



2020 Development Charges Background Study

Municipality of Clarington

For Public Circulation and Comment

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List of Acronyms and Abbreviations

| Acronym | Full Description of Acronym |
|----------------|---|
| D.C. | Development charge |
| D.C.A. | Development Charges Act, 1997 |
| G.F.A. | Gross floor area |
| L.P.A.T. | Local Planning Appeal Tribunal |
| N.A.I.C.S. | North American Industry Classification System |
| N.F.P.O.W. | No Fixed Place of Work |
| O.M.B. | Ontario Municipal Board |
| O.P.A. | Official Plan Amendment |
| O.Reg. | Ontario Regulation |
| P.O.A. | Provincial Offences Act |
| P.P.U. | Persons per unit |
| S.D.E. | Single detached equivalent |
| S.D.U. | Single detached unit |
| s.s. | Subsection |
| sq.ft. | square foot |
| sq.m. | square metre |



Development Charges Background Study



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the Development Charges Act (D.C.A.), 1997 (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for the Municipality of Clarington (Municipality).

The Municipality retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Municipality in preparing this D.C. analysis and the policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Municipality's D.C. background study, as summarized in Chapter 4, with the anticipated development forecast in Chapter 3 and the corresponding increase in need for service quantified in Chapter 5. It also addresses the requirement for "rules" governing the imposition of the proposed charges (Chapter 7), and the proposed by-laws to be made available as part of the approval process (Appendices E and F).

In addition, the report sets out the Municipality's current D.C. policy (Chapter 2) for the purpose of comparison to the proposed by-law policies, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge.



1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. will be scheduled, at the earliest, two weeks after the posting of the D.C. background study and draft D.C. by-law on the Municipality's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Municipality's D.C. by-law.

In accordance with the legislation, the D.C. background study and proposed D.C. by-laws were available for public review on October 15, 2020.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the public meeting; and
- finalization of the study and Council consideration of the by-laws.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Table 1-1
Schedule of Key D.C. Process Dates

| Process Steps | Dates |
|---|--------------------------------|
| 1. Project initiation meetings with Municipal staff | September 16, 2019 |
| 2. Data collection, staff interviews, preparation of D.C. calculations | September 2019 – February 2020 |
| 3. Preparation of draft D.C. background study and review of draft findings with staff | February 2020 |
| 4. Developer industry stakeholder consultation | February 19, 2020 |
| 5. Council presentation | April 6, 2020 |



| Process Steps | Dates |
|--|---------------------------------|
| 6. D.C. background study and proposed D.C. by-law available to public | October 15, 2020 |
| 7. Statutory notice of Public Meeting advertisement placed in newspaper(s) | 20 days prior to public meeting |
| 8. Public Meeting of Council | November 9, 2020 |
| 9. Council considers adoption of D.C. background study and passage of by-law | December 14, 2020 |
| 10. Newspaper notice given of by-law passage | By 20 days after passage |
| 11. Last day for by-law appeal | 40 days after passage |
| 12. Municipality makes available D.C. pamphlet | by 60 days after in force date |



1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act (Bill 108) the Plan to Build Ontario Together Act (Bill 138), and the COVID-19 Economic Recovery Act (Bill 197)

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan.*" The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. As of January 1, 2020, the following provisions had been proclaimed:

- Transitional provisions were in effect which have been replaced by updated provisions within Bill 197.
- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual installments. Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for applications submitted after this section is proclaimed) shall be determined based on the D.C. charge in effect on the day of site plan or zoning by-law amendment application. If the development is not proceeding via these planning approvals, or if the building permit is issued after the two-year period of application approval, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, the COVID-19 Economic Recovery Act, which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020 and received Royal Assent on July 21, 2020, however, the changes would not



come into effect until proclaimed by the Lieutenant Governor. On September 18, 2020 the Province proclaimed the remaining amendments to the D.C.A. that were made through Bill 108 and Bill 197. The following provides a summary of the changes to the D.C.A. that are now in effect:

List of D.C. Eligible Services

- Under Bill 108 some services were to be included under the D.C.A. and some would be included under the Community Benefits Charge (C.B.C.) authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension, as defined in subsection 5.1 (1).
 - Transit services other than the Toronto-York subway extension.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library Services.
 - Long-term care services.
 - Parks and recreation services (but not the acquisition of land for parks).
 - Public health services.
 - Childcare and early years services.
 - Housing services.
 - Provincial Offences Act Services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed

Classes of D.C. Services



The D.C.A. had allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as proclaimed) repeals that provision and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

10% Statutory Deduction

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

Statutory Exemptions

Statutory exemptions to the payment of D.C.s for the creation of secondary residential dwelling units in prescribed classes of existing residential buildings or structures ancillary to existing residential buildings. Furthermore, the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings.

Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of:

- the day the by-law is repealed;



- the day the municipality passes a C.B.C. by-law under subsection 37 (2) of the *Planning Act*, or
- the specified date (i.e. September 18, 2022).

1.4 Coronavirus (COVID-19) Support and Protection Act, 2020

The *Coronavirus (COVID-19) Support and Protection Act, 2020* came into force on April 14, 2020. This Act allows any municipal by-laws that were set to expire during the state of emergency to continue to be in effect for six months after the provincial emergency declaration period comes to an end. On July 24, 2020, the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*, known as Bill 195, came into effect, bringing an end to the COVID-19 declared provincial state of emergency.



Chapter 2

Municipality of Clarington

Current D.C. Policy



2. Current Municipality of Clarington D.C. Policy

2.1 By-law Enactment

On July 1, 2015 the Municipality enacted By-law 2015-035 which imposes municipal-wide D.C.s for all services included therein. The by-law would have expired on July 1, 2020, which was during the provincial state of emergency. As outlined in section 1.4 of the report, the by-law was extended until January 24, 2021, i.e. 6 months after the end of the Provincial state of emergency.

2.2 Services Covered

The following services are included under By-law 2015-035:

- General Government;
- Library Services;
- Emergency and Fire Services;
- Indoor Recreation;
- Park Development and Related Facilities;
- Operations (Buildings, Equipment and Fleet);
- Parking; and
- Roads and Related.

2.3 Timing of D.C. Calculation and Payment

D.C.s are due and payable in full to the Municipality on the date a building permit is issued for any land, buildings or structures affected by the applicable D.C. The By-law also allows the Municipality to enter into alternative payment agreements with owners.

2.4 Indexing

The by-law provides for mandatory annual indexing of the charges on January 15th of each year. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1
Municipality of Clarington
Current Development Charges

| SERVICE | RESIDENTIAL | | | NON-RESIDENTIAL (per m ² of G.F.A.) | |
|--|-------------------------------|----------------------|--------------------|---|----------------|
| | Single/Semi-Detached Dwelling | Low Density Multiple | Apartment Building | Commercial/Institutional | Industrial |
| General Government | \$428.29 | \$331.11 | \$204.90 | \$2.46 | \$2.46 |
| Library Services | \$843.88 | \$652.40 | \$403.71 | \$0.00 | \$0.00 |
| Emergency & Fire Services | \$911.03 | \$704.31 | \$435.84 | \$5.19 | \$5.19 |
| Indoor Recreation | \$5,428.07 | \$4,196.37 | \$2,596.79 | \$0.00 | \$0.00 |
| Park Development and Facility Operations | \$1,725.87 | \$1,334.25 | \$825.66 | \$0.00 | \$0.00 |
| Parking | \$883.81 | \$683.26 | \$422.81 | \$5.05 | \$5.05 |
| Roads and Related | \$45.37 | \$35.08 | \$21.71 | \$0.26 | \$0.26 |
| | \$7,881.68 | \$6,093.22 | \$3,770.58 | \$62.08 | \$27.76 |
| GRAND TOTAL | \$18,148.00 | \$14,030.00 | \$8,682.00 | \$75.04 | \$40.72 |

2.5 Redevelopment Credits

The by-law provides D.C. credits for residential and non-residential redevelopments, provided a building permit has been issued for the development within 5 years from the date the demolition permit was issued or the date on which the building or structure was destroyed in whole or in part by fire, explosion or Act of God, as the case may be. The amount of the credit provided cannot exceed the total development charge that would otherwise be payable.

Additional redevelopment credits are available, including:

- Brownfield credits equal to the costs of assessment and cleanup, but not to exceed the total otherwise payable, excluding gas stations;
- Expropriated land credit for a building relocated within the boundary of the original lot; and
- Relocation of a heritage building refund upon re-designation on new lot

2.6 Exemptions

The Municipality's existing D.C. by-law includes statutory exemptions from payment of D.C.s with respect to:

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building



- additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3));
- buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3);
- residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

The D.C. by-law also provides non-statutory exemptions from payment of D.C.s with respect to:

- Hospitals, and colleges or universities;
- Buildings used for research purposes located in the Clarington Science Park or the Clarington Energy Park;
- Buildings or structures used for agricultural or agri-tourism purposes and farm bunkhouses;
- Places of worship;
- For existing industrial buildings, enlargements of 100% or less, on the same lot, whether or not it is attached, excluding large industrial;
- Existing commercial buildings less than 250 square metres, located in Revitalization areas, enlargements of 50% or less; and
- The conversion of a heritage building, located in Revitalization Areas or on the Jury lands.

In addition, the following uses are exempt from paying 50% of the applicable D.C.:

- New industrial buildings on a vacant lot;
- Masonry-clad apartments or mixed-use buildings, 6 or more stories, located in the Bowmanville West Municipality Centre, with a density exceeding 100 units per hectare.
- Masonry-clad multi-story mixed-use buildings with 2 or more stories, and a ground floor area that is 50% or less of the total G.F.A., located in Revitalization areas; and
- Masonry-clad apartment or retirement residence with 4 or more stories, located in revitalization areas.



Chapter 3

Anticipated Development in the Municipality of Clarington



3. Anticipated Development in the Municipality of Clarington

3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality of Clarington will be required to provide services, over a 10-year (early-2020 to early-2030), and a longer-term horizon (early-2020 to mid-2031).

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Municipality of Clarington over the forecast period, including:

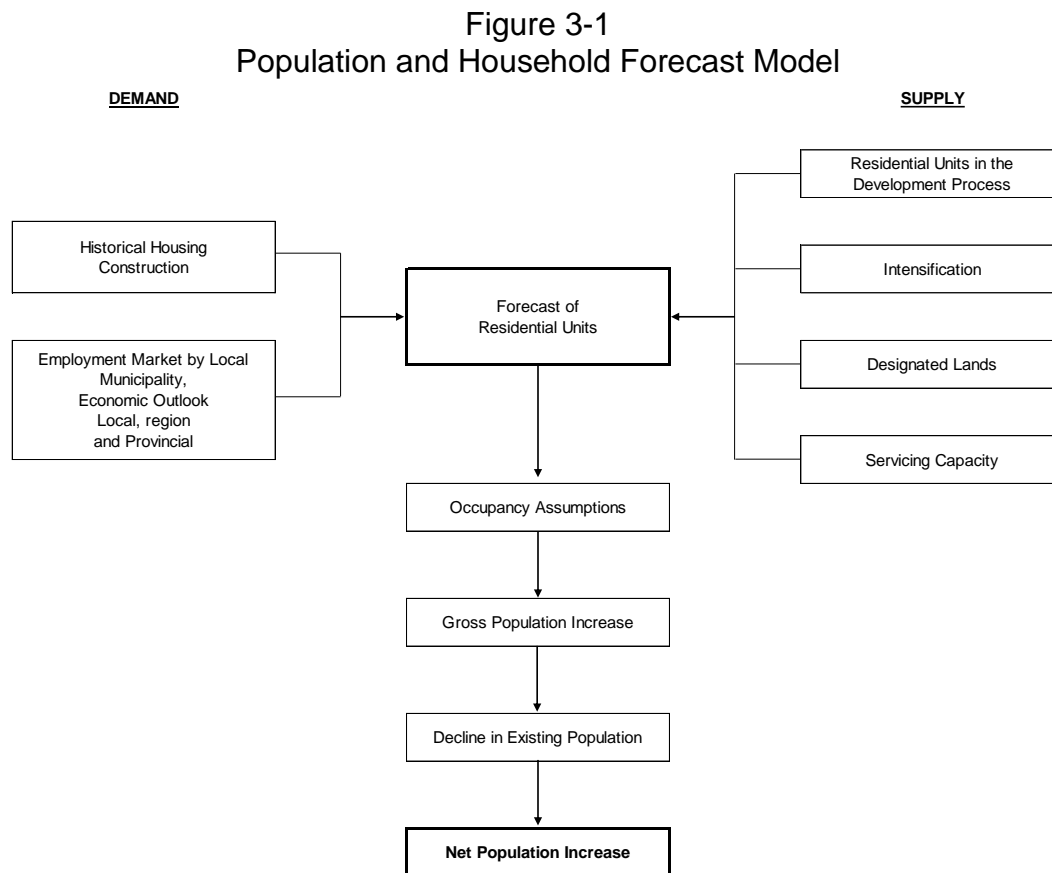
- Municipality of Clarington Official Plan (Last consolidated June 2018);
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2009 to 2018 period;
- Residential supply opportunities as provided by the Municipality of Clarington; and
- Discussions with Municipality staff regarding anticipated residential and non-residential development in the Municipality of Clarington.



3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Municipality and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in Clarington is anticipated to reach approximately 129,690 by early-2030 and 134,940 by mid-2031, resulting in an increase of approximately 30,400 and 35,650 persons, respectively.¹



¹ The population figures used in the calculation of the 2020 D.C. exclude the net Census undercount, which is estimated at approximately 4%.



**Table 3-1
Municipality of Clarington
Residential Growth Forecast Summary**

| | Year | Population (Including Census Undercount) ¹ | Excluding Census Undercount | | | Housing Units | | | | | Person Per Unit (P.P.U.): Total Population/ Total Households |
|-------------|--------------------------------|--|-----------------------------|-----------------------------|--|--------------------------------|------------------------------------|-------------------------|-----------|---------------------|--|
| | | | Population | Institutional Population | Population Excluding Institutional Population | Singles & Semi- Detached | Multiple Dwellings ² | Apartments ³ | Other | Total Households | |
| Historical | <i>Mid 2006</i> | 80,930 | 77,820 | 710 | 77,110 | 22,410 | 2,680 | 1,685 | 85 | 26,860 | 2.897 |
| | <i>Mid 2011</i> | 87,930 | 84,548 | 823 | 83,725 | 24,629 | 3,090 | 2,048 | 113 | 29,880 | 2.830 |
| | <i>Mid 2016</i> | 95,690 | 92,013 | 823 | 91,190 | 26,985 | 3,640 | 2,100 | 110 | 32,835 | 2.802 |
| Forecast | <i>Early 2020</i> | 103,260 | 99,289 | 895 | 98,394 | 29,020 | 4,398 | 2,583 | 110 | 36,112 | 2.750 |
| | <i>Early 2025</i> | 118,020 | 113,484 | 1,029 | 112,455 | 32,373 | 5,529 | 3,565 | 110 | 41,577 | 2.730 |
| | <i>Early 2030</i> | 134,870 | 129,687 | 1,161 | 128,526 | 36,169 | 6,801 | 4,763 | 110 | 47,843 | 2.711 |
| | <i>Mid 2031</i> | 140,340 | 134,941 | 1,207 | 133,734 | 37,353 | 7,200 | 5,136 | 110 | 49,799 | 2.710 |
| Incremental | Mid 2006 - Mid 2011 | 7,000 | 6,728 | 113 | 6,615 | 2,219 | 410 | 363 | 28 | 3,020 | |
| | Mid 2011 - Mid 2016 | 7,760 | 7,465 | 0 | 7,465 | 2,356 | 550 | 52 | -3 | 2,955 | |
| | Mid 2016 - Early 2020 | 7,570 | 7,276 | 72 | 7,204 | 2,035 | 758 | 483 | 0 | 3,276 | |
| | Early 2020 - Early 2025 | 14,760 | 14,195 | 134 | 14,061 | 3,353 | 1,131 | 981 | 0 | 5,465 | |
| | Early 2020 - Early 2030 | 31,610 | 30,398 | 266 | 30,132 | 7,149 | 2,403 | 2,180 | 0 | 11,732 | |
| | Early 2020 - Mid 2031 | 37,080 | 35,652 | 312 | 35,340 | 8,333 | 2,802 | 2,552 | 0 | 13,688 | |

Derived from Municipality of Clarington Official Plan (2018) and data from municipal staff regarding servicing and land supply, by Watson & Associates Economists Ltd., 2020

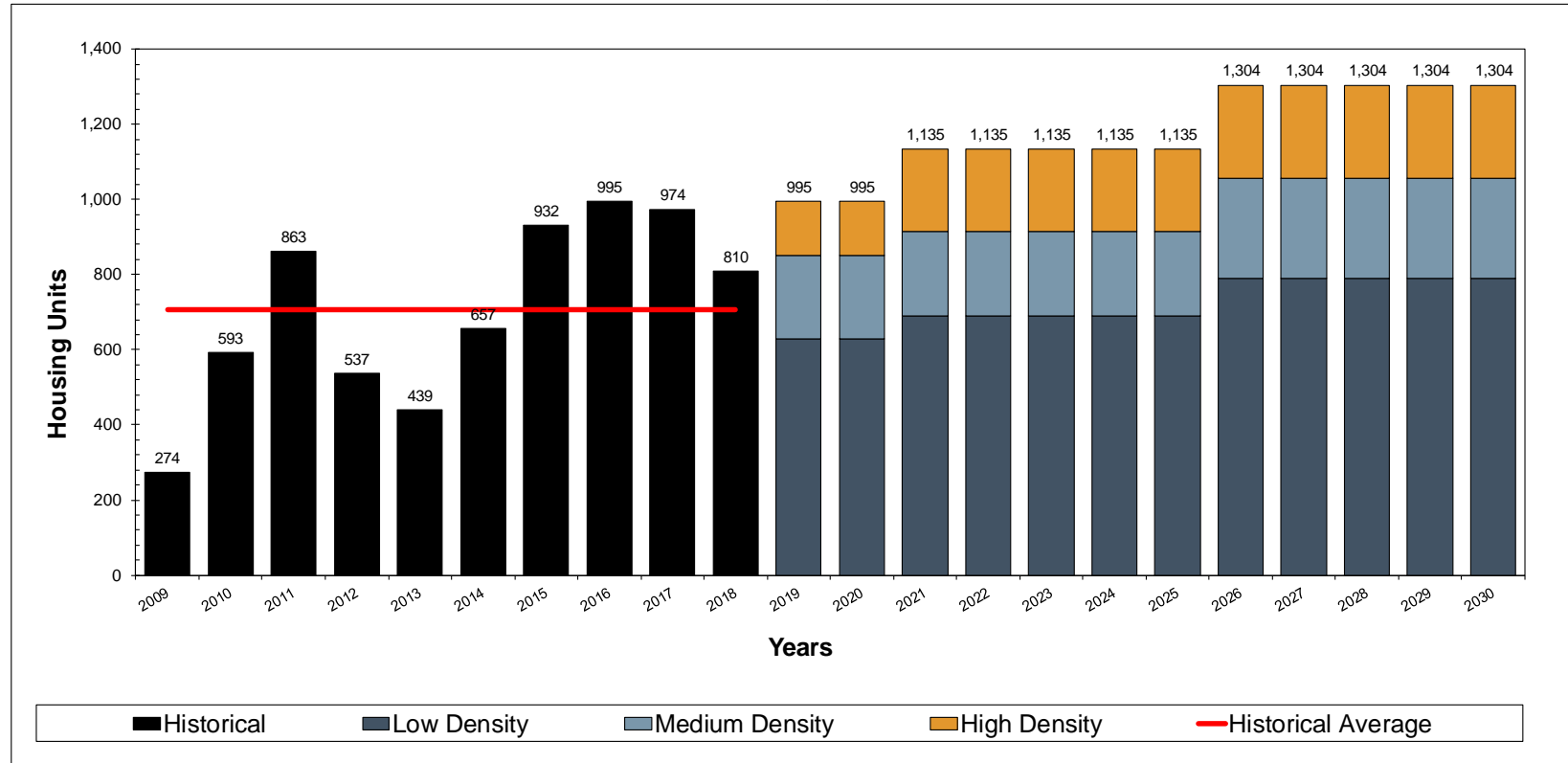
¹ Census undercount estimated at approximately 4.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
Municipality of Clarington
Annual Housing Forecast



Source: Total historical housing activity derived from the Municipality of Clarington building permit data. Building permit by density-type from Statistics Canada for the Municipality of Clarington, 2009-2018.

¹ Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the Municipality of Clarington D.C. growth forecast:

1. Housing Unit Mix (Appendix A – Schedules 1 and 6)

- The housing unit mix for the Municipality was derived from a detailed review of residential supply data for the Municipality (as per Schedule 6), and historical development activity (as per Schedule 7).
- Based on the above indicators, the 10-year household growth forecast for the Municipality is comprised of a unit mix of 61% low density units (single detached and semi-detached), 20% medium density (multiples except apartments) and 19% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Municipality of Clarington.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2020 and 2031 by development location is summarized below.

| Development Location | Approximate Amount of Housing Growth, 2020 to 2031 | Percentage of Housing Growth, 2020 to 2031 |
|----------------------------------|---|---|
| Bowmanville | 7,220 | 53% |
| Courtice | 2,950 | 22% |
| Newcastle | 2,900 | 21% |
| Rural | 620 | 4% |
| <i>Municipality Total</i> | <i>13,690</i> | <i>100%</i> |



3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.

4. Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2031 in the Municipality of Clarington over the forecast period is presented in Figure 3-2. Over the 2020 to 2031 forecast period, the Municipality is anticipated to approximately average 1,304 new housing units per year.
- Institutional population¹ is anticipated to increase by approximately 310 people between 2020 to 2031.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data for Clarington. The total calculated 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.133
 - Medium density: 2.568
 - High density²: 1.426

5. Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5)

- Existing households for early-2020 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and early-2020 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast

¹ Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2- or more bedroom units in these special care facilities.

² Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



period. The forecast population decline in existing households over the 2020 to 2031 forecast period is approximately 1,600.

6. Employment (Appendix A, Schedules 10a, 10b, 10c, 11 and 12)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Municipality of Clarington is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 660 primary (3%);
 - 2,950 work at home employment (13%);
 - 7,110 industrial (30%);
 - 7,880 commercial/population related (34%); and
 - 4,655 institutional (20%).
- The 2016 employment by usual place of work, including work at home, is 23,255. An additional 5,435 employees have been identified for the Municipality in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the Municipality is anticipated to reach approximately 39,480 by early-2030 and 40,460 by mid-2031. This represents an employment increase of approximately 8,710 for the 10-year forecast period and 9,690 for the longer-term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

² No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment).

Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

- Total employment for the Municipality of Clarington (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 28,310 by early-2030 and 28,920 by mid-2031.¹ This represents an employment increase of approximately 6,450 and 7,060 over the 10-year and longer-term forecast periods, respectively.

7. Non-Residential Square Feet (Sq.ft.) Estimates (G.F.A., Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 325 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Municipality-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 4,391,100 sq.ft. over the 10-year forecast period and 4,692,200 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2020 to 2031 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 59%;
 - commercial/population-related – 23%; and
 - institutional – 18%.

8. Geography of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for Municipality of Clarington by area.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2020 and 2031 by development location is summarized below.

¹ G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b.



| Development Location | Amount of Non-Residential G.F.A., 2020 to 2031 | Percentage of Non-Residential G.F.A., 2020 to 2031 |
|----------------------------------|---|---|
| Bowmanville | 2,792,000 | 56% |
| Courtice | 1,610,000 | 32% |
| Newcastle | 433,000 | 9% |
| Rural | 127,000 | 3% |
| <i>Municipality Total</i> | <i>4,962,000</i> | <i>100%</i> |

3.4 Clarington Technology Park Area-Specific D.C. Anticipated Development

Municipal staff provided Watson with the defined Clarington Technology Park Area which is the subject of an area-specific D.C. for local stormwater management services. The Clarington Technology Park is contained within the Bennett Creek Catchment Area north of Highway of 401. The Municipality provided the number, size and current development status (developed and vacant) of the properties within the area.

The Bennett Creek Catchment Area is identified on the Bennett Creek MDP Update Map included as Figure 3-3, as is the Clarington Technology Park Area. The Bennett Creek Catchment Area north of Highway 401 totals 208.05 hectares. To determine the Clarington Technology Park Area benefitting from the future stormwater management facility (S.W.M.F.), areas not tributary to the S.W.M.F. were excluded from the benefitting area. Areas not tributary to the S.W.M.F. total 43.38 hectares, and include MTO Corridor and Interchange Lands, development west of the S.W.M.F., and lands east of Bennett Road Tributary to Lambs Road 401 Culvert Crossing. Moreover, lands for existing and future roads, natural channel corridors, and the S.W.M.F. site are also excluded from the benefitting area (i.e. 72.43 hectares). Based on the foregoing, the Clarington Technology Park, as defined herein, contains a net developable area totaling 92.26 hectares.



Chapter 4

The Approach to the Calculation of the Charge



4. Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of s.s.5(1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories which are provided within the Municipality.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Furthermore, two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of [less than] seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Municipality’s D.C.s are indicated with a “Yes.”

4.3 Increase in Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that municipal council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1
The Process of Calculating a D.C. under the Act

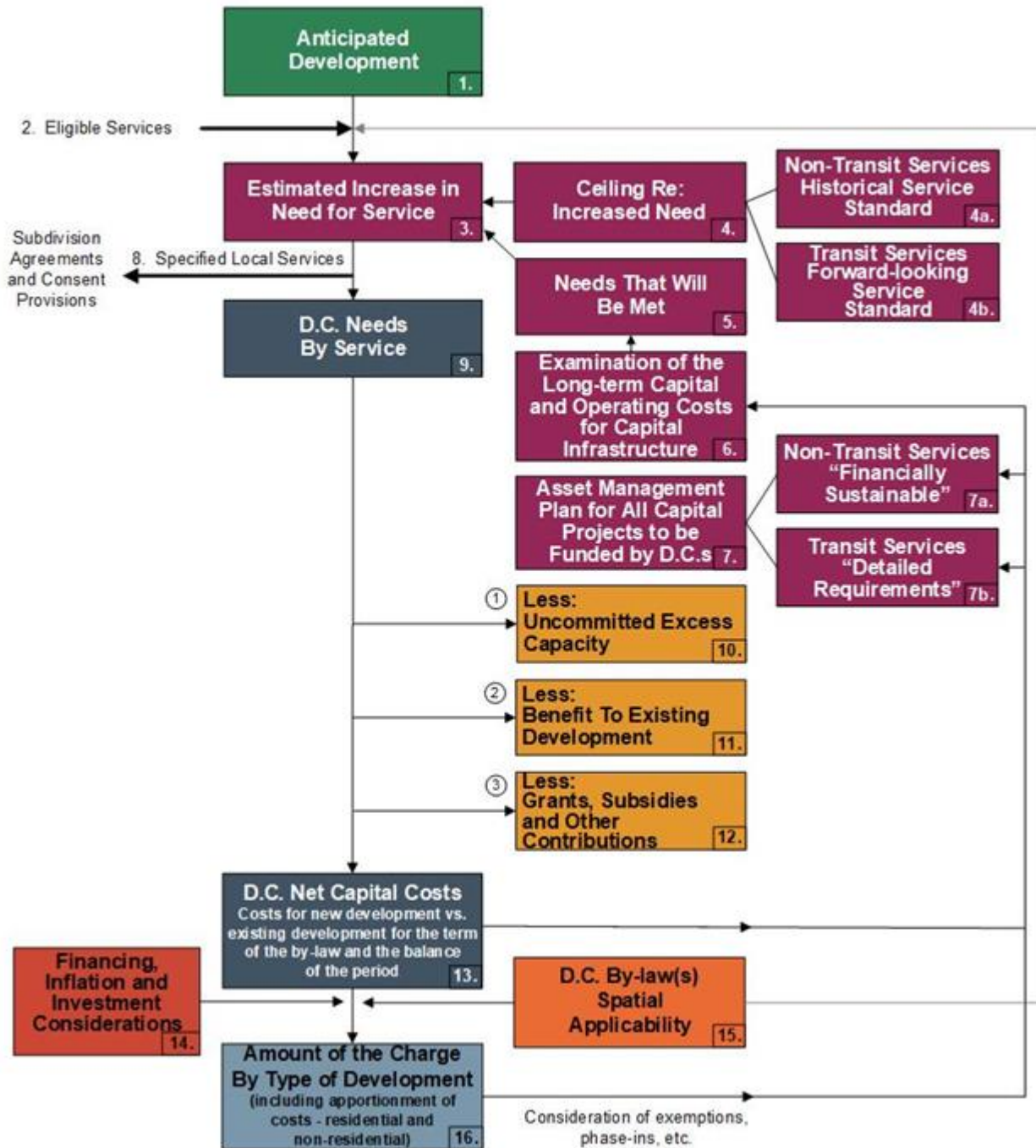




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

| Categories of Municipal Services | Inclusion in the D.C. Calculation | Service Components |
|---|--|---|
| 1. Services Related to a Highway | Yes Yes Yes No Yes Yes Yes Yes Yes | 1.1 Arterial roads 1.2 Collector roads 1.3 Bridges, Culverts and Roundabouts 1.4 Local municipal roads 1.5 Traffic signals 1.6 Sidewalks and streetlights 1.7 Active Transportation 1.8 Works Yard 1.9 Rolling stock ¹ |
| 2. Transit Services | n/a n/a | 2.1 Transit vehicles ¹ & facilities 2.2 Other transit infrastructure |
| 3. Stormwater Drainage and Control Services | No Yes-ASDC Local Service Yes-ASDC | 3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds 3.4 Centralized retention/detention ponds |
| 4. Fire Protection Services | Yes Yes Yes | 4.1 Fire stations 4.2 Fire pumpers, aerials and rescue vehicles ¹ 4.3 Small equipment and gear |

¹with 7+ year lifetime

*same percentage as service component to which it pertains
computer equipment excluded throughout



| Categories of Municipal Services | Inclusion in the D.C. Calculation | Service Components |
|--|-----------------------------------|--|
| 5. Parks and Recreation Services Outdoor Recreation Services (i.e. Parks and Open Space and Indoor Recreation) | Ineligible | 5.1 Acquisition of land for parks, woodlots and E.S.A.s |
| | Yes | 5.2 Development of area municipal parks |
| | Yes | 5.3 Development of district parks |
| | Yes | 5.4 Development of municipal-wide parks |
| | Yes | 5.5 Development of special purpose parks |
| | Yes | 5.6 Parks rolling stock ¹ and yards |
| | Yes | 5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) |
| | Yes | 5.8 Recreation vehicles and equipment ¹ |
| 6. Library Services | Yes | 6.1 Public library space (incl. furniture and equipment) |
| | Yes | 6.2 Library vehicles ¹ |
| | Yes | 6.3 Library materials |
| 7. Electrical Power Services | n/a | 7.1 Electrical substations |
| | n/a | 7.2 Electrical distribution system |
| | n/a | 7.3 Electrical system rolling stock |
| 9. Wastewater Services | n/a | 9.1 Treatment plants |
| | n/a | 9.2 Sewage trunks |
| | n/a | 9.3 Local systems |
| | n/a | 9.4 Vehicles and equipment ¹ |
| 10. Water Supply Services | n/a | 10.1 Treatment plants |
| | n/a | 10.2 Distribution systems |
| | n/a | 10.3 Local systems |
| | n/a | 10.4 Vehicles and equipment ¹ |

¹with 7+ year lifetime



| Categories of Municipal Services | Inclusion in the D.C. Calculation | Service Components |
|--|--|--|
| 11. Waste Diversion Services | Ineligible Ineligible n/a n/a | 11.1 Landfill collection, transfer vehicles and equipment 11.2 Landfills and other disposal facilities 11.3 Waste diversion facilities 11.4 Waste diversion vehicles and equipment ¹ |
| 12. Policing Services | n/a n/a n/a | 12.1 Police detachments 12.2 Police rolling stock ¹ 12.3 Small equipment and gear |
| 13. Long-Term Care Services | n/a n/a | 13.1 Long-Term Care space 13.2 Vehicles ¹ |
| 14. Child Care and early years services | n/a n/a | 14.1 Childcare space 14.2 Vehicles ¹ |
| 15. Public Health | n/a n/a | 15.1 Public Health department space 15.2 Public Health department vehicles ¹ |
| 16. Housing Services | n/a | 16.1 Social Housing space |
| 17. Provincial Offences Act (P.O.A.) | n/a | 17.1 P.O.A. space |
| 18. Social Services | n/a | 18.1 Social service space |
| 19. Ambulance Services | n/a n/a | 19.1 Ambulance station space 19.2 Vehicles ¹ |
| 20. Emergency Preparedness Services | No No | 20.1 Emergency Preparedness Space 20.2 Equipment |
| 21. Hospital Provision | Ineligible | 21.1 Hospital capital contributions |
| 22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards | Ineligible Ineligible Ineligible | 22.1 Office space 22.2 Office furniture 22.3 Computer equipment |

¹with 7+ year lifetime



| Categories of Municipal Services | Inclusion in the D.C. Calculation | Service Components |
|--|--|--|
| 23. Other Transportation Services | Ineligible Ineligible Ineligible | 23.1 Ferries 23.2 Airports (in the Regional Municipality of Waterloo). 23.2 Other |
| 24. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres | Ineligible Ineligible Ineligible | 24.1 Cultural space (e.g. art galleries, museums and theatres) 24.2 Tourism facilities and convention centres |
| 25. Other | Yes Yes | 25.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 25.2 Interest on money borrowed to pay for growth-related capital |

¹with a 7+ year lifetime

²same percentage as service component to which it pertains

| Eligibility for Inclusion in the D.C. Calculation | Description |
|---|--|
| Yes | Municipality provides the service – service has been included in the D.C. calculation. |
| No | Municipality provides the service – service has not been included in the D.C. calculation. |
| n/a | Municipality does not provide the service. |
| Ineligible | Service is ineligible for inclusion in the D.C. calculation. |



4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Municipality's Local Service Policy is included in Appendix D.

