flow analysis, the residential charge increases to \$2,322.85 per household and the non-residential charge increases to \$5.89 per square metre.

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

<b>ROADS AND RELATED INFRASTRUCTURE SUMMARY</b>						
10-year Hist.	2014 - 2023		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per household & emp	Total	Net DC Recoverable	\$/household	\$/sq.m	\$/household	\$/sq.m
\$8,803.31	\$4,766,672	\$1,112,028	\$2,091.93	\$5.26	<b>\$2,322.85</b>	<b>\$5.89</b>

APPENDIX B.4  
TABLE 1 - PAGE 1

TOWNSHIP OF GEORGIAN BAY  
INVENTORY OF CAPITAL ASSETS  
ROADS AND RELATED INFRASTRUCTURE

ROADS Type of Road	# of Kilometres										UNIT COST (\$/km)
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Gravel	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.9	20.8	18.7	\$520,000
LCB	41.8	41.8	41.8	41.8	41.8	41.8	41.8	41.8	42.2	42.7	\$620,000
ICB	17.9	17.9	17.9	17.9	17.9	17.9	17.9	17.9	18.7	15.0	\$620,000
Hot Mix	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	9.8	14.5	\$790,000
<b>Total (km)</b>	<b>87.7</b>	<b>87.7</b>	<b>87.7</b>	<b>87.7</b>	<b>87.7</b>	<b>87.7</b>	<b>87.7</b>	<b>87.7</b>	<b>91.4</b>	<b>90.8</b>	
<b>Total (\$000)</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$56,245.5</b>	<b>\$56,904.3</b>	

APPENDIX B.4  
TABLE 1 - PAGE 2

TOWNSHIP OF GEORGIAN BAY  
CALCULATION OF SERVICE LEVELS  
ROADS AND RELATED INFRASTRUCTURE

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Historic Households	4,972	5,017	5,070	5,144	5,219	5,295	5,372	5,450	5,495	5,540
Historic Employment	<u>860</u>	<u>850</u>	<u>840</u>	<u>857</u>	<u>875</u>	<u>893</u>	<u>911</u>	<u>930</u>	<u>942</u>	<u>954</u>
Total Historic Households & Employment	5,832	5,867	5,910	6,001	6,094	6,188	6,283	6,380	6,437	6,494

INVENTORY SUMMARY (\$000)

Roads	\$53,460.0	\$53,460.0	\$53,460.0	\$53,460.0	\$53,460.0	\$53,460.0	\$53,460.0	\$53,460.0	\$56,245.5	\$56,904.3
<b>Total (\$000)</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$53,460.0</b>	<b>\$56,245.5</b>	<b>\$56,904.3</b>

Average  
Service  
Level

SERVICE LEVEL (\$/household & emp)

Roads	\$9,166.67	\$9,111.98	\$9,045.69	\$8,908.52	\$8,772.56	\$8,639.30	\$8,508.67	\$8,379.31	\$8,737.84	\$8,762.60	\$8,803.31
<b>Total (\$/household &amp; emp)</b>	<b>\$9,166.67</b>	<b>\$9,111.98</b>	<b>\$9,045.69</b>	<b>\$8,908.52</b>	<b>\$8,772.56</b>	<b>\$8,639.30</b>	<b>\$8,508.67</b>	<b>\$8,379.31</b>	<b>\$8,737.84</b>	<b>\$8,762.60</b>	<b>\$8,803.31</b>

TOWNSHIP OF GEORGIAN BAY  
CALCULATION OF MAXIMUM ALLOWABLE  
ROADS AND RELATED INFRASTRUCTURE

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2004 - 2013	\$8,803.31
Household & Employment Growth 2014 - 2023	759
Maximum Allowable Funding Envelope	\$6,681,712
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$0
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$6,681,712</b>

Excess Capacity Calculation	
Total Value of Inventory in 2013	\$56,904,300
Inventory Using Average Service Level	\$57,168,695
Excess Capacity	\$0
Excess Capacity:	Uncommitted

TOWNSHIP OF GEORGIAN BAY  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
ROADS AND RELATED INFRASTRUCTURE

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2014-2023	Post 2023
<b>4.0 ROADS AND RELATED INFRASTRUCTURE</b>										
<b>4.1 Roadway Capital Works</b>										
4.1.1 Committed Excess Capacity (Port Severn Streetscaping - 2010)	Various	\$ 893,922	\$ 445,583	\$ 448,339	\$ -	\$ -	\$ 448,339	\$ 166,555	\$ 281,785	\$ -
4.1.2 Lone Pine Road Road Widening and Improvements	2014	\$ 508,250		\$ 508,250	\$ 304,125	\$ -	\$ 204,125	\$ -	\$ 204,125	\$ -
4.1.3 Hasketts Drive Widening and Improvements*	2014	\$ 2,959,500	\$ 2,000,000	\$ 959,500	\$ 528,382	\$ -	\$ 431,118	\$ -	\$ 431,118	\$ -
4.1.4 Community Centre Road Improvements	2015	\$ 75,000		\$ 75,000	\$ 45,000	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
4.1.5 Lone Pine Drive/DR 5 - MTO Interchange Improvement Study	2015	\$ 80,000	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
4.1.6 Development-Related Studies (Transportation Master Plan, Roads Needs Study, Transportation Component of Land Use Planning Studies)	Various	\$ 250,000	\$ -	\$ 250,000	\$ 125,000	\$ -	\$ 125,000	\$ -	\$ 125,000	\$ -
Subtotal Roadway Capital Works		\$ 4,766,672	\$ 2,485,583	\$ 2,281,089	\$ 1,002,507	\$ -	\$ 1,278,583	\$ 166,555	\$ 1,112,028	\$ -
<b>TOTAL ROADS AND RELATED INFRASTRUCTURE</b>		<b>\$ 4,766,672</b>	<b>\$ 2,485,583</b>	<b>\$ 2,281,089</b>	<b>\$ 1,002,507</b>	<b>\$ -</b>	<b>\$ 1,278,583</b>	<b>\$ 166,555</b>	<b>\$ 1,112,028</b>	<b>\$ -</b>