4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the D.C.A. requires that, “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- costs to acquire land or an interest therein (including a leasehold interest);
- costs to improve land;
- costs to acquire, lease, construct or improve buildings and structures;
- costs to acquire, lease or improve facilities including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- interest on money borrowed to pay for the above-referenced costs;
- costs to undertake studies in connection with the above-referenced matters; and
- costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, municipal council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5(1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3). The capital program contained herein reflects the



Municipality's approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8 para. 5 of O.Reg. 82/98 indicates that a D.C. background study must set out, "the estimated value of credits that are being carried forward relating to the service." s.s.17 para. 4 of the same Regulation indicates that, "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The Municipality has no outstanding D.C. credit obligations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth studies. This class is comprised of the following municipal-wide services:

- Growth Studies
 - Services Related to a Highway;
 - Fire Protection Services;
 - Parks and Recreation Services; and
 - Library Services.



4.8 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.9 Existing Reserve Funds

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

The Municipality’s D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. 2019 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2015-2019 period. These balances have been applied against future spending requirements for all services.



Table 4-2
Municipality of Clarington
Estimated D.C. Reserve Funds Balances (as at December 31, 2019)

| Service | Total |
|----------------------------|-------------------|
| Fire Protection Services | 5,433,091 |
| Roads and Related Services | 20,189,301 |
| Operations Services | 798,191 |
| Parking | 462,929 |
| Parks Development | 1,953,484 |
| Indoor Recreation | (1,029,792) |
| Library | 830,462 |
| Administration | 382,761 |
| Total | 29,020,427 |

Uncommitted balances in the Operations Services reserve fund have been allocated proportionately between Parks and Recreation Services (\$70,418) and Roads and Related Service (\$727,772) based on their anticipated D.C. eligible needs over the forecast period for the purposes of calculating the charge.

4.10 Deductions

The D.C.A. potentially requires that five deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies and other contributions.

The requirements behind each of these reductions are addressed as follows:

4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.2 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study..." O.Reg. 82.98 (s.4) goes further to indicate that, "...both the quantity and quality of a



service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

4.10.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Municipality’s “excess capacity,” other than excess capacity which is “committed” (discussed above in 4.6).

“Excess capacity” is undefined, but in this case, must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service, would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

4.10.3 Reduction for Benefit to Existing Development

Section 5(1)6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included the following:



- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.9.1 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a City-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.



4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development O.Reg. 82.98, s.6. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

4.11 Municipal-Wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.12 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating development charge eligible costs for the development charges to be applied, on a uniform basis. The required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A., 1997, and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in this chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and, accordingly, Council's intentions may be modified, and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.1 Service Levels and 10-Year Capital Costs for Municipality-wide D.C. Calculation

This section evaluates the development-related capital requirements for select services and classes of service over the 10-year planning period (2020-2030). Each service or class of service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.1.1 Fire Protection Services

The Municipality currently has five fire stations and space at the Municipal Emergency Operations Centre in Newcastle. In total these fire facilities supply 43,325 sq.ft. of building space, providing a per capita average level of service of \$229.

The fire department also has a current inventory of vehicles and equipment totalling 38 items. These items include tanker, pumper, aerial, and rescue vehicles, as well as other support vehicles. The replacement value of these vehicles is \$11.1 million and provides a historical average level of service of \$123 per capita.

The Municipality also currently maintains 188 sets of fire fighter equipment. The total replacement value of the fire equipment and gear is \$922,000 and produces a calculated average level of service of \$10 per capita.



In aggregate, based on the average level of service provided of the 2010-2019 period, the maximum D.C. eligible amount that could be included in the calculation of the charge for Fire Protection Services is \$10.9 million.

Based on the needs identified in the Municipality's 2015 D.C. Background Study and discussions with staff, the Municipality is anticipating constructing a new fire station, expanding its headquarters, the purchase of additional vehicles and equipment, as well as undertaking additional studies.

The gross capital costs for the capital program discussed above are \$11.5 million. A benefit to existing deduction of \$455,000 has been made. After deducting the uncommitted reserve fund balance of \$5.4 million, a total of \$5.6 million in growth-related Fire Protection Services needs have been included in the calculation of the D.C.

The allocation of net growth-related costs for Fire Services between residential and non-residential development is 82% residential and 18% non-residential based on the relationship of incremental population and employment growth over the 10-year forecast period (i.e. 2020-2030).

5.1.2 Parks and Recreation Services

The Municipality currently maintains 164.59 hectares of developed parkland and 20.2 kilometres of recreational trails within its jurisdiction. Furthermore, the Municipality provides a variety of amenities in its parks and operates 470,072 square feet of indoor recreation facility space. In addition, the Municipality also provides 16,949 square feet of parks operations and washroom facility space.

The Municipality maintains these assets using a fleet of 43 pieces of large equipment and vehicles. The Municipality's level of service over the historical 10-year period averaged \$2,316 per capita. At the direction of the Municipality, and consistent with the Municipality's current D.C. policy, the quantity of assets in service for which committed excess capacity is included in the anticipated capital needs, have been excluded from the calculation of the historical level of service. In total, the maximum D.C.-eligible amount for parks and recreation services over the 10-year forecast period is approximately \$69.8 million based on the established level of service standards.

The 10-year capital needs for Parks and Recreation services to accommodate growth have a total gross capital cost of approximately \$160.8 million. These capital needs



include the development of additional parkland and indoor recreation space, as well as studies including a Parks Needs Study. A deduction of \$36.1 million has been applied to reflect the benefit to growth beyond the 10-year forecast period. Another deduction of \$46.1 million has been applied to reflect the benefit to existing development. After deducting the uncommitted reserve fund balance of approximately \$994,100, the resultant in net growth-related capital costs for inclusion in the calculation of the D.C.s total \$77.6 million.

As the predominant users of parks and recreation services tend to be residents of the Municipality, the forecast growth-related costs have been allocated 100% to residential development, consistent with the Municipality's current D.C. policy.

5.1.3 Library Services

Library services are provided by the Municipality through the provision of 44,261 sq.ft. of facility space and approximately 311,503 library collection material items. The average level of service provided over the historical 10-year period based on this inventory is \$356 per capita. At the direction of the Municipality, and consistent with the Municipality's current D.C. policy, the quantity of assets in service for which committed excess capacity is included in the anticipated capital needs, have been excluded from the calculation of the historical level of service. When applied to the anticipated development over the forecast period, the per capita level of service produces a maximum D.C. eligible amount for Library Services of \$10.7 million that could be included in the calculation of the charge.

The gross capital costs for Library Services included in the D.C. calculation for the 10-year forecast period total \$11.1 million. The capital cost estimates include additional collection materials, additional facility space, studies, and recovery of the financing costs for the Courtice Branch debenture. \$25,000 (50%) was deducted from the costs for the Library and Museum Strategic Plan reflecting the costs associated with the Museum, a service which is not eligible for D.C. funding per the D.C.A. A total deduction of \$36,900 in capital costs has been provided reflecting the benefits of the studies to existing development. After deducting approximately \$830,500 for the uncommitted D.C. reserve fund balances, the net D.C. recoverable costs included in the calculation of the charge totals \$10.2 million.



Similar to Parks and Recreation Services, as the predominant users of library services tend to be residents of the Municipality, and to be consistent with the Municipality's current D.C. policy, the forecast growth-related costs have been allocated 100% to residential development.

5.1.4 Growth Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Municipality's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All studies have been allocated to the classes of services in the following manner:

- Services Related to a Highway – 58.1%
- Fire Protection Services – 3.0%
- Parks and Recreation Services – 36.0%
- Library Services – 2.9%

The following provides a list of the studies included in the calculations:

- Architectural Design Guidelines Update
- Bowmanville GO Station
- Commercial Policy Review
- Courtice GO Station
- Courtice Waterfront implementation Design
- Development Charges Background Studies
- Heritage Study
- Industrial Employment Lands Policy review
- Intensification Guidelines
- Landscape and amenities design guidelines
- Municipal Secondary Plans and Plan Reviews
- Municipal Secondary Plan Implementation - Block plans (MCR)
- Municipal Secondary Plan Updates (MCR)
- Official Plan Review
- On-going DC Consulting and Legal Advice



- Other Official Plan Implementation Studies/ Master Plans
- Population/Employment Demographic Update
- Service Review Study
- Subwatershed Studies
- Zoning By-Law

The cost of these studies is \$6.0 million of which \$1.5 million is attributable to existing benefit. A deduction of \$570,000 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund balance of \$382,800 has been deducted resulting in a net D.C.-eligible cost of \$3.6 million to be included in the calculations.

For Services Related to a Highway and Fire Protection Services, the costs have been allocated 82% to residential and 18% non-residential development based on incremental growth in population to employment for the 10-year forecast period. For Library Services and Parks and Recreation Services, the costs have been allocated 100% to residential development since the predominant users of the services tend to be residents of the Municipality.



Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

| Prj. No | Increased Service Needs Attributable to Anticipated Development 2020-2029 | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|------------------------|--|---------------|--------------------------------------|---------------------|------------------|---------------------------------|---|---------------------------------|--------------------------|------------------------------|
| | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 82% | Non-Residential Share 18% |
| Vehicles | | | | | | | | | | |
| 1 | Fire Prevention Vehicle | 2020 | 40,000 | - | 40,000 | - | | 40,000 | 32,800 | 7,200 |
| Headquarters #1 | | | | | | | | | | |
| 2 | Expansion of Headquarters #1 (4,500 square feet and F&E) | 2024 | 1,732,500 | - | 1,732,500 | - | | 1,732,500 | 1,420,650 | 311,850 |
| 3 | Apparel and Protective Clothing for Fire Fighters | 2024 | 143,000 | - | 143,000 | - | | 143,000 | 117,260 | 25,740 |
| 4 | Provision for Training Equipment | 2024 | 250,000 | - | 250,000 | 191,700 | | 58,300 | 47,806 | 10,494 |
| 5 | Command/Rescue Vehicle | 2024 | 1,000,000 | - | 1,000,000 | | | 1,000,000 | 820,000 | 180,000 |
| Station #6 | | | | | | | | | | |
| 6 | New Station #6 in Bowmanville (12,000 sf, 1ha land, and F&E) | 2028 | 6,018,000 | - | 6,018,000 | - | | 6,018,000 | 4,934,760 | 1,083,240 |
| 7 | Apparel and Protective Clothing for Fire Fighters | 2028 | 143,000 | - | 143,000 | - | | 143,000 | 117,260 | 25,740 |
| 8 | Provision for Training Equipment | 2028 | 250,000 | - | 250,000 | 191,700 | | 58,300 | 47,806 | 10,494 |
| 9 | 2 Pumpers (Station 6) | 2028 | 1,500,000 | - | 1,500,000 | - | | 1,500,000 | 1,230,000 | 270,000 |
| 10 | Support Vehicles (2) | 2028 | 120,000 | - | 120,000 | - | | 120,000 | 98,400 | 21,600 |
| Studies | | | | | | | | | | |
| 11 | Facilities Review and Space Needs Study | 2020-2029 | 52,600 | - | 52,600 | 13,200 | | 39,400 | 32,308 | 7,092 |
| 12 | Fire Master Plan | 2020 | 116,800 | - | 116,800 | 29,200 | | 87,600 | 71,832 | 15,768 |
| 13 | Fire Master Plan | 2025 | 116,800 | - | 116,800 | 29,200 | | 87,600 | 71,832 | 15,768 |
| | Reserve Fund Adjustment | | | | (5,433,091) | | | (5,433,091) | (4,455,134) | (977,956) |
| | Total | | 11,482,700 | - | 6,049,609 | 455,000 | - | 5,594,609 | 4,587,580 | 1,007,030 |



Infrastructure Costs Covered in the D.C. Calculation –Parks and Recreation Services

| Prj. No | Increased Service Needs Attributable to Anticipated Development 2020-2029 | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--------------|--|---------------|--------------------------------------|---------------------|------------------|---------------------------------|---|---------------------------------|-------------------------------|---------------------------------|
| | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 100% | Non-Residential Share 0% |
| Parks | | | | | | | | | | |
| 1 | Newcastle Community Park - Phase 1 | 2020 | 1,200,000 | - | 1,200,000 | - | | 1,200,000 | 1,200,000 | - |
| 2 | 1505 Bowmanville Ave to Rhonda Park Trail | 2020 | 40,000 | - | 40,000 | - | | 40,000 | 40,000 | - |
| 3 | Farewell Creek Trail Phase 2 (Townline Rd to Phase 1 Trail) | 2020 | 450,000 | - | 450,000 | - | | 450,000 | 450,000 | - |
| 4 | Newtonville Estates Parkette | 2021 | 250,000 | - | 250,000 | - | | 250,000 | 250,000 | - |
| 5 | Northglen East Neighbourhood Park (Middle Rd) | 2021 | 650,000 | - | 650,000 | - | | 650,000 | 650,000 | - |
| 6 | Northglen Phase 8 Parkette | 2021 | 250,000 | - | 250,000 | - | | 250,000 | 250,000 | - |
| 7 | Foster Creek Trail (Hwy 2 to north of Grady Drive) | 2021 | 450,000 | - | 450,000 | - | | 450,000 | 450,000 | - |
| 8 | Foster Creek Parkette (Given Rd and Highway 2) | 2022 | 150,000 | - | 150,000 | - | | 150,000 | 150,000 | - |
| 9 | Soper Creek Trail Phase 3 | 2022 | 450,000 | - | 450,000 | - | | 450,000 | 450,000 | - |
| 10 | North Newcastle Neighbourhood Park - Water Play | 2022 | 160,000 | - | 160,000 | - | | 160,000 | 160,000 | - |
| 11 | Brookhill Parkette (TonnoDunbury) | 2022 | 300,000 | - | 300,000 | - | | 300,000 | 300,000 | - |
| 12 | Brookhill Trail (Stevens Road to Green Road) | 2022 | 400,000 | - | 400,000 | - | | 400,000 | 400,000 | - |
| 13 | Brookhill Neighbourhood Park 1 (south side of Longworth) | 2023 | 620,000 | - | 620,000 | - | | 620,000 | 620,000 | - |
| 14 | Brookhill Parkette (west of Bowmanville Ck, south of Longworth Ave) | 2023 | 250,000 | - | 250,000 | - | | 250,000 | 250,000 | - |
| 15 | Clarington Fields - Soccer Design | 2023 | 135,000 | - | 135,000 | - | | 135,000 | 135,000 | - |
| 16 | Foster Creek Neighbourhood Park West (Newcastle Heritage Park) | 2023 | 650,000 | - | 650,000 | - | | 650,000 | 650,000 | - |
| 17 | Waterfront Trail (Darlington Park Rd to Waterfront) | 2023 | 350,000 | - | 350,000 | - | | 350,000 | 350,000 | - |
| 18 | Clarington Fields Soccer | 2024 | 2,700,000 | - | 2,700,000 | - | | 2,700,000 | 2,700,000 | - |
| 19 | Bowmanville West Parkette (Goodyear) | 2024 | 300,000 | - | 300,000 | - | | 300,000 | 300,000 | - |
| 20 | Southwest Courtice Neighbourhood Park | 2024 | 650,000 | - | 650,000 | - | | 650,000 | 650,000 | - |
| 21 | Courtice Waterfront Park Phase 1 | 2024 | 1,500,000 | - | 1,500,000 | - | | 1,500,000 | 1,500,000 | - |
| 22 | Waterfront Trail extension and CN level crossing at Crago lands | 2024 | 300,000 | - | 300,000 | - | | 300,000 | 300,000 | - |
| 23 | Port Darlington Neighbourhood Park | 2025 | 650,000 | - | 650,000 | - | | 650,000 | 650,000 | - |
| 24 | Port Darlington East Beach Phase 2 | 2025 | 500,000 | - | 500,000 | - | | 500,000 | 500,000 | - |
| 25 | Bowmanville Valley Trail (King to Nash) | 2025 | 1,205,000 | - | 1,205,000 | - | | 1,205,000 | 1,205,000 | - |
| 26 | Brookhill Neighbourhood Park 2 (north of Longworth west of Green) | 2025 | 1,500,000 | - | 1,500,000 | - | | 1,500,000 | 1,500,000 | - |
| 27 | Newcastle Waterfront Park Phase 2 | 2025 | 600,000 | - | 600,000 | - | | 600,000 | 600,000 | - |
| 28 | North Newcastle Neighbourhood Park 2 | 2025 | 650,000 | - | 650,000 | - | | 650,000 | 650,000 | - |
| 29 | Southwest Courtice Parkette | 2025 | 300,000 | - | 300,000 | - | | 300,000 | 300,000 | - |
| 30 | Soper Hills Neighbourhood Park | 2026 | 650,000 | - | 650,000 | - | | 650,000 | 650,000 | - |
| 31 | Ridge Pine Park Bennet Road | 2026 | 1,500,000 | - | 1,500,000 | - | | 1,500,000 | 1,500,000 | - |
| 32 | Brookhill Neighbourhood Park 3 | 2026 | 650,000 | - | 650,000 | - | | 650,000 | 650,000 | - |
| 33 | Soper Springs Neighbourhood Park | 2026 | 650,000 | - | 650,000 | - | | 650,000 | 650,000 | - |
| 34 | Courtice Waterfront Park Phase 2 | 2027 | 1,000,000 | - | 1,000,000 | - | | 1,000,000 | 1,000,000 | - |



Infrastructure Costs Covered in the D.C. Calculation –Parks and Recreation Services (cont'd)

| Prj. No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|---------|--|---------------|--------------------------------------|---------------------|--------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
| | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| | 2020-2029 | | | | | | | | 100% | 0% |
| | Parks | | | | | | | | | |
| 35 | Port Darlington Waterfront Park West Beach Phase 2 | 2027 | 500,000 | 201,372 | 298,628 | - | | 298,628 | 298,628 | - |
| 36 | South Courtice Soccer Field Phase 3 | 2027 | 1,000,000 | 1,000,000 | - | - | | - | - | - |
| 37 | Black Creek Trail (Centerfield to Trulls) | 2028 | 1,080,000 | 1,080,000 | - | - | | - | - | - |
| 38 | Robinson Creek Trail (Southfield to Prestonvale) | 2028 | 1,080,000 | 1,080,000 | - | - | | - | - | - |
| 39 | Brookhill Neighbourhood Park 4 | 2029 | 650,000 | 650,000 | - | - | | - | - | - |
| 40 | Soper Hills Community Park - Concession and Lambs | 2029 | 2,000,000 | 2,000,000 | - | - | | - | - | - |
| 41 | Jury Land Park Development | 2029 | 750,000 | 750,000 | - | - | | - | - | - |
| | Operations | | | | | | | | | |
| 42 | Provision for additional fleet - Parks (10) | 2020-2020 | 658,347 | 93,851 | 564,496 | - | | 564,496 | 564,496 | - |
| 43 | Provision for additional facility space - Parks (NPV of Future Principal Payments) | 2029-2029 | 3,546,886 | 505,628 | 3,041,258 | - | | 3,041,258 | 3,041,258 | - |
| 44 | Provision for additional facility space - Parks (NPV of Future Interest Payments) | 2029-2029 | 1,160,835 | 165,483 | 995,352 | - | | 995,352 | 995,352 | - |
| | Indoor Recreation | | | | | | | | | |
| 45 | NPV Principal - Diane Hamre Recreation Complex Debenture | 2020-2022 | 3,576,717 | - | 3,576,717 | - | | 3,576,717 | 3,576,717 | - |
| 46 | NPV Interest - Diane Hamre Recreation Complex Debenture | 2020-2022 | 163,247 | - | 163,247 | - | | 163,247 | 163,247 | - |
| 47 | NPV Principal - Bowmanville Indoor Soccer Debenture | 2020-2024 | 769,744 | - | 769,744 | - | | 769,744 | 769,744 | - |
| 48 | NPV Interest - Bowmanville Indoor Soccer Debenture | 2020-2024 | 58,465 | - | 58,465 | - | | 58,465 | 58,465 | - |
| 49 | South Bowmanville Facility (Phase 1) (NPV of Future Principal Payments) | 2021-2022 | 34,011,351 | 6,607,915 | 27,403,436 | 8,233,512 | | 19,169,925 | 19,169,925 | - |
| 50 | South Bowmanville Facility (Phase 1) (NPV of Future Interest Payments) | 2021-2022 | 11,131,333 | 2,162,658 | 8,968,676 | 2,694,687 | | 6,273,988 | 6,273,988 | - |
| 51 | Diane Hamre Recreation Complex - Ph 1 Exp. | 2022 | 9,629,100 | 379,266 | 9,249,834 | 6,535,992 | | 2,713,843 | 2,713,843 | - |
| 52 | Courtice Community Complex - Aquatic Expansion | 2024 | 8,293,400 | 326,656 | 7,966,744 | 5,629,352 | | 2,337,392 | 2,337,392 | - |
| 53 | Diane Hamre Recreation Complex - Ph 2 Exp. | 2026 | 33,222,900 | 8,514,562 | 24,708,338 | 19,754,049 | | 4,954,289 | 4,954,289 | - |
| 54 | South Courtice Arena - Expansion | 2027 | 6,599,500 | 429,766 | 6,169,734 | 3,119,145 | | 3,050,589 | 3,050,589 | - |
| 55 | South Bowmanville Facility (Phase 2) | 2029 | 18,453,050 | 10,195,944 | 8,257,106 | - | | 8,257,106 | 8,257,106 | - |
| | Studies | | | | | | | | | |
| 56 | Community Services Strategic Plan | 2021 | 280,300 | - | 280,300 | 70,075 | | 210,225 | 210,225 | - |
| 57 | Community Service Strategic Plan Review | 2025 | 87,600 | - | 87,600 | 21,900 | | 65,700 | 65,700 | - |
| 58 | Park Needs Study | 2020-2029 | 70,100 | - | 70,100 | 17,525 | | 52,575 | 52,575 | - |
| | Reserve Fund Adjustment | | | | (994,111) | | | (994,111) | (994,111) | - |
| | Total | | 160,832,876 | 36,143,101 | 123,695,664 | 46,076,237 | - | 77,619,427 | 77,619,427 | - |



Infrastructure Costs Covered in the D.C. Calculation – Library Services

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--------|---|---------------|--------------------------------------|---------------------|------------------|-------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| | 2020-2029 | | | | | | | | | 100% | 0% |
| 1 | Acquisition of New Collection Materials | 2020-2029 | 2,430,748 | - | | 2,430,748 | - | | 2,430,748 | 2,430,748 | - |
| 2 | NPV Principal - Courtice Branch Debenture | 2020-2029 | 688,080 | - | | 688,080 | - | | 688,080 | 688,080 | - |
| 3 | NPV Interest - Courtice Branch Debenture | 2020-2029 | 113,584 | - | | 113,584 | - | | 113,584 | 113,584 | - |
| 4 | Provision for Courtice Street Library Space | 2020-2029 | 1,974,748 | - | | 1,974,748 | - | | 1,974,748 | 1,974,748 | - |
| 5 | South Bowmanville Library | 2023 | 5,692,550 | - | | 5,692,550 | - | | 5,692,550 | 5,692,550 | - |
| | Studies | | | | | | | | | | |
| 6 | Library Service Strategic Plan | 2020 | 87,600 | - | | 87,600 | 21,900 | | 65,700 | 65,700 | - |
| 7 | Library & Museum Strategic Plan | 2024 | 50,000 | - | 25,000 | 25,000 | 6,250 | | 18,750 | 18,750 | - |
| 8 | Information Technology Study | 2020-2029 | 35,000 | - | | 35,000 | 8,750 | | 26,250 | 26,250 | - |
| | Reserve Fund Adjustment | | | | | (830,462) | | | (830,462) | (830,462) | - |
| | Total | | 11,072,310 | - | 25,000 | 10,216,848 | 36,900 | - | 10,179,948 | 10,179,948 | - |



Infrastructure Costs Covered in the D.C. Calculation – Growth Studies

| Prj. No | Increased Service Needs Attributable to Anticipated Development | Service to Which Project Relates | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|---|---|----------------------------------|------------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| 2020-2029 | | | | | | | | | | | | |
| Development Charges Background Study | | | | | | | | | | | | |
| 1A | Development Charges Background Study | Roads and Related Services | 2019-2020 | 54,300 | - | - | 54,300 | - | - | 54,300 | 44,526 | 9,774 |
| 1B | Development Charges Background Study | Fire Protection Services | 2019-2020 | 2,800 | - | - | 2,800 | - | - | 2,800 | 2,296 | 504 |
| 1C | Development Charges Background Study | Parks and Recreation Services | 2019-2020 | 33,600 | - | - | 33,600 | - | - | 33,600 | 33,600 | - |
| 1D | Development Charges Background Study | Library Services | 2019-2020 | 2,700 | - | - | 2,700 | - | - | 2,700 | 2,700 | - |
| Sub-total - Development Charges Background Study | | | 2019-2020 | 93,400 | - | - | 93,400 | - | - | 93,400 | 83,122 | 10,278 |
| Courtice GO Station | | | | | | | | | | | | |
| 2A | Courtice GO Station | Roads and Related Services | 2020 | 29,100 | - | 2,910 | 26,190 | 14,550 | - | 11,640 | 9,545 | 2,095 |
| 2B | Courtice GO Station | Fire Protection Services | 2020 | 1,500 | - | 150 | 1,350 | 750 | - | 600 | 492 | 108 |
| 2C | Courtice GO Station | Parks and Recreation Services | 2020 | 18,000 | - | 1,800 | 16,200 | 9,000 | - | 7,200 | 7,200 | - |
| 2D | Courtice GO Station | Library Services | 2020 | 1,400 | - | 140 | 1,260 | 700 | - | 560 | 560 | - |
| Sub-total - Courtice GO Station | | | 2020 | 50,000 | - | 5,000 | 45,000 | 25,000 | - | 20,000 | 17,797 | 2,203 |
| Bowmanville GO Station | | | | | | | | | | | | |
| 3A | Bowmanville GO Station | Roads and Related Services | 2020 | 17,400 | - | 1,740 | 15,660 | 8,700 | - | 6,960 | 5,707 | 1,253 |
| 3B | Bowmanville GO Station | Fire Protection Services | 2020 | 900 | - | 90 | 810 | 450 | - | 360 | 295 | 65 |
| 3C | Bowmanville GO Station | Parks and Recreation Services | 2020 | 10,800 | - | 1,080 | 9,720 | 5,400 | - | 4,320 | 4,320 | - |
| 3D | Bowmanville GO Station | Library Services | 2020 | 900 | - | 90 | 810 | 450 | - | 360 | 360 | - |
| Sub-total - Bowmanville GO Station | | | 2020 | 30,000 | - | 3,000 | 27,000 | 15,000 | - | 12,000 | 10,682 | 1,318 |
| Population/Employment Demographic Update | | | | | | | | | | | | |
| 4A | Population/Employment Demographic Update | Roads and Related Services | 2020 | 17,400 | - | 1,740 | 15,660 | - | - | 15,660 | 12,841 | 2,819 |
| 4B | Population/Employment Demographic Update | Fire Protection Services | 2020 | 900 | - | 90 | 810 | - | - | 810 | 664 | 146 |
| 4C | Population/Employment Demographic Update | Parks and Recreation Services | 2020 | 10,800 | - | 1,080 | 9,720 | - | - | 9,720 | 9,720 | - |
| 4D | Population/Employment Demographic Update | Library Services | 2020 | 900 | - | 90 | 810 | - | - | 810 | 810 | - |
| Sub-total - Population/Employment Demographic Update | | | 2020 | 30,000 | - | 3,000 | 27,000 | - | - | 27,000 | 24,035 | 2,965 |
| Zoning By-Law - Part 1 | | | | | | | | | | | | |
| 5A | Zoning By-Law - Part 1 | Roads and Related Services | 2021 | 84,900 | - | 8,490 | 76,410 | 42,450 | - | 33,960 | 27,847 | 6,113 |
| 5B | Zoning By-Law - Part 1 | Fire Protection Services | 2021 | 4,400 | - | 440 | 3,960 | 2,200 | - | 1,760 | 1,443 | 317 |
| 5C | Zoning By-Law - Part 1 | Parks and Recreation Services | 2021 | 52,600 | - | 5,260 | 47,340 | 26,300 | - | 21,040 | 21,040 | - |
| 5D | Zoning By-Law - Part 1 | Library Services | 2021 | 4,200 | - | 420 | 3,780 | 2,100 | - | 1,680 | 1,680 | - |
| Sub-total - Zoning By-Law - Part 1 | | | 2021 | 146,100 | - | 14,610 | 131,490 | 73,050 | - | 58,440 | 52,010 | 6,430 |
| Zoning By-Law - Part 2 | | | | | | | | | | | | |
| 6A | Zoning By-Law - Part 2 | Roads and Related Services | 2021 | 84,900 | - | 8,490 | 76,410 | 42,450 | - | 33,960 | 27,847 | 6,113 |
| 6B | Zoning By-Law - Part 2 | Fire Protection Services | 2021 | 4,400 | - | 440 | 3,960 | 2,200 | - | 1,760 | 1,443 | 317 |
| 6C | Zoning By-Law - Part 2 | Parks and Recreation Services | 2021 | 52,600 | - | 5,260 | 47,340 | 26,300 | - | 21,040 | 21,040 | - |
| 6D | Zoning By-Law - Part 2 | Library Services | 2021 | 4,200 | - | 420 | 3,780 | 2,100 | - | 1,680 | 1,680 | - |
| Sub-total - Zoning By-Law - Part 2 | | | 2021 | 146,100 | - | 14,610 | 131,490 | 73,050 | - | 58,440 | 52,010 | 6,430 |
| Municipal Secondary Plan 1 | | | | | | | | | | | | |
| 7A | Municipal Secondary Plan 1 | Roads and Related Services | 2021 | 237,600 | - | 23,760 | 213,840 | - | - | 213,840 | 175,349 | 38,491 |
| 7B | Municipal Secondary Plan 1 | Fire Protection Services | 2021 | 12,200 | - | 1,220 | 10,980 | - | - | 10,980 | 9,004 | 1,976 |
| 7C | Municipal Secondary Plan 1 | Parks and Recreation Services | 2021 | 147,200 | - | 14,720 | 132,480 | - | - | 132,480 | 132,480 | - |
| 7D | Municipal Secondary Plan 1 | Library Services | 2021 | 11,700 | - | 1,170 | 10,530 | - | - | 10,530 | 10,530 | - |
| Sub-total - Municipal Secondary Plan 1 | | | 2021 | 408,700 | - | 40,870 | 367,830 | - | - | 367,830 | 327,362 | 40,468 |



Infrastructure Costs Covered in the D.C. Calculation – Administration Studies (cont'd)

| Prj. No | Increased Service Needs Attributable to Anticipated Development | Service to Which Project Relates | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | | |
|---|---|----------------------------------|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|---------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share | |
| 2020-2029 | | | | | | | | | | | | | |
| Subwatershed Study 1 | | | | | | | | | | | | | |
| 8A | Subwatershed Study 1 | Roads and Related Services | 2021 | 237,600 | - | 23,760 | 213,840 | 118,800 | | 95,040 | 77,933 | 17,107 | |
| 8B | Subwatershed Study 1 | Fire Protection Services | 2021 | 12,200 | - | 1,220 | 10,980 | 6,100 | | 4,880 | 4,002 | 878 | |
| 8C | Subwatershed Study 1 | Parks and Recreation Services | 2021 | 147,200 | - | 14,720 | 132,480 | 73,600 | | 58,880 | 58,880 | - | |
| 8D | Subwatershed Study 1 | Library Services | 2021 | 11,700 | - | 1,170 | 10,530 | 5,850 | | 4,680 | 4,680 | - | |
| Sub-total - Subwatershed Study 1 | | | | 2021 | 408,700 | - | 40,870 | 367,830 | 204,350 | - | 163,480 | 145,494 | 17,986 |
| Architectural Design Guidelines Update | | | | | | | | | | | | | |
| 9A | Architectural Design Guidelines Update | Roads and Related Services | 2021 | 40,700 | - | 4,070 | 36,630 | - | | 36,630 | 30,037 | 6,593 | |
| 9B | Architectural Design Guidelines Update | Fire Protection Services | 2021 | 2,100 | - | 210 | 1,890 | - | | 1,890 | 1,550 | 340 | |
| 9C | Architectural Design Guidelines Update | Parks and Recreation Services | 2021 | 25,200 | - | 2,520 | 22,680 | - | | 22,680 | 22,680 | - | |
| 9D | Architectural Design Guidelines Update | Library Services | 2021 | 2,000 | - | 200 | 1,800 | - | | 1,800 | 1,800 | - | |
| Sub-total - Architectural Design Guidelines Update | | | | 2021 | 70,000 | - | 7,000 | 63,000 | - | - | 63,000 | 56,066 | 6,934 |
| Municipal Secondary Plan 2 | | | | | | | | | | | | | |
| 10A | Municipal Secondary Plan 2 | Roads and Related Services | 2021 | 203,700 | - | 20,370 | 183,330 | - | | 183,330 | 150,331 | 32,999 | |
| 10B | Municipal Secondary Plan 2 | Fire Protection Services | 2021 | 10,400 | - | 1,040 | 9,360 | - | | 9,360 | 7,675 | 1,685 | |
| 10C | Municipal Secondary Plan 2 | Parks and Recreation Services | 2021 | 126,200 | - | 12,620 | 113,580 | - | | 113,580 | 113,580 | - | |
| 10D | Municipal Secondary Plan 2 | Library Services | 2021 | 10,100 | - | 1,010 | 9,090 | - | | 9,090 | 9,090 | - | |
| Sub-total - Municipal Secondary Plan 2 | | | | 2021 | 350,400 | - | 35,040 | 315,360 | - | - | 315,360 | 280,676 | 34,684 |
| Subwatershed Study 2 | | | | | | | | | | | | | |
| 11A | Subwatershed Study 2 | Roads and Related Services | 2021 | 237,600 | - | 23,760 | 213,840 | 118,800 | | 95,040 | 77,933 | 17,107 | |
| 11B | Subwatershed Study 2 | Fire Protection Services | 2021 | 12,200 | - | 1,220 | 10,980 | 6,100 | | 4,880 | 4,002 | 878 | |
| 11C | Subwatershed Study 2 | Parks and Recreation Services | 2021 | 147,200 | - | 14,720 | 132,480 | 73,600 | | 58,880 | 58,880 | - | |
| 11D | Subwatershed Study 2 | Library Services | 2021 | 11,700 | - | 1,170 | 10,530 | 5,850 | | 4,680 | 4,680 | - | |
| Sub-total - Subwatershed Study 2 | | | | 2021 | 408,700 | - | 40,870 | 367,830 | 204,350 | - | 163,480 | 145,494 | 17,986 |
| Municipal Secondary Plan Review 3 | | | | | | | | | | | | | |
| 12A | Municipal Secondary Plan Review 3 | Roads and Related Services | 2021 | 203,700 | - | 20,370 | 183,330 | - | | 183,330 | 150,331 | 32,999 | |
| 12B | Municipal Secondary Plan Review 3 | Fire Protection Services | 2021 | 10,400 | - | 1,040 | 9,360 | - | | 9,360 | 7,675 | 1,685 | |
| 12C | Municipal Secondary Plan Review 3 | Parks and Recreation Services | 2021 | 126,200 | - | 12,620 | 113,580 | - | | 113,580 | 113,580 | - | |
| 12D | Municipal Secondary Plan Review 3 | Library Services | 2021 | 10,100 | - | 1,010 | 9,090 | - | | 9,090 | 9,090 | - | |
| Sub-total - Municipal Secondary Plan Review 3 | | | | 2021 | 350,400 | - | 35,040 | 315,360 | - | - | 315,360 | 280,676 | 34,684 |
| Other Official Plan Implementation Studies/ Master Plans | | | | | | | | | | | | | |
| 13A | Other Official Plan Implementation Studies/ Master Plans | Roads and Related Services | 2021-2022 | 67,900 | - | 6,790 | 61,110 | 33,950 | | 27,160 | 22,271 | 4,889 | |
| 13B | Other Official Plan Implementation Studies/ Master Plans | Fire Protection Services | 2021-2022 | 3,500 | - | 350 | 3,150 | 1,750 | | 1,400 | 1,148 | 252 | |
| 13C | Other Official Plan Implementation Studies/ Master Plans | Parks and Recreation Services | 2021-2022 | 42,100 | - | 4,210 | 37,890 | 21,050 | | 16,840 | 16,840 | - | |
| 13D | Other Official Plan Implementation Studies/ Master Plans | Library Services | 2021-2022 | 3,400 | - | 340 | 3,060 | 1,700 | | 1,360 | 1,360 | - | |
| Sub-total - Other Official Plan Implementation Studies/ Master Plans | | | | 2021-2022 | 116,900 | - | 11,690 | 105,210 | 58,450 | - | 46,760 | 41,619 | 5,141 |
| Intensification Guidelines | | | | | | | | | | | | | |
| 14A | Intensification Guidelines | Roads and Related Services | 2022 | 67,900 | - | 6,790 | 61,110 | - | | 61,110 | 50,110 | 11,000 | |
| 14B | Intensification Guidelines | Fire Protection Services | 2022 | 3,500 | - | 350 | 3,150 | - | | 3,150 | 2,583 | 567 | |
| 14C | Intensification Guidelines | Parks and Recreation Services | 2022 | 42,100 | - | 4,210 | 37,890 | - | | 37,890 | 37,890 | - | |
| 14D | Intensification Guidelines | Library Services | 2022 | 3,400 | - | 340 | 3,060 | - | | 3,060 | 3,060 | - | |
| Sub-total - Intensification Guidelines | | | | 2022 | 116,900 | - | 11,690 | 105,210 | - | - | 105,210 | 93,643 | 11,567 |



Infrastructure Costs Covered in the D.C. Calculation – Administration Studies (cont'd)

| Prj. No | Increased Service Needs Attributable to Anticipated Development | Service to Which Project Relates | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | | |
|--|---|----------------------------------|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|--------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share | |
| 2020-2029 | | | | | | | | | | | | | |
| Municipal Secondary Plan 4 | | | | | | | | | | | | | |
| 15A | Municipal Secondary Plan 4 | Roads and Related Services | 2022 | 237,600 | - | 23,760 | 213,840 | - | - | 213,840 | 175,349 | 38,491 | |
| 15B | Municipal Secondary Plan 4 | Fire Protection Services | 2022 | 12,200 | - | 1,220 | 10,980 | - | - | 10,980 | 9,004 | 1,976 | |
| 15C | Municipal Secondary Plan 4 | Parks and Recreation Services | 2022 | 147,200 | - | 14,720 | 132,480 | - | - | 132,480 | 132,480 | - | |
| 15D | Municipal Secondary Plan 4 | Library Services | 2022 | 11,700 | - | 1,170 | 10,530 | - | - | 10,530 | 10,530 | - | |
| Sub-total - Municipal Secondary Plan 4 | | | | 2022 | 408,700 | - | 40,870 | 367,830 | - | 367,830 | 327,362 | 40,468 | |
| Courtice Waterfront implementation Design | | | | | | | | | | | | | |
| 16A | Courtice Waterfront implementation Design | Roads and Related Services | 2022 | 145,300 | - | 14,530 | 130,770 | 111,402 | - | 19,368 | 15,882 | 3,486 | |
| 16B | Courtice Waterfront implementation Design | Fire Protection Services | 2022 | 7,500 | - | 750 | 6,750 | 5,750 | - | 1,000 | 820 | 180 | |
| 16C | Courtice Waterfront implementation Design | Parks and Recreation Services | 2022 | 90,000 | - | 9,000 | 81,000 | 69,003 | - | 11,997 | 11,997 | - | |
| 16D | Courtice Waterfront implementation Design | Library Services | 2022 | 7,200 | - | 720 | 6,480 | 5,520 | - | 960 | 960 | - | |
| Sub-total - Courtice Waterfront implementation Design | | | | 2022 | 250,000 | - | 25,000 | 191,676 | - | 33,324 | 29,658 | 3,666 | |
| Landscape and amenities design guidelines | | | | | | | | | | | | | |
| 17A | Landscape and amenities design guidelines | Roads and Related Services | 2023 | 43,600 | - | 4,360 | 39,240 | 10,900 | - | 28,340 | 23,239 | 5,101 | |
| 17B | Landscape and amenities design guidelines | Fire Protection Services | 2023 | 2,200 | - | 220 | 1,980 | 550 | - | 1,430 | 1,173 | 257 | |
| 17C | Landscape and amenities design guidelines | Parks and Recreation Services | 2023 | 27,000 | - | 2,700 | 24,300 | 6,750 | - | 17,550 | 17,550 | - | |
| 17D | Landscape and amenities design guidelines | Library Services | 2023 | 2,200 | - | 220 | 1,980 | 550 | - | 1,430 | 1,430 | - | |
| Sub-total - Landscape and amenities design guidelines | | | | 2023 | 75,000 | - | 7,500 | 67,500 | 18,750 | - | 48,750 | 43,391 | 5,359 |
| Municipal Secondary Plan 5 | | | | | | | | | | | | | |
| 18A | Municipal Secondary Plan 5 | Roads and Related Services | 2023 | 237,600 | - | 23,760 | 213,840 | - | - | 213,840 | 175,349 | 38,491 | |
| 18B | Municipal Secondary Plan 5 | Fire Protection Services | 2023 | 12,200 | - | 1,220 | 10,980 | - | - | 10,980 | 9,004 | 1,976 | |
| 18C | Municipal Secondary Plan 5 | Parks and Recreation Services | 2023 | 147,200 | - | 14,720 | 132,480 | - | - | 132,480 | 132,480 | - | |
| 18D | Municipal Secondary Plan 5 | Library Services | 2023 | 11,700 | - | 1,170 | 10,530 | - | - | 10,530 | 10,530 | - | |
| Sub-total - Municipal Secondary Plan 5 | | | | 2023 | 408,700 | - | 40,870 | 367,830 | - | 367,830 | 327,362 | 40,468 | |
| Heritage Study | | | | | | | | | | | | | |
| 19A | Heritage Study | Roads and Related Services | 2023 | 87,200 | - | 8,720 | 78,480 | 66,856 | - | 11,624 | 9,531 | 2,092 | |
| 19B | Heritage Study | Fire Protection Services | 2023 | 4,500 | - | 450 | 4,050 | 3,450 | - | 600 | 492 | 108 | |
| 19C | Heritage Study | Parks and Recreation Services | 2023 | 54,000 | - | 5,400 | 48,600 | 41,402 | - | 7,198 | 7,198 | - | |
| 19D | Heritage Study | Library Services | 2023 | 4,300 | - | 430 | 3,870 | 3,297 | - | 573 | 573 | - | |
| Sub-total - Heritage Study | | | | 2023 | 150,000 | - | 15,000 | 135,000 | 115,005 | - | 19,995 | 17,794 | 2,200 |
| Service Review Study | | | | | | | | | | | | | |
| 20A | Service Review Study | Roads and Related Services | 2023 | 29,100 | - | 2,910 | 26,190 | 7,275 | - | 18,915 | 15,510 | 3,405 | |
| 20B | Service Review Study | Fire Protection Services | 2023 | 1,500 | - | 150 | 1,350 | 375 | - | 975 | 800 | 176 | |
| 20C | Service Review Study | Parks and Recreation Services | 2023 | 18,000 | - | 1,800 | 16,200 | 4,500 | - | 11,700 | 11,700 | - | |
| 20D | Service Review Study | Library Services | 2023 | 1,400 | - | 140 | 1,260 | 350 | - | 910 | 910 | - | |
| Sub-total - Service Review Study | | | | 2023 | 50,000 | - | 5,000 | 45,000 | 12,500 | - | 32,500 | 28,920 | 3,580 |
| Commercial Policy Review | | | | | | | | | | | | | |
| 21A | Commercial Policy Review | Roads and Related Services | 2023-2024 | 72,700 | - | 7,270 | 65,430 | 18,175 | - | 47,255 | 38,749 | 8,506 | |
| 21B | Commercial Policy Review | Fire Protection Services | 2023-2024 | 3,700 | - | 370 | 3,330 | 925 | - | 2,405 | 1,972 | 433 | |
| 21C | Commercial Policy Review | Parks and Recreation Services | 2023-2024 | 45,000 | - | 4,500 | 40,500 | 11,250 | - | 29,250 | 29,250 | - | |
| 21D | Commercial Policy Review | Library Services | 2023-2024 | 3,600 | - | 360 | 3,240 | 900 | - | 2,340 | 2,340 | - | |
| Sub-total - Commercial Policy Review | | | | 2023-2024 | 125,000 | - | 12,500 | 112,500 | 31,250 | - | 81,250 | 72,311 | 8,939 |



Infrastructure Costs Covered in the D.C. Calculation – Administration Studies (cont'd)

| Prj. No | Increased Service Needs Attributable to Anticipated Development | Service to Which Project Relates | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--|---|----------------------------------|------------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| 2020-2029 | | | | | | | | | | | | |
| Industrial Employment Lands Policy review | | | | | | | | | | | | |
| 22A | Industrial Employment Lands Policy review | Roads and Related Services | 2023-2024 | 87,200 | - | 8,720 | 78,480 | 21,800 | | 56,680 | 46,478 | 10,202 |
| 22B | Industrial Employment Lands Policy review | Fire Protection Services | 2023-2024 | 4,500 | - | 450 | 4,050 | 1,125 | | 2,925 | 2,399 | 527 |
| 22C | Industrial Employment Lands Policy review | Parks and Recreation Services | 2023-2024 | 54,000 | - | 5,400 | 48,600 | 13,500 | | 35,100 | 35,100 | - |
| 22D | Industrial Employment Lands Policy review | Library Services | 2023-2024 | 4,300 | - | 430 | 3,870 | 1,075 | | 2,795 | 2,795 | - |
| Sub-total - Industrial Employment Lands Policy review | | | 2023-2024 | 150,000 | - | 15,000 | 135,000 | 37,500 | - | 97,500 | 86,771 | 10,729 |
| Official Plan Review | | | | | | | | | | | | |
| 23A | Official Plan Review | Roads and Related Services | 2024 | 465,000 | - | 46,500 | 418,500 | 232,500 | | 186,000 | 152,520 | 33,480 |
| 23B | Official Plan Review | Fire Protection Services | 2024 | 23,800 | - | 2,380 | 21,420 | 11,900 | | 9,520 | 7,806 | 1,714 |
| 23C | Official Plan Review | Parks and Recreation Services | 2024 | 288,100 | - | 28,810 | 259,290 | 144,050 | | 115,240 | 115,240 | - |
| 23D | Official Plan Review | Library Services | 2024 | 23,000 | - | 2,300 | 20,700 | 11,500 | | 9,200 | 9,200 | - |
| Sub-total - Official Plan Review | | | 2024 | 799,900 | - | 79,990 | 719,910 | 399,950 | - | 319,960 | 284,766 | 35,194 |
| Municipal Secondary Plan Updates (MCR) | | | | | | | | | | | | |
| 24A | Municipal Secondary Plan Updates (MCR) | Roads and Related Services | 2024 | 203,400 | - | 20,340 | 183,060 | - | | 183,060 | 150,109 | 32,951 |
| 24B | Municipal Secondary Plan Updates (MCR) | Fire Protection Services | 2024 | 10,400 | - | 1,040 | 9,360 | - | | 9,360 | 7,675 | 1,685 |
| 24C | Municipal Secondary Plan Updates (MCR) | Parks and Recreation Services | 2024 | 126,100 | - | 12,610 | 113,490 | - | | 113,490 | 113,490 | - |
| 24D | Municipal Secondary Plan Updates (MCR) | Library Services | 2024 | 10,100 | - | 1,010 | 9,090 | - | | 9,090 | 9,090 | - |
| Sub-total - Municipal Secondary Plan Updates (MCR) | | | 2024 | 350,000 | - | 35,000 | 315,000 | - | - | 315,000 | 280,364 | 34,636 |
| Municipal Secondary Plan Implementation - Block plans (MCR) | | | | | | | | | | | | |
| 25A | Municipal Secondary Plan Implementation - Block | Roads and Related Services | 2024 | 174,400 | - | 17,440 | 156,960 | - | | 156,960 | 128,707 | 28,253 |
| 25B | Municipal Secondary Plan Implementation - Block | Fire Protection Services | 2024 | 8,900 | - | 890 | 8,010 | - | | 8,010 | 6,568 | 1,442 |
| 25C | Municipal Secondary Plan Implementation - Block | Parks and Recreation Services | 2024 | 108,100 | - | 10,810 | 97,290 | - | | 97,290 | 97,290 | - |
| 25D | Municipal Secondary Plan Implementation - Block | Library Services | 2024 | 8,600 | - | 860 | 7,740 | - | | 7,740 | 7,740 | - |
| Sub-total - Municipal Secondary Plan Implementation - Block plans (MCR) | | | 2024 | 300,000 | - | 30,000 | 270,000 | - | - | 270,000 | 240,305 | 29,695 |
| Development Charges Background Study | | | | | | | | | | | | |
| 26A | Development Charges Background Study | Roads and Related Services | 2019-2020 | 54,300 | - | | 54,300 | - | | 54,300 | 44,526 | 9,774 |
| 26B | Development Charges Background Study | Fire Protection Services | 2019-2020 | 2,800 | - | | 2,800 | - | | 2,800 | 2,296 | 504 |
| 26C | Development Charges Background Study | Parks and Recreation Services | 2019-2020 | 33,600 | - | | 33,600 | - | | 33,600 | 33,600 | - |
| 26D | Development Charges Background Study | Library Services | 2019-2020 | 2,700 | - | | 2,700 | - | | 2,700 | 2,700 | - |
| Sub-total - Development Charges Background Study | | | 2019-2020 | 93,400 | - | - | 93,400 | - | - | 93,400 | 83,122 | 10,278 |
| On-going DC Consulting and Legal Advice | | | | | | | | | | | | |
| 27A | On-going DC Consulting and Legal Advice | Roads and Related Services | 2024 | 67,900 | - | | 67,900 | - | | 67,900 | 55,678 | 12,222 |
| 27B | On-going DC Consulting and Legal Advice | Fire Protection Services | 2024 | 3,500 | - | | 3,500 | - | | 3,500 | 2,870 | 630 |
| 27C | On-going DC Consulting and Legal Advice | Parks and Recreation Services | 2024 | 42,100 | - | | 42,100 | - | | 42,100 | 42,100 | - |
| 27D | On-going DC Consulting and Legal Advice | Library Services | 2024 | 3,400 | - | | 3,400 | - | | 3,400 | 3,400 | - |
| Sub-total - On-going DC Consulting and Legal Advice | | | 2024 | 116,900 | - | - | 116,900 | - | - | 116,900 | 104,048 | 12,852 |
| Reserve Fund Balance | | | | | | | (382,761) | | | (382,761) | (340,658) | (37,472) |
| Total | | | | 6,003,900 | - | 570,020 | 5,051,119 | 1,459,881 | - | 3,591,238 | 3,196,208 | 399,661 |



5.2 Service Levels and 11-Year Capital Costs for Municipality-wide D.C. Calculation

5.2.1 Services Related to a Highway

The Municipality has a current inventory of 268.35 kilometres of arterial and collector roads. This historical level of infrastructure investment equates to a \$6,901 per capita level of service. When applied to the forecast population growth to 2031 (i.e. 35,340 population), a maximum D.C.-eligible cost of approximately \$243.9 million could be expected to meet the future increase in needs for service.

The Municipality's utilizes 50,837 square feet of facility space, operates a fleet of 99 vehicles and equipment items to maintain its road network. In this regard, a historical average level of service of \$244 per capita has been provided, resulting in a D.C.-eligible cap of approximately \$8.6 million.

The review of the Municipality's roads and related needs for the forecast period identified \$224.0 million in gross capital costs. These capital needs include various road projects, studies, and recovery of the Green Road debenture. \$31.9 million has been deducted in recognition of the benefit to existing development, while approximately \$558,000 has been deducted to account for developer contributions per the Municipality's local service policy or contributions from the Ministry of Transportation. After deducting \$20.9 million in recognition of the uncommitted reserve fund balance, \$170.5 million in net D.C. eligible costs have been included in the D.C. calculation.

The net growth-related costs have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 11-year forecast period (i.e. 83% residential/ 17% non-residential).



Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

| Prj .No | Increased Service Needs Attributable to Anticipated Development | | | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|-------------------------------|---|-----------------------------------|-------------------|------------------|---|---------------------------|---------------------|---------------------------------------|---|---------------------------------|-----------------------------|-------------------------------------|
| | 2020-2031 | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 83% | Non- Residential Share 17% |
| | Road | From | To | | | | | | | | | |
| Bridge Structure Works | | | | | | | | | | | | |
| 1 | Longworth Ave. Structure at Brookhill | Brookhill Tributary Crossing | | 2022 | 1,213,228 | - | 1,213,228 | - | | 1,213,228 | 1,006,979 | 206,249 |
| 2 | Baseline Rd. | At Bennett Rd. Channel Crossing | | 2023 | 1,108,501 | - | 1,108,501 | - | | 1,108,501 | 920,056 | 188,445 |
| 3 | Lambs Rd. | At Bennett Rd. Channel Crossing | | 2023 | 1,108,501 | - | 1,108,501 | - | | 1,108,501 | 920,056 | 188,445 |
| 4 | Grady Dr. Structure (and Road Link) | At Foster Creek | | 2024 | 2,987,454 | - | 2,987,454 | - | | 2,987,454 | 2,479,587 | 507,867 |
| 5 | Lambs Rd. Grade Separation | at CNR Crossing | | 2030 | 15,006,547 | - | 15,006,547 | - | | 15,006,547 | 12,455,434 | 2,551,113 |
| 6 | Bennett Rd. | At Soper Creek Tributary | | 2031 | 1,108,501 | - | 1,108,501 | - | | 1,108,501 | 920,056 | 188,445 |
| Culvert Works | | | | | | | | | | | | |
| 7 | Hancock Rd. Box Culvert (99077) | at Black Creek Tributary | | 2022 | 1,012,600 | - | 1,012,600 | 679,000 | | 333,600 | 276,888 | 56,712 |
| 8 | Lambs Rd. Box Culvert (99069) | at Soper Creek Tributary | | 2023 | 286,059 | - | 286,059 | - | | 286,059 | 237,429 | 48,630 |
| 9 | Baseline Rd. Culvert (99065) | at Darlington Creek | West of Green Rd. | 2027 | 286,059 | - | 286,059 | - | | 286,059 | 237,429 | 48,630 |
| 10 | Baseline Road Culvert (99063) | 140m East of Holt Rd. | | 2028 | 286,059 | - | 286,059 | - | | 286,059 | 237,429 | 48,630 |
| 11 | Baseline Rd. Culvert (99055) | at Robinson Creek (w. of R.R. 34) | | 2028 | 286,059 | - | 286,059 | - | | 286,059 | 237,429 | 48,630 |
| 12 | Baseline Rd. Culvert (99057) | at Tooley Creek (e. of R.R. 34) | | 2029 | 286,059 | - | 286,059 | - | | 286,059 | 237,429 | 48,630 |
| Intersection Works | | | | | | | | | | | | |
| 13 | George Reynolds Dr. | At Courtice Rd. | | 2020 | 821,850 | - | 821,850 | - | | 821,850 | 682,136 | 139,715 |
| 14 | Green Rd. | At Brookhill | | 2021 | 207,746 | - | 207,746 | 152,996 | | 54,750 | 45,443 | 9,308 |
| 15 | King Ave./Baldwin St./North Street | | | 2021 | 316,231 | - | 316,231 | 122,916 | 158,116 | 35,200 | 29,216 | 5,984 |
| 16 | King St. | At Ontario St. | | 2021 | 207,746 | - | 207,746 | 152,996 | | 54,750 | 45,443 | 9,308 |
| 17 | Longworth Ave./Green Rd. (Intersection) | | | 2022 | 316,231 | - | 316,231 | 122,916 | | 193,316 | 160,452 | 32,864 |
| 18 | Bennett Rd. | At Lake Road | | 2022 | 432,377 | - | 432,377 | 241,598 | | 190,779 | 158,347 | 32,432 |
| 19 | Bennett Rd. Railroad Crossing | at CNR Level Crossing | | 2022 | 381,670 | - | 381,670 | - | | 381,670 | 316,786 | 64,884 |
| 20 | Trulls Rd. | At Sandringham Dr. | | 2022 | 432,377 | - | 432,377 | 241,598 | | 190,779 | 158,347 | 32,432 |
| 21 | Baseline Rd. | At Haines St. | | 2023 | 310,925 | - | 310,925 | - | | 310,925 | 258,068 | 52,857 |
| 22 | Baseline Rd. | At Caristrap St. | | 2023 | 310,925 | - | 310,925 | - | | 310,925 | 258,068 | 52,857 |
| 23 | Baseline Rd. | At Mearns Ave./Mearns Ct. | | 2023 | 621,850 | - | 621,850 | - | | 621,850 | 516,136 | 105,715 |
| 24 | Arthur St. Railroad Crossing | at C.P.R Level Crossing | | 2024 | 636,117 | - | 636,117 | - | | 636,117 | 527,977 | 108,140 |
| 25 | Clarington Blvd. | At Prince William Blvd | | 2024 | 506,000 | - | 506,000 | 282,736 | | 223,264 | 185,309 | 37,955 |
| 26 | Prestonvale Rd. | At Robert Adams Dr. | | 2024 | 316,231 | - | 316,231 | 122,916 | | 193,316 | 160,452 | 32,864 |
| 27 | Mearns Ave./Concession St. (Signals) | | | 2026 | 316,231 | - | 316,231 | 122,916 | | 193,316 | 160,452 | 32,864 |
| 28 | Prestonvale Rd. Railroad Crossing | at CPR Level Crossing | | 2026 | 636,117 | - | 636,117 | - | | 636,117 | 527,977 | 108,140 |
| 29 | Baseline Rd. | At Maple Grove Rd. | | 2027 | 621,850 | - | 621,850 | - | | 621,850 | 516,136 | 105,715 |
| 30 | Conc. St. E/Lambs Rd. Intersection | | | 2027 | 316,231 | - | 316,231 | 122,916 | | 193,316 | 160,452 | 32,864 |
| 31 | King St./Simpson Ave. (Intersection) | | | 2028 | 432,377 | - | 432,377 | 241,598 | | 190,779 | 158,347 | 32,432 |
| 32 | King St./Scugog St. (Intersection) | | | 2030 | 432,377 | - | 432,377 | 241,598 | | 190,779 | 158,347 | 32,432 |
| 33 | Toronto St./Mill St. Intersection | | | 2030 | 207,746 | - | 207,746 | 152,996 | 51,937 | 2,813 | 2,335 | 478 |
| 34 | Trulls Rd. | At George Reynolds Dr. | | 2031 | 432,377 | - | 432,377 | 241,598 | | 190,779 | 158,347 | 32,432 |
| 35 | Baseline Rd./Holt Rd. (Signals) | | | 2031 | 316,231 | - | 316,231 | 122,916 | | 193,316 | 160,452 | 32,864 |
| 36 | Baseline Rd. | At Simpson Ave. | | 2031 | 532,377 | - | 532,377 | - | | 532,377 | 441,873 | 90,504 |
| 37 | Holt Rd./Bloor St. (Signals) | | | 2031 | 316,231 | - | 316,231 | 122,916 | | 193,316 | 160,452 | 32,864 |
| 38 | Longworth Ave. | At Mearns Ave. | | 2031 | 207,746 | - | 207,746 | 152,996 | | 54,750 | 45,443 | 9,308 |



Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway (cont'd)

| Prj .No | Increased Service Needs Attributable to Anticipated Development | | | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|------------|---|----------------------------------|-------------------------------|------------------|---|---------------------------|---------------------|---------------------------------------|---|---------------------------------|-----------------------------|-------------------------------------|
| | 2020-2031 | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 83% | Non- Residential Share 17% |
| | Road | From | To | | | | | | | | | |
| 46 | Darlington Blvd. | Highway 2 | Foxhunt Trail | 2021 | 2,265,924 | - | 2,265,924 | 538,710 | | 1,727,214 | 1,433,588 | 293,626 |
| 47 | Green Rd. | Ross Wright | Future Longworth Avenue | 2021 | 514,419 | - | 514,419 | 12,481 | | 501,938 | 416,608 | 85,329 |
| 48 | Lambs Rd. | CPR Tracks | Conc. Rd. 3 | 2021 | 451,491 | - | 451,491 | 332,504 | | 118,987 | 98,759 | 20,228 |
| 49 | Maple Grove Rd. | Hwy 2 | Future Longworth Ave | 2021 | 383,768 | - | 383,768 | 282,628 | | 101,139 | 83,946 | 17,194 |
| 50 | Middle Rd. | 890m N of Conc 3 | Taunton Rd. | 2021 | 1,498,951 | - | 1,498,951 | 1,103,914 | | 395,038 | 327,881 | 67,156 |
| 51 | Bennett Rd. | South Service Rd. | South End (East Beach Rd.) | 2022 | 1,756,744 | - | 1,756,744 | 243,804 | | 1,512,940 | 1,255,740 | 257,200 |
| 52 | Conc. Rd. 3 | 200m East of Reg. Rd. 57 | 100m West of Middle Rd. | 2022 | 1,783,319 | - | 1,783,319 | 661,886 | | 1,121,432 | 930,789 | 190,643 |
| 53 | Hancock Rd. | Nash Rd. | 0.65km North | 2022 | 1,308,832 | - | 1,308,832 | 38,730 | | 1,270,102 | 1,054,185 | 215,917 |
| 54 | Hancock Rd. | 275m South of Nash. Rd. | Nash Rd. | 2022 | 543,699 | - | 543,699 | 126,691 | | 417,008 | 346,117 | 70,891 |
| 55 | Lambs Rd. | Highway 2 | Concession St. E | 2022 | 4,629,770 | - | 4,629,770 | 163,844 | | 4,465,926 | 3,706,718 | 759,207 |
| 56 | Longworth Ave. (Road Oversizing) | Bowmanville Creek | Green Rd. | 2022 | 2,527,135 | - | 2,527,135 | - | | 2,527,135 | 2,097,522 | 429,613 |
| 57 | Nash Rd. | 50m East of Harry Gay Dr. | Hancock Rd. | 2022 | 1,011,422 | - | 1,011,422 | 187,935 | | 823,487 | 683,495 | 139,993 |
| 58 | Port Darlington Rd. | Port Darlington East Beach Park | East Shore Drive | 2022 | 1,505,603 | - | 1,505,603 | - | | 1,505,603 | 1,249,650 | 255,952 |
| 59 | Baseline Rd. | Mearns Ct. | Haines St. | 2023 | 1,356,387 | - | 1,356,387 | 600,171 | | 756,216 | 627,659 | 128,557 |
| 60 | Baseline Rd. | Haines St. | Lambs Rd. | 2023 | 1,382,584 | - | 1,382,584 | 255,286 | | 1,127,298 | 935,657 | 191,641 |
| 61 | Lambs Rd. | 300mm North of Baseline Rd. | Highway 2 | 2023 | 1,152,153 | - | 1,152,153 | 393,520 | | 758,633 | 629,666 | 128,968 |
| 62 | Queen St. Extension | St. George St. | Frank St. | 2023 | 719,084 | - | 719,084 | - | | 719,084 | 596,840 | 122,244 |
| 63 | Trulls Rd. | 230m South of Yorkville Dr. | Reg. Rd. 22 | 2023 | 2,374,768 | - | 2,374,768 | 432,707 | | 1,942,061 | 1,611,910 | 330,150 |
| 64 | Trulls Rd. | Bloor St. (Reg. Rd. 22) | Baseline Rd. | 2023 | 6,241,615 | - | 6,241,615 | 1,797,196 | | 4,444,419 | 3,688,868 | 755,551 |
| 65 | Conc. Rd. 3 | Mearns Ave. | Reg. Rd. 42 | 2023 | 1,498,951 | - | 1,498,951 | 1,103,914 | | 395,038 | 327,881 | 67,156 |
| 66 | East Shore Dr. | Port Darlington Rd. | Lake Rd. | 2023 | 1,457,520 | - | 1,457,520 | 318,728 | | 1,138,792 | 945,197 | 193,595 |
| 67 | Maple Grove Rd. | Baseline Rd. | Bloor St. | 2023 | 880,408 | - | 880,408 | 648,383 | | 232,025 | 192,581 | 39,444 |
| 68 | Prince William Blvd. | Pethick St. | Reg. Rd. 57 | 2024 | 1,129,295 | - | 1,129,295 | - | | 1,129,295 | 937,315 | 191,980 |
| 69 | Arthur St. | CPR Level Crossing | 1.13km N. of CPR | 2024 | 2,236,086 | - | 2,236,086 | 1,135,694 | | 1,100,392 | 913,325 | 187,067 |
| 70 | Concession St. E. | Soper Creek Dr. | Lambs Rd. | 2024 | 1,930,435 | - | 1,930,435 | 599,758 | | 1,330,677 | 1,104,462 | 226,215 |
| 71 | Haines St. | Baseline Rd. | Reg. Highway 2 | 2024 | 3,155,102 | - | 3,155,102 | 55,386 | | 3,099,716 | 2,572,764 | 526,952 |
| 72 | Holt Rd. | Reg. Highway 2 | Future Longworth Ave. | 2025 | 948,597 | - | 948,597 | 188,648 | | 759,949 | 630,758 | 129,191 |
| 73 | Longworth Ave. | Holt Rd. | Maple Grove Rd. | 2025 | 3,062,447 | - | 3,062,447 | - | | 3,062,447 | 2,541,831 | 520,616 |
| 74 | Longworth Ave. | Maple Grove Rd. | West Bowmanville Boundary | 2025 | 1,485,515 | - | 1,485,515 | - | | 1,485,515 | 1,232,978 | 252,538 |
| 75 | Nash Rd. (Future Clarington Blvd.) | South 90 degree Curve | North 90 degree Curve | 2025 | 2,023,381 | - | 2,023,381 | 21,211 | | 2,002,170 | 1,661,801 | 340,369 |
| 76 | Old Scuggog Rd. | Conc. Rd. 4 | Taunton Rd. | 2025 | 952,647 | - | 952,647 | 701,584 | | 251,063 | 208,383 | 42,681 |
| 77 | Pebblestone Rd. | Reg. Rd. 55 (Townline Rd.) | Tooley Rd. | 2025 | 555,334 | - | 555,334 | 408,980 | | 146,354 | 121,474 | 24,880 |
| 78 | Pebblestone Rd. | Trulls Rd. | Reg. Rd. 34 (Courtice Rd.) | 2025 | 370,223 | - | 370,223 | 272,653 | | 97,570 | 80,983 | 16,587 |
| 79 | Lambs Rd. | Highway 401 | Baseline Rd. | 2026 | 1,646,140 | - | 1,646,140 | 39,940 | | 1,606,200 | 1,333,146 | 273,054 |
| 80 | Prestonvale Rd. | CPR Level Crossing | 262m S. Southfield Ave. | 2026 | 3,559,778 | - | 3,559,778 | 345,023 | | 3,214,756 | 2,668,247 | 546,508 |
| 81 | Simpson Ave. Extension | King St. | Future Church St. | 2026 | 505,624 | - | 505,624 | - | | 505,624 | 419,668 | 85,956 |
| 82 | Arthur St. | 1.13 km North CPR Level Crossing | Conc. Rd. 3 | 2027 | 1,018,200 | - | 1,018,200 | 508,547 | | 509,652 | 423,012 | 86,641 |
| 83 | Baseline Rd. | 170m East of Darlington Creek | Holt Rd. | 2027 | 5,057,010 | - | 5,057,010 | 286,546 | | 4,770,464 | 3,959,485 | 810,979 |
| 84 | Energy Drive | 410m East of Osborne Rd. | Crago Rd. | 2027 | 1,677,870 | - | 1,677,870 | - | | 1,677,870 | 1,392,632 | 285,238 |
| 85 | Green Rd. | Future Longworth Ave. | 670 m North of Longworth Ave. | 2027 | 2,297,737 | - | 2,297,737 | 55,749 | | 2,241,989 | 1,860,851 | 381,138 |
| 86 | Lambs Rd. | Concession St. E | CPR Tracks | 2027 | 3,806,699 | - | 3,806,699 | 522,388 | | 3,284,311 | 2,725,978 | 558,333 |
| 87 | Stevens Rd. | Reg. Rd. 57 | East End | 2027 | 766,489 | - | 766,489 | 44,985 | | 721,504 | 598,848 | 122,656 |
| 88 | Baseline Rd. | Prestonvale Rd. | Trulls Rd. | 2028 | 3,621,633 | - | 3,621,633 | 220,198 | | 3,401,435 | 2,823,191 | 578,244 |
| 89 | Osbourne Rd. | Energy Dr. | Megawatt Dr. | 2028 | 994,543 | - | 994,543 | 116,404 | | 878,139 | 728,856 | 149,284 |
| 90 | Baseline Rd. | Reg. Rd. 34 (Courtice Rd.) | Hancock Road | 2029 | 2,547,039 | - | 2,547,039 | 150,182 | | 2,396,857 | 1,989,391 | 407,466 |



Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway (cont'd)

| Prj .No | Increased Service Needs Attributable to Anticipated Development | | | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--|---|---------------------------------------|------------------------------|------------------|---|---------------------------|---------------------|---------------------------------------|---|---------------------------------|-----------------------------|-------------------------------------|
| | 2020-2031 | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 83% | Non- Residential Share 17% |
| | Road | From | To | | | | | | | | | |
| 91 | Conc. Rd. 3 | Reg. Rd. 17 | Arthur St. | 2029 | 1,459,090 | - | 1,459,090 | 428,376 | | 1,030,714 | 855,493 | 175,221 |
| 92 | Crago Rd. | Osborne Rd. | South Service Rd. | 2029 | 5,315,661 | - | 5,315,661 | 401,190 | | 4,914,471 | 4,079,011 | 835,460 |
| 93 | Bennett Rd. | Highway 401 | Reg. Highway 2 | 2030 | 1,858,462 | - | 1,858,462 | 545,628 | | 1,312,834 | 1,089,652 | 223,182 |
| 94 | Concession St. E. | Lambs Rd. | Providence Rd. | 2030 | 2,846,451 | - | 2,846,451 | 498,815 | | 2,347,636 | 1,948,538 | 399,098 |
| 95 | Green Rd. Widening | Baseline Rd. | Reg. Highway 2 | 2030 | 1,461,983 | - | 1,461,983 | - | | 1,461,983 | 1,213,446 | 248,537 |
| 96 | Green Rd. | Baseline Rd. | South End | 2030 | 2,366,327 | - | 2,366,327 | 567,446 | | 1,798,881 | 1,493,071 | 305,810 |
| 97 | Lambs Rd. | Port Darlington Rd. | Lake Rd. | 2030 | 1,057,049 | - | 1,057,049 | 12,852 | | 1,044,197 | 866,684 | 177,514 |
| 98 | Mearns Ave. | Conc. Rd. 3 | 300m North Conc. Rd. 3 | 2030 | 1,028,838 | - | 1,028,838 | 57,162 | | 971,676 | 806,491 | 165,185 |
| 99 | Toronto St. | Mill St. | CNR Level Crossing | 2030 | 3,823,847 | - | 3,823,847 | 185,276 | | 3,638,571 | 3,020,014 | 618,557 |
| 100 | Baseline Rd. | Lambs Rd. | Bennett Rd. | 2031 | 1,788,454 | - | 1,788,454 | - | | 1,788,454 | 1,484,416 | 304,037 |
| 101 | Bennett Rd. | Hwy 2 | Conc. St. East | 2031 | 4,537,040 | - | 4,537,040 | - | | 4,537,040 | 3,765,743 | 771,297 |
| 102 | Holt Rd. | Baseline Rd. | 300m South of Baseline Rd. | 2031 | 900,628 | - | 900,628 | 55,514 | | 845,114 | 701,444 | 143,669 |
| 103 | Holt Rd. | Baseline Rd. | Bloor St. | 2031 | 5,621,532 | - | 5,621,532 | 134,977 | | 5,486,555 | 4,553,840 | 932,714 |
| 104 | Holt Rd. | Bloor St. | Reg. Highway 2 | 2031 | 2,043,132 | - | 2,043,132 | 124,027 | | 1,919,105 | 1,592,857 | 326,248 |
| 105 | Trulls Rd. | Billett Gate | Pebblestone Rd. | 2031 | 3,669,521 | - | 3,669,521 | 183,273 | | 3,486,248 | 2,893,586 | 592,662 |
| Sidewalk & Cycling Facility Works | | | | | | | | | | | | |
| 106 | Bloor St. Sidewalk | Townline Rd. S | 210m E of Townline Rd. | 2020 | 47,299 | - | 47,299 | - | | 47,299 | 39,258 | 8,041 |
| 107 | Bloor St./Reg. Rd. 22 Sidewalk | Prestonvale Rd. | 65m E of Prestonvale Rd. | 2020 | 38,033 | - | 38,033 | - | | 38,033 | 31,567 | 6,466 |
| 108 | Highway 2 Sidewalk | 271m East of Clarington Blvd. | Reg. Rd. 57 | 2020 | 192,676 | - | 192,676 | 74,168 | | 118,508 | 98,362 | 20,146 |
| 109 | Manvers Road (East Side Sidewalk) | Mill St. | Remi Court | 2020 | 76,579 | - | 76,579 | - | | 76,579 | 63,561 | 13,018 |
| 110 | North St. Sidewalk | George St. | Remi Court | 2020 | 39,416 | - | 39,416 | - | | 39,416 | 32,715 | 6,701 |
| 111 | Prestonvale Rd. Sidewalk | Bloor St. | 230m N of Bloor St. | 2020 | 51,803 | - | 51,803 | - | | 51,803 | 42,997 | 8,807 |
| 112 | Prestonvale Rd. Sidewalk | 230m N of Bloor St. | Meadowglade Rd. | 2020 | 37,163 | - | 37,163 | - | | 37,163 | 30,846 | 6,318 |
| 113 | Reg. Rd. 57 (West Side MUP) | Aspen Springs Dr. | Hwy 2 | 2020 | 286,707 | - | 286,707 | - | | 286,707 | 237,967 | 48,740 |
| 114 | Reg. Rd. 57 (West Side MUP) | Highway 2 | Stevens Rd. | 2020 | 157,982 | - | 157,982 | - | | 157,982 | 131,125 | 26,857 |
| 115 | Reg. Rd. 57 Sidewalk East Side | CPR | Hwy 2 | 2020 | 56,308 | - | 56,308 | - | | 56,308 | 46,736 | 9,572 |
| 116 | Reg. Rd. 57 Sidewalk East Side | Hwy 2 | Stevens Rd. | 2020 | 60,813 | - | 60,813 | - | | 60,813 | 50,475 | 10,338 |
| 117 | Trulls Rd. Sidewalk | Strathallan Dr. | Highway 2 | 2020 | 54,056 | - | 54,056 | - | | 54,056 | 44,866 | 9,189 |
| 118 | Liberty St. Sidewalk | Bons Ave. | Concession Rd. 3 | 2021 | 374,342 | - | 374,342 | - | | 374,342 | 310,704 | 63,638 |
| 119 | Reg. Rd. 57 Sidewalk East Side | 140m N of Baseline Rd. | Waverly Rd. | 2021 | 40,542 | - | 40,542 | - | | 40,542 | 33,650 | 6,892 |
| 120 | Regional Rd. 34 Sidewalk | Nash Rd. | North Urban Boundary | 2021 | 1,183,581 | - | 1,183,581 | - | | 1,183,581 | 982,372 | 201,209 |
| 121 | Regional Rd. 17 Sidewalk East Side | Remi Ct. | 375m N of CPR | 2021 | 130,635 | - | 130,635 | - | | 130,635 | 108,427 | 22,208 |
| 122 | Regional Rd. 17 Sidewalk West Side | Remi Ct. | 375m N of CPR | 2021 | 131,761 | - | 131,761 | - | | 131,761 | 109,362 | 22,399 |
| 123 | Reg. Rd. 57 (West Side MUP) | Baseline Rd. | Prestonway Dr. | 2021 | 496,179 | - | 496,179 | - | | 496,179 | 411,829 | 84,350 |
| 124 | Reg. Rd. 57 (West Side MUP) | Prestonway Dr. | Aspen Springs Dr. | 2021 | 275,005 | - | 275,005 | 104,502 | | 170,503 | 141,518 | 28,986 |
| 125 | Tooley Rd. Sidewalk | 265m N of Nash Rd. | Adelaide Ave. | 2021 | 169,609 | - | 169,609 | - | | 169,609 | 140,775 | 28,834 |
| 126 | Hancock Rd. | Highway 2 | 275m South of Nash. Rd. | 2022 | 363,332 | - | 363,332 | - | | 363,332 | 301,565 | 61,766 |
| 127 | Highway 2 Sidewalk | 35/115 GO Parking Lot | Rudell Rd. | 2022 | 217,349 | - | 217,349 | - | | 217,349 | 180,400 | 36,949 |
| 128 | Highway 2 Sidewalk | Newcastle Fire Hall | Rudell Rd. | 2022 | 96,850 | - | 96,850 | - | | 96,850 | 80,385 | 16,464 |
| 129 | Regional Highway 2 | Police Station (2046 Maple Grove Rd.) | 170m West of Maple Grove Rd. | 2022 | 38,289 | - | 38,289 | - | | 38,289 | 31,780 | 6,509 |
| 130 | Regional Highway 2 | 170m West of Maple Grove Rd. | Boswell Dr. | 2022 | 357,827 | - | 357,827 | - | | 357,827 | 296,996 | 60,831 |
| 131 | Frank St. | Future Queen St. | Prince St. | 2023 | 28,154 | - | 28,154 | - | | 28,154 | 23,368 | 4,786 |
| 132 | Lambs Rd. | Baseline Rd. | 300m North of Baseline Rd. | 2023 | 67,570 | - | 67,570 | - | | 67,570 | 56,083 | 11,487 |
| 133 | Rudell Rd. Sidewalk | Sunset Blvd. | Hart Blvd. | 2023 | 141,503 | - | 141,503 | - | | 141,503 | 117,448 | 24,056 |
| 134 | Courtice Rd. Sidewalk | Stagemaster Cr. | Bloor St. | 2024 | 254,513 | - | 254,513 | - | | 254,513 | 211,245 | 43,267 |
| 135 | Coutice Rd. (Regional Road 34) | Bloor St. | CPR/Future GO Station | 2024 | 1,971,916 | - | 1,971,916 | - | | 1,971,916 | 1,636,690 | 335,226 |



Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway (cont'd)

| Prj .No | Increased Service Needs Attributable to Anticipated Development | | | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|------------------------------|---|--------------------------|----------------------------|------------------|---|---------------------------|---------------------|---------------------------------------|---|---------------------------------|-----------------------------|-------------------------------------|
| | 2020-2031 | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 83% | Non- Residential Share 17% |
| | Road | From | To | | | | | | | | | |
| 136 | Reg. Rd. 57 Sidewalk East Side | Stevens Rd. | Nash Rd. | 2024 | 1,453,327 | - | 1,453,327 | - | - | 1,453,327 | 1,206,262 | 247,066 |
| 137 | Reg. Rd. 57 (West Side MUP) | Stevens Rd. | Nash Rd. | 2024 | 772,354 | - | 772,354 | - | - | 772,354 | 641,054 | 131,300 |
| 138 | Trulls Rd. Sidewalk | Sandringham Dr. | Strathallan Dr. | 2024 | 70,948 | - | 70,948 | - | - | 70,948 | 58,887 | 12,061 |
| 139 | West Scugog Lane Sidewalk | Mill Ln (south leg) | Bons Ave. | 2024 | 126,130 | - | 126,130 | - | - | 126,130 | 104,688 | 21,442 |
| 140 | West Townline Rd. Sidewalk | Dudley Court | South Regional Urban Limit | 2024 | 264,241 | - | 264,241 | - | - | 264,241 | 219,320 | 44,921 |
| 141 | Bloor St. (North Side Sidewalk) | Courtice Rd. | Hancock Rd. | 2025 | 193,700 | - | 193,700 | - | - | 193,700 | 160,771 | 32,929 |
| 142 | Bloor St. Sidewalk | 210m E of Townline Rd. | 415m Easterly | 2025 | 46,173 | - | 46,173 | - | - | 46,173 | 38,323 | 7,849 |
| 143 | Bloor St./Reg. Rd. 22 Sidewalk | 65m E of Prestonvale Rd. | Courtice Rd. | 2025 | 585,117 | - | 585,117 | - | - | 585,117 | 485,647 | 99,470 |
| 144 | Bloor St. (South Side Sidewalk) | Trulls Rd. | Courtice Rd. | 2025 | 897,319 | - | 897,319 | - | - | 897,319 | 744,775 | 152,544 |
| 145 | Bloor St. (South Side Sidewalk) | Robinson Creek | Trulls Rd. | 2025 | 180,186 | - | 180,186 | - | - | 180,186 | 149,554 | 30,632 |
| 146 | Bloor St. (South Side MUP) | Prestonvale Rd. | Robinson Creek | 2025 | 320,116 | - | 320,116 | - | - | 320,116 | 265,696 | 54,420 |
| 147 | Bloor St./Reg. Rd. 22 MUP | Townline Rd. | Prestonvale Rd. | 2025 | 620,224 | - | 620,224 | - | - | 620,224 | 514,786 | 105,438 |
| 148 | Bloor St./Reg. Rd. 22 MUP | Trulls Rd. | Courtice Rd. | 2025 | 1,024,372 | - | 1,024,372 | - | - | 1,024,372 | 850,229 | 174,143 |
| 149 | Nash Rd. | Green Rd. | Future Clarington Blvd. | 2025 | 284,759 | - | 284,759 | - | - | 284,759 | 236,350 | 48,409 |
| 150 | Reg. Rd. 57 Sidewalk East Side | Hartwell Ave. | CPR | 2025 | 123,878 | - | 123,878 | - | - | 123,878 | 102,819 | 21,059 |
| 151 | Scugog St. Sidewalk | King St. | Rehder Ave. | 2025 | 141,896 | - | 141,896 | - | - | 141,896 | 117,774 | 24,122 |
| 152 | Highway 2 Sidewalk | Soper Creek | Bennett Rd. | 2026 | 333,794 | - | 333,794 | - | - | 333,794 | 277,049 | 56,745 |
| 153 | Regional Rd. 17 Sidewalk East Side | 375m N of CPR | Conc. Rd. 3 | 2027 | 229,737 | - | 229,737 | - | - | 229,737 | 190,682 | 39,055 |
| 154 | Regional Rd. 17 Sidewalk West Side | 375m N of CPR | Conc. Rd. 3 | 2027 | 229,737 | - | 229,737 | - | - | 229,737 | 190,682 | 39,055 |
| 155 | Nash Rd. (Cycling Lanes) | Solina Rd. | Maple Grove Rd. | 2028 | 2,372,992 | - | 2,372,992 | - | - | 2,372,992 | 1,969,583 | 403,409 |
| 156 | Highway 2 Sidewalk on South Side | East End of Plaza | Hancock Road (Realigned) | 2029 | 120,049 | - | 120,049 | - | - | 120,049 | 99,641 | 20,408 |
| 157 | Baseline Rd. | Green Rd. | Spicer Sq. | 2030 | 608,522 | - | 608,522 | - | - | 608,522 | 505,073 | 103,449 |
| 158 | Baseline Rd. | Regional Rd. 57 | Spry Ave. | 2030 | 246,334 | - | 246,334 | 94,823 | - | 151,511 | 125,754 | 25,757 |
| 159 | Baseline Rd. | Spicer Sq. | Regional Rd. 57 | 2030 | 122,875 | - | 122,875 | 47,299 | - | 75,576 | 62,728 | 12,848 |
| 160 | Baseline Rd. (South Side Cycling Facility) | Spry Ave. | Liberty St. | 2030 | 1,042,971 | - | 1,042,971 | - | - | 1,042,971 | 865,666 | 177,305 |
| 161 | Courtice Rd. MUP | Highway 2 | South End of Plaza | 2030 | 73,140 | - | 73,140 | - | - | 73,140 | 60,706 | 12,434 |
| 162 | Courtice Rd. MUP | South End of Plaza | South Urban Boundary | 2030 | 204,874 | - | 204,874 | - | - | 204,874 | 170,046 | 34,829 |
| 163 | Courtice Road (East Side Sidewalk) | Sandringham Dr. | Bloor St. | 2030 | 1,792,651 | - | 1,792,651 | - | - | 1,792,651 | 1,487,900 | 304,751 |
| 164 | Highway 2 (North Side Cycling Facility) | Courtice Rd. | Future Transit Hub | 2030 | 160,605 | - | 160,605 | - | - | 160,605 | 133,302 | 27,303 |
| 165 | Liberty St. Sidewalk | Conc. Rd. 3 | North Urban Boundary | 2030 | 527,044 | - | 527,044 | - | - | 527,044 | 437,446 | 89,597 |
| 166 | Baseline Rd. | Liberty St. | Haines St. | 2031 | 1,475,545 | - | 1,475,545 | - | - | 1,475,545 | 1,224,702 | 250,843 |
| 167 | Baseline Rd. | Haines St. | Lamb's Rd. | 2031 | 242,823 | - | 242,823 | - | - | 242,823 | 201,544 | 41,280 |
| Street Lighting Works | | | | | | | | | | | | |
| 168 | Reg. Rd. 57 Streetlighting | CPR | Baseline Rd. | 2021 | 413,028 | - | 413,028 | - | - | 413,028 | 342,813 | 70,215 |
| 169 | Highway 2 | Boswell Dr. | Courtice Rd. | 2022 | 446,283 | - | 446,283 | - | - | 446,283 | 370,415 | 75,868 |
| 170 | Hancock Rd. | Highway 2 | 275m South of Nash. Rd. | 2022 | 35,833 | - | 35,833 | - | - | 35,833 | 29,741 | 6,092 |
| 171 | Highway 2 Streetlighting | East of Firehall | 35/115 GO Parking Lot | 2022 | 125,123 | - | 125,123 | - | - | 125,123 | 103,852 | 21,271 |
| 172 | Highway 2 Streetlighting | Soper Creek | Bennett Rd. | 2023 | 360,063 | - | 360,063 | - | - | 360,063 | 298,853 | 61,211 |
| 173 | Reg. Rd. 57 Streetlighting | Highway 2 | Nash Rd. | 2024 | 379,500 | - | 379,500 | - | - | 379,500 | 314,985 | 64,515 |
| 174 | Courtice Rd. Streetlighting | Stagemaster Cr. | Bloor St. | 2024 | 274,542 | - | 274,542 | - | - | 274,542 | 227,870 | 46,672 |
| 175 | Courtice Rd. (Regional Road 34) | Bloor St. | Highway 401 Interchange | 2024 | 506,567 | - | 506,567 | - | - | 506,567 | 420,450 | 86,116 |
| 176 | Regional Rd. 17 Streetlighting | Remi Ct. | 375m N of CPR | 2024 | 142,130 | - | 142,130 | - | - | 142,130 | 117,968 | 24,162 |
| 177 | Courtice Road Streetlighting | Sandringham Dr. | Stagemaster Cr. | 2024 | 29,318 | - | 29,318 | - | - | 29,318 | 24,334 | 4,984 |
| 178 | Bloor St. (Streetlighting) | Courtice Rd. | Hancock Rd. | 2025 | 208,944 | - | 208,944 | - | - | 208,944 | 173,423 | 35,520 |
| 179 | Bloor St./Reg. Rd. 22 Streetlighting | Prestonvale Rd. | Courtice Rd. | 2025 | 437,324 | - | 437,324 | - | - | 437,324 | 362,979 | 74,345 |
| 180 | Regional Rd. 17 Streetlighting | 375m N of CPR | Conc. Rd. 3 | 2027 | 247,817 | - | 247,817 | - | - | 247,817 | 205,688 | 42,129 |



Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway (cont'd)

| Prj .No | Increased Service Needs Attributable to Anticipated Development | | | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|------------|---|------------------|-------------------------|------------------|---|---------------------------|---------------------|---------------------------------------|---|---------------------------------|-----------------------------|-------------------------------------|
| | 2020-2031 | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 83% | Non- Residential Share 17% |
| | Road | From | To | | | | | | | | | |
| | Streetscape Works | | | | | | | | | | | |
| 181 | Newcastle Streetscape Phase 1 | North St. | Mill St. | 2021 | 781,043 | - | 781,043 | 575,205 | | 205,838 | 170,846 | 34,992 |
| 182 | Frank St. (Streetscape) | King St. | Future Queen St. | 2023 | 423,297 | - | 423,297 | 311,740 | | 111,557 | 92,592 | 18,965 |
| 183 | Newcastle Streetscape Phase 2 | Mill St. | Beaver St. | 2023 | 260,553 | - | 260,553 | 191,886 | | 68,667 | 56,994 | 11,673 |
| 184 | St. George St. Tree Planting (Streetscape) | King St. | Queen St. | 2023 | 12,678 | - | 12,678 | 9,337 | | 3,341 | 2,773 | 568 |
| 185 | Newcastle Streetscape Phase 3 | Beaver St. | Arthur St. | 2025 | 567,617 | - | 567,617 | 418,026 | | 149,591 | 124,161 | 25,431 |
| 186 | King St. Corridor Improv. (Streetscape) | Liberty St. | Simpson Ave. | 2028 | 1,341,525 | - | 1,341,525 | 987,975 | | 353,549 | 293,446 | 60,103 |
| 187 | King Street Corridor Improv. (Streetscape) | Simpson Ave. | Mearns Ave. | 2028 | 1,289,426 | - | 1,289,426 | 949,607 | | 339,819 | 282,050 | 57,769 |
| 188 | Highway 2 Streetscape | Townline Rd. | Darlington Blvd. | 2029 | 368,323 | - | 368,323 | 271,254 | | 97,069 | 80,567 | 16,502 |
| 189 | Highway 2 Streetscape | Darlington Blvd. | Centrefield Dr. | 2029 | 417,105 | - | 417,105 | 307,180 | | 109,925 | 91,238 | 18,687 |
| 190 | Highway 2 Streetscape | Centrefield Dr. | Prestonvale Rd. | 2030 | 848,176 | - | 848,176 | 624,646 | | 223,531 | 185,531 | 38,000 |
| 191 | Highway 2 Streetscape | Prestonvale Rd. | Trulls Rd. | 2030 | 989,158 | - | 989,158 | 728,472 | | 260,685 | 216,369 | 44,317 |
| 192 | Highway 2 Streetscape | Tnalls Rd. | Maplefield Drive | 2031 | 1,066,425 | - | 1,066,425 | 785,376 | | 281,049 | 233,270 | 47,778 |
| 193 | Highway 2 Streetscape | Richard Gay Ave. | Courtice Rd. | 2031 | 811,461 | - | 811,461 | 597,607 | | 213,855 | 177,500 | 36,355 |
| 194 | Highway 2 Streetscape | Courtice Rd. | Hancock Rd. (Realigned) | 2031 | 686,721 | - | 686,721 | 505,741 | | 180,980 | 150,214 | 30,767 |
| | Engineered Services Studies & Non Site-Specific Improvements | | | | | | | | | | | |
| 195 | Bowmanville Waterfront Redevelopment Transportation Network Needs and Feasibility Study | | | 2020 | 60,000 | - | 60,000 | - | | 60,000 | 49,800 | 10,200 |
| 196 | Active Transportation and Trails MP | | | 2020 | 60,000 | - | 60,000 | - | | 60,000 | 49,800 | 10,200 |
| 197 | Development Traffic Monitoring Studies for D.C. Project Implementation | | | 2020-2031 | 120,000 | - | 120,000 | - | | 120,000 | 99,600 | 20,400 |
| 198 | Erosion Protection Works | | | 2020-2031 | 2,675,046 | - | 2,675,046 | 882,765 | | 1,792,281 | 1,487,593 | 304,688 |
| 199 | ES Report to Establish an East/West Transportation Corridor North of Highway No.2 | | | 2023 | 120,000 | - | 120,000 | - | | 120,000 | 99,600 | 20,400 |
| 200 | ES Report to Establish an East/West Transportation Corridor South of Highway No.2 | | | 2023 | 120,000 | - | 120,000 | - | | 120,000 | 99,600 | 20,400 |
| | Recovery of Debenture | | | | | | | | | | | |
| 201 | NPV Principal Payments - Green Rd Debenture | | | 2020-2029 | 3,988,753 | - | 3,988,753 | - | | 3,988,753 | 3,310,665 | 678,088 |
| 202 | NPV Interest Payments - Green Rd Debenture | | | 2020-2029 | 779,211 | - | 779,211 | - | | 779,211 | 646,745 | 132,466 |
| | Operations | | | | | | | | | | | |
| 203 | Provision for additional fleet - Roads (24) | | | 2020-2031 | 2,786,561 | - | 2,786,561 | - | | 2,786,561 | 2,312,845 | 473,715 |
| 204 | Provision for additional facility space - Roads (NPV of Future Debt Payments) | | | 2020-2031 | 6,091,842 | - | 6,091,842 | - | | 6,091,842 | 5,056,229 | 1,035,613 |
| | Other Studies | | | | | | | | | | | |
| 205 | Hospital Transportation Review | | | 2020-2031 | 40,000 | - | 40,000 | 10,000 | | 30,000 | 24,900 | 5,100 |
| 206 | Transportation Master Plan Update | | | 2021 | 75,000 | - | 75,000 | 18,750 | | 56,250 | 46,688 | 9,563 |
| 207 | Operations Needs Assessment Study Update | | | 2024 | 50,000 | - | 50,000 | 12,500 | | 37,500 | 31,125 | 6,375 |
| 208 | Transportation Master Plan Update | | | 2026 | 150,000 | - | 150,000 | 37,500 | | 112,500 | 93,375 | 19,125 |
| 209 | Transportation Master Plan Update | | | 2031 | 75,000 | - | 75,000 | 18,750 | | 56,250 | 46,688 | 9,563 |
| | Reserve Fund Adjustment | | | | | | (20,917,074) | | | (20,917,074) | (17,361,171) | (3,555,903) |
| | Total | | | | 223,962,005 | - | 203,044,932 | 31,938,778 | 558,052 | 170,548,101 | 141,554,924 | 28,993,177 |



5.3 Build-Out Capital Costs for Clarington Technology Park Area-Specific D.C. Calculation

5.3.1 Stormwater Management Services

The capital program for constructing a S.W.M.F. benefiting of the lands within the defined Clarington Technology Park consists of quality and quantity control capital costs. The capital cost estimates for inclusion in calculation of the area-specific D.C. total \$5.5 million. Of these costs \$3.0 pertain to quality control capital costs, while \$2.5 million pertain to quantity control works.

The net growth-related costs for the quantity control measures will be recovered from all properties benefitting from quantity control functions of the S.W.M.F. Similarly, the costs for quality control will be recovered from all properties benefitting from quality control functions of the S.W.M.F.



Infrastructure Costs Covered in the D.C. Calculation – Stormwater Management Services

| Prj.No | Increased Service Needs Attributable to Anticipated Development 2020-Buildout | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable |
|--------|--|------------------|--|---------------------------|---------------------|---------------------|---------------------------------------|---|-------------------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total |
| 1 | Quality Control | 2020-2029 | 2,945,984 | - | | 2,945,984 | - | | 2,945,984 |
| 2 | Quantity Control | 2020-2029 | 2,517,266 | - | | 2,517,266 | - | | 2,517,266 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | Total | | 5,463,250 | - | - | 5,463,250 | - | - | 5,463,250 |



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 shows the D.C. calculation for Services Related to a Highway to be imposed on development in the Municipality over the 11-year (i.e. 2020-2031) forecast period. Table 6-2 presents the calculation of the D.C.s to be imposed for all remaining services except Stormwater Management Services, to be imposed on development in the Municipality over the 10-year (2020-2030) forecast period. Table 6-3 present the D.C. calculation for Stormwater Management Services in the Clarington Technology Park Catchment Area.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, and other multiples).

The non-residential D.C. for Services Related to a Highway has been calculated on a per square metre of G.F.A. basis for industrial development and non-industrial development. The non-residential D.C. for the remaining services has been calculated uniformly on a per square metre of G.F.A. basis. The D.C. for Stormwater Management Services has been calculated on a per net hectare (i.e. excludes land for future right-of-ways, channels etc.) basis for quality and quantity control measures based on the identified benefitting land area as shown in Figure 3-3 of this report.

Table 6-4 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and non-residential G.F.A. for Municipal-wide services. Summarized in Table 6-5 are the calculated maximum D.C.s that could be imposed by Council for Stormwater Management Services in the Clarington Technology Park Area.

Table 6-6 and 6-7 compare the Municipal-wide existing charges to the charges proposed herein (Table 6-4), for a single detached residential dwelling unit and per square metre of G.F.A. for non-residential development.

The calculated charges per single-detached dwelling unit are \$21,461. The residential charges for a single detached dwelling unit represent an 18% increase (+\$3,313) over the current charges of \$18,148.

The calculated charges for industrial developments are \$37.73 per square metre of G.F.A., representing an 8% decrease compared to the current charges of \$40.72. The



calculated D.C.s for non-industrial development are \$107.30 per square metre of non-industrial G.F.A. representing a 43% increase from the current charges of \$75.04.

Table 6-1
Municipal-Wide Services D.C. Calculation
2020-2031

| SERVICE | 2020\$ D.C.-Eligible Cost | | | 2020\$ D.C.-Eligible Cost | | |
|--|---------------------------|--------------------|---------------------|---------------------------|------------------------|----------------------------|
| | Residential | Industrial | Non-Industrial | S.D.U. | Industrial (per sq.m.) | Non-industrial (per sq.m.) |
| | \$ | \$ | \$ | \$ | \$ | \$ |
| 1. Services Related to a Highway | 141,554,924 | 9,198,771 | 19,794,407 | 12,006 | 34.02 | 103.86 |
| TOTAL | 141,554,924 | \$9,198,771 | \$19,794,407 | \$12,006 | \$34.02 | \$103.86 |
| D.C.-Eligible Capital Cost | \$141,554,924 | \$9,198,771 | \$19,794,407 | | | |
| 11-Year Gross Population/GFA Growth (sq.m.) | 36,940 | 270,413 | 190,591 | | | |
| Cost Per Capita/Non-Residential GFA (sq.m.) | \$3,832.02 | \$34.02 | \$103.86 | | | |
| By Residential Unit Type | P.P.U. | | | | | |
| Single and Semi-Detached Dwelling | 3.133 | \$12,006 | | | | |
| Apartments - 2 Bedrooms + | 1.668 | \$6,392 | | | | |
| Apartments - Bachelor and 1 Bedroom | 1.024 | \$3,924 | | | | |
| Other Multiples | 2.57 | \$9,841 | | | | |



Table 6-2
Municipal-Wide Services D.C. Calculation
2020-2030

| SERVICE | 2020\$ D.C.-Eligible Cost | | 2020\$ D.C.-Eligible Cost | |
|--|---------------------------|------------------|---------------------------|--------------------------------|
| | Residential | Non-Residential | S.D.U. | Non-Residential (per sq.m.) |
| | \$ | \$ | \$ | \$ |
| 2. Fire Protection Services | 4,587,580 | 1,007,030 | 454 | 2.47 |
| 3. Parks and Recreation Services | 77,619,427 | - | 7,678 | - |
| 4. Library Services | 10,179,948 | - | 1,007 | - |
| 5. Growth Studies | | | | |
| 5.1 Services Related to a Highway | 1,711,789 | 375,758 | 169 | 0.92 |
| 5.2 Fire Protection Services | 87,792 | 19,271 | 9 | 0.05 |
| 5.3 Parks and Recreation Services | 1,293,357 | - | 128 | - |
| 5.4 Library Services | 103,271 | - | 10 | - |
| Subtotal | 3,196,208 | 395,030 | 316 | 0.97 |
| TOTAL | 95,583,162 | 1,402,060 | \$9,455 | \$3.44 |
| D.C.-Eligible Capital Cost | \$95,583,162 | \$1,402,060 | | |
| 10-Year Gross Population/GFA Growth (sq.m.) | 31,674 | 407,947 | | |
| Cost Per Capita/Non-Residential GFA (sq.m.) | \$3,017.72 | \$3.44 | | |
| <u>By Residential Unit Type</u> | | | | |
| Single and Semi-Detached Dwelling | 3.133 | \$9,455 | | |
| Apartments - 2 Bedrooms + | 1.668 | \$5,034 | | |
| Apartments - Bachelor and 1 Bedroom | 1.024 | \$3,090 | | |
| Other Multiples | 2.57 | \$7,749 | | |



Table 6-3
Area-Specific Services D.C. Calculation
Clarington Technology Park Area
2020-Buildout

| SERVICE | 2020\$ D.C.- Eligible Cost | Benefitting Land Area (Ha.) | 2020\$ D.C.- Eligible Cost per Hectare |
|--|----------------------------|-----------------------------|--|
| | \$ | | \$ |
| 6. Stormwater Management Services (Quality Control) | 2,945,984 | 75.85 | 38,840 |
| 7. Stormwater Management Services (Quantity Control) | 2,517,266 | 86.01 | 29,268 |
| TOTAL | 5,463,250 | | \$68,107 |

Table 6-4
Schedule of Calculated Municipal-Wide D.C.s

| Service | RESIDENTIAL | | | | NON-RESIDENTIAL (per sq.m. of Gross Floor Area) | |
|--------------------------------------|-----------------------------------|---------------------------|-------------------------------------|-----------------|---|----------------|
| | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Industrial | Non-Industrial |
| Services Related to a Highway | 12,006 | 6,392 | 3,924 | 9,841 | 34.02 | 103.86 |
| Fire Protection Services | 454 | 242 | 148 | 372 | 2.47 | 2.47 |
| Parks and Recreation Services | 7,678 | 4,088 | 2,510 | 6,293 | - | - |
| Library Services | 1,007 | 536 | 329 | 825 | - | - |
| Growth Studies | 316 | 168 | 103 | 259 | 0.97 | 0.97 |
| Total Municipal Wide Services | 21,461 | 11,426 | 7,014 | 17,590 | 37.46 | 107.30 |

Table 6-5
Schedule of Calculated D.C.s
Bennett Creek Catchment Area
2020-Buildout

| Service | \$ Per Net Hectare |
|---|--------------------|
| Stormwater Management Services - Quality Control | 38,840 |
| Stormwater Management Services - Quantity Control | 29,268 |



Table 6-6
Comparison of Current and Calculated Municipal-Wide D.C.s per Single Detached Unit

| Service | Current | Proposed |
|--------------------------------------|---------------|---------------|
| Municipal Wide Services: | | |
| Services Related to a Highway | 7,882 | 12,006 |
| Fire Protection Services | 911 | 454 |
| Operations Services | 884 | n/a |
| Parking Services | 45 | n/a |
| Parks and Recreation Services | 7,154 | 7,678 |
| Library Services | 844 | 1,007 |
| Growth Studies | 428 | 316 |
| Total Municipal Wide Services | 18,148 | 21,461 |

Table 6-7
Comparison of Current and Calculated Municipal-Wide D.C.s (per sq.m. of G.F.A.)