\*Includes the recovery of work completed in 2009-2013

Residential Development Charge Calculation		
Residential Share of 2014 - 2023 DC Eligible Costs	95%	\$1,056,427
2014-2023 Growth in Households		505
Unadjusted Development Charge Per Household		<b>\$2,091.93</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	5%	\$55,601
2014-2023 Growth in Square Metres		10,572
Unadjusted Development Charge Per Square Metre		<b>\$5.26</b>

2014 - 2023 Net Funding Envelope	\$6,681,712
Current Reserve Fund Balance	\$166,555

**TOWNSHIP OF GEORGIAN BAY  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 ROADS AND RELATED INFRASTRUCTURE  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)**

ROADS AND RELATED INFRASTRUCTURE	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.0	(\$552.4)	(\$583.5)	(\$545.8)	(\$487.1)	(\$420.8)	(\$349.0)	(\$271.5)	(\$185.0)	(\$97.2)	
2014 - 2023 RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related Infrastructure: Non Inflated	\$642.1	\$105.1	\$38.6	\$38.6	\$38.6	\$38.6	\$38.6	\$38.6	\$38.6	\$38.6	\$1,056.4
- Roads And Related Infrastructure: Inflated	\$642.1	\$107.2	\$40.2	\$41.0	\$41.8	\$42.7	\$43.5	\$44.4	\$45.3	\$46.2	\$1,094.5
NEW RESIDENTIAL DEVELOPMENT											
- New Households	45	45	45	52	53	53	53	54	52	53	505
REVENUE											
- DC Receipts: Inflated	\$104.5	\$106.6	\$108.8	\$128.2	\$133.3	\$135.9	\$138.6	\$144.1	\$141.5	\$147.1	\$1,288.6
INTEREST											
- Interest on Opening Balance	\$0.0	(\$30.4)	(\$32.1)	(\$30.0)	(\$26.8)	(\$23.1)	(\$19.2)	(\$14.9)	(\$10.2)	(\$5.3)	(\$192.1)
- Interest on In-year Transactions	(\$14.8)	(\$0.0)	\$1.2	\$1.5	\$1.6	\$1.6	\$1.7	\$1.7	\$1.7	\$1.8	(\$2.0)
TOTAL REVENUE	\$89.7	\$76.2	\$77.9	\$99.7	\$108.1	\$114.4	\$121.1	\$130.9	\$133.0	\$143.5	\$1,094.5
CLOSING CASH BALANCE	(\$552.4)	(\$583.5)	(\$545.8)	(\$487.1)	(\$420.8)	(\$349.0)	(\$271.5)	(\$185.0)	(\$97.2)	\$0.1	

<b>2014 Adjusted Charge Per Household</b>	<b>\$2,322.85</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	95.0%
Non-Residential Sector	5.0%
<b>Rates for 2014</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



TOWNSHIP OF GEORGIAN BAY  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
ROADS AND RELATED INFRASTRUCTURE  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

ROADS AND RELATED INFRASTRUCTURE	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
OPENING CASH BALANCE	\$0.00	(\$28.97)	(\$30.51)	(\$28.34)	(\$25.99)	(\$23.45)	(\$20.71)	(\$17.77)	(\$14.52)	(\$7.46)	
2014 - 2023 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related Infrastructure: Non Inflated	\$33.8	\$5.5	\$2.0	\$2.0	\$2.0	\$2.0	\$2.0	\$2.0	\$2.0	\$2.0	\$55.6
- Roads And Related Infrastructure: Inflated	\$33.8	\$5.6	\$2.1	\$2.2	\$2.2	\$2.2	\$2.3	\$2.3	\$2.4	\$2.4	\$57.6
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	957	957	957	957	957	957	957	957	1,459	1,459	10,572
REVENUE											
- DC Receipts: Inflated	\$5.6	\$5.7	\$5.9	\$6.0	\$6.1	\$6.2	\$6.3	\$6.5	\$10.1	\$10.3	\$68.7
INTEREST											
- Interest on Opening Balance	\$0.0	(\$1.6)	(\$1.7)	(\$1.6)	(\$1.4)	(\$1.3)	(\$1.1)	(\$1.0)	(\$0.8)	(\$0.4)	(\$10.9)
- Interest on In-year Transactions	(\$0.8)	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.1)
TOTAL REVENUE	\$4.8	\$4.1	\$4.3	\$4.5	\$4.7	\$5.0	\$5.2	\$5.6	\$9.4	\$10.0	\$57.7
CLOSING CASH BALANCE	(\$29.0)	(\$30.5)	(\$28.3)	(\$26.0)	(\$23.4)	(\$20.7)	(\$17.8)	(\$14.5)	(\$7.5)	\$0.1	

2014 Adjusted Charge Per Square Metre \$5.89

<b>Allocation of Capital Program</b>	
Residential Sector	95.0%
Non-Residential Sector	5.0%
<b>Rates for 2014</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.5**

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***GENERAL GOVERNMENT***

**APPENDIX B.5**  
**GENERAL GOVERNMENT**

When calculating development charges, the *DCA* allows for the inclusion of the costs of undertaking studies related to the provision of development-related infrastructure, including development charges background studies.