Industrial (per sq.m.) Comparison

| Service | Current | Calculated |
|--------------------------------------|--------------|--------------|
| Municipal Wide Services: | | |
| Services Related to a Highway | 27.76 | 34.02 |
| Fire Protection Services | 5.19 | 2.47 |
| Operations Services | 5.05 | n/a |
| Parking Services | 0.26 | n/a |
| Parks and Recreation Services | - | - |
| Library Services | - | - |
| Growth Studies | 2.46 | 0.97 |
| Total Municipal Wide Services | 40.72 | 37.46 |

Non-Industrial (per sq.m.) Comparison

| Service | Current | Calculated |
|--------------------------------------|--------------|---------------|
| Municipal Wide Services: | | |
| Services Related to a Highway | 62.08 | 103.86 |
| Fire Protection Services | 5.19 | 2.47 |
| Operations Services | 5.05 | n/a |
| Parking Services | 0.26 | n/a |
| Parks and Recreation Services | - | - |
| Library Services | - | - |
| Growth Studies | 2.46 | 0.97 |
| Total Municipal Wide Services | 75.04 | 107.30 |



Chapter 7

D.C. Policy Recommendations and D.C. Policy Rules



7. D.C. Policy Recommendations and D.C. Policy Rules

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

s.s.5(1)9 states that rules must be developed:

“...to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of subsection 5(1) goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development;
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development; and
- with respect to “the rules,” subsection 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Municipality’s existing policies; with consideration for the updates from Bill 108 and Bill 197. However, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Municipality uses a uniform municipal-wide D.C. calculation for all municipal-wide services and two area-specific charges for Stormwater Management Services within the defined Clarington Technology Park Area;
- one municipal D.C. by-law be used for all municipal-wide services; and
- one municipal D.C. by-law be used for Stormwater Management Services within the Clarington Park Technology Area.

7.3 D.C. By-law Rules

The following sets out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with subsection 6 of the D.C.A.

It is recommended that the following provides the basis for the D.C.s:

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned to industrial and non-industrial (commercial and institutional) uses based on the forecast employment by development type.
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

1. the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
2. the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition credit for municipal-wide services is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit.

Redevelopment credits for the Stormwater Management area-specific D.C.s will only be granted where D.C.s have been paid under the Stormwater Management area-specific D.C. by-law.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.



For redevelopment of brownfield, credits equal to the costs of assessment and cleanup are allowed. The credits provided cannot exceed the total charges otherwise payable. Furthermore, no credits will be provided for the development of gas stations on brownfield lands.

If the redevelopment involves the relocation of a heritage building to a new lot, the D.C.s. paid for the heritage building will be refunded upon re-designation on new lot. No credits would be provided for development on the original lot.

7.3.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3); and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).
- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O.Reg. 82/98.

For the purposes of determining an existing building, existing will be defined as the number, use and size that existed at least 2 years before the date of building permit application.

Non-statutory exemptions

Municipal-Wide D.C. By-law

Full Exemption

- Hospitals as defined in section 1 of the *Public Hospitals Act*, 1990;
- Colleges or universities as defined in section 171.1 of the *Education Act*, 1990;



- Buildings used for research purposes located in the Clarington Science Park or the Clarington Energy Park;
- Buildings or structures used for agricultural or agri-tourism purposes and farm bunkhouses
 - The definition of is modified to exclude facilities within the urban area, i.e. "agricultural", in reference to use, means land, buildings or structures used, designed or intended to be used solely for an "agricultural operation" as defined in section 1 of the Farm and Food Production Protection Act, 1998, S.O. 1998, c.1 but does not include any facilities located within urban areas as defined in the Municipality's Official Plan;
- Places of worship;
- Garden suites;
- Temporary buildings and sales offices;
- For existing industrial buildings, enlargements of 100% or less, on the same lot, whether or not it is attached to the existing building, excluding existing buildings within the large industrial property class;
- Existing commercial buildings less than 250 square metres, located in Revitalization areas, enlargements of 50% or less;
- The conversion of a heritage building, located in Revitalization areas; and
- Affordable Housing developments that qualify under the Ontario Community Housing Renewal Strategy and/or the National Housing Strategy Co-Investment Fund.

50% Exemption

- New industrial buildings on a vacant lot; and
- Purpose built rental housing developments within Regional Urban Centres and Regional Corridors designated in the Clarington Official Plan.

Area-Specific D.C. By-law

No non-statutory exemptions to the Area-Specific D.C. for Stormwater Management in the Clarington Technology Park will be provided.

7.3.5 Phase in Provision(s)

The proposed D.C. By-law will come into effect at the time of By-law passage, and no transition policy has been proposed.



7.3.6 Timing of Collection

The D.C.s for all services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Municipality and an owner under s.27 of the D.C.A., 1997.

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. charge in effect on the day of Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning Bylaw Amendment application are subject to annual interest charges as outlined in the Municipality's Interest Rate Policy.

For the purposes of administering the By-law, the following definitions are provided as per O.Reg. 454-19:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c) by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or



- iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on July 1st, in accordance with provisions under the D.C.A.

7.3.8 D.C. Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. Amendments to the D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.



Based on the foregoing and discussions with Municipality staff, area-specific D.C.s are suitable for Stormwater Management Services. The recommendations are:

- to continue to apply municipal-wide D.C.s for Growth Studies, Services Related to a Highway, Fire Protection, Library, and Parks and Recreation Services; and
- apply an area-specific D.C.s for Stormwater Management Services within the Clarington Technology Park.

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Municipality's D.C. collections be contributed into seven (7) separate reserve funds, including:

- Municipal-wide
 - Services Related to a Highway;
 - Fire Protection Services;
 - Parks and Recreation Services;
 - Library Service;
 - Growth-Related Studies;
- Area-Specific
 - Stormwater Management Services – Quality Control; and
 - Stormwater Management Services – Quantity Control.

7.4.2 By-law In-force Date

The proposed by-law under D.C.A. will come into force on the date of by-law passage.

7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98).

7.5 Other Recommendations

It is recommended that Council:



“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated October 15, 2020, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated October 15, 2020”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-laws as set out in Appendices E and F.”



Chapter 8

Asset Management Plan



8. Asset Management Plan

The D.C.A. (new section 10(c.2)) requires that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

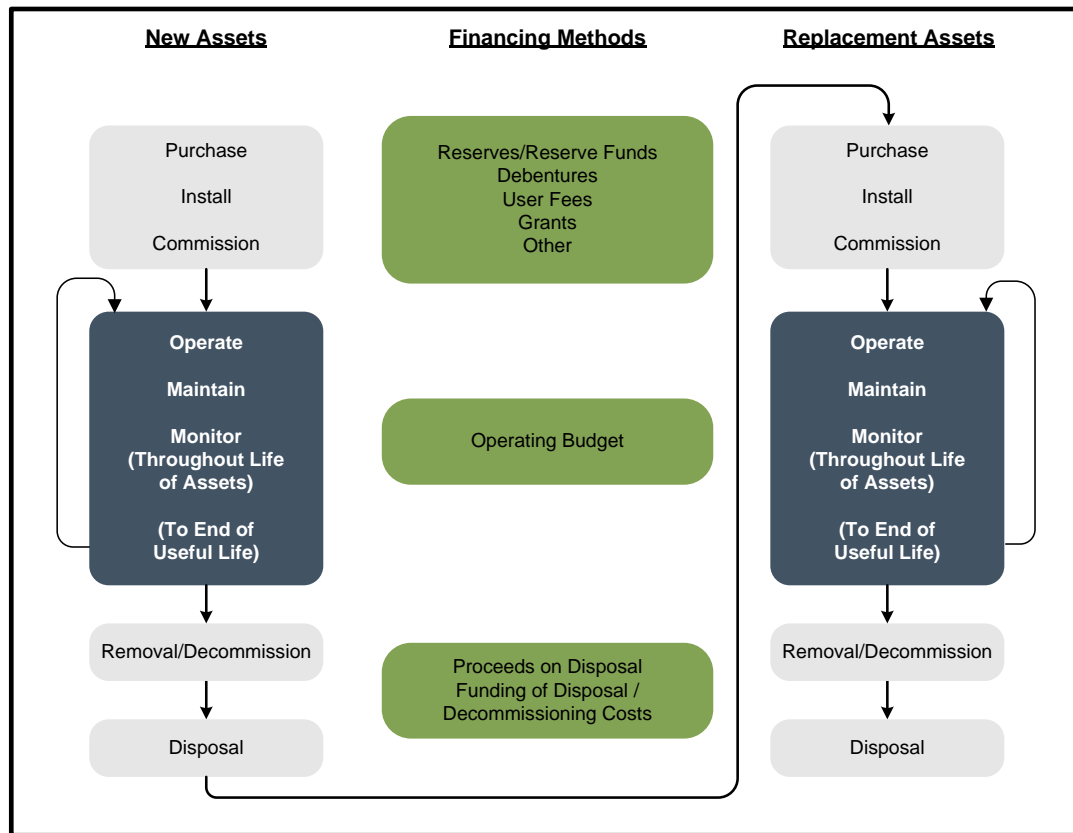
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).



Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting, and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Municipality recently completed its A.M.P. (2017), however, this A.M.P. did not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2017 A.M.P.



In recognition to the schematic in Section 8.1, the following table (presented in 2020\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Municipality financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2020 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$29.7 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$24.5 million. This amount, totalled with the existing operating revenues of \$120.8 million, provides annual revenues of \$145.3 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2020\$)

| Description | 2031 (Total) |
|--|--------------------|
| Expenditures (Annualized) | |
| Annual Debt Payment on Non-Growth Related Capital ¹ | 4,962,196 |
| Annual Debt Payment on Post Period Capital ² | 1,460,318 |
| Lifecycle: | |
| Annual Lifecycle - Municipal Wide Services | 6,026,098 |
| Annual Lifecycle - Area Specific Services ³ | 103,218 |
| Sub-Total - Annual Lifecycle | 6,129,316 |
| | |
| Incremental Operating Costs (for D.C. Services) | 18,648,766 |
| | |
| Total Expenditures | 29,740,278 |
| | |
| Revenue (Annualized) | |
| Total Existing Revenue ⁴ | 120,841,871 |
| Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.) | 24,504,099 |
| Total Revenues | 145,345,970 |

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been included

⁴ As per Sch. 10 of FIR



Chapter 9

By-Law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution). It is noted that Council's decision regarding additional public meetings, once made, is final and not subject to review by a Court or the Local Planning Appeal Tribunal (L.P.A.T.) (formerly the Ontario Municipal Board (O.M.B.)).

9.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Municipal D.C. policy:



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Municipal policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other Municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.



9.3 Implementation Requirements

9.3.1 Introduction

Once the Municipality has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

9.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the Municipal clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

9.3.3 By-law Pamphlet

In addition to the "notice" information, the Municipality must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be received by the public.

Where a by-law is not appealed to the L.P.A.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Municipality must give one copy of the most recent pamphlet without charge, to any person who requests one.

9.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. by filing a notice of appeal with the Municipal Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Municipality is carrying out a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

9.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the L.P.A.T.



9.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the Municipality agrees to expand the credit to other services for which a D.C. is payable.

9.3.7 Front-Ending Agreements

The Municipality and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Municipality to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (Sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipality funds being available.

9.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the Planning Act, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.”



It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the Municipality in question is a commenting agency, in order to comply with subsection 59(4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable Municipality D.C.s related to the site.

If the Municipality is an approval authority for the purposes of section 51 of the Planning Act, it would be responsible to ensure that it collects information from all entities which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



**Schedule 1
Municipality of Clarington
Residential Growth Forecast Summary**

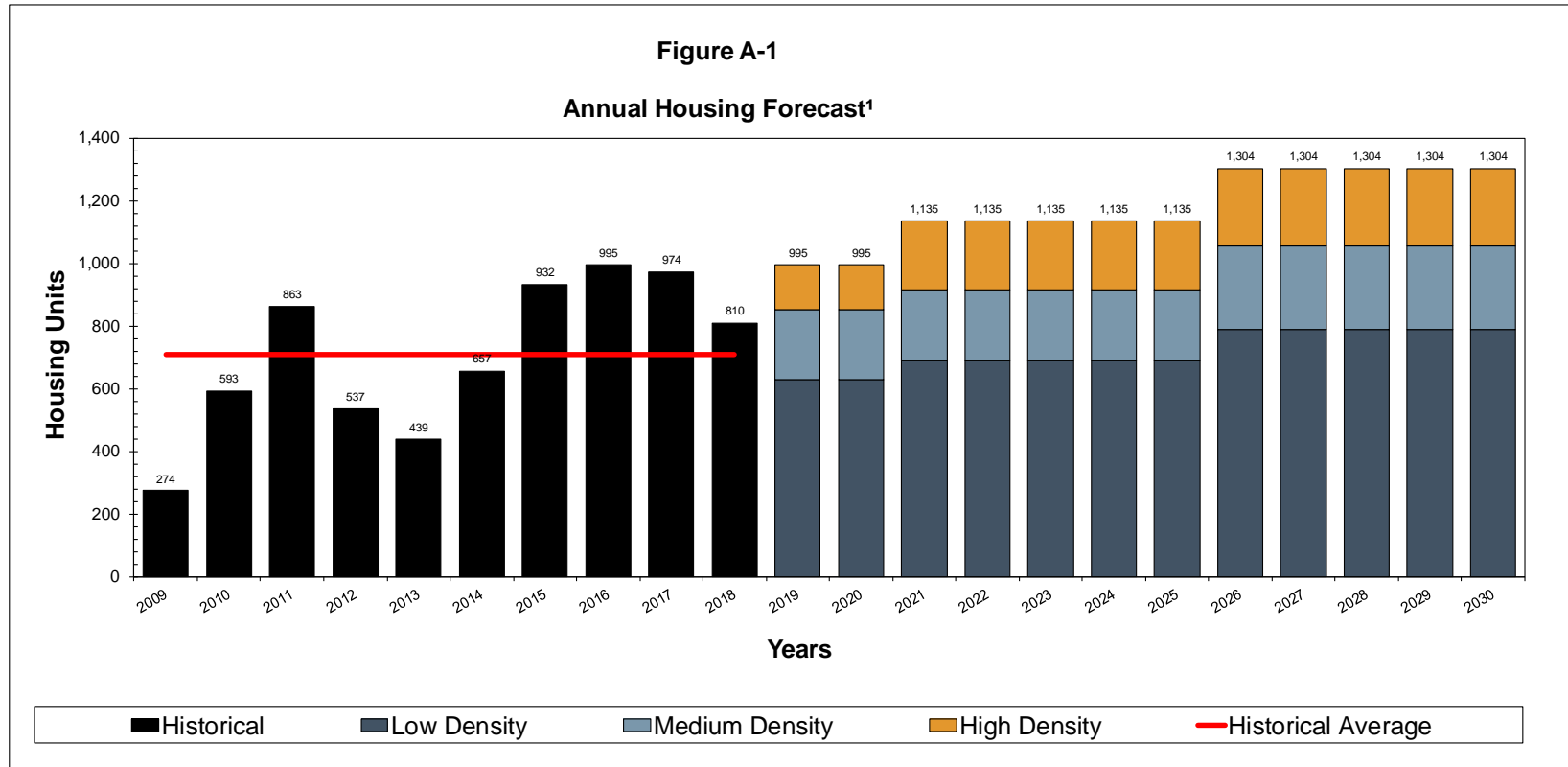
| | Year | Population (Including Census Undercount) ¹ | Excluding Census Undercount | | | Housing Units | | | | | Person Per Unit (P.P.U.): Total Population/ Total Households |
|-------------|--------------------------------|--|-----------------------------|-----------------------------|--|--------------------------------|------------------------------------|-------------------------|-----------|---------------------|--|
| | | | Population | Institutional Population | Population Excluding Institutional Population | Singles & Semi- Detached | Multiple Dwellings ² | Apartments ³ | Other | Total Households | |
| Historical | <i>Mid 2006</i> | 80,930 | 77,820 | 710 | 77,110 | 22,410 | 2,680 | 1,685 | 85 | 26,860 | 2.897 |
| | <i>Mid 2011</i> | 87,930 | 84,548 | 823 | 83,725 | 24,629 | 3,090 | 2,048 | 113 | 29,880 | 2.830 |
| | <i>Mid 2016</i> | 95,690 | 92,013 | 823 | 91,190 | 26,985 | 3,640 | 2,100 | 110 | 32,835 | 2.802 |
| Forecast | <i>Early 2020</i> | 103,260 | 99,289 | 895 | 98,394 | 29,020 | 4,398 | 2,583 | 110 | 36,112 | 2.750 |
| | <i>Early 2025</i> | 118,020 | 113,484 | 1,029 | 112,455 | 32,373 | 5,529 | 3,565 | 110 | 41,577 | 2.730 |
| | <i>Early 2030</i> | 134,870 | 129,687 | 1,161 | 128,526 | 36,169 | 6,801 | 4,763 | 110 | 47,843 | 2.711 |
| | <i>Mid 2031</i> | 140,340 | 134,941 | 1,207 | 133,734 | 37,353 | 7,200 | 5,136 | 110 | 49,799 | 2.710 |
| Incremental | Mid 2006 - Mid 2011 | 7,000 | 6,728 | 113 | 6,615 | 2,219 | 410 | 363 | 28 | 3,020 | |
| | Mid 2011 - Mid 2016 | 7,760 | 7,465 | 0 | 7,465 | 2,356 | 550 | 52 | -3 | 2,955 | |
| | Mid 2016 - Early 2020 | 7,570 | 7,276 | 72 | 7,204 | 2,035 | 758 | 483 | 0 | 3,276 | |
| | Early 2020 - Early 2025 | 14,760 | 14,195 | 134 | 14,061 | 3,353 | 1,131 | 981 | 0 | 5,465 | |
| | Early 2020 - Early 2030 | 31,610 | 30,398 | 266 | 30,132 | 7,149 | 2,403 | 2,180 | 0 | 11,732 | |
| | Early 2020 - Mid 2031 | 37,080 | 35,652 | 312 | 35,340 | 8,333 | 2,802 | 2,552 | 0 | 13,688 | |

Derived from Municipality of Clarington Official Plan (2018) and data from municipal staff regarding servicing and land supply, by Watson & Associates Economists Ltd., 2020

¹ Census undercount estimated at approximately 4.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Source: Total historical housing activity derived from the Municipality of Clarington building permit data. Building permit by density-type from Statistics Canada for the Municipality of Clarington, 2009-2018.

¹ Growth forecast represents calendar year.



Schedule 2
Municipality of Clarington
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

| Development Location | Timing | Single & Semi-Detached | Multiples ¹ | Apartments ² | Total Residential Units | Gross Population In New Units | Existing Unit Population Change | Net Population Increase, Excluding Institutional | Institutional Population | Net Population Including Institutional |
|----------------------------|-------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------------|---------------------------------|--|--------------------------|--|
| Bowmanville | 2020 - 2025 | 1,485 | 795 | 599 | 2,880 | 7,549 | (329) | 7,220 | 72 | 7,292 |
| | 2020 - 2030 | 3,167 | 1,690 | 1,330 | 6,187 | 16,158 | (680) | 15,478 | 143 | 15,621 |
| | 2020 - 2031 | 3,692 | 1,971 | 1,558 | 7,220 | 18,846 | (705) | 18,141 | 168 | 18,309 |
| Courtice | 2020 - 2025 | 832 | 188 | 159 | 1,178 | 3,314 | (203) | 3,111 | 32 | 3,142 |
| | 2020 - 2030 | 1,773 | 399 | 353 | 2,525 | 7,083 | (420) | 6,663 | 63 | 6,725 |
| | 2020 - 2031 | 2,067 | 465 | 414 | 2,946 | 8,259 | (436) | 7,823 | 74 | 7,897 |
| Newcastle | 2020 - 2025 | 788 | 148 | 223 | 1,159 | 3,166 | (90) | 3,076 | 30 | 3,106 |
| | 2020 - 2030 | 1,680 | 314 | 496 | 2,490 | 6,776 | (187) | 6,590 | 60 | 6,650 |
| | 2020 - 2031 | 1,958 | 366 | 581 | 2,905 | 7,903 | (194) | 7,709 | 70 | 7,780 |
| Rural | 2020 - 2025 | 248 | 0 | 0 | 248 | 777 | (123) | 654 | 0 | 654 |
| | 2020 - 2030 | 529 | 0 | 0 | 529 | 1,657 | (255) | 1,403 | 0 | 1,403 |
| | 2020 - 2031 | 617 | 0 | 0 | 617 | 1,932 | (264) | 1,668 | 0 | 1,668 |
| Municipality of Clarington | 2020 - 2025 | 3,353 | 1,131 | 981 | 5,465 | 14,807 | (745) | 14,061 | 134 | 14,195 |
| | 2020 - 2030 | 7,149 | 2,403 | 2,180 | 11,732 | 31,674 | (1,541) | 30,133 | 266 | 30,399 |
| | 2020 - 2031 | 8,333 | 2,802 | 2,552 | 13,688 | 36,940 | (1,599) | 35,341 | 312 | 35,653 |

Derived from Municipality of Clarington Official Plan (2018) and data from municipal staff regarding servicing and land supply, by Watson & Associates Economists Ltd., 2020

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 3
Municipality of Clarington
Current Year Growth Forecast
Early 2016 to Early 2020**

| | | | Population |
|---|--|--------|--------------|
| Mid 2016 Population | | | 92,013 |
| Occupants of New Housing Units, Mid 2016 to Early 2020 | <i>Units (2)</i> | 3,276 | |
| | <i>multiplied by P.P.U. (3)</i> | 2,768 | |
| | <i>gross population increase</i> | 9,071 | 9,071 |
| Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2020 | <i>Units</i> | 66 | |
| | <i>multiplied by P.P.U. (3)</i> | 1,100 | |
| | <i>gross population increase</i> | 72 | 72 |
| Decline in Housing Unit Occupancy, Mid 2016 to Early 2020 | <i>Units (4)</i> | 32,835 | |
| | <i>multiplied by P.P.U. decline rate (5)</i> | -0,057 | |
| | <i>total decline in population</i> | -1,867 | -1,867 |
| Population Estimate to Early 2020 | | | 99,289 |
| <i>Net Population Increase, Mid 2016 to Early 2020</i> | | | <i>7,276</i> |

(1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

| Structural Type | Persons Per Unit ¹ (P.P.U.) | % Distribution of Estimated Units ² | Weighted Persons Per Unit Average |
|------------------------------------|---|---|--------------------------------------|
| <i>Singles & Semi Detached</i> | 3.189 | 62% | 1.981 |
| <i>Multiples (6)</i> | 2.412 | 23% | 0.558 |
| <i>Apartments (7)</i> | 1.556 | 15% | 0.230 |
| Total | | 100% | 2.768 |

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

(4) 2016 households taken from Statistics Canada Census.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4a
Municipality of Clarington
Five Year Growth Forecast
Early 2020 to Early 2025**

| | | Population |
|---|--|---------------|
| Early 2020 Population | | 99,289 |
| Occupants of New Housing Units, Early 2020 to Early 2025 | <i>Units (2)</i> | 5,465 |
| | <i>multiplied by P.P.U. (3)</i> | 2,709 |
| | <i>gross population increase</i> | 14,807 |
| Occupants of New Equivalent Institutional Units, Early 2020 to Early 2025 | <i>Units</i> | 121 |
| | <i>multiplied by P.P.U. (3)</i> | 1,100 |
| | <i>gross population increase</i> | 133 |
| Decline in Housing Unit Occupancy, Early 2020 to Early 2025 | <i>Units (4)</i> | 36,112 |
| | <i>multiplied by P.P.U. decline rate (5)</i> | -0.021 |
| | <i>total decline in population</i> | -745 |
| Population Estimate to Early 2025 | | 113,484 |
| <i>Net Population Increase, Early 2020 to Early 2025</i> | | <i>14,195</i> |

(1) Early 2020 Population based on:

2016 Population (92,013) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (3,276 x 2.768 = 9,071) + (66 x 1.1 = 72) + (32,835 x -0.057 = -1,867) = 99,289

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

| Structural Type | Persons Per Unit ¹ (P.P.U.) | % Distribution of Estimated Units ² | Weighted Persons Per Unit Average |
|------------------------------------|---|---|--------------------------------------|
| <i>Singles & Semi Detached</i> | 3.133 | 61% | 1.922 |
| <i>Multiples (6)</i> | 2.568 | 21% | 0.531 |
| <i>Apartments (7)</i> | 1.426 | 18% | 0.256 |
| <i>one bedroom or less</i> | 1.024 | | |
| <i>two bedrooms or more</i> | 1.668 | | |
| Total | | 100% | 2.709 |

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2020 households based upon 2016 Census (32,835 units) + Mid 2016 to Early 2020 unit estimate (3,276 units) = 36,112 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4b
Municipality of Clarington
Ten Year Growth Forecast
Early 2020 to Early 2030**

| | | | Population |
|---|--|--------|----------------|
| Early 2020 Population | | | 99,289 |
| Occupants of New Housing Units, Early 2020 to Early 2030 | <i>Units (2)</i> | 11,732 | |
| | <i>multiplied by P.P.U. (3)</i> | 2,700 | |
| | <i>gross population increase</i> | 31,674 | 31,674 |
| Occupants of New Equivalent Institutional Units, Early 2020 to Early 2030 | <i>Units</i> | 241 | |
| | <i>multiplied by P.P.U. (3)</i> | 1,100 | |
| | <i>gross population increase</i> | 265 | 265 |
| Decline in Housing Unit Occupancy, Early 2020 to Early 2030 | <i>Units (4)</i> | 36,112 | |
| | <i>multiplied by P.P.U. decline rate (5)</i> | -0.043 | |
| | <i>total decline in population</i> | -1,541 | -1,541 |
| Population Estimate to Early 2030 | | | 129,687 |
| Net Population Increase, Early 2020 to Early 2030 | | | 30,398 |

(1) Early 2020 Population based on:

2016 Population (92,013) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (3,276 x 2.768 = 9,071) + (66 x 1.1 = 72) + (32,835 x -0.057 = -1,867) = 99,289

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

| Structural Type | Persons Per Unit ¹ (P.P.U.) | % Distribution of Estimated Units ² | Weighted Persons Per Unit Average |
|------------------------------------|---|---|--------------------------------------|
| <i>Singles & Semi Detached</i> | 3.133 | 61% | 1.909 |
| <i>Multiples (6)</i> | 2.568 | 20% | 0.526 |
| <i>Apartments (7)</i> | 1.426 | 19% | 0.265 |
| <i>one bedroom or less</i> | 1.024 | | |
| <i>two bedrooms or more</i> | 1.668 | | |
| Total | | 100% | 2.700 |

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2020 households based upon 2016 Census (32,835 units) + Mid 2016 to Early 2020 unit estimate (3,276 units) = 36,112 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 5
Municipality of Clarington
Longer Term Growth Forecast
Early 2020 to Mid 2031**

| | | Population |
|---|--|------------|
| Early 2020 Population | | 99,289 |
| Occupants of New Housing Units, Early 2020 to Mid 2031 | <i>Units (2)</i> | 13,688 |
| | <i>multiplied by P.P.U. (3)</i> | 2,699 |
| | <i>gross population increase</i> | 36,940 |
| Occupants of New Equivalent Institutional Units, Early 2020 to Mid 2031 | <i>Units</i> | 283 |
| | <i>multiplied by P.P.U. (3)</i> | 1,100 |
| | <i>gross population increase</i> | 311 |
| Decline in Housing Unit Occupancy, Early 2020 to Mid 2031 | <i>Units (4)</i> | 36,112 |
| | <i>multiplied by P.P.U. decline rate (5)</i> | -0.044 |
| | <i>total decline in population</i> | -1,599 |
| Population Estimate to Mid 2031 | | 134,941 |
| <i>Net Population Increase, Early 2020 to Mid 2031</i> | | 35,652 |

(1) Early 2020 Population based on:

2016 Population (92,013) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (3,276 x 2.768 = 9,071) + (66 x 1.1 = 72) + (32,835 x -0.057 = -1,867) = 99,289

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

| Structural Type | Persons Per Unit ¹ (P.P.U.) | % Distribution of Estimated Units ² | Weighted Persons Per Unit Average |
|------------------------------------|---|---|--------------------------------------|
| <i>Singles & Semi Detached</i> | 3.133 | 61% | 1.907 |
| <i>Multiples (6)</i> | 2.568 | 20% | 0.526 |
| <i>Apartments (7)</i> | 1.426 | 19% | 0.266 |
| <i>one bedroom or less</i> | 1.024 | | |
| <i>two bedrooms or more</i> | 1.668 | | |
| Total | | 100% | 2.699 |

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2020 households based upon 2016 Census (32,835 units) + Mid 2016 to Early 2020 unit estimate (3,276 units) = 36,112 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 6
Municipality of Clarington
Summary of Housing Supply Potential as of 2018
Municipality of Clarington - Bowmanville

| Stage of Development | Density Type | | | |
|--|-------------------------|------------------------|-------------------------|--------------|
| | Singles & Semi-Detached | Multiples ¹ | Apartments ² | Total |
| Greenfield Development | | | | |
| Registered Not Built | 210 | 147 | 0 | 357 |
| <i>% Breakdown</i> | 59% | 41% | 0% | 100% |
| Draft Plans Approved | 559 | 414 | 229 | 1,202 |
| <i>% Breakdown</i> | 47% | 34% | 19% | 100% |
| Application Under Review | 141 | 382 | 0 | 523 |
| <i>% Breakdown</i> | 27% | 73% | 0% | 100% |
| Intensification | | | | |
| Registered Not Built | 53 | 258 | 123 | 434 |
| <i>% Breakdown</i> | 12% | 59% | 28% | 100% |
| Draft Plans Approved | 334 | 737 | 426 | 1,497 |
| <i>% Breakdown</i> | 22% | 49% | 28% | 100% |
| Application Under Review | 33 | 103 | 804 | 940 |
| <i>% Breakdown</i> | 4% | 11% | 86% | 100% |
| Vacant lands designated for Residential | | | | |
| Designated Vacant Residential Lands | 2,874 | 875 | 1,068 | 4,817 |
| <i>% Breakdown</i> | 60% | 18% | 22% | 100% |
| Total | 4,204 | 2,916 | 2,650 | 9,770 |
| <i>% Breakdown</i> | 85% | 59% | 54% | 100% |

Source: Municipality of Clarington Planning Department, as of December 2018.

¹ Includes townhomes and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 6
Municipality of Clarington
Summary of Housing Supply Potential as of 2018
Municipality of Clarington - Courtice

| Stage of Development | Density Type | | | |
|--|-------------------------|------------------------|-------------------------|--------------|
| | Singles & Semi-Detached | Multiples ¹ | Apartments ² | Total |
| Greenfield Development | | | | |
| Registered Not Built | 4 | 0 | 0 | 4 |
| <i>% Breakdown</i> | <i>100%</i> | <i>0%</i> | <i>0%</i> | <i>100%</i> |
| Draft Plans Approved | 112 | 60 | 80 | 252 |
| <i>% Breakdown</i> | <i>44%</i> | <i>24%</i> | <i>32%</i> | <i>100%</i> |
| Application Under Review | 129 | 159 | 0 | 288 |
| <i>% Breakdown</i> | <i>45%</i> | <i>55%</i> | <i>0%</i> | <i>100%</i> |
| Intensification | | | | |
| Registered Not Built | 15 | 0 | 50 | 65 |
| <i>% Breakdown</i> | <i>23%</i> | <i>0%</i> | <i>77%</i> | <i>100%</i> |
| Draft Plans Approved | 35 | 91 | 60 | 186 |
| <i>% Breakdown</i> | <i>19%</i> | <i>49%</i> | <i>32%</i> | <i>100%</i> |
| Application Under Review | 135 | 172 | 230 | 537 |
| <i>% Breakdown</i> | <i>25%</i> | <i>32%</i> | <i>43%</i> | <i>100%</i> |
| Vacant lands designated for Residential | | | | |
| Designated Vacant Residential Lands | 1,553 | 1,399 | 2,819 | 5,771 |
| <i>% Breakdown</i> | <i>27%</i> | <i>24%</i> | <i>49%</i> | <i>100%</i> |
| Total | 1,983 | 1,881 | 3,239 | 7,103 |
| <i>% Breakdown</i> | <i>149%</i> | <i>141%</i> | <i>243%</i> | <i>100%</i> |

Source: Municipality of Clarington Planning Department, as of December 2018.

¹ Includes townhomes and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 6
Municipality of Clarington
Summary of Housing Supply Potential as of 2018
Municipality of Clarington - Newcastle

| Stage of Development | Density Type | | | |
|--|-------------------------|------------------------|-------------------------|--------------|
| | Singles & Semi-Detached | Multiples ¹ | Apartments ² | Total |
| Greenfield Development | | | | |
| Registered Not Built | 5 | 21 | 0 | 26 |
| <i>% Breakdown</i> | <i>19%</i> | <i>81%</i> | <i>0%</i> | <i>100%</i> |
| Draft Plans Approved | 940 | 274 | 223 | 1,437 |
| <i>% Breakdown</i> | <i>65%</i> | <i>19%</i> | <i>16%</i> | <i>100%</i> |
| Application Under Review | 324 | 55 | 105 | 484 |
| <i>% Breakdown</i> | <i>67%</i> | <i>11%</i> | <i>22%</i> | <i>100%</i> |
| Intensification | | | | |
| Registered Not Built | 0 | 0 | 12 | 12 |
| <i>% Breakdown</i> | <i>0%</i> | <i>0%</i> | <i>100%</i> | <i>100%</i> |
| Draft Plans Approved | 0 | 0 | 250 | 250 |
| <i>% Breakdown</i> | <i>0%</i> | <i>0%</i> | <i>100%</i> | <i>100%</i> |
| Application Under Review | 0 | 29 | 0 | 29 |
| <i>% Breakdown</i> | <i>0%</i> | <i>100%</i> | <i>0%</i> | <i>100%</i> |
| Vacant lands designated for Residential | | | | |
| Designated Vacant Residential Lands | 669 | 272 | 383 | 1,324 |
| <i>% Breakdown</i> | <i>51%</i> | <i>21%</i> | <i>29%</i> | <i>100%</i> |
| Total | 1,938 | 651 | 973 | 3,562 |
| <i>% Breakdown</i> | <i>87%</i> | <i>29%</i> | <i>43%</i> | <i>100%</i> |

Source: Municipality of Clarington Planning Department, as of December 2018.