**TABLE 1      2014 – 2023 DEVELOPMENT-RELATED CAPITAL PROGRAM AND  
CALCULATION OF UNADJUSTED DEVELOPMENT CHARGES**

Table 1 provides a list of development-related studies the Township anticipates undertaking during the 2014-2023 period. As required by the *DCA*, development charges studies must be undertaken every five years, thus two are included in the list. A recovery of the net costs of Master and Urban Design Plans for Honey Harbour, MacTier and Port Severn and a portion of the cost of the Economic Development Strategy previously undertaken by the Township are also included. Also included is a share of the Honey Harbour Waterfront Plan and a provision for the development-related components of future planning studies such as the Official Plan, Zoning By-law Review and Secondary Plans.

Of the net municipal cost of all studies (\$390,787) \$21,250 represents a benefit to existing share and \$36,954 represents the mandatory ten per cent reduction of capital costs. This results in a DC eligible cost of \$332,583 of which \$30,264 can be funded from existing General Government DC reserve funds. Of the remaining \$302,319, 95 per cent is allocated against residential development, or \$287,203, and 5 per cent is allocated against non-residential, or \$15,116. The calculated unadjusted charges that result are \$568.72 per household for new residential development and \$1.43 per square metre for new non-residential development.

**TABLE 2 CASH FLOW ANALYSIS**

After cash flow analysis, the residential charge increases to \$570.50 per household and the non-residential charge increases to \$1.48 per square metre.

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

<b>GENERAL GOVERNMENT SUMMARY</b>						
2014 - 2023		Unadjusted		Adjusted		
Development-Related Capital Program		Development Charge		Development Charge		
Total	Net DC Recoverable	\$/household	\$/sq.m	\$/household	\$/sq.m	
\$597,572	\$302,319	\$568.72	\$1.43	<b>\$570.50</b>	<b>\$1.48</b>	

TOWNSHIP OF GEORGIAN BAY  
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		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2014-2023	Post 2023
<b>5.0 GENERAL GOVERNMENT</b>										
<b>5.1 Development-Related Studies</b>										
5.1.1 Recovery of Master Plan and Urban Design for Honey Harbour & MacTier	Various	\$ 165,555	\$ 82,778	\$ 82,777	\$ -	\$ 8,278	\$ 74,499	\$ 30,264	\$ 44,235	\$ -
5.1.2 Recovery of Master Plan and Urban Design for Port Severn	Various	\$ 152,017	\$ 79,007	\$ 73,010	\$ -	\$ 7,301	\$ 65,709	\$ -	\$ 65,709	\$ -
5.1.3 Recovery of Economic Development Strategy	Various	\$ 40,000	\$ 25,000	\$ 15,000	\$ 11,250	\$ 375	\$ 3,375	\$ -	\$ 3,375	\$ -
5.1.4 Honey Harbour Waterfront Plan	2014	\$ 40,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ 1,000	\$ 9,000	\$ -	\$ 9,000	\$ -
5.1.5 Development Charge Study	2014	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
5.1.6 Development Charge Study	2019	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
5.1.7 Provision for Future Planning Studies (Official Plan, Zoning By-Law Review, Secondary Plans)	Various	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -
<b>TOTAL GENERAL GOVERNMENT</b>		<b>\$ 597,572</b>	<b>\$ 206,785</b>	<b>\$ 390,787</b>	<b>\$ 21,250</b>	<b>\$ 36,954</b>	<b>\$ 332,583</b>	<b>\$ 30,264</b>	<b>\$ 302,319</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2014 - 2023 DC Eligible Costs	95%	\$287,203
10-Year Growth in Households		505
Unadjusted Development Charge Per Household		<b>\$568.72</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2014 - 2023 DC Eligible Costs	5%	\$15,116
10-Year Growth in Square Metres		10,572
Unadjusted Development Charge Per Square Metre		<b>\$1.43</b>

Current Reserve Fund Balance	\$30,264
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TABLE 2 - PAGE 1

**TOWNSHIP OF GEORGIAN BAY  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
GENERAL GOVERNMENT  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>GENERAL GOVERNMENT</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$27.37)	(\$26.27)	(\$25.10)	(\$19.46)	(\$12.79)	(\$29.16)	(\$22.63)	(\$14.95)	(\$8.01)	
<b>2014 - 2023 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- General Government: Non Inflated	\$53.5	\$23.6	\$23.6	\$23.6	\$23.6	\$45.0	\$23.6	\$23.6	\$23.6	\$23.6	<b>\$287.2</b>
- General Government: Inflated	\$53.5	\$24.1	\$24.5	\$25.0	\$25.5	\$49.6	\$26.6	\$27.1	\$27.6	\$28.2	<b>\$311.8</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	45	45	45	52	53	53	53	54	52	53	<b>505</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$25.7	\$26.2	\$26.7	\$31.5	\$32.7	\$33.4	\$34.1	\$35.4	\$34.8	\$36.1	<b>\$316.6</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$1.5)	(\$1.4)	(\$1.4)	(\$1.1)	(\$0.7)	(\$1.6)	(\$1.2)	(\$0.8)	(\$0.4)	<b>(\$10.2)</b>
- Interest on In-year Transactions	\$0.4	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	<b>\$5.5</b>
<b>TOTAL REVENUE</b>	<b>\$26.1</b>	<b>\$25.2</b>	<b>\$25.7</b>	<b>\$30.7</b>	<b>\$32.2</b>	<b>\$33.3</b>	<b>\$33.1</b>	<b>\$34.8</b>	<b>\$34.6</b>	<b>\$36.3</b>	<b>\$311.9</b>
CLOSING CASH BALANCE	(\$27.4)	(\$26.3)	(\$25.1)	(\$19.5)	(\$12.8)	(\$29.2)	(\$22.6)	(\$15.0)	(\$8.0)	\$0.1	

<b>2014 Adjusted Charge Per Household</b>	<b>\$570.50</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	95.0%
Non-Residential Sector	5.0%
<b>Rates for 2014</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.5  
TABLE 2 - PAGE 2

**TOWNSHIP OF GEORGIAN BAY  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
GENERAL GOVERNMENT  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>GENERAL GOVERNMENT</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$1.46)	(\$1.40)	(\$1.26)	(\$1.15)	(\$1.05)	(\$2.15)	(\$2.06)	(\$2.00)	(\$1.05)	
<b>2014 - 2023 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- General Government: Non Inflated	\$2.8	\$1.2	\$1.2	\$1.2	\$1.2	\$2.4	\$1.2	\$1.2	\$1.2	\$1.2	<b>\$15.1</b>
- General Government: Inflated	\$2.8	\$1.3	\$1.3	\$1.3	\$1.3	\$2.6	\$1.4	\$1.4	\$1.5	\$1.5	<b>\$16.4</b>
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	957	957	957	957	957	957	957	957	1,459	1,459	<b>10,572</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$1.4	\$1.4	\$1.5	\$1.5	\$1.5	\$1.6	\$1.6	\$1.6	\$2.5	\$2.6	<b>\$17.2</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	<b>(\$0.7)</b>
- Interest on In-year Transactions	(\$0.0)	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$0.0)</b>
<b>TOTAL REVENUE</b>	<b>\$1.4</b>	<b>\$1.3</b>	<b>\$1.4</b>	<b>\$1.4</b>	<b>\$1.4</b>	<b>\$1.5</b>	<b>\$1.5</b>	<b>\$1.5</b>	<b>\$2.4</b>	<b>\$2.6</b>	<b>\$16.4</b>
CLOSING CASH BALANCE	(\$1.5)	(\$1.4)	(\$1.3)	(\$1.1)	(\$1.1)	(\$2.2)	(\$2.1)	(\$2.0)	(\$1.0)	\$0.0	

<b>2014 Adjusted Charge Per Square Metre</b>	<b>\$1.48</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	95.0%
Non-Residential Sector	5.0%
<b>Rates for 2014</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX C**

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***RESERVE FUNDS***



**APPENDIX C****DEVELOPMENT CHARGES RESERVE FUND  
UNALLOCATED BALANCES**

Table 1 shows the unallocated reserve fund balances that are available to fund the development-related net capital costs identified in this study. All of the reserve fund balances are brought into account in the study.

As shown on Table 1, the December 31, 2013 cumulative reserve fund balance was \$662,816.61. This balance has been used to finance the prior growth shares in the capital programs.

**APPENDIX C  
TABLE 1**

**TOWNSHIP OF GEORGIAN BAY  
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT  
YEAR ENDING DECEMBER 31, 2013**

<b>Service</b>	<b>Reserve Fund Balance as at Dec. 31, 2013</b>	<b>2014 Capital Budget Draws</b>	<b>Uncommitted Reserve Funds</b>
Community Services	\$144,042.27		\$144,042.27
Fire Protection	\$288,513.03		\$288,513.03
Public Works	\$33,442.37		\$33,442.37
Roads And Related Infrastructure	\$166,554.74		\$166,554.74
General Government	\$30,264.20		\$30,264.20
<b>Total Development Charge Reserves</b>	<b>\$662,816.61</b>	<b>\$0.00</b>	<b>\$662,816.61</b>

## **APPENDIX D**

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### ***CAPITAL AND OPERATING COST IMPACT ANALYSIS***

## APPENDIX D

TABLE 1

**TOWNSHIP OF GEORGIAN BAY  
ESTIMATED NET OPERATING COST OF THE PROPOSED  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
(in constant 2013 dollars)**