¹ Includes townhomes and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 6
Municipality of Clarington
Summary of Housing Supply Potential as of 2018
Municipality of Clarington - Rural

| Stage of Development | Density Type | | | |
|--|-------------------------|------------------------|-------------------------|-------------|
| | Singles & Semi-Detached | Multiples ¹ | Apartments ² | Total |
| Greenfield Development | | | | |
| Registered Not Built | 43 | 0 | 0 | 43 |
| <i>% Breakdown</i> | <i>100%</i> | <i>0%</i> | <i>0%</i> | <i>100%</i> |
| Draft Plans Approved | 50 | 0 | 0 | 50 |
| <i>% Breakdown</i> | <i>100%</i> | <i>0%</i> | <i>0%</i> | <i>100%</i> |
| Application Under Review | 0 | 0 | 0 | 0 |
| <i>% Breakdown</i> | <i>0%</i> | <i>0%</i> | <i>0%</i> | |
| Vacant lands designated for Residential | | | | |
| Designated Vacant Residential Lands | 694 | 0 | 0 | 694 |
| <i>% Breakdown</i> | <i>100%</i> | <i>0%</i> | <i>0%</i> | <i>100%</i> |
| Total | 787 | 0 | 0 | 787 |
| <i>% Breakdown</i> | <i>100%</i> | <i>0%</i> | <i>0%</i> | <i>100%</i> |

Source: Municipality of Clarington Planning Department, as of December 2018.

¹ Includes townhomes and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 6
Municipality of Clarington
Summary of Housing Supply Potential as of 2018
Municipality of Clarington Total

| Stage of Development | Density Type | | | |
|--|-------------------------|------------------------|-------------------------|---------------|
| | Singles & Semi-Detached | Multiples ¹ | Apartments ² | Total |
| Greenfield Development | | | | |
| Registered Not Built | 262 | 168 | 0 | 430 |
| <i>% Breakdown</i> | <i>61%</i> | <i>39%</i> | <i>0%</i> | <i>100%</i> |
| Draft Plans Approved | 1,661 | 748 | 532 | 2,941 |
| <i>% Breakdown</i> | <i>56%</i> | <i>25%</i> | <i>18%</i> | <i>100%</i> |
| Application Under Review | 594 | 596 | 105 | 1,295 |
| <i>% Breakdown</i> | <i>46%</i> | <i>46%</i> | <i>8%</i> | <i>100%</i> |
| Intensification | | | | |
| Registered Not Built | 68 | 258 | 185 | 511 |
| <i>% Breakdown</i> | <i>13%</i> | <i>50%</i> | <i>36%</i> | <i>100%</i> |
| Draft Plans Approved | 369 | 828 | 736 | 1,933 |
| <i>% Breakdown</i> | <i>19%</i> | <i>43%</i> | <i>38%</i> | <i>100%</i> |
| Application Under Review | 168 | 304 | 1,034 | 1,506 |
| <i>% Breakdown</i> | <i>11%</i> | <i>20%</i> | <i>69%</i> | <i>100%</i> |
| Vacant lands designated for Residential | | | | |
| Vacant lands designated for Residential | 5,790 | 2,546 | 4,270 | 12,606 |
| <i>% Breakdown</i> | <i>46%</i> | <i>20%</i> | <i>34%</i> | <i>100%</i> |
| Total | 8,912 | 5,448 | 6,862 | 21,222 |
| <i>% Breakdown</i> | <i>42%</i> | <i>26%</i> | <i>32%</i> | <i>100%</i> |

Source: Municipality of Clarington Planning Department, as of December 2018.

¹ Includes townhomes and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 7
Municipality of Clarington
Historical Residential Building Permits
Years 2009 to 2018

| Year | Residential Building Permits | | | |
|------------------------------|------------------------------|------------------------|-------------------------|------------|
| | Singles & Semi Detached | Multiples ¹ | Apartments ² | Total |
| 2009 | 264 | 7 | 3 | 274 |
| 2010 | 462 | 111 | 20 | 593 |
| 2011 | 636 | 137 | 90 | 863 |
| 2012 | 425 | 112 | 0 | 537 |
| 2013 | 308 | 131 | 0 | 439 |
| Sub-total | 2,095 | 498 | 113 | 2,706 |
| Average (2009 - 2013) | 419 | 100 | 23 | 541 |
| % Breakdown | 77.4% | 18.4% | 4.2% | 100.0% |
| 2014 | 558 | 91 | 8 | 657 |
| 2015 | 555 | 105 | 272 | 932 |
| 2016 | 561 | 214 | 220 | 995 |
| 2017 | 506 | 276 | 192 | 974 |
| 2018 | 654 | 156 | 0 | 810 |
| Sub-total | 2,834 | 842 | 692 | 4,368 |
| Average (2014 - 2018) | 567 | 168 | 138 | 874 |
| % Breakdown | 64.9% | 19.3% | 15.8% | 100.0% |
| 2009 - 2018 | | | | |
| Total | 4,929 | 1,340 | 805 | 7,074 |
| Average | 493 | 134 | 81 | 707 |
| % Breakdown | 69.7% | 18.9% | 11.4% | 100.0% |

Source: Total historical housing activity derived from the Municipality of Clarington building permit data.
 Building permit by density-type from Statistics Canada for the Municipality of Clarington , 2009-2018.

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 8 - 20 Year Average
Municipality of Clarington
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

| Age of Dwelling | Singles and Semi-Detached | | | | | | 20 Year Average |
|-----------------|---------------------------|--------------|--------------|--------------|--------------|--------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | |
| 1-5 | - | - | 1.920 | 3.166 | 4.885 | 3.189 | |
| 6-10 | - | - | 1.895 | 3.194 | 4.486 | 3.144 | |
| 11-15 | - | - | 1.800 | 3.194 | 4.125 | 3.109 | |
| 16-20 | - | - | 1.789 | 3.188 | 4.028 | 3.089 | 3.133 |
| 20-25 | - | - | 1.837 | 3.014 | 4.688 | 3.014 | |
| 25-35 | - | 1.545 | 1.620 | 2.941 | 3.987 | 2.874 | |
| 35+ | - | 1.355 | 1.912 | 2.687 | 3.543 | 2.616 | |
| Total | - | 1.491 | 1.830 | 2.980 | 4.039 | 2.915 | |

| Age of Dwelling | Multiples ¹ | | | | | | 20 Year Average |
|-----------------|------------------------|--------------|--------------|--------------|--------------|--------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | |
| 1-5 | - | - | - | 2.392 | - | 2.412 | |
| 6-10 | - | - | - | 2.983 | - | 2.720 | |
| 11-15 | - | - | - | 2.476 | - | 2.582 | |
| 16-20 | - | - | 2.273 | 2.596 | - | 2.556 | 2.568 |
| 20-25 | - | - | 2.000 | 2.663 | - | 2.519 | |
| 25-35 | - | - | 1.857 | 2.703 | - | 2.480 | |
| 35+ | - | 1.346 | 1.926 | 2.641 | - | 2.267 | |
| Total | - | 1.320 | 1.946 | 2.630 | 4.000 | 2.489 | |

| Age of Dwelling | Apartments ² | | | | | | 20 Year Average |
|-----------------|-------------------------|--------------|--------------|--------------|-------|--------------|-----------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total | |
| 1-5 | - | - | 1.625 | - | - | 1.556 | |
| 6-10 | - | 1.033 | 1.520 | - | - | 1.444 | |
| 11-15 | - | 1.083 | 1.438 | - | - | 1.304 | |
| 16-20 | - | - | 1.364 | - | - | 1.400 | 1.426 |
| 20-25 | - | - | - | - | - | 1.625 | |
| 25-35 | - | 1.179 | 1.629 | - | - | 1.608 | |
| 35+ | - | 1.179 | 1.805 | 2.813 | - | 1.693 | |
| Total | - | 1.135 | 1.627 | 2.444 | - | 1.567 | |

| Age of Dwelling | All Density Types | | | | | |
|-----------------|-------------------|--------------|--------------|--------------|--------------|--------------|
| | < 1 BR | 1 BR | 2 BR | 3/4 BR | 5+ BR | Total |
| 1-5 | - | - | 1.809 | 3.070 | 4.815 | 3.043 |
| 6-10 | - | 1.156 | 1.730 | 3.137 | 4.293 | 2.892 |
| 11-15 | - | 1.286 | 1.667 | 3.120 | 4.297 | 2.942 |
| 16-20 | - | - | 1.835 | 3.054 | 4.000 | 2.956 |
| 20-25 | - | 1.313 | 1.829 | 2.952 | 4.618 | 2.877 |
| 25-35 | - | 1.275 | 1.647 | 2.916 | 3.906 | 2.753 |
| 35+ | - | 1.244 | 1.890 | 2.690 | 3.532 | 2.506 |
| Total | - | 1.249 | 1.792 | 2.937 | 4.000 | 2.776 |

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

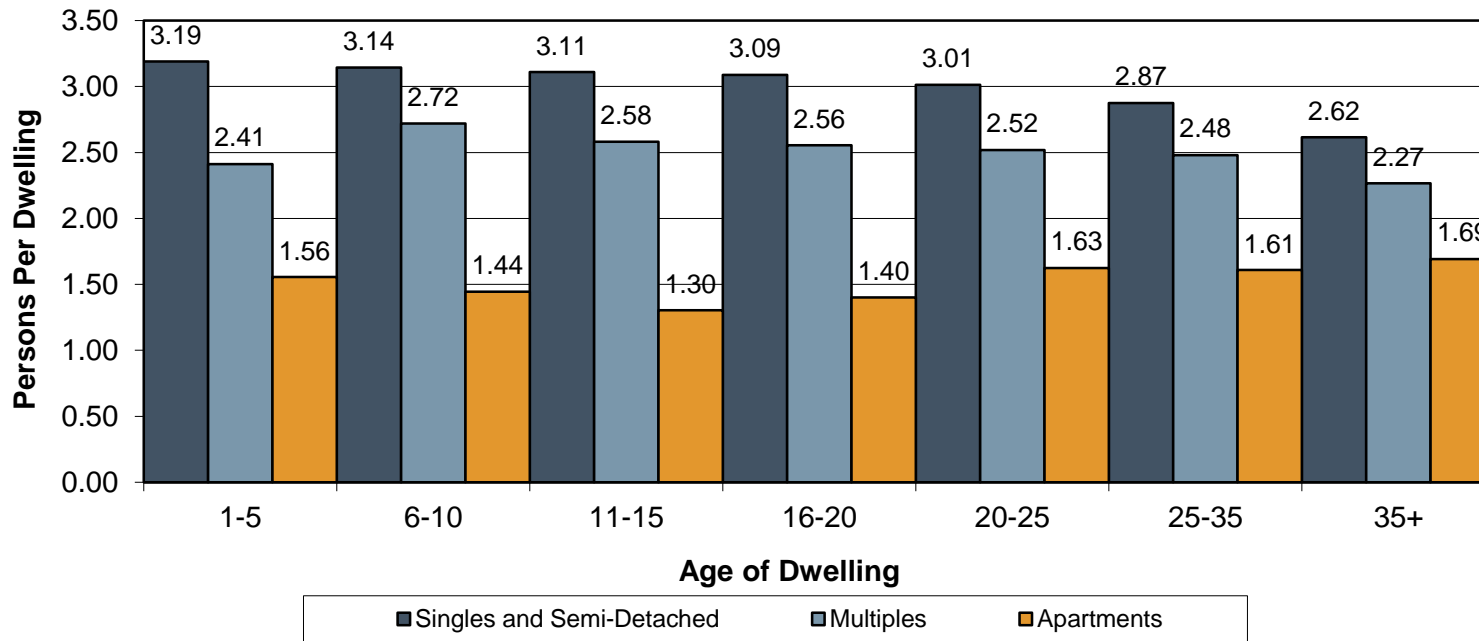
³ Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



**Schedule 9
Municipality of Clarington
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)**



Multiple and Apartment P.P.U.s are based on Municipality of Clarington.



**Schedule 10a
Municipality of Clarington
2020 Employment Forecast**

| Period | Population | Activity Rate | | | | | | | | Employment | | | | | | | | Employment Total (Excluding Work at Home and N.F.P.O.W.) |
|---------------------------|------------|---------------|--------------|------------|--------------------------------------|---------------|----------|-------------------------|--------------------------------------|------------|--------------|------------|--------------------------------------|---------------|--------|-------------------------|--|---|
| | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | N.F.P.O.W. ¹ | Total Including N.F.P.O. W. | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | N.F.P.O.W. ¹ | Total Employment (Including N.F.P.O.W.) | |
| Mid 2006 | 77,820 | 0.004 | 0.032 | 0.080 | 0.076 | 0.045 | 0.237 | 0.042 | 0.279 | 285 | 2,465 | 6,258 | 5,943 | 3,475 | 18,425 | 3,267 | 21,692 | 15,960 |
| Mid 2011 | 84,548 | 0.004 | 0.031 | 0.071 | 0.076 | 0.048 | 0.231 | 0.046 | 0.277 | 380 | 2,620 | 6,033 | 6,428 | 4,085 | 19,545 | 3,856 | 23,401 | 16,925 |
| Mid 2016 | 92,013 | 0.007 | 0.032 | 0.077 | 0.086 | 0.051 | 0.253 | 0.059 | 0.312 | 660 | 2,950 | 7,110 | 7,880 | 4,655 | 23,255 | 5,435 | 28,690 | 20,305 |
| Early 2020 | 99,289 | 0.007 | 0.032 | 0.076 | 0.090 | 0.047 | 0.252 | 0.058 | 0.310 | 660 | 3,161 | 7,571 | 8,920 | 4,710 | 25,022 | 5,743 | 30,765 | 21,861 |
| Early 2025 | 113,484 | 0.006 | 0.033 | 0.075 | 0.102 | 0.047 | 0.262 | 0.056 | 0.319 | 660 | 3,745 | 8,468 | 11,575 | 5,340 | 29,788 | 6,390 | 36,178 | 26,043 |
| Early 2030 | 129,687 | 0.005 | 0.031 | 0.073 | 0.095 | 0.045 | 0.250 | 0.055 | 0.304 | 660 | 4,058 | 9,486 | 12,320 | 5,848 | 32,372 | 7,103 | 39,475 | 28,314 |
| Mid 2031 | 134,941 | 0.005 | 0.031 | 0.073 | 0.092 | 0.045 | 0.246 | 0.054 | 0.300 | 660 | 4,211 | 9,810 | 12,443 | 6,005 | 33,129 | 7,329 | 40,458 | 28,918 |
| Incremental Change | | | | | | | | | | | | | | | | | | |
| Mid 2006 - Mid 2011 | 6,728 | 0.001 | -0.001 | -0.009 | 0.000 | 0.004 | -0.006 | 0.004 | -0.002 | 95 | 155 | -225 | 485 | 610 | 1,120 | 589 | 1,709 | 965 |
| Mid 2011 - Mid 2016 | 7,465 | 0.0027 | 0.0011 | 0.0059 | 0.0096 | 0.0023 | 0.0216 | 0.0135 | 0.0350 | 280 | 330 | 1,078 | 1,453 | 570 | 3,710 | 1,579 | 5,289 | 3,380 |
| Mid 2016 - Early 2020 | 7,276 | -0.0005 | -0.0002 | -0.0010 | 0.0042 | -0.0032 | -0.0007 | -0.0012 | -0.0019 | 0 | 211 | 461 | 1,040 | 55 | 1,767 | 308 | 2,075 | 1,556 |
| Early 2020 - Early 2025 | 14,195 | -0.0008 | 0.0012 | -0.0016 | 0.0122 | -0.0004 | 0.0105 | -0.0015 | 0.0089 | 0 | 584 | 897 | 2,655 | 630 | 4,766 | 647 | 5,413 | 4,182 |
| Early 2020 - Early 2030 | 30,398 | -0.0016 | -0.0006 | -0.0031 | 0.0052 | -0.0023 | -0.0024 | -0.0031 | -0.0055 | 0 | 897 | 1,915 | 3,400 | 1,138 | 7,350 | 1,360 | 8,710 | 6,453 |
| Early 2020 - Mid 2031 | 35,652 | -0.0018 | -0.0006 | -0.0036 | 0.0024 | -0.0029 | -0.0065 | -0.0035 | -0.0100 | 0 | 1,050 | 2,239 | 3,523 | 1,295 | 8,107 | 1,586 | 9,693 | 7,057 |
| Annual Average | | | | | | | | | | | | | | | | | | |
| Mid 2006 - Mid 2011 | 1,346 | 0.00017 | -0.00014 | -0.00181 | -0.00007 | 0.00073 | -0.00112 | 0.00072 | -0.00039 | 19 | 31 | -45 | 97 | 122 | 224 | 118 | 342 | 193 |
| Mid 2011 - Mid 2016 | 1,493 | 0.0005 | 0.0002 | 0.0012 | 0.0019 | 0.0005 | 0.0043 | 0.0027 | 0.0070 | 56 | 66 | 216 | 291 | 114 | 742 | 316 | 1,058 | 676 |
| Mid 2016 - Early 2020 | 2,079 | -0.0002 | -0.0001 | -0.0003 | 0.0012 | -0.0009 | -0.0002 | -0.0004 | -0.0006 | 0 | 60 | 132 | 297 | 16 | 505 | 88 | 593 | 445 |
| Early 2020 - Early 2025 | 2,839 | -0.00017 | 0.00023 | -0.00033 | 0.00243 | -0.00008 | 0.00209 | -0.00031 | 0.00179 | 0 | 117 | 179 | 531 | 126 | 953 | 129 | 1,083 | 836 |
| Early 2020 - Early 2030 | 3,040 | -0.00016 | -0.00006 | -0.00031 | 0.00052 | -0.00023 | -0.00024 | -0.00031 | -0.00055 | 0 | 90 | 192 | 340 | 114 | 735 | 136 | 871 | 645 |
| Early 2020 - Mid 2031 | 3,100 | -0.00015 | -0.00006 | -0.00031 | 0.00021 | -0.00026 | -0.00057 | -0.00031 | -0.00087 | 0 | 91 | 195 | 306 | 113 | 705 | 138 | 843 | 614 |

Derived from Municipality of Clarington Official Plan (2018) and data from municipal staff regarding servicing and land supply, by Watson & Associates Economists Ltd., 2020

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



Schedule 10b
Municipality of Clarington
Employment & Gross Floor Area (G.F.A) Forecast, 2020 to Buildout

| Period | Population | Employment | | | | | Gross Floor Area in Square Feet (Estimated) ¹ | | | |
|---------------------------|------------|------------|------------|--------------------------------------|---------------|--------|--|--------------------------------------|---------------|-----------|
| | | Primary | Industrial | Commercial/ Population Related | Institutional | Total | Industrial | Commercial/ Population Related | Institutional | Total |
| Mid 2006 | 77,820 | 285 | 6,258 | 5,943 | 3,475 | 15,960 | | | | |
| Mid 2011 | 84,548 | 380 | 6,033 | 6,428 | 4,085 | 16,925 | | | | |
| Mid 2016 | 92,013 | 660 | 7,110 | 7,880 | 4,655 | 20,305 | | | | |
| Early 2020 | 99,289 | 660 | 7,571 | 8,920 | 4,710 | 21,861 | | | | |
| Early 2025 | 113,484 | 660 | 8,468 | 11,575 | 5,340 | 26,043 | | | | |
| Early 2030 | 129,687 | 660 | 9,486 | 12,320 | 5,848 | 28,314 | | | | |
| Mid 2031 | 134,941 | 660 | 9,810 | 12,443 | 6,005 | 28,918 | | | | |
| Incremental Change | | | | | | | | | | |
| Mid 2006 - Mid 2011 | 6,728 | 95 | -225 | 485 | 610 | 965 | | | | |
| Mid 2011 - Mid 2016 | 7,465 | 280 | 1,078 | 1,453 | 570 | 3,380 | | | | |
| Mid 2016 - Early 2020 | 7,276 | 0 | 461 | 1,040 | 55 | 1,556 | 599,300 | 338,000 | 38,500 | 975,800 |
| Early 2020 - Early 2025 | 14,195 | 0 | 897 | 2,655 | 630 | 4,182 | 1,166,100 | 862,900 | 441,000 | 2,470,000 |
| Early 2020 - Early 2030 | 30,398 | 0 | 1,915 | 3,400 | 1,138 | 6,453 | 2,489,500 | 1,105,000 | 796,600 | 4,391,100 |
| Early 2020 - Mid 2031 | 35,652 | 0 | 2,239 | 3,523 | 1,295 | 7,057 | 2,910,700 | 1,145,000 | 906,500 | 4,962,200 |
| Annual Average | | | | | | | | | | |
| Mid 2006 - Mid 2011 | 1,346 | 19 | -45 | 97 | 122 | 193 | | | | |
| Mid 2011 - Mid 2016 | 1,493 | 56 | 216 | 291 | 114 | 676 | | | | |
| Mid 2016 - Early 2020 | 2,079 | 0 | 132 | 297 | 16 | 445 | 171,229 | 96,571 | 11,000 | 278,800 |
| Early 2020 - Early 2025 | 2,839 | 0 | 179 | 531 | 126 | 836 | 233,220 | 172,580 | 88,200 | 494,000 |
| Early 2020 - Early 2030 | 3,040 | 0 | 192 | 340 | 114 | 645 | 248,950 | 110,500 | 79,660 | 439,110 |
| Early 2020 - Mid 2031 | 3,100 | 0 | 195 | 306 | 113 | 614 | 253,104 | 99,565 | 78,826 | 431,496 |

Derived from Municipality of Clarington Official Plan (2018) and data from municipal staff regarding servicing and land supply, by Watson & Associates Economists Ltd., 2020

¹ Square Foot Per Employee Assumptions

Industrial 1,300

Commercial/ Population Related 325

Institutional 700

*Reflects Early 2020 to Mid 2031 forecast period.

Note: Numbers may not add to totals due to rounding.



Schedule 10c
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

| Development Location | Timing | Industrial G.F.A. S.F. ¹ | Commercial G.F.A. S.F. ¹ | Institutional G.F.A. S.F. ¹ | Total Non-Residential G.F.A. S.F. | Employment Increase ² |
|----------------------------|-------------|--|--|---|--------------------------------------|-------------------------------------|
| Bowmanville | 2020 - 2025 | 832,500 | 90,000 | 237,400 | 1,159,900 | 1,256 |
| | 2020 - 2030 | 1,777,300 | 218,300 | 428,900 | 2,424,500 | 2,652 |
| | 2020 - 2031 | 2,078,000 | 226,300 | 488,000 | 2,792,300 | 2,992 |
| Courtice | 2020 - 2025 | 256,500 | 650,000 | 104,000 | 1,010,500 | 2,346 |
| | 2020 - 2030 | 547,500 | 729,300 | 187,900 | 1,464,700 | 2,934 |
| | 2020 - 2031 | 640,300 | 755,700 | 213,900 | 1,609,900 | 3,123 |
| Newcastle | 2020 - 2025 | 50,300 | 77,700 | 99,600 | 227,600 | 420 |
| | 2020 - 2030 | 107,400 | 99,500 | 179,800 | 386,700 | 645 |
| | 2020 - 2031 | 125,500 | 103,000 | 204,600 | 433,100 | 706 |
| Rural | 2020 - 2025 | 26,800 | 45,200 | - | 72,000 | 160 |
| | 2020 - 2030 | 57,300 | 57,900 | - | 115,200 | 222 |
| | 2020 - 2031 | 66,900 | 60,000 | - | 126,900 | 236 |
| Municipality of Clarington | 2020 - 2025 | 1,166,100 | 862,900 | 441,000 | 2,470,000 | 4,182 |
| | 2020 - 2030 | 2,489,500 | 1,105,000 | 796,600 | 4,391,100 | 6,453 |
| | 2020 - 2031 | 2,910,700 | 1,145,000 | 906,500 | 4,962,200 | 7,057 |

Derived from Municipality of Clarington Official Plan (2018) and data from municipal staff regarding servicing and land supply, by Watson & Associates Economists Ltd., 2020

¹ Square feet per employee assumptions:

| | |
|---------------|-------|
| Industrial | 1,300 |
| Commercial | 325 |
| Institutional | 700 |

² Employment Increase does not include No Fixed Place of Work.

*Reflects Early 2020 to Mid 2031 forecast period.



**Schedule 11
Municipality of Clarington
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)**

| YEAR | Industrial | | | | Commercial | | | | Institutional | | | | Total | | | |
|-----------------------------|---------------|--------------|--------------|---------------|---------------|--------------|--------------|---------------|---------------|--------------|--------------|---------------|---------------|--------------|--------------|---------------|
| | New | Improve | Additions | Total | New | Improve | Additions | Total | New | Improve | Additions | Total | New | Improve | Additions | Total |
| 2007 | 5,505 | 437 | 336 | 6,277 | 27,753 | 2,922 | 1,517 | 32,192 | 4,531 | 194 | 896 | 5,622 | 37,789 | 3,553 | 2,749 | 44,091 |
| 2008 | 11,126 | 650 | 0 | 11,776 | 8,688 | 1,796 | 5,043 | 15,527 | 4,660 | 496 | 2,298 | 7,454 | 24,475 | 2,941 | 7,342 | 34,757 |
| 2009 | 4,087 | 536 | 3,190 | 7,813 | 25,662 | 3,149 | 407 | 29,218 | 90 | 480 | 15,500 | 16,071 | 29,840 | 4,165 | 19,097 | 53,102 |
| 2010 | 3,174 | 148 | 0 | 3,323 | 28,351 | 4,340 | 2,743 | 35,434 | 10,364 | 3,792 | 0 | 14,156 | 41,889 | 8,280 | 2,743 | 52,912 |
| 2012 | 84,109 | 437 | 536 | 85,082 | 16,568 | 7,181 | 2,382 | 26,131 | 17,252 | 1,681 | 4,244 | 23,177 | 117,929 | 9,300 | 7,162 | 134,390 |
| 2013 | 8,017 | 2,788 | 4,092 | 14,897 | 4,367 | 15,722 | 0 | 20,089 | 24,133 | 776 | 3,159 | 28,068 | 36,517 | 19,286 | 7,251 | 63,055 |
| 2014 | 6,612 | 186 | 0 | 6,798 | 46,715 | 6,505 | 971 | 54,190 | 241 | 9,681 | 4,334 | 14,257 | 53,568 | 16,372 | 5,306 | 75,245 |
| 2015 | 36,803 | 2,469 | 0 | 39,272 | 10,430 | 5,782 | 0 | 16,213 | 0 | 1,898 | 0 | 1,898 | 47,233 | 10,149 | 0 | 57,382 |
| 2016 | 2,978 | 700 | 640 | 4,317 | 8,518 | 3,617 | 0 | 12,135 | 20,796 | 1,415 | 0 | 22,211 | 32,292 | 5,732 | 640 | 38,664 |
| Subtotal | 165,611 | 11,268 | 8,794 | 185,674 | 250,255 | 62,190 | 13,357 | 325,801 | 82,267 | 22,662 | 33,578 | 138,506 | 498,133 | 96,119 | 55,729 | 649,981 |
| Percent of Total | 89% | 6% | 5% | 100% | 77% | 19% | 4% | 100% | 59% | 16% | 24% | 100% | 77% | 15% | 9% | 100% |
| Average | 16,561 | 1,127 | 1,759 | 18,567 | 25,025 | 6,219 | 1,908 | 32,580 | 9,141 | 2,266 | 4,797 | 13,851 | 49,813 | 9,612 | 6,192 | 64,998 |
| 2007 - 2011 Period Total | | | | 35,307 | | | | 197,043 | | | | 48,895 | | | | 281,245 |
| 2007 - 2011 Average | | | | 7,061 | | | | 39,409 | | | | 9,779 | | | | 56,249 |
| % Breakdown | | | | 12.6% | | | | 70.1% | | | | 17.4% | | | | 100.0% |
| 2012 - 2016 Period Total | | | | 150,367 | | | | 128,758 | | | | 89,611 | | | | 368,736 |
| 2012 - 2016 Average | | | | 30,073 | | | | 25,752 | | | | 17,922 | | | | 73,747 |
| % Breakdown | | | | 40.8% | | | | 34.9% | | | | 24.3% | | | | 100.0% |
| 2007 - 2016 Period Total | | | | 185,674 | | | | 325,801 | | | | 138,506 | | | | 649,981 |
| 2007 - 2016 Average | | | | 18,567 | | | | 32,580 | | | | 13,851 | | | | 64,998 |
| % Breakdown | | | | 28.6% | | | | 50.1% | | | | 21.3% | | | | 100.0% |

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Appendix B

Historical Level of Service Calculations



Service: Fire Facilities
 Unit Measure: sq.ft. of building area

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Bld'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------------|--|
| Bowmanville Station | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | \$385 | \$506 |
| Courtice Station | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | \$385 | \$492 |
| Old Newcastle Station | 6,847 | 6,847 | 6,847 | 6,847 | - | - | - | - | - | - | \$385 | \$469 |
| Orono Station | 6,762 | 6,762 | 6,762 | 6,762 | 6,762 | 6,762 | 6,762 | 6,762 | 6,762 | 6,762 | \$385 | \$449 |
| Enniskillen Station | 4,211 | 4,211 | 4,211 | 4,211 | 4,211 | 4,211 | 4,211 | 4,211 | 4,211 | 4,211 | \$385 | \$556 |
| Municipal Operations Centre (Hampton) | 703 | 703 | 703 | 703 | - | - | - | - | - | - | \$385 | \$552 |
| Municipal Emergency Operations Centre (Newcastle) | - | - | - | - | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | \$385 | \$490 |
| Newcastle Station 3333 HWY #2 | - | - | - | - | 10,152 | 10,152 | 10,152 | 10,152 | 10,152 | 10,152 | \$385 | \$490 |
| Total | 39,523 | 39,523 | 39,523 | 39,523 | 43,325 | 43,325 | 43,325 | 43,325 | 43,325 | 43,325 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.4748 | 0.4675 | 0.4619 | 0.4506 | 0.4894 | 0.4811 | 0.4709 | 0.4588 | 0.4476 | 0.4375 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.464 |
| Quality Standard | \$494 |
| Service Standard | \$229 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 30,132 |
| \$ per Capita | \$229 |
| Eligible Amount | \$6,907,158 |



Service: Fire Vehicles
 Unit Measure: No. of vehicles

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/Vehicle) |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|
| Cars and Vans | 9 | 9 | 9 | 10 | 10 | 8 | 8 | 8 | 8 | 8 | \$33,368 |
| Tankers | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$263,064 |
| Pumpers (Heavy Duty Custom) | 7 | 7 | 7 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | \$757,811 |
| Aerial Station #1 and #2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$1,075,030 |
| Rescue | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | \$350,400 |
| Grass Fire Truck | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$116,800 |
| Mobile Fire Safety House | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$81,700 |
| Prevention Suburban | 1 | 1 | 1 | - | - | - | - | - | - | - | \$93,400 |
| Trailers | 3 | 3 | 3 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | \$52,247 |
| Heavy Duty Trucks | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$171,846 |
| Medium Duty Trucks | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$61,130 |
| Polaris ATV | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$31,553 |
| Hurst Tools | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$41,141 |
| | | | | | | | | | | | |
| Total | 36 | 37 | 37 | 40 | 40 | 38 | 38 | 38 | 38 | 38 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.0004 | 0.0004 | 0.0004 | 0.0005 | 0.0005 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.0004 |
| Quality Standard | \$307,650 |
| Service Standard | \$123 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 30,132 |
| \$ per Capita | \$123 |
| Eligible Amount | \$3,708,044 |



Service: Fire Small Equipment and Gear
 Unit Measure: No. of equipment and gear

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------------|
| Personal Equipment (for Full Time Firefighters) | 55 | 57 | 60 | 61 | 63 | 63 | 63 | 63 | 63 | 63 | \$6,500 |
| Personal Equipment (for Part Time Firefighters) | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | \$4,100 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 180 | 182 | 185 | 186 | 188 | 188 | 188 | 188 | 188 | 188 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.0022 | 0.0022 | 0.0022 | 0.0021 | 0.0021 | 0.0021 | 0.0020 | 0.0020 | 0.0019 | 0.0019 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.0021 |
| Quality Standard | \$4,814 |
| Service Standard | \$10 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-----------|
| Forecast Population | 30,132 |
| \$ per Capita | \$10 |
| Eligible Amount | \$304,635 |



Service: Roads
 Unit Measure: km of roadways

| Description | Lanes | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/km) |
|----------------------|-------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|
| Rural Collector | 2 | 167.39 | 167.39 | 167.39 | 166.96 | 167.40 | 167.40 | 167.40 | 165.62 | 165.62 | 166.30 | \$1,720,100 |
| Semi-Urban Collector | 2 | 18.93 | 18.36 | 18.36 | 18.36 | 18.36 | 18.36 | 18.36 | 18.36 | 18.76 | 18.76 | \$2,396,500 |
| Urban Collector | 2 | 59.40 | 62.62 | 62.62 | 63.13 | 64.74 | 65.23 | 68.04 | 70.10 | 73.04 | 73.04 | \$3,716,100 |
| Urban Collector | 3 | 0.84 | 0.84 | 0.84 | 0.84 | 0.84 | 0.84 | 1.19 | 1.19 | 1.19 | 1.19 | \$4,054,800 |
| Urban Collector | 4 | 4.50 | 4.50 | 4.50 | 4.50 | 4.50 | 4.50 | 4.50 | 4.50 | 4.50 | 4.50 | \$4,529,900 |
| Semi-Urban Arterial | 2 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | \$2,771,900 |
| Urban Arterial | 3 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | \$4,298,000 |
| Urban Arterial | 4 | 1.82 | 1.82 | 1.82 | 1.82 | 1.82 | 1.82 | 1.82 | 1.82 | 1.82 | 2.43 | \$4,926,400 |
| Urban Arterial | 5 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | \$5,399,500 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Total | | 255.03 | 257.68 | 257.68 | 257.76 | 259.80 | 260.29 | 263.46 | 263.74 | 267.07 | 268.35 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.0031 | 0.0030 | 0.0030 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0028 | 0.0028 | 0.0027 |

| 10 Year Average | 2010-2019 |
|-------------------|-------------|
| Quantity Standard | 0.0029 |
| Quality Standard | \$2,379,793 |
| Service Standard | \$6,901 |

| D.C. Amount (before deductions) | 11 Year |
|---------------------------------|---------------|
| Forecast Population | 35,340 |
| \$ per Capita | \$6,901 |
| Eligible Amount | \$243,895,476 |