	Net Cost (in 2013\$)		Estimated Operating Costs (\$000)									
			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>COMMUNITY SERVICES</b>			<b>\$0.0</b>	<b>\$15.0</b>	<b>\$15.0</b>	<b>\$33.0</b>	<b>\$33.0</b>	<b>\$33.0</b>	<b>\$131.1</b>	<b>\$131.1</b>	<b>\$131.1</b>	<b>\$131.1</b>
Expansion of Baxter Community Centre	\$50.00	per sq. ft.	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$80.0	\$80.0	\$80.0	\$80.0
Park and Trail Development	\$0.05	per \$1.00 of new capital	\$0.0	\$15.0	\$15.0	\$33.0	\$33.0	\$33.0	\$51.1	\$51.1	\$51.1	\$51.1
<b>FIRE PROTECTION</b>		no new net tax levy expenditure impacts	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
<b>PUBLIC WORKS</b>			<b>\$0.9</b>	<b>\$1.5</b>	<b>\$2.1</b>	<b>\$2.7</b>	<b>\$3.3</b>	<b>\$3.9</b>	<b>\$4.5</b>	<b>\$5.1</b>	<b>\$5.7</b>	<b>\$6.3</b>
Vehicle Additions	\$0.05	per \$1.00 of new capital	\$0.9	\$1.5	\$2.1	\$2.7	\$3.3	\$3.9	\$4.5	\$5.1	\$5.7	\$6.3
<b>ROADS AND RELATED INFRASTRUCTURE</b>	\$150.00	per new household	<b>\$6.8</b>	<b>\$13.5</b>	<b>\$20.3</b>	<b>\$28.1</b>	<b>\$36.0</b>	<b>\$44.0</b>	<b>\$51.9</b>	<b>\$60.0</b>	<b>\$67.8</b>	<b>\$75.8</b>
<b>GENERAL GOVERNMENT</b>		no new net tax levy expenditure impacts	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
<b>TOTAL ESTIMATED OPERATING COSTS</b>			<b>\$7.6</b>	<b>\$30.0</b>	<b>\$37.3</b>	<b>\$63.8</b>	<b>\$72.3</b>	<b>\$80.9</b>	<b>\$187.5</b>	<b>\$196.2</b>	<b>\$204.6</b>	<b>\$213.1</b>

APPENDIX D  
TABLE 2 - PAGE 1

TOWNSHIP OF GEORGIAN BAY  
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	TOTAL (\$000)
<b>COMMUNITY SERVICES</b>											
Total Net Cost (1)	203.0	503.0	203.0	563.7	203.0	303.0	726.7	203.0	203.0	203.0	3,314.1
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Cost From Non-DC Sources	203.0	503.0	203.0	563.7	203.0	303.0	726.7	203.0	203.0	203.0	3,314.1
- Discount Portion (3)	6.0	36.0	6.0	42.0	6.0	16.0	58.3	6.0	6.0	6.0	188.1
- Available DC Reserves (4)	24.4	24.4	24.4	24.4	24.4	24.4	24.4	24.4	24.4	24.4	244.0
- Replacement & Benefit to Existing	143.3	143.3	143.3	143.3	143.3	143.3	143.3	143.3	143.3	143.3	1,433.4
- For Post 2021 Development (5)	29.3	299.3	29.3	353.9	29.3	119.3	500.6	29.3	29.3	29.3	1,448.6
<b>FIRE PROTECTION (6)</b>											
Total Net Cost (1)	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	11.1
Net Cost From Development Charges (2)	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	11.1
Net Cost From Non-DC Sources	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- 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)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2021 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>PUBLIC WORKS</b>											
Total Net Cost (1)	89.2	84.2	84.2	84.2	84.2	84.2	84.2	84.2	84.2	84.2	847.5
Net Cost From Development Charges (2)	47.9	47.9	47.9	47.9	47.9	47.9	47.9	47.9	47.9	47.9	479.5
Net Cost From Non-DC Sources	41.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	368.0
- 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)	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	33.4
- Replacement & Benefit to Existing	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	29.0
- For Post 2021 Development (5)	35.1	30.1	30.1	30.1	30.1	30.1	30.1	30.1	30.1	30.1	305.5
<b>ROADS AND RELATED INFRASTRUCTURE</b>											
Total Net Cost (1)	1,537.6	184.8	69.8	69.8	69.8	69.8	69.8	69.8	69.8	69.8	2,281.1
Net Cost From Development Charges (2)	675.9	110.7	40.7	40.7	40.7	40.7	40.7	40.7	40.7	40.7	1,112.0
Net Cost From Non-DC Sources	861.7	74.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	1,169.1
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	16.7	16.7	16.7	16.7	16.7	16.7	16.7	16.7	16.7	16.7	166.6
- Replacement & Benefit to Existing	845.0	57.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	1,002.5
- For Post 2021 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

**APPENDIX D  
TABLE 2 - PAGE 2**

**TOWNSHIP OF GEORGIAN BAY  
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

<b>Net Capital Cost of Development-Related Projects</b>	<b>2014 (\$000)</b>	<b>2015 (\$000)</b>	<b>2016 (\$000)</b>	<b>2017 (\$000)</b>	<b>2018 (\$000)</b>	<b>2019 (\$000)</b>	<b>2020 (\$000)</b>	<b>2021 (\$000)</b>	<b>2022 (\$000)</b>	<b>2023 (\$000)</b>	<b>TOTAL (\$000)</b>
<b>GENERAL GOVERNMENT</b>											
Total Net Cost (1)	77.1	32.1	32.1	32.1	32.1	57.1	32.1	32.1	32.1	32.1	390.8
Net Cost From Development Charges (2)	56.3	24.8	24.8	24.8	24.8	47.3	24.8	24.8	24.8	24.8	302.3
Net Cost From Non-DC Sources	20.7	7.2	7.2	7.2	7.2	9.7	7.2	7.2	7.2	7.2	88.5
- Discount Portion (3)	6.6	3.1	3.1	3.1	3.1	5.6	3.1	3.1	3.1	3.1	37.0
- Available DC Reserves (4)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	30.3
- Replacement & Benefit to Existing	11.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	21.3
- For Post 2021 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>TOTAL MUNICIPAL SERVICES</b>											
Total Net Cost (1)	1,908.0	805.2	390.2	751.0	390.2	515.2	914.0	390.2	390.2	390.2	6,844.6
Net Cost From Development Charges (2)	781.3	184.6	114.6	114.6	114.6	137.1	114.6	114.6	114.6	114.6	1,904.9
Net Cost From Non-DC Sources	1,126.7	620.7	275.7	636.4	275.7	378.2	799.4	275.7	275.7	275.7	4,939.6
- Discount Portion (3)	12.6	39.1	9.1	45.1	9.1	21.6	61.4	9.1	9.1	9.1	225.0
- Available DC Reserves (4)	47.4	47.4	47.4	47.4	47.4	47.4	47.4	47.4	47.4	47.4	474.3
- Replacement & Benefit to Existing	1,002.4	204.9	159.9	159.9	159.9	159.9	159.9	159.9	159.9	159.9	2,486.2
- For Post 2021 Development (5)	64.3	329.3	59.3	384.0	59.3	149.3	530.7	59.3	59.3	59.3	1,754.1

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 2023 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

(6) Fire Protection Capital Program extends to 2031, only however ten-year funding requirements are shown in this table.

**APPENDIX E**

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***DRAFT DEVELOPMENT CHARGES BY-LAW***

**THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY****BY-LAW NUMBER 2014-xxx**

Being a By-law with respect to Development Charges

**WHEREAS** the Township of Georgian Bay will experience growth through development and re-development;

**AND WHEREAS** development and re-development requires the provision of physical and social services by the Township of Georgian Bay;

**AND WHEREAS** Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of Georgian Bay or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

**AND WHEREAS** the Development Charges Act, 1997 permits Council to pass by-laws for the imposition of development charges if development or re-development of land within the Township of Georgian Bay is for uses which would increase the need for municipal services and any one or more of the actions set out in subsection 2(2) of the Development Charges Act, 1997 are required for such development or re-development;

**AND WHEREAS** Council had before it a report entitled the “Development Charges Background Study” submitted by Hemson Consulting Ltd. dated April, 2014;

**AND WHEREAS** Council has reviewed the Study and has considered the comments of the public at a public meeting duly called on May 13, 2014, to consider the enactment of a by-law under the Development Charges Act, 1997.

**NOW THEREFORE** the Council of the Township of Georgian Bay hereby enacts as follows:

1. In this By-law:
  - (a) Any term printed in a bold typeface has the same meaning as that which exists and is defined in the Act or Regulation.
  - (b) Terms have the following meanings:
    - (i) “Act” means the Development Charges Act, 1997;
    - (ii) “Agricultural Use” means a use of land, buildings or structures for the purpose of field crops, fruit farming, market gardening, dairying, animal husbandry, poultry or beekeeping and such uses, structures and buildings as are customarily related to a farming operation, but does not include a Dwelling Unit;



- (iii) “Apartment Unit” (Apt) means a Dwelling Unit in a Residential Building containing four or more Dwelling Units;
- (iv) “Bedroom” (BR) includes any room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room;
- (v) “Board of Education” has the same meaning as that specified in subsection 29(1) of the Act;
- (vi) “Capital Cost” means costs incurred or proposed to be incurred by a municipality or a local board or commission thereof directly or under an agreement;
  - I to acquire land or an interest in land,
  - II to improve land,
  - III to acquire, construct or improve buildings and structures,
  - IV to acquire, construct or improve facilities including,
    - A) rolling stock with an expected useful life of seven years or more, furniture and equipment, excluding computer equipment; and
    - B) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, 1998, and
  - V to undertake studies in connection with any of the matters in clauses (vi)(I) through (IV), required for the provision of designated services
- (vii) “Commercial Use” means the use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include Industrial Use or Agricultural Use, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;
- (viii) “Council” means the Council of the Township of Georgian Bay;
- (ix) “Development” includes redevelopment;
- (x) “Development Charge” means a charge imposed with respect to Growth-Related Net Capital Costs against land pursuant to the provisions of the within by-law;
- (xi) “Dwelling Unit” means one or more habitable rooms designed or intended for use by one household exclusively as an independent and separate unit in which separate kitchen and sanitary facilities are provided for the exclusive use of the household with a private entrance from outside the building or from a common hallway or stairway inside the building;
- (xii) “Existing” means the number, use and size that existed as of the date this by-law was passed;
- (xiii) “Growth-Related Net Capital Cost” means the portion of the Net Capital Cost of services that is reasonably attributable to the need for such Net Capital Cost that results or will result from new development in all or a defined part of the Township;
- (xiv) “High Density Housing” means Residential Buildings containing seven or more Dwelling Units;
- (xv) “Industrial Use” means the use of land, buildings or structures designed for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale of any goods, substance, article or thing, or any part thereof and the storage of building and construction equipment and materials, as

distinguished from the buying and selling of commodities and the supplying of personal services. This definition does not include Agricultural Use;