Service: Depots and Domes
 Unit Measure: ft² of building area

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Bld'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------------|--|
| Hampton Operations Centre | 14,812 | 14,812 | 14,812 | 14,812 | 14,812 | 14,812 | 14,812 | 14,812 | 14,812 | 14,812 | \$365 | \$396 |
| Hampton Storage Building (Sign Shed) | 1,152 | 1,152 | 1,152 | 1,152 | 1,152 | 1,152 | 1,152 | 1,152 | 1,152 | 1,152 | \$47 | \$58 |
| Hampton Quonset Hut - Old Scugog Road Hampton | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | \$23 | \$32 |
| Hampton Salt Shed | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | \$82 | \$97 |
| Hampton Sand Dome | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | \$35 | \$45 |
| Hampton Storage Trailers | 704 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | \$23 | \$54 |
| Orono Operations Centre | 5,122 | 5,122 | 5,122 | 5,122 | 5,122 | 5,122 | 5,122 | 5,122 | 5,122 | 5,122 | \$365 | \$396 |
| Orono Storage Building | 1,423 | 1,423 | 1,423 | 1,423 | 1,423 | 1,423 | 1,423 | 1,423 | 1,423 | 1,423 | \$47 | \$68 |
| Orono Salt Shed | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | 1,232 | \$82 | \$97 |
| Orono Sand Dome | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | 11,035 | \$35 | \$55 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Total | 50,197 | 50,837 | 50,837 | 50,837 | 50,837 | 50,837 | 50,837 | 50,837 | 50,837 | 50,837 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.6030 | 0.6013 | 0.5941 | 0.5796 | 0.5743 | 0.5645 | 0.5525 | 0.5383 | 0.5252 | 0.5134 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.5646 |
| Quality Standard | \$188 |
| Service Standard | \$106 |

| D.C. Amount (before deductions) | 11 Year |
|---------------------------------|-------------|
| Forecast Population | 35,340 |
| \$ per Capita | \$106 |
| Eligible Amount | \$3,752,401 |



Service: Operations Fleet
 Unit Measure: No. of vehicles and equipment

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/Vehicle) |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|
| Roads & Public Works | | | | | | | | | | | |
| Cars and Vans | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$35,000 |
| Heavy Duty Trucks - Tandems | 13 | 13 | 13 | 13 | 13 | 13 | 14 | 16 | 16 | 17 | \$260,000 |
| Heavy Duty Trucks - Sweepers | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$300,000 |
| Heavy Duty Trucks - Flushers | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$200,000 |
| Heavy Duty Trucks - Single Axle | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | \$240,000 |
| Medium Duty Trucks | 7 | 8 | 9 | 10 | 12 | 12 | 12 | 12 | 12 | 12 | \$75,000 |
| Light Duty Trucks | 18 | 19 | 22 | 24 | 24 | 25 | 26 | 27 | 27 | 27 | \$45,000 |
| Loaders/Graders/Chippers - Loaders | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$270,000 |
| Loaders/Graders/Chippers - Backhoes | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$145,000 |
| Loaders/Graders/Chippers - Graders | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$400,000 |
| Loaders/Graders/Chippers - Excavator | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$450,000 |
| Loaders/Graders/Chippers - Chippers | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$55,000 |
| Compact Excavator | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$75,000 |
| Bobcat | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$80,000 |
| Gator | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$25,000 |
| Steamer | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$25,000 |
| Billy Goat | 1 | 1 | - | - | - | - | - | - | - | - | \$2,800 |
| Trailers | 6 | 6 | 7 | 6 | 6 | 5 | 5 | 5 | 5 | 5 | \$15,000 |
| Loaders/Graders/Chippers - Brushcutter | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$46,000 |
| Tractors | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$180,000 |
| Total | 74 | 76 | 83 | 86 | 88 | 89 | 91 | 94 | 94 | 99 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.0009 | 0.0009 | 0.0010 | 0.0010 | 0.0010 | 0.0010 | 0.0010 | 0.0010 | 0.0010 | 0.0010 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.0010 |
| Quality Standard | \$137,430 |
| Service Standard | \$137 |

| D.C. Amount (before deductions) | 11 Year |
|---------------------------------|-------------|
| Forecast Population | 35,340 |
| \$ per Capita | \$137 |
| Eligible Amount | \$4,856,776 |



Service: Parkland Development
 Unit Measure: Hectares of Parkland

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/Hectare) |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------------|
| Parkettes | 11.43 | 11.67 | 11.80 | 11.80 | 11.80 | 12.10 | 13.30 | 14.30 | 14.30 | 14.30 | \$133,000 |
| Neighbourhood Parks | 52.80 | 52.80 | 52.80 | 56.00 | 56.40 | 58.50 | 63.14 | 63.14 | 64.14 | 64.14 | \$74,100 |
| Community Parks | 47.09 | 47.09 | 47.09 | 47.12 | 47.11 | 50.95 | 50.95 | 51.45 | 52.20 | 52.20 | \$90,000 |
| District Parks | 29.98 | 29.98 | 31.51 | 31.55 | 31.55 | 33.55 | 33.95 | 33.95 | 33.95 | 33.95 | \$122,000 |
| Total | 141.30 | 141.54 | 143.20 | 146.47 | 146.86 | 155.10 | 161.34 | 162.84 | 164.59 | 164.59 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.0017 | 0.0017 | 0.0017 | 0.0017 | 0.0017 | 0.0017 | 0.0018 | 0.0017 | 0.0017 | 0.0017 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.0017 |
| Quality Standard | \$93,929 |
| Service Standard | \$160 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 30,132 |
| \$ per Capita | \$160 |
| Eligible Amount | \$4,811,478 |



Service: Parkland Trails
 Unit Measure: Linear Metres of Paths and Trails

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/ Linear Metre) |
|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------------------|
| Asphalt Trail | 7,217 | 7,217 | 7,517 | 7,517 | 7,517 | 8,734 | 9,553 | 9,763 | 10,443 | 12,143 | \$300 |
| Granular Trail | 7,448 | 7,448 | 7,448 | 7,448 | 7,448 | 7,631 | 7,631 | 7,921 | 8,046 | 8,046 | \$96 |
| Concrete Walkways | - | - | - | - | - | - | 28 | 28 | 28 | 28 | \$250 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 14,665 | 14,665 | 14,965 | 14,965 | 14,965 | 16,365 | 17,212 | 17,712 | 18,517 | 20,217 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.1762 | 0.1735 | 0.1749 | 0.1706 | 0.1690 | 0.1817 | 0.1871 | 0.1876 | 0.1913 | 0.2042 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.1816 |
| Quality Standard | \$205 |
| Service Standard | \$37 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 30,132 |
| \$ per Capita | \$37 |
| Eligible Amount | \$1,119,102 |



Service: Recreation Vehicles and Equipment
 Unit Measure: No. of vehicles and equipment

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/Vehicle) |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|
| Ice Resurfacers | 2 | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 5 | 6 | \$110,000 |
| Cars and Vans | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$35,000 |
| Medium Duty Trucks | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$75,000 |
| Heavy Duty Trucks - Forestry Truck | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$300,000 |
| Light Duty Trucks | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | \$45,000 |
| Tractors/Mowers/ATV's - ATVs | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | \$15,000 |
| Tractors/Mowers/ATV's - Tractors | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$47,000 |
| Tractors/Mowers/ATV's - Loaders | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$270,000 |
| Tractors/Mowers/ATV's - Mowers | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$15,000 |
| Beach Groomer | - | - | - | - | - | - | - | - | - | 1 | \$40,000 |
| Top Dresser | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$28,000 |
| Trailers | 12 | 13 | 15 | 14 | 14 | 10 | 10 | 10 | 10 | 11 | \$15,000 |
| Mobile Stage | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$175,000 |
| Ballpark Groomer | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$48,000 |
| Heavy Duty Trucks - Compactors | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$175,000 |
| Backhoe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$145,000 |
| | | | | | | | | | | | |
| Total | 34 | 35 | 38 | 38 | 39 | 37 | 38 | 38 | 39 | 43 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.0004 |
| Quality Standard | \$61,525 |
| Service Standard | \$25 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-----------|
| Forecast Population | 30,132 |
| \$ per Capita | \$25 |
| Eligible Amount | \$741,549 |



Service: Parkland Amenities
 Unit Measure: No. of parkland amenities

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|---|------|------|------|------|------|------|------|------|------|------|----------------------|
| Pools | | | | | | | | | | | |
| Orono Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$224,900 |
| Lacrosse Bowls | | | | | | | | | | | |
| Bowmanville Outdoor Lacrosse Bowl | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$380,100 |
| Baseball Diamonds | | | | | | | | | | | |
| <i>Championship Lit Baseball Diamonds</i> | | | | | | | | | | | |
| Clarington Fields | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$1,072,100 |
| <i>Lit Baseball Diamonds</i> | | | | | | | | | | | |
| Harvey Jackson Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$401,700 |
| Orono Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$401,700 |
| Soper Creek Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$401,700 |
| <i>Unlit Baseball Diamonds</i> | | | | | | | | | | | |
| Longworth Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$195,000 |
| Penfound Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$195,000 |
| Softball Diamonds | | | | | | | | | | | |
| <i>Championship Lit Softball Diamonds</i> | | | | | | | | | | | |
| Clarington Fields | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$595,600 |
| <i>Lit Softball Diamonds</i> | | | | | | | | | | | |
| Bowmanville Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$118,500 |
| Rickard Community Complex | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$270,900 |
| <i>Unlit Softball Diamonds</i> | | | | | | | | | | | |
| Argent Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$134,300 |
| Bowmanville Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$111,100 |
| Brownsdale Community Centre | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Burketon Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Courtice West Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Courtice Memorial Park Softball Field | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Edward Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Elephant Hill Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$121,500 |
| Highland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Kendal Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Lord Elgin Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$121,500 |
| Optimist Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Rhonda Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Rosswell Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$110,900 |
| Solina Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$121,500 |
| Stuart Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$121,500 |
| Tyrone Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$121,500 |



Service: Parkland Amenities
 Unit Measure: No. of parkland amenities

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|---|------|------|------|------|------|------|------|------|------|------|----------------------|
| Soccer Pitches | | | | | | | | | | | |
| <i>Lit Soccer Pitches</i> | | | | | | | | | | | |
| Darlington Hydro Fields | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$428,600 |
| South Courtice Community Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$428,600 |
| <i>Lit Artificial Turf Soccer Pitches</i> | | | | | | | | | | | |
| South Courtice Community Park | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$1,488,500 |
| <i>Unlit Soccer Pitches</i> | | | | | | | | | | | |
| Baxter Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Burketon Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Green Park (Clarington Corners Park) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Clarington Fields | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$108,600 |
| Courtice Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Darlington Sports Centre | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Elliot Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Highland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Northglen Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$108,600 |
| Optimist Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Pearce Farm Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Rickard Neighbourhood Park | - | - | - | - | - | - | - | - | 1 | 1 | \$108,600 |
| Scugog Street Neighbourhood Park | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Solina Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$108,600 |
| South Courtice Community Park | - | - | - | - | - | - | - | 1 | 1 | 1 | \$108,600 |
| Tyrone Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$108,600 |
| Walbridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| West Side Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Zion Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| Scugog Street Park | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$108,600 |
| <i>Mini Soccer Pitches</i> | | | | | | | | | | | |
| Baseline Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Burketon Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | \$56,100 |
| Clarington Fields | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$56,100 |
| Courtice Complex | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Darlington Hydro Fields | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$56,100 |
| Enniskillen Park | - | - | - | - | - | - | - | - | - | 1 | \$56,100 |
| Guildwood Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Harry Gay Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Longworth Park | - | - | - | - | - | 2 | 2 | 2 | 2 | 2 | \$56,100 |
| Meams Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Newcastle Memorial | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Optimist Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$56,100 |
| Orono Fairgrounds Park | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Pearce Farm Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$56,100 |
| Penfound Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Rosswell Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |



Service: Parkland Amenities
 Unit Measure: No. of parkland amenities

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|---|------|------|------|------|------|------|------|------|------|------|----------------------|
| Solina Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Tyrone Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Zion Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$56,100 |
| Football Fields | | | | | | | | | | | |
| <i>Lit Football Fields</i> | | | | | | | | | | | |
| Clarington Fields | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$686,700 |
| Tennis Courts | | | | | | | | | | | |
| <i>Lit Tennis Courts</i> | | | | | | | | | | | |
| Lions Parkette (Beech Centre) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$65,000 |
| Orono Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$64,600 |
| Solina Park | - | - | - | - | - | - | - | 1 | 1 | 1 | \$48,700 |
| <i>Unlit Tennis Courts</i> | | | | | | | | | | | |
| Avondale Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$59,600 |
| Clarington Corners Park (Green Park) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$88,600 |
| Guildwood Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$74,500 |
| Lord Elgin Park | 2 | 2 | 2 | 2 | 2 | - | - | - | - | - | \$52,600 |
| Orono Park | - | - | - | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$52,600 |
| Solina Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$52,600 |
| Stuart Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$33,900 |
| Skateboard Park | | | | | | | | | | | |
| Courtice Community Complex - Rob Piontek Skatepark | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$586,000 |
| Garnet B. Rickard Rec Complex Park (Bowmanville) - Carson Elliot Memorial Skatepark | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$333,000 |
| Darlington Sports Complex (Hampton) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$60,000 |
| Orono Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$105,000 |
| Water Play Facilities | | | | | | | | | | | |
| Avondale Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$95,900 |
| Baxter Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$147,600 |
| Bons Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$159,700 |
| Bowmanville Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,000 |
| Glenabbey Park | 1 | 1 | 1 | 1 | 1 | - | - | - | - | - | \$80,600 |
| Guildwood Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$119,900 |
| Harry Gay Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$147,400 |
| Harvey Jones Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$134,300 |
| Northglen Park | | | | | | | | 1 | 1 | 1 | \$171,000 |
| Orono Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,400 |
| Longworth Park | | | | | | 1 | 1 | 1 | 1 | 1 | \$144,500 |
| Pearce Farm Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$228,800 |
| Port Darlington Waterfront Park (East Beach) | | | | | | 1 | 1 | 1 | 1 | 1 | \$258,400 |
| Rickard Neighbourhood Park | | | | | | | 1 | 1 | 1 | 1 | \$139,300 |
| Rosswell Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$120,400 |
| Walbridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$108,400 |
| West Side Drive Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$95,200 |
| Playgrounds | | | | | | | | | | | |
| Andrew Street Playground | - | - | - | - | - | - | - | 1 | 1 | 1 | \$36,900 |
| Argent Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$87,200 |
| Avondale Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,200 |
| Barlow Court Park Playground | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$71,000 |
| Baseline Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$39,900 |
| Baxter Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$61,400 |
| Bons Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$101,000 |
| Bowmanville Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$31,700 |
| Brookhouse Park Playground | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$71,500 |
| Burketon Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,400 |
| Buttons Shaw Parkette Playground | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$136,200 |
| Courtice West Park Playground | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,700 |



Service: Parkland Amenities
 Unit Measure: No. of parkland amenities

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|--|------|------|------|------|------|------|------|------|------|------|----------------------|
| Clarington Corners Park (Green Park) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$44,600 |
| Darlington Hydro Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,700 |
| Edward Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$17,500 |
| Elephant Hill Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$34,900 |
| Elliot Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$27,800 |
| Enniskillen Park | - | - | - | - | - | - | - | - | 1 | 1 | \$132,000 |
| Firwood Park Playground | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$10,900 |
| Foster Creek Parkette Playground | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$39,800 |
| Garnet B. Rickard Rec Complex Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$40,000 |
| Greenwood Park | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$44,600 |
| Guildwood Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$83,000 |
| Harry Gay Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$115,000 |
| Harvey Jones Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$17,500 |
| Highland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$37,100 |
| Harvey Jackson (Kendal Park) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$17,500 |
| Lions Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$16,700 |
| Longworth Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$35,400 |
| Lord Elgin Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,700 |
| Mearns Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,000 |
| Nelson Street Parkette | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$91,200 |
| Newcastle Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$44,400 |
| Northglen Park | | | | | | | 1 | 1 | 1 | 1 | \$225,000 |
| Orono Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,700 |
| Pearce Farm Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,400 |
| Penfound Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$47,400 |
| Pickard Gate Parkette | | | | | | 1 | 1 | 1 | 1 | 1 | \$42,300 |
| Port Darlington Waterfront Park (East Beach) | | | | | | 1 | 1 | 1 | 1 | 1 | \$119,700 |
| Rhonda Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$42,500 |
| Rick Gay Memorial Park Playground | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$36,400 |
| Rickard Neighbourhood Park | - | - | - | - | - | - | - | - | 1 | 1 | \$142,200 |
| Rosswell Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,700 |
| Scugog Street Neighbourhood Park | | | | | | 1 | 1 | 1 | 1 | 1 | \$135,000 |
| Solina Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,700 |
| Soper Creek Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$33,200 |
| Stuart Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,500 |
| Squire Fletcher Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$75,400 |
| Tyrone Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$45,200 |
| Walbridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$72,400 |
| Westside Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$92,400 |
| Whitecliffe Parkette | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$41,600 |
| Basketball Courts - 1/2 Courts | | | | | | | | | | | |
| Andrew St. Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$10,700 |
| Barlow Court Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$14,200 |
| Bons Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$7,100 |



Service: Parkland Amenities
 Unit Measure: No. of parkland amenities

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|--|------|------|------|------|------|------|------|------|------|------|----------------------|
| Brookhouse Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,800 |
| Foxhunt Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$18,700 |
| Gate House Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$11,100 |
| Glenabbey Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$10,000 |
| Harvey Jones Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$14,000 |
| Highland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$10,300 |
| Moyse Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$10,700 |
| Northglen Park | | | | | | | 1 | 1 | 1 | 1 | \$28,100 |
| Orono Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$11,100 |
| Stuart Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$12,700 |
| Basketball Courts - Full Courts | | | | | | | | | | | |
| Clarrington Corners Park (Green Park) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$11,700 |
| Elliot Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Guildwood Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$37,400 |
| Lord Elgin Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$26,100 |
| Optimist Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$25,400 |
| Pearce Farm Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$36,000 |
| Rosswell Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$30,200 |
| Soper Creek Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$17,400 |
| South Courtice Community Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$28,900 |
| Tyrone Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$16,600 |
| Walbridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$24,400 |
| Tot Lots | | | | | | | | | | | |
| Andrew St. Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$96,900 |
| Barlow Court Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$110,900 |
| Bathgate Commons | | | | | | 1 | 1 | 1 | 1 | 1 | \$61,900 |
| Brookhouse Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$105,100 |
| Buttonshaw Parkette | | | | | | | 1 | 1 | 1 | 1 | \$81,800 |
| Cecil Found Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Rick Gay Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$96,900 |
| Foster Creek Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$96,900 |
| Foxhunt Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$30,000 |
| Gate House Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$13,900 |
| George Reynolds Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$96,900 |
| Glanville Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$9,900 |
| Glenabbey Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$50,400 |
| Haydon Hall Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$96,900 |
| Ina Brown Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$17,500 |
| Landerville Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,800 |
| Moyse Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$24,900 |
| Peters Pike Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,600 |
| Pickard Gate Parkette (Robinson Ridge) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$96,900 |
| Tourist Information Centre Park | 1 | 1 | 1 | - | - | | | | | | \$96,900 |
| Whitecliff Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$17,500 |



Service: Parkland Amenities
 Unit Measure: No. of parkland amenities

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|---|------|------|------|------|------|------|------|------|------|------|----------------------|
| Shelters & Features | | | | | | | | | | | |
| Andrew Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Argent Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Avondale Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Bathgate Commons | | | | | | 1 | 1 | 1 | 1 | 1 | \$46,800 |
| Barlow Court Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$91,100 |
| Bond Head Boat Launch | 1 | 1 | 1 | 1 | 1 | 1 | | | | | \$49,000 |
| Bond Head Park | | | | | | | 1 | 1 | 1 | 1 | \$78,100 |
| Bowmanville Memorial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Bownmanville Valley Fish Channel | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | \$415,700 |
| Brookhouse Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$50,200 |
| Burketon Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$27,200 |
| Buttonshaw Parkette | | | | | | | 1 | 1 | 1 | 1 | \$54,000 |
| Clarington Corners Park (Green Park) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Clarington Fields | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$151,800 |
| Courtice Entry Feature | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$129,600 |
| Enniskillen Park | | | | | | | | | | 1 | \$47,700 |
| Foster Creek Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Foxhunt Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$26,900 |
| Glenabbey Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Harvey Jones Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$68,900 |
| Harry Gay Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$15,700 |
| Highland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$25,400 |
| Ina Brown | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$21,000 |
| Landerville Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$28,300 |
| Longworth Park (original shelter in phase 1) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Longworth Park (2015 shelter) | | | | | | | 1 | 1 | 1 | 1 | \$63,400 |
| Mearns Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$27,300 |
| Moyse Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Nelson Street Parkette | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$26,500 |
| Newcastle Cenotaph (Newcastle Village Community Hall) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Northglen Park | | | | | | | 1 | 1 | 1 | 1 | \$125,600 |
| Orono Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Orono Streetscape | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$92,300 |
| Pearce Farm Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$120,300 |
| Penfound Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$24,600 |
| Port Darlington Waterfront Park (East Beach) | | | | | | 1 | 1 | 1 | 1 | 1 | \$130,200 |
| Prince William Parkette | | | | | | | | 1 | 1 | 1 | \$5,600 |
| Rhonda Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Rickard Neighbourhood Park | | | | | | | 1 | 1 | 1 | 1 | \$61,200 |
| Rickard Neighbourhood Park (Fitness Equipment) | | | | | | | 1 | 1 | 1 | 1 | \$24,200 |
| Rosswell Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$53,700 |
| Rotary Park (Gazebo) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Samuel Wilmot Nature Area | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,600 |



Service: Parkland Amenities
 Unit Measure: No. of parkland amenities

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------------|
| Scugog Street Neighbourhood Park | | | | | | 1 | 1 | 1 | 1 | 1 | \$59,100 |
| Solina Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Springfield Parkette | | | | | | | 1 | 1 | 1 | 1 | \$2,800 |
| Squire Fletcher Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$20,100 |
| Tooley's Mill Park | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | \$129,800 |
| Trulls & Hwy 2 Parkette | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,200 |
| Walbridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| West Side Drive Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$24,900 |
| Westview Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$49,000 |
| Boat Launches | | | | | | | | | | | |
| Bond Head | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,400 |
| Bownmanville | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$19,400 |
| Park Bridges - Long Span | | | | | | | | | | | |
| Bowmanville Boat Lunch Waterfront Trail | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$177,400 |
| Bowmanville Valley | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$162,400 |
| Farewell Creek Trail | | | | | | | | | 1 | 1 | \$132,000 |
| Glenabbey Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$78,700 |
| Ridge Pine Park Bridge | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$82,400 |
| Samuel Wilmot Nature Area | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | \$33,000 |
| Baseline Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$143,600 |
| Courtice Millennium Trail | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$75,800 |
| West Side Park Ped. Bridge | - | - | - | - | - | - | - | - | 1 | 1 | \$110,200 |
| Gailbraith Court Bridge | - | - | - | - | - | - | - | - | 1 | 1 | \$97,000 |
| Park Bridge - Short Span | | | | | | | | | | | |
| Bowmanville Valley Fish By-pass/ Platform | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | \$38,600 |
| Foxhunt Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$31,200 |
| Graham Creek Pedestrian Bridge | - | - | - | - | - | - | - | 1 | 1 | 1 | \$179,700 |
| Lions Trail | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,300 |
| Nelson Parkette | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$180,900 |
| Old Kingston Road Ped. Bridge - Courtice | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$31,000 |
| Orono Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$31,600 |
| Soper Creek Trail | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$15,900 |
| Sydney Rutherford Trail | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$24,100 |
| Squire Fletcher Parkette | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$21,800 |
| Total | 247 | 247 | 253 | 263 | 266 | 279 | 290 | 296 | 303 | 303 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.0030 | 0.0029 | 0.0030 | 0.0030 | 0.0030 | 0.0031 | 0.0032 | 0.0031 | 0.0031 | 0.0031 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.0031 |
| Quality Standard | \$98,423 |
| Service Standard | \$305 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 30,132 |
| \$ per Capita | \$305 |
| Eligible Amount | \$9,193,575 |



Service: Operations Facilities
 Unit Measure: No. of vehicles

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Bid'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------------|--|
| Clarington Fields Storage Building | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | 1,350 | \$51 | \$63 |
| Parks Operations Depot (Depot 42) | 5,208 | 5,208 | 5,208 | 5,208 | 5,208 | 5,208 | 5,208 | 5,208 | 5,208 | 5,208 | \$365 | \$390 |
| Parks Operations Depot Sand Dome | 8,210 | 8,210 | 8,210 | 8,210 | 8,210 | 8,210 | 8,210 | 8,210 | 8,210 | 8,210 | \$35 | \$45 |
| Rotary Park Washroom Building | 560 | 560 | 560 | 560 | 560 | 560 | 560 | 560 | 560 | 560 | \$58 | \$70 |
| Orono Park Washroom Building | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | \$58 | \$70 |
| East Beach Park Washroom Building | - | - | - | 720 | 720 | 720 | 720 | 720 | 720 | 720 | \$365 | \$409 |
| Clarington Fields Washroom Trailer (# of) | - | - | - | - | - | - | - | 1 | 1 | 1 | \$527,163 | \$527,163 |
| Total | 16,228 | 16,228 | 16,228 | 16,948 | 16,948 | 16,948 | 16,948 | 16,949 | 16,949 | 16,949 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.1949 | 0.1919 | 0.1897 | 0.1932 | 0.1914 | 0.1882 | 0.1842 | 0.1795 | 0.1751 | 0.1712 |

| 10 Year Average | 2010-2019 |
|---------------------------------|-----------|
| Quantity Standard | 0.1859 |
| Quality Standard | \$176 |
| Service Standard | \$33 |
| D.C. Amount (before deductions) | 10 Year |
| Forecast Population | 30,132 |
| \$ per Capita | \$33 |
| Eligible Amount | \$983,810 |



Service: Indoor Recreation Facilities
 Unit Measure: ft² of building area

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Bid'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|---------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------------|--|
| Alan Strike Aquatic and Squash Centre | 13,647 | 13,647 | 13,647 | 13,647 | 13,647 | 13,647 | 13,647 | 13,647 | 13,647 | 13,647 | \$385 | \$439 |
| Base line Community Centre | 4,600 | 4,600 | 4,600 | 4,600 | 4,600 | 4,600 | 4,600 | 4,600 | 4,600 | 4,600 | \$257 | \$337 |
| Bowmanville Indoor Soccer Facility | 28,482 | 28,482 | 28,482 | 28,482 | 28,482 | 28,482 | 28,482 | 28,482 | 28,482 | 28,482 | \$163 | \$208 |
| Less: Committed Excess Capacity | (17,143) | (15,918) | (14,694) | (13,469) | (12,245) | (11,020) | (9,796) | (8,571) | (7,347) | (6,122) | \$163 | \$208 |
| Brownsdale Community Centre | 3,248 | 3,248 | 3,248 | 3,248 | 3,248 | 3,248 | 3,248 | 3,248 | 3,248 | 3,248 | \$257 | \$309 |
| Clarington Beech Centre | 17,648 | 17,648 | 17,648 | 17,648 | 17,648 | 17,648 | 17,648 | 17,648 | 17,648 | 17,648 | \$292 | \$347 |
| Courtice Community Complex | 47,000 | 47,000 | 47,000 | 47,000 | 47,000 | 47,000 | 47,000 | 47,000 | 47,000 | 47,000 | \$385 | \$478 |
| Darlington Sports Centre | 32,900 | 32,900 | 32,900 | 32,900 | 32,900 | 32,900 | 32,900 | 32,900 | 32,900 | 32,900 | \$385 | \$447 |
| Diane Hamre Recreation Complex | 61,900 | 61,900 | 61,900 | 61,900 | 61,900 | 61,900 | 61,900 | 61,900 | 61,900 | 61,900 | \$385 | \$454 |
| Less: Committed Excess Capacity | (49,357) | (45,244) | (41,131) | (37,018) | (32,905) | (28,792) | (24,679) | (20,566) | (16,452) | (12,339) | \$385 | \$454 |
| Garnet B. Rickard Community Complex | 88,586 | 88,586 | 88,586 | 88,586 | 88,586 | 88,586 | 88,586 | 88,586 | 88,723 | 88,723 | \$385 | \$461 |
| Hampton Community Centre | 3,059 | 3,059 | 3,059 | 3,059 | 3,059 | 3,059 | 3,059 | 3,059 | 3,059 | 3,059 | \$257 | \$309 |
| Haydon Community Centre | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | 1,344 | \$257 | \$332 |
| Kendal Community Centre | 8,185 | 8,185 | 8,185 | 8,185 | 8,185 | 8,185 | 8,185 | 8,185 | 8,185 | 8,185 | \$257 | \$320 |
| Memorial Park Community Centre | 2,937 | 2,937 | 2,937 | 2,937 | 2,937 | 2,937 | 2,937 | 2,937 | 2,937 | 2,937 | \$257 | \$344 |
| Newcastle Community Centre | 21,002 | 21,002 | 21,002 | 21,002 | 21,002 | 21,002 | 21,002 | 21,002 | 21,002 | 21,002 | \$292 | \$334 |
| Newcastle Memorial Arena | 27,007 | 27,007 | 27,007 | 27,007 | 27,007 | 27,007 | 27,007 | 27,007 | 27,007 | 27,007 | \$315 | \$362 |
| Newtonville Community Centre | 1,680 | 1,680 | 1,680 | 1,680 | 1,680 | 1,680 | 1,680 | 1,680 | 1,680 | 1,680 | \$257 | \$289 |
| Orono Arena & Community Hall | 35,989 | 35,989 | 35,989 | 35,989 | 35,989 | 35,989 | 35,989 | 35,989 | 35,989 | 35,989 | \$315 | \$363 |
| Orono Town Hall | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | \$257 | \$307 |
| Solina Community Centre | 2,766 | 2,766 | 2,766 | 2,766 | 2,766 | 2,766 | 2,766 | 2,766 | 2,766 | 2,766 | \$257 | \$329 |
| South Courtice Arena | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | 77,000 | \$385 | \$464 |
| Less: Committed Excess Capacity | (35,933) | (30,800) | (25,667) | (20,533) | (15,400) | (10,267) | (5,133) | - | - | - | \$385 | \$464 |
| Tyrone Community Centre | 5,887 | 5,887 | 5,887 | 5,887 | 5,887 | 5,887 | 5,887 | 5,887 | 5,887 | 5,887 | \$257 | \$315 |
| Youth Centre - Resource Area | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | - | - | - | - | - | \$257 | \$420 |
| Total | 387,963 | 398,434 | 408,905 | 419,376 | 429,847 | 438,318 | 448,789 | 459,260 | 464,735 | 470,072 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 4.6606 | 4.7125 | 4.7788 | 4.7814 | 4.8555 | 4.8674 | 4.8774 | 4.8632 | 4.8016 | 4.7470 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 4.7945 |
| Quality Standard | \$400 |
| Service Standard | \$1,917 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|--------------|
| Forecast Population | 30,132 |
| \$ per Capita | \$1,917 |
| Eligible Amount | \$57,761,839 |



Service: Library Facilities
 Unit Measure: ft² of building area

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Bld'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------------|--|
| Bowmanville Branch | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | \$467 | \$567 |
| Less: Excess Capacity | (809) | (674) | (539) | (405) | (270) | (135) | - | - | - | - | \$467 | \$567 |
| Courtice Branch | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 12,000 | 12,000 | 12,000 | 12,000 | \$467 | \$595 |
| Less: Excess Capacity | - | - | - | - | - | - | - | (5,183) | (4,813) | (4,443) | \$467 | \$595 |
| New Newcastle Village | 9,100 | 9,100 | 9,100 | 9,100 | 9,100 | 9,100 | 9,100 | 9,100 | 9,100 | 9,100 | \$467 | \$624 |
| Less: Excess Capacity | (2,532) | (2,216) | (1,899) | (1,583) | (1,266) | (950) | (633) | (317) | - | - | \$467 | \$624 |
| Orono Branch | 3,604 | 3,604 | 3,604 | 3,604 | 3,604 | 3,604 | 3,604 | 3,604 | 3,604 | 3,604 | \$467 | \$623 |
| | | | | | | | | | | | | |
| Total | 39,363 | 39,814 | 40,265 | 40,717 | 41,168 | 41,620 | 48,071 | 43,204 | 43,891 | 44,261 | | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 0.4729 | 0.4709 | 0.4706 | 0.4642 | 0.4650 | 0.4622 | 0.5224 | 0.4575 | 0.4535 | 0.4470 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 0.4686 |
| Quality Standard | \$587 |
| Service Standard | \$275 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 30,132 |
| \$ per Capita | \$275 |
| Eligible Amount | \$8,289,916 |



Service: Library Collection Materials
 Unit Measure: No. of library collection items

| Description | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 Value (\$/item) |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|
| Books | 143,512 | 142,322 | 126,577 | 127,316 | 128,319 | 111,388 | 111,896 | 108,376 | 110,017 | 110,017 | \$32 |
| Periodicals (Number of Prints) | 2,632 | 3,183 | 4,037 | 4,307 | 3,143 | 2,458 | 2,177 | 2,235 | 1,835 | 2,100 | \$12 |
| Electronic Resources (Number of Database Subscriptions) | 59 | 27 | 27 | 27 | 29 | 14 | 19 | 9 | 8 | 11 | \$1,121 |
| Audiobooks | 3,418 | 3,569 | 3,529 | 3,603 | 3,798 | 4,664 | 4,126 | 4,229 | 4,252 | 4,500 | \$63 |
| Microfilm | 230 | 230 | 230 | 230 | 275 | 275 | 275 | 275 | 275 | 275 | \$140 |
| CDs | 2,620 | 2,621 | 2,333 | 2,386 | 2,378 | 1,975 | 1,334 | 1,015 | 1,134 | 1,100 | \$21 |
| DVDs | 9,268 | 3,456 | 11,696 | 12,957 | 14,047 | 13,806 | 14,020 | 14,113 | 15,208 | 11,000 | \$36 |
| Video games | 1,066 | 1,106 | 619 | 702 | 867 | 581 | 593 | 627 | 867 | 1,350 | \$56 |
| Titles of E-Resources | 63,912 | 40,662 | 82,732 | 98,765 | 105,376 | 101,600 | 118,650 | 140,229 | 162,728 | 181,150 | \$23 |
| Total | 226,717 | 197,176 | 231,780 | 250,293 | 258,232 | 236,761 | 253,090 | 271,108 | 296,324 | 311,503 | |

| | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 83,244 | 84,548 | 85,567 | 87,709 | 88,527 | 90,052 | 92,014 | 94,435 | 96,788 | 99,025 |
| Per Capita Standard | 2.7235 | 2.3321 | 2.7088 | 2.8537 | 2.9170 | 2.6292 | 2.7506 | 2.8708 | 3.0616 | 3.1457 |

| 10 Year Average | 2010-2019 |
|-------------------|-----------|
| Quantity Standard | 2.7993 |
| Quality Standard | \$29 |
| Service Standard | \$81 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 30,132 |
| \$ per Capita | \$81 |
| Eligible Amount | \$2,430,748 |



Appendix C

Long Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's 2018 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

| SERVICE | ANNUAL LIFECYCLE EXPENDITURES | ANNUAL OPERATING EXPENDITURES | TOTAL ANNUAL EXPENDITURES |
|--|-------------------------------|-------------------------------|---------------------------|
| 1. Services Related to a Highway | 4,047,151 | 8,616,336 | 12,663,487 |
| 2. Fire Protection Services | 563,855 | 4,522,831 | 5,086,686 |
| 3. Parks and Recreation Services | 1,045,318 | 3,659,766 | 4,705,084 |
| 4. Library Services | 369,774 | 1,073,913 | 1,443,687 |
| 5. Growth Studies | - | - | - |
| 6. Stormwater Management Services - Quality Control | 55,659 | 418,405 | 474,063 |
| 7. Stormwater Management Services - Quantity Control | 47,559 | 357,516 | 405,074 |
| Total | 6,129,316 | 18,648,766 | 24,778,082 |



Appendix D

Local Service Policy



Appendix D: Local Service Policy

The following provides the Municipality's local service and developer contribution policy.