- (xvi) “Institutional Use” means land, buildings, structures or part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;
- (xvii) “Large Apartment” means an apartment unit with 2 bedrooms or more;
- (xviii) “Local Board” means a school board, public utility commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, 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 Township of Georgian Bay or any part or parts thereof;
- (xix) “Local Services” means those services, facilities or things which are within the boundaries of, about or are necessary to connect lands to Services and an application has been made in respect of the lands under sections 51 and 53 of the Planning Act, R.S.O. 1998;
- (xx) “Low Density Housing” means a residential building containing less than seven Dwelling Units;
- (xxi) “Multiple Housing” means a Residential Building of not more than two storey’s containing three or more Dwelling Units, or any Residential Building containing between three and six Dwelling Units;
- (xxii) “Net Capital Cost” means the Capital Cost less capital grants, subsidies and other contributions made to the Township or that the council of the municipality anticipates will be made, including conveyances or payments under sections 41, 51 and 53 of the Planning Act, R.S.O. 1998, in respect of the Capital Cost;
- (xxiii) “Non-Residential Use” includes Commercial, Industrial and Institutional Uses;
- (xxiv) “Official Plan” means the Official Plan adopted for the Township, as amended and approved;
- (xxv) “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;
- (xxvi) “Rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 90 days;
- (xxvii) “Regulation” means O. Reg. 82/98 as at February 20, 1998;
- (xxviii) “Residential Building” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;
- (xxix) “Residential Use” means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;
- (xxx) “Services” means those services, facilities, accommodations and things shown on Schedule “A” to this by-law;
- (xxxi) “Servicing Agreement” means an agreement to provide municipal services by the Township of Georgian Bay to specified lands within the municipality;

- (xxxii) “Services in Lieu” means those Services specified in an agreement made under clause 8 of this by-law;
- (xxxiii) “Single Family Dwelling Unit” means one Dwelling Unit in a Residential Building;
- (xxxiv) “Small Apartment” means an apartment unit with less than 2 Bedrooms;
- (xxxv) “Township” means the Township of Georgian Bay;
- (xxxvi) “Unit” includes a Dwelling Unit and Apartment Unit;
- (xxxvii) “Zoning By-Law” means the Zoning By-Law of the Township of Georgian Bay, as adopted on February 10, 1992 plus amendments or any successor thereof passed pursuant to Section 34 of the Planning Act, R.S.O. 1998;
2. (a) This by-law applies to all lands in the Township of Georgian Bay whether or not the land or use thereof is exempt from taxation under s. 13 of the Assessment Act.
- (b) Notwithstanding clause 2(a) above, this by-law does not apply to the development of land that is owned by and used for the purposes of:
- (i) A Board of Education;
- (ii) The Township of Georgian Bay, or any local board or commission thereof; and
- (iii) The District of Muskoka or any local board thereof.
3. (a) Council hereby imposes the development charges shown on Schedule “A” hereto to those categories of Residential uses of land, buildings and structures shown to defray the Growth-Related Net Capital Cost of providing, enlarging, expanding or improving the Services shown on Schedule “A”;
- (b) Council hereby imposes the development charges shown on Schedule “B” hereto to those categories of Non-Residential (Commercial, Industrial or Institutional) uses of land, buildings and structures to defray the Growth-Related Net Capital Cost of providing, enlarging, expanding or improving the services shown on Schedule “B”;
- (c) No Development charge shall be imposed when an existing Dwelling Unit is enlarged, or one or two additional Dwelling Units are being added to an existing single detached dwelling unless the total gross floor area of the additional one or two dwellings exceeds the gross floor area of the existing dwelling.
- For all Residential Uses other than a single detached dwelling, no development charge shall be imposed when one additional Dwelling Unit is being added within an existing Residential Building unless the gross floor area of the additional unit exceeds the gross floor area of the smallest Dwelling Unit contained in the Residential Building.
- (d) In the case of a Development containing more than one use or category of use shown on Schedules “A” & “B” hereto, each such use shall bear its applicable development charge in the proportion that the gross floor area of such use or category of use bears to the total gross floor area of the Development.
- (e) No development charge shall be imposed if a building that has been destroyed or legally demolished is rebuilt within three years of the destruction or demolition. If a different type of building is constructed, a credit equal to the development charge that would have been imposed on the original building if it were constructed elsewhere in the neighbourhood, will apply.

- (f) If an expansion of a building or structure identified for Industrial Use, is increased by less than fifty percent of the total floor area, no development charge shall be imposed. The appropriate development charge will apply to each square foot of floor area over and above the building or structure's fifty percent expansion.
4. (a) The whole of the development charge imposed hereunder shall be calculated and paid in full on the date a building permit under the Building Code Act is issued in respect of the building or structure for the use to which the development charge hereunder applies.
- (b) No building permit shall be issued for any building or structure in respect of which the development charge applicable hereunder remains unpaid.
- (c) The Council may enter into a written agreement providing for payment of the development charges on any date that Council decides is appropriate.
5. The development charges established hereunder shall be adjusted without amendment to this by-law annually as of the 31<sup>st</sup> of December in each year commencing on the 31<sup>st</sup> day of December, 2014, in accordance with the regulated inflation index.
6. Nothing in this by-law prevents Council from requiring, as a condition of approval under section 51 or 53 of the Planning Act, R.S.O. 1998, that the Owner, at his own expense, install such Local Services as Council may require or that the Owner install local connections to municipal services at the Owner's expense.
7. (a) Council, by written agreement, may permit an Owner to commute the whole or such part of the development charge applicable to the Owner's development, as may be specified in the agreement, by the provision at the Owner's sole expense 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 his development equal to the reasonable cost of providing the Services in Lieu.
- (b) In any agreement made under clause 7(a), Council may also give a further credit equal to the owner's reasonable cost of providing Services in addition to or of a greater size or capacity than would be required under this by-law, but may not give the credit against the development charge payable.
- (c) Any dispute as to the reasonable cost of providing the Services in Lieu or the Services mentioned in clause 7(a) and (b) above, shall be referred to the Township of Georgian Bay Council whose decision shall be final and binding.
8. A copy of this by-law may be registered against such lands in the Township of Georgian Bay as Council by resolution from time to time may direct.
9. Any amount of development charge which remains unpaid after the date specified in clause 5 or in a written agreement shall be added to the tax roll and collected as unpaid taxes.
10. The Treasurer of the Township of Georgian Bay shall administer this by-law.

11. (a) Any agreement made under section 51 or 53 of the Planning Act, R.S.O. 1998, before the date this by-law comes into force which provides for the payment of a lot levy, capital contribution or other charge shall remain in full force and effect and be enforceable according to its terms.
- (b) The Treasurer in calculating the development charge payable shall deduct from the development charge otherwise payable any amount paid pursuant to an agreement mentioned in clause 6, above.
- (c) Where a lot levy, impost fee or development charge was collected as a condition for a lot created by consent pursuant to Section 53 of the Planning Act R.S.O. 1998, then the amount collected shall be deducted from the Development Charge at the time the Building Permit is issued.
12. (a) Council directs the Treasurer to create individual reserve funds, separate from the other reserve funds of the municipality, including reserve funds created or administered under section 417 of the Municipal Act, 2001, as amended, for the services listed in Schedule "A" to this by-law. The Treasurer shall deposit the development charges received under this by-law into the appropriate reserve fund thus created and shall pay from the appropriate reserve fund any amounts necessary to defray the Net Capital Cost of the service.
- (b) The amounts contained in the reserve funds established under clause 12(a) above, shall be invested in accordance with subsection 417(3) of the Municipal Act, 2001, as amended and any income received from such investment shall be credited to the said reserve fund.
13. Where any unpaid development charges are collected as taxes under clause 8 above, the money so collected shall be credited to the said reserve fund.
14. The Treasurer of the Township of Georgian Bay shall, in each year on or before March 31, furnish to Council a statement in respect of the reserve fund for the prior year established hereunder containing the information required under the Regulation.
15. (a) If this by-law is amended or repealed by Council or the Ontario Municipal Board, the Treasurer shall determine within 30 days of the amendment or repeal whether any owner has overpaid in respect of the development charge payable hereunder immediately prior to the repeal or amendment of this by-law and if such an overpayment has been made, the Treasurer shall calculate the amount of such overpayment.
- (b) Any overpayment determined under clause 15(a), above shall be paid to the person who made the payment by his or her last known address within 30 days of the date of the repeal or amendment of this by-law.
- (c) The refund payable under clause 15(b), above shall be paid with interest calculated from the date upon which the overpayment was collected to the date on which the refund is made. Such interest shall be paid at the Bank of Canada Rate in effect from time to time from the date of enactment of this by-law as adjusted in clause 16(d), below.
- (d) The Bank of Canada Rate in effect on the date of enactment of this by-law shall be adjusted on the first business day of January, 2015 to the Rate established by the Bank of Canada on that day and shall be adjusted four times each year thereafter on the first business day of January, April, July and October to the Rate established by the Bank of Canada on the day of the adjustment.

16. This by-law shall continue in force and effect for a term of 5 years from the date of its coming into force.
17. That any by-law or by-laws, or parts of any by-law or by-laws that are inconsistent with this by-law are hereby deemed repealed.
18. This by-law comes into force on the date of its passing.

Read and finally passed, this xxth day of xxxx, 2014.

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\_\_\_\_\_  
DRAFT

**SCHEDULE "A"****RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

Service	Residential Charge By Unit Type				
	Singles & Semis	Rows & Other Multiples	Apartments - Large	Apartments - Small	Trailer Park Units
Community Services	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$247	\$209	\$164	\$137	\$137
Public Works	\$932	\$792	\$620	\$516	\$516
Roads And Related Infrastructure	\$2,386	\$2,026	\$1,586	\$1,322	\$1,322
General Government	<u>\$586</u>	<u>\$498</u>	<u>\$389</u>	<u>\$325</u>	<u>\$325</u>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$4,151</b>	<b>\$3,525</b>	<b>\$2,759</b>	<b>\$2,300</b>	<b>\$2,300</b>

**SCHEDULE "B"****NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE/SQUARE FOOT OF GFA**

Service	Non-Residential Charge per Square Metre	Non-Residential Charge per Square Foot
Community Services	\$0.00	\$0.00
Fire Protection	\$0.65	\$0.06
Public Works	\$2.31	\$0.21
Roads And Related Infrastructure	\$5.89	\$0.55
General Government	<u>\$1.48</u>	<u>\$0.14</u>
<b>TOTAL CHARGE</b>	<b>\$10.33</b>	<b>\$0.96</b>