1. Roads and Related

a. Roads:

- All roads internal to a development or external to a development on an un-opened right-of-way and within the area to which the plan relates are a direct developer responsibility under s.59 of the D.C.A. as a local service up to a width of ten metres. The incremental cost for roads constructed to a greater width are included in the road oversizing portion of the D.C. calculations, excluding property costs;
- Roads external to development lands on existing right-of-way are included in the D.C. calculations;
- All roads internal to a development are a direct developer responsibility under s.59 of the D.C.A. as a local service built to a width up to and including ten metres. Cost for roads constructed to a greater width are included in the road oversizing portion of the D.C. calculations, excluding property costs;
- All roads external to development lands but with development lot frontage are included in the D.C. calculations with a reduction for direct developer contributions of 50% for serviced frontages; and
- Roads within a development or external to the development but related to the development and within developable lands - are local services and a direct developer responsibility under s.59 of the D.C.A.

b. Secondary Plans:

- All enhancements to a road internal to a subdivision over and above the current municipal standard as recommended by a completed secondary plan for the subject area are local services and are the direct responsibility of the developer.

c. Traffic Signals and Intersection Improvements:



- Intersections with Regional Roads - Regional Responsibility if warrants are met; and Intersection improvements and signalization on other roads due to development and growth-related traffic increases - included in the D.C. calculation.

d. Streetlights and Sidewalks:

- Streetlights and sidewalks on Regional Roads - included in the Municipal D.C. or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.); and
- Streetlights and sidewalks on Municipal Roads - linked to road funding source.

e. Noise Abatement Measures

- Internal to development - direct developer responsibility through local service provisions (s.59 of D.C.A.);

f. Street Tree Planting

- Street tree planting is considered a local area service and a direct responsibility of the developer.

g. Land Acquisition for Road Allowances

- Land acquisition for roads - dedication under the Planning Act subdivision provisions (s.51) through development lands (up to a 26 metre right of way); in areas with limited or new development maybe include in D.C. calculation (to the extent eligible); if purchased in advance of dedication costs may be funded on an interim basis from the D.C. reserve fund with potential future reimbursement from developer contributions; and
- Land acquisition for grade separations (beyond normal dedication requirements) - to be included in the Municipality D.C. to the extent eligible.

h. Other Enhancements within the Road Right-of-Way

- If through the Secondary Plan Process, or other similar development approval process or study, it is determined that enhancements, such as bike lanes, median landscaping, landscape strips, decorative lighting, or other similar



- works, are deemed necessary for a road, or road segment, that is within, or related to, a plan of subdivision or within the area to which a plan relates, the capital of providing such works are deemed a local service and a direct developer responsibility under s.59 of the D.C.A.; and
- If these types of works are required on a road, or road segment, that the Municipality requires to be sized beyond the local collector standard of 10 metres, the Municipality will be responsible for the oversizing cost of the road structure only, not all or a share of any enhancements.

2. Stormwater Management (S.W.M.) Facilities

The costs of S.W.M. facilities internal to a development plan and related to a development plan are considered to be a local service under the D.C.A. and the associated costs are not included in the development charges calculation. Local S.W.M. facilities would typically include:

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

S.W.M. facilities servicing more than one development plan, may be included in an area-specific D.C. by-law subject to local circumstances.

3. Parkland Development

For the purpose of parkland development, local service includes the requirement for the owner to undertake preparation of a conceptual park plan including proposed grading to demonstrate that the proposed park size, configuration and topography will allow for the construction of park facilities to the satisfaction of the Municipality. In addition, the owner is required to provide the park site graded in accordance with the park concept plan including storm water servicing. The park site must be fenced and seeded with a minimum cover of 200mm of topsoil. Servicing such as hydro, sanitary sewer and water should be stubbed at the property line along the park frontage.

The Municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the Planning Act provisions. All of these costs are deemed a



direct responsibility of the owner and have not been included in the development charge calculation.

With respect to other parkland development costs, the municipal policy is to include all other components of parkland development in the D.C. calculation, including detailed design and contract administration, finished grading, sodding, park furniture electrical, water, sanitary sewer, signage, plant material, walkways, play courts, parking lots, sports fields, playground equipment, water play equipment, recreational trails, park shelters, lighting, irrigation and field houses.



Appendix E

Proposed Municipal-wide D.C. By-law



THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

BY-LAW NO. 2020-0XX

to impose development charges against land in the Municipality of Clarington pursuant to the Development Charges Act, 1997

WHEREAS subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON ENACTS AS FOLLOWS:

Part 1 — Interpretation

Definitions

1. In this by-law,

"accessory", where used to describe a building or structure, means that the building or structure or part thereof that is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure;

"Act" means the *Development Charges Act*, 1997, S.O. 1997, c.27;

"air-supported structure" has the same meaning as in the *Building Code Act*, 1992;

"apartment building" means (a) a residential building (other than a fourplex or sixplex) containing 4 or more dwelling units that have a common entrance to grade, common corridors, stairs and/or yards; and (b) the residential portion of a mixed-use building containing 4 or more dwelling units that are located behind or above a non-residential use and may have a separate entrance to grade, and includes stacked townhouse;

"bedroom" means a habitable room, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom, or kitchen;



"building" means a building or structure that occupies an area greater than 10 square metres consisting of a wall, roof and floor or a structural system serving the function thereof, and includes an air-supported structure;

"Building Code Act, 1992" means the *Building Code Act*, 1992, S.O. 1992, c.23 and all Regulations thereunder including the Ontario Building Code, 2012;

"Council" means Council of the Municipality;

"development" means any activity or proposed activity in respect of land that requires one or more of the actions or decisions referred to in section 12 and includes redevelopment;

"development charge" means a development charge imposed by this by-law;

"duplex" means a residential building containing 2 dwelling units divided horizontally from each other;

"dwelling unit" means one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one or more persons, containing its own full kitchen and sanitary facilities, with a private entrance from outside the unit itself;

"existing" means the number, use and size that existed at least 2 years before the date of building permit application;

"fourplex" means a pair of duplexes divided vertically from the other by a common wall;

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

"grade" means the average level of the proposed finished surface of the ground immediately abutting each building or mixed-use building at all exterior walls;

"gross floor area" means the total area of all floors, whether above or below grade, measured between the outside surfaces of exterior walls, or between the outside surfaces of exterior walls and the centre line of a party wall or a demising wall as the case may be, including mezzanines, air-supported structures, interior



corridors, lobbies, basements, cellars, half-stories, common areas, and the space occupied by interior walls or partitions, but excluding any areas used for,

- (a) loading bays, parking of motor vehicles, retail gas pump canopies; and
- (b) enclosed garbage storage in an accessory building;

"heritage building" means a building designated under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 and, for purpose of subsection 36(7), includes any building identified as "primary resource" in the registry maintained by the Municipality pursuant to section 28 of such Act;

"industrial", in reference to use, means any land, building or structure or portions thereof used, designed or intended for or in connection with manufacturing, producing, processing, fabricating, assembling, refining, research and development, storage of materials and products, truck terminals, warehousing, but does not include,

- (a) retail service sales or rental areas, storage or warehousing areas used, designed or intended to be used in connection with retail sales, service or rental areas, warehouse clubs or similar uses, self-storage mini warehouses, and secure document storage; and
- (b) office areas that are not accessory to any of the foregoing areas or uses or accessory office uses that are greater than 25% of the gross floor area of the building;

"institutional", in reference to use, means development of a building or structure intended for use,

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (c) by any of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care.

"linked building" means a residential building that is divided vertically so as to contain only two separate dwelling units, connected underground by footing and foundation, each of which has an independent entrance directly from the outside of the building and is located on a separate lot;

"lot" means a parcel of land within a registered plan of subdivision or any land that may be legally conveyed under the exemptions provided in clause 50(3)(b) or 50(5)(a) of the *Planning Act*;

"mezzanine" has the same meaning as in the *Building Code Act*, 1992;

"mixed-use building" means a building used, designed or intended to be used either for a combination of non-residential and residential areas and uses, or for a combination of different classes or types of non-residential areas and uses;

"mobile home" means a dwelling unit that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer;

"multiple unit building" means a residential building or the portion of a mixed-use building that contains multiple dwelling units (other than dwelling units contained in an apartment building, linked building, semi-detached building or single detached dwelling) and includes plexes and townhouses;



"Municipality" means The Corporation of the Municipality of Clarington or the geographic area of the Municipality of Clarington, as the context requires;

"non-industrial" in reference to use, means lands, buildings or structures used or designed or intended for use for a purpose which is not residential or industrial;

"non-profit housing development" means development of a building or structure intended for use as residential premises by,

- (a) a corporation without share capital to which the Ontario Corporations Act (or its successor legislation) applies, that is in good standing under that Act and whose primary object is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act;

"non-residential", in reference to use, means a building or portions of a mixed-use building containing floors or portions of floors which are used, designed or intended to be used for a purpose which is not residential, and includes a hotel, motel and a retirement residence;

"owner" means the owner of land or a person who has made application for an approval for the development of land against which a development charge is imposed;

"party wall" means a wall jointly owned and jointly used by 2 parties under an easement agreement or by right in law and erected on a line separating 2 parcels of land each of which is, or is capable of being, a separate lot;

"*Planning Act*" means the *Planning Act*, R.S.O. 1990, c. P.13;

"plex" means a duplex, triplex, fourplex or sixplex;

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



"residential", in reference to use, means a building or a portion of a mixed-use building and floors or portions of floors contained therein that are used, designed or intended to be used as living accommodation for one or more individuals provided in dwelling units and any building accessory to such dwelling units;

"retirement residence" means a residential building or the residential portion of a mixed-use building that provides living accommodation, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full kitchen facilities and a separate entrance from a common corridor;

"retirement residence unit" means a unit within a retirement residence;

"semi-detached building" means a residential building that is divided vertically so as to contain only two separate dwelling units, each of which has an independent entrance directly from outside of the building;

"service" means a service designated by section 10;

"single-detached dwelling" means a residential building containing only one dwelling unit which is not attached to any other building or structure except its own garage or shed and has no dwelling units either above it or below it, and includes a mobile home;

"sixplex" means a pair of triplexes divided vertically one from the other by a common wall;

"stacked townhouse" means a building, other than a plex, townhouse or apartment building, that contains at least 3 attached dwelling units that (a) are joined by common side walls with dwelling units entirely or partially above another; and (b) have a separate entrance to grade;

"townhouse" means a building, other than a plex, stacked townhouse or apartment building, that contains at least 3 attached dwelling units, each of which (a) is separated from the others vertically; and (b) has a separate entrance to grade;

"triplex" means a residential building containing 3 dwelling units; and



"Zoning By-laws" means the Municipality's By-law No. 84-63 and By-law No. 2005-109.

References

2. In this by-law, reference to any Act, Regulation, Plan or By-Law is reference to the Act, Regulation, Plan or By-Law as it is amended or re-enacted from time to time.
3. Unless otherwise specified, references in this by-law to Schedules, Parts, sections, subsections, clauses and paragraphs are to Schedules, Parts, sections, subsections, clauses and paragraphs in this by-law.

Word Usage

4. This by-law shall be read with all changes in gender or number as the context may require.
5. In this by-law, a grammatical variation of a defined word or expression has a corresponding meaning.

Schedules

6. The following Schedules are attached to and form part of this by-law:

Schedule 1 —Municipal-Wide Development Charges

Schedule 2A — Clarington Energy Business Park

Schedule 2B — Clarington Science Park

Schedule 3A — Revitalization Area — Newcastle Village

Schedule 3B — Revitalization Area — Orono

Schedule 3C — Revitalization Area — Bowmanville

Schedule 3D — Revitalization Area — Courtice

Severability

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



Part 2 — Development Charges

Designated Services and Classes

8. It is hereby declared by Council that all development in the Municipality will increase the need for services.
9. Development charges shall apply without regard to the services which in fact are required or are used by any individual development.
10. Development charges shall be imposed for the following categories of service and class to pay for increased capital costs required because of increased needs for services arising from development:
 - (a) Fire Protection Services;
 - (b) Growth Studies;
 - (c) Library Services;
 - (d) Parks and Recreation Services; and
 - (e) Services Related to a Highway.

Rules

11. For the purpose of complying with section 6 of the Act, the following rules have been developed:
 - (a) The rules for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be in accordance with sections 12 through 20.
 - (b) The rules for determining the indexing of development charges shall be in accordance with section 21.
 - (c) The rules for determining exemptions shall be in accordance with Part 3 (sections 22 through 33).
 - (d) The rules respecting redevelopment of land shall be in accordance with Part 4 (sections 34 through 38).
 - (e) This by-law does not provide for any phasing in of development charges.



- (f) This by-law applies to all lands in the Municipality.

Imposition of Development Charges

12. Development charges shall be imposed on all land, buildings or structures that are developed if the development requires,
 - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the Planning Act;
 - (b) the approval of a minor variance under section 45 of the Planning Act;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under section 51 of the Planning Act;
 - (e) a consent under section 53 of the Planning Act;
 - (f) the approval of a description under section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.
13. Not more than one development charge for each service shall be imposed upon any land, building or structure whether or not two or more of the actions or decisions referred to in section 12 are required before the land, building or structure can be developed.
14. Notwithstanding section 13, if two or more of the actions or decisions referred to in section 12 occur at different times, additional development charges shall be imposed in respect of any increase in or additional development permitted by the subsequent action or decision.

Basis of Calculation

15. Development charges for all services shall be calculated,



- (a) in the case of residential buildings and the residential portions of mixed-use buildings, on the basis of the number and type of dwelling units contained in them; and
- (b) in the case of non-residential buildings and the non-residential portion of mixed-use buildings, on the basis of the gross floor area contained in the non-residential building or in the non-residential portion of the mixed-use building.

Amount

- 16. (1) The amount of the development charges payable in respect of residential development shall be determined in accordance with clause 15(1) (a) and Schedule 1.
- (2) The amount of the development charges payable in respect of non-residential development shall be determined in accordance with clause 15(1)(b) and Schedule 1.

Timing of Calculation

- 17. (1) The total amount of a development charge is the amount of the development charge that would be determined under the by-law on,
 - (a) the day an application for an approval of development in a site plan control area under subsection 41(4) of the *Planning Act* was made in respect of the development that is subject of the development charge;
 - (b) if clause (a) does not apply, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made in respect of the development that is the subject of the development charge; or
 - (c) if neither clause (a) or clause (b) applies, the day the first building permit is issued for the development that is the subject of the development charge.
- (2) Subsection (1) applies even if this by-law is no longer in effect.



- (3) Where clause (1)(a) or (b) applies, interest shall be payable on the development charge, at the rate established by the Municipality's Interest Rate Policy, from the date of the application referred to in the applicable clause to the date the development charge is payable.
- (4) If a development was the subject or more than one application referred to in clause (1)(a) or (b), the later one is deemed to be the applicable application for the purposes of this section.
- (5) Clauses (1)(a) and (b) do not apply if, on the date the first building permit is issued for the development, more than two years has elapsed since the application referred to in clause (1)(a) or (b) was approved.
- (6) Clauses (1)(a) and (b) do not apply in the case of an application made before January 1, 2020.

Timing of Payment

18. (1) Subject to subsections 18(2) and 18(3), development charges shall be payable in full on the date the first building permit is issued for the development of the land against which the development charges apply.
- (2) Notwithstanding Subsection 18(1), development charges for rental housing and institutional developments are payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (3) Notwithstanding Subsection 18(1), development charges for non-profit housing developments are payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) If the development of land is such that it does not require that a building permit be issued before the development is commenced, but the development requires one or more of the other actions or decisions referred to in section 12 be taken or made before the development is



commenced, development charges shall be payable in respect of any increase in or additional development permitted by such action or decision prior to the action or decision required for the increased or additional development being taken or made.

- (5) In accordance with section 27 of the Act, where temporary buildings or apartment buildings having a minimum of 3 stories are being developed, the Municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid after it would otherwise be payable.
- (6) For the purpose of subsections 18(2) and 18(3) herein, “interest” means the interest rate outlined in the Municipality’s Interest Rate Policy.

Method of Payment

19. Payment of development charges shall be in a form acceptable to the Municipality.

Unpaid Charges

20. Where a development charge or any part of it remains unpaid at any time after it is payable, the amount shall be added to the tax roll and collected in the same manner as taxes.

Indexing

21. The development charges set out in Schedule 1 shall be adjusted without amendment to this by-law annually on July 1st in each year, commencing on July 1, 2021, at the rate identified by the Statistics Canada Non-Residential Construction Price Index for Toronto based on the 12 month period most recently available.

Part 3 - Exemptions

Specific Users

22. Development charges shall not be imposed with respect to land, buildings or structures that are owned by,



- (a) a hospital as defined in section 1 of the *Public Hospitals Act*, R.S.O. 1990, c. P.40 and used, designed or intended for the purposes set out in such Act;
- (b) the Municipality, the Corporation of the Regional Municipality of Durham, or their local boards as defined in section 1 of the Act and used, designed or intended for municipal purposes;
- (c) a board of education as defined in subsection 1(1) of the *Education Act*, 1990, S.O. 1990, c.27 and used, designed or intended for school purposes including the administration or the servicing of schools; and
- (d) a college or a university as defined in section 171.1 of the *Education Act*, R.S.O. 1990, c. E.2 and used, designed or intended for purposes set out in such Act.

Specific Properties

23. Buildings that are or will be located either in the Clarington Science Park or the Clarington Energy Park (as shown in Schedule 2) are exempt from development charges if the owner can provide evidence satisfactory to the Director of Finance that the building will be used for research purposes including laboratories, offices, amenity areas and service areas for staff who conduct research.

Existing Residential

24. Development charges shall not be imposed with respect to residential development if the only effect of such development is,
- (a) an interior alteration to an existing residential building which does not change or intensify the use of the building;
 - (b) the enlargement of an existing dwelling unit;
 - (c) the creation of one or two additional dwelling units in an existing single detached dwelling, or ancillary structure thereto, where the total gross floor area of the additional unit(s) does not exceed the original gross floor area of the existing dwelling unit; or



- (d) the creation of one additional dwelling unit in a semi-detached building or townhouse dwelling, or ancillary structure thereto, where the total gross floor area of the additional unit does not exceed the original gross floor area of the existing dwelling unit.

New Residential

24. Development charges shall not be imposed with respect to new residential development if the only effect of such development is the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

| Item | Name of Class of Proposed New Residential Buildings | Description of Class of Proposed New Residential Buildings | Restrictions |
|------|---|---|--|
| 1. | Proposed new detached dwellings | Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units. | The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located. |
| 2. | Proposed new semi-detached dwellings or row dwellings | Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units. | The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located. |
| 3. | Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi- | Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit. | The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. |



| | | | |
|--|-----------------------------------|--|---|
| | detached dwelling or row dwelling | | The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary. |
|--|-----------------------------------|--|---|

Agricultural Development

25. (1) In this section,

"agricultural", in reference to use, means land, buildings or structures used, designed or intended to be used solely for an "agricultural operation" as defined in section 1 of the Farm and Food Production Protection Act, 1998, S.O. 1998, c.1 but does not include any facilities located within urban areas as defined in the Municipality's Official Plan;

"agri-tourism" has the same meaning as in Zoning By-law 2005-109; and

"farm bunkhouse" means a building or buildings that are constructed on land zoned agricultural ("A") in a Zoning By-law and is used, designed or intended to be used exclusively to provide seasonal, interim or occasional living accommodation to farm labourers.

- (2) Land, buildings or structures used, designed or intended for agricultural purposes or for agri-tourism are exempt from development charges.
- (3) Farm bunkhouses are exempt from development charges provided there is an existing dwelling unit on the same lot.

Places of Worship

26. (1) In this section, "place of worship" means a building or structure or part thereof that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31.



- (2) Places of worship are exempt from non-residential development charges.

Garden Suites

27. (1) In this section, "garden suite" means a one unit detached residential structure containing bathroom and full kitchen facilities that is (a) ancillary to an existing residential structure; (b) designed to be portable; and (c) for purposes of section 16, considered to be a dwelling unit in an apartment building.
- (2) The development charges paid in regard to a garden suite shall be refunded in full, without interest, to the then current owner of the garden suite, upon request, if the garden suite is demolished or removed within the period of time that Council has authorized its temporary use.

Temporary Buildings

28. (1) In this section,

"temporary building" means a building or structure constructed, erected or placed on land for a continuous period not exceeding twelve months and includes an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding 12 months; and

"sales office" means a building or structure constructed, erected or placed on land to be used exclusively by a realtor, builder, developer or contractor on a temporary basis for the sale, display and marketing of residential lots and dwellings within a draft approved subdivision or condominium plan.
- (2) Temporary buildings and sales offices are exempt from development charges.
- (3) If a temporary building remains for a continuous period exceeding 12 months, it shall be deemed not to be, or ever to have been, a temporary building, and the development charges thereby become payable.

Existing Industrial Development



29. (1) In this section, "existing industrial building" has the same meaning as in subsection 1(1) of O.Reg. 82/98. For ease of reference, the current definition in the Regulation reads as follows:

"existing industrial building" means a building used for or in connection with:

- (a) manufacturing, producing, processing, storing or distributing something,
 - (b) research or development in connection with manufacturing, producing or processing something,
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
 - (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (2) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
- (3) If the gross floor area is enlarged by 100 per cent or less, the amount of the development charge in respect of the enlargement is zero.
- (4) If the gross floor area is enlarged by more than 100 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:



1. Determine the amount by which the enlargement exceeds 100 per cent of the gross floor area before the enlargement.
 2. Divide the amount determined under paragraph 1 by the amount of the enlargement.
- (5) The exemption provided in this section shall apply equally to a separate (non-contiguous) industrial building constructed on the same lot as an existing industrial building.
- (6) The exemption provided in subsections (1) through (5) above shall not apply to existing industrial buildings located on land that is in the "large industrial property class" as defined in subsection 14(1) of O. Reg. 282/98 passed under the *Assessment Act*, R.S.O. 1990, c. A.31, however the exemption provided in section 4 of the Act shall apply to such buildings.

New Industrial Development

30. The amount of the development charge payable in respect of a new industrial building constructed on a vacant lot is 50% of the amount that would otherwise be payable.

Purpose Built Rental Housing Development

31. (1) This section only applies to Purpose Built Rental Housing Developments on lands within the Regional Urban Centres and Regional Corridors designated in the Clarington Official Plan.
- (2) In order to incent development, the amount of the residential development charge payable is 50% of the residential amount that would otherwise be payable.
- (3) Buildings must conform to the Land Use and Urban Design Policies and Guidelines of the Clarington Official Plan and Zoning By-law and this conformity will be established by the Director of Planning and Development.

Affordable Housing Development



32. (1) This section only applies to Affordable Housing defined as new housing developments qualifying under the Ontario Community Housing Renewal Strategy and/or the National Housing Strategy Co-Investment Fund.
- (2) In order to incent development, the amount of the residential development charge payable is zero.
- (3) Buildings must conform to the Land Use and Urban Design Policies and Guidelines of the Clarington Official Plan and Zoning By-law and this conformity will be established by the Director of Planning and Development.

Small Business Expansion

33. (1) This section only applies to specific areas in Newcastle Village (Schedule 3A), Orono (Schedule 3B), Bowmanville (Schedule 4C) and Courtice (Schedule 3D) as Revitalization Areas.
- (2) In this section, "existing commercial building" means an existing non-residential building that,
- (a) is not used, designed or intended for any industrial use;
 - (b) has a gross floor area of less than 250 square metres; and
 - (c) is located on land that is zoned commercial ("C") in a Zoning By-law.
 - (d) Building expansions must conform to the Land Use and Urban Design Policies and Guidelines of the Clarington Official Plan and Zoning By-law and this conformity will be established by the Director of Planning and Development
- (3) If a development includes the enlargement of the gross floor area of an existing commercial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.



- (4) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero.
- (5) If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
 2. Divide the amount determined under paragraph 1 by the amount of the enlargement.

Part 4 - Redevelopment

Demolition and Conversion Credits

34. (1) In this section, "conversion" means the change in use of all or a portion of a building as permitted under the provisions of a Zoning By-law.
- (2) Where an existing building or structure is to be converted to another use, in whole or in part, or converted from one principal use to another principal use on the same land, the amount of the development charge payable shall be determined in accordance with this section.
- (3) Where a building or structure is destroyed in whole or in part by fire, explosion or Act of God or is demolished and reconstructed, the amount of the development charge payable shall be determined in accordance with this section.
- (4) The development charges otherwise payable in respect of redevelopment described in subsections (2) and (3) shall be reduced by the following amounts:
 - (a) in the case of a residential building or the residential portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Schedule 1 by the number, according to type of dwelling units that have been



demolished or converted to another principal use or demolished and reconstructed as the case may be; and

- (b) in the case of a non-residential building or the non-residential portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Schedule 2 by the non-residential gross floor area that has been demolished or converted to another principal use or demolished and reconstructed as the case may be.
- (5) A credit in respect of an event referred to in subsection (3) shall not be given unless a building permit has been issued within five years of the date on which a demolition permit was issued or the date on which the building or structure was destroyed in whole or in part by fire, explosion or Act of God, as the case may be.
- (6) The amount of any credit under subsection (4) shall not exceed the total development charges otherwise payable.
- (7) Notwithstanding subsection (4), the conversion of a heritage building located in any Revitalization Area described in section 33 is exempt from development charges.
- (8) Notwithstanding subsection (4), no credit shall be provided if,
 - (a) the demolished building or structure or part thereof would have been exempt under this by-law;
 - (b) the building or structure or part thereof would have been exempt under this by-law prior to the conversion, redevelopment or reconstruction as the case may be; or
 - (c) the development is exempt in whole or in part or eligible for any other relief under this by-law.

Brownfield Credit

- 35. (1) The amount of development charges otherwise payable for the redevelopment of contaminated shall be reduced by an amount equal to



the actual costs directly attributable to the environmental assessment and cleanup of the property, approved by the Municipality, provided a Record of Site Condition is provided for the intended use.

- (2) The amount of any credit under subsection (2) shall not exceed the total development charge otherwise payable.
- (3) Subsection (2) shall not apply to any redevelopment for a gas service station or uses developed in conjunction with a gas service station.

Expropriated Land Credit

36. Where, as a result of the expropriation or acquisition of land by any government authority, a building or structure must be relocated or reconstructed, no development charge shall be payable provided the building or structure is relocated or reconstructed within the boundary of the original lot.

Relocation of Heritage Buildings

37. (1) Where a heritage building is relocated to a different lot, an amount equal to the development charge shall be refunded to the owner upon the building being redesignated as a heritage building on the new lot.
- (2) Notwithstanding subsection 34(3), no credit shall be provided in relation to the property on which the heritage building was originally located.

Occupancy During Construction

38. A full development charge refund shall be given if an existing dwelling unit on the same lot is demolished within 6 months or such longer period as may be permitted by Council following the date of issuance of the building permit for a new dwelling unit that is intended to replace the existing dwelling unit.



Part 5 - General

Cancelled Permits

39. A full development charge refund shall be given if a building permit is cancelled prior to the commencement of construction.

Onus

40. The onus is on the owner to produce evidence to the satisfaction of the Municipality which establishes that the owner is entitled to any exemption, credit or refund claimed under this by-law.

Interest

41. The Municipality shall pay interest on a refund under sections 18 and 25 of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force updated on the first business day of every January, April, July and October until the date of the repeal or the expiry of this by-law.
42. Except as required under section 39, there shall be no interest paid on any refunds given under this by-law.

Front-Ending Agreements

43. The Municipality may enter into front-ending agreements under section 44 of the Act.

Effective Date

44. This by-law comes into force and is effective on December 15, 2020.

Expiry

45. This by-law expires five years after the day on which it comes into force.

Repeal

46. By-law No. 2015-035 is repealed effective December 15, 2020.



PASSED this 14th day of December 2020.

Adrian Foster, Mayor

C. Anne Greentree, Municipal Clerk



SCHEDULE 1

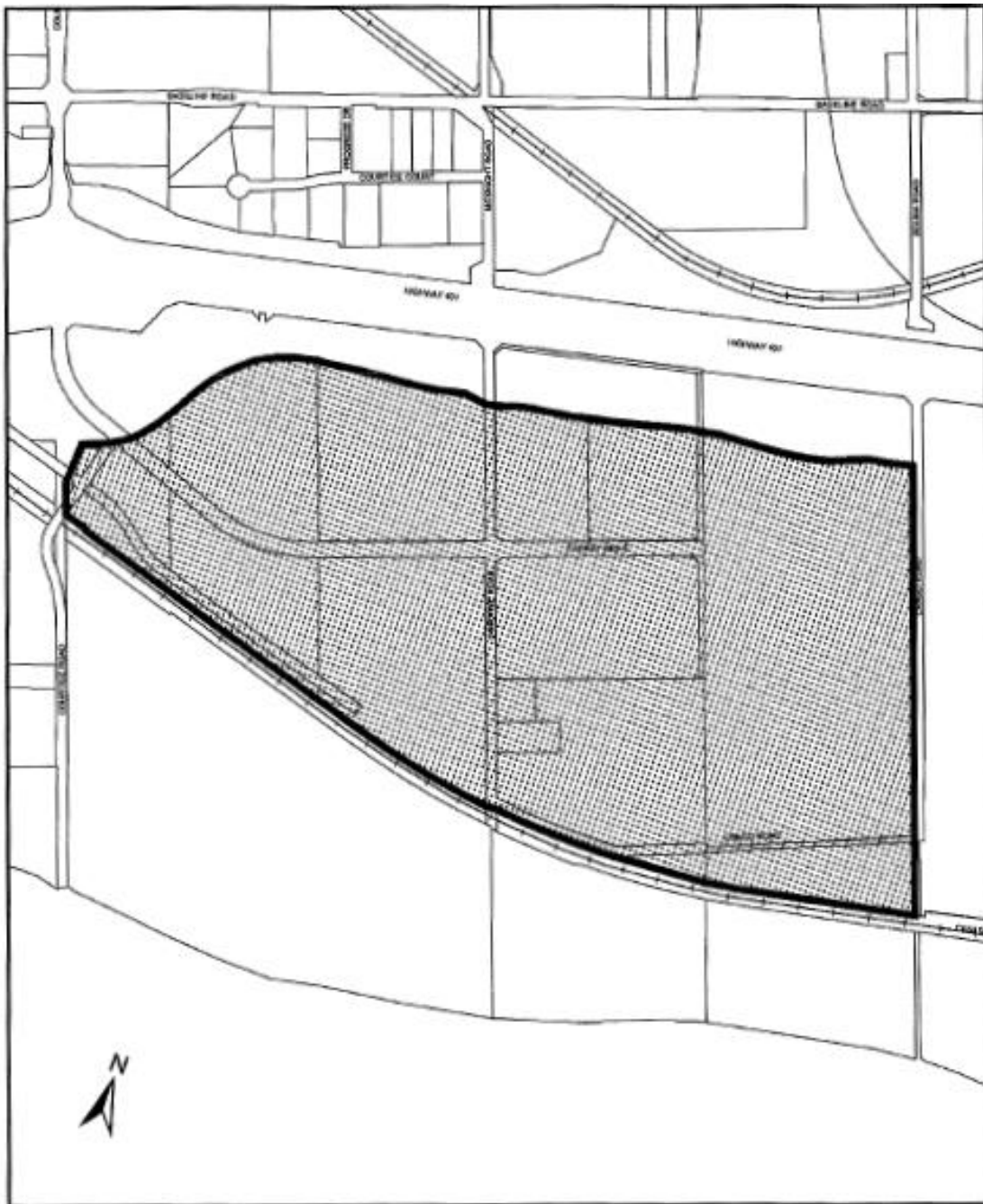
SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES

| Service | RESIDENTIAL | | | | NON-RESIDENTIAL (per sq.m. of Gross Floor Area) | |
|--------------------------------------|-----------------------------------|---------------------------|-------------------------------------|-----------------|---|----------------|
| | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Industrial | Non-Industrial |
| Services Related to a Highway | 12,006 | 6,392 | 3,924 | 9,841 | 34.02 | 103.86 |
| Fire Protection Services | 454 | 242 | 148 | 372 | 2.47 | 2.47 |
| Parks and Recreation Services | 7,678 | 4,088 | 2,510 | 6,293 | - | - |
| Library Services | 1,007 | 536 | 329 | 825 | - | - |
| Growth Studies | 316 | 168 | 103 | 259 | 0.97 | 0.97 |
| Total Municipal Wide Services | 21,461 | 11,426 | 7,014 | 17,590 | 37.46 | 107.30 |

NOTE: Charges are subject to indexing in accordance with section 21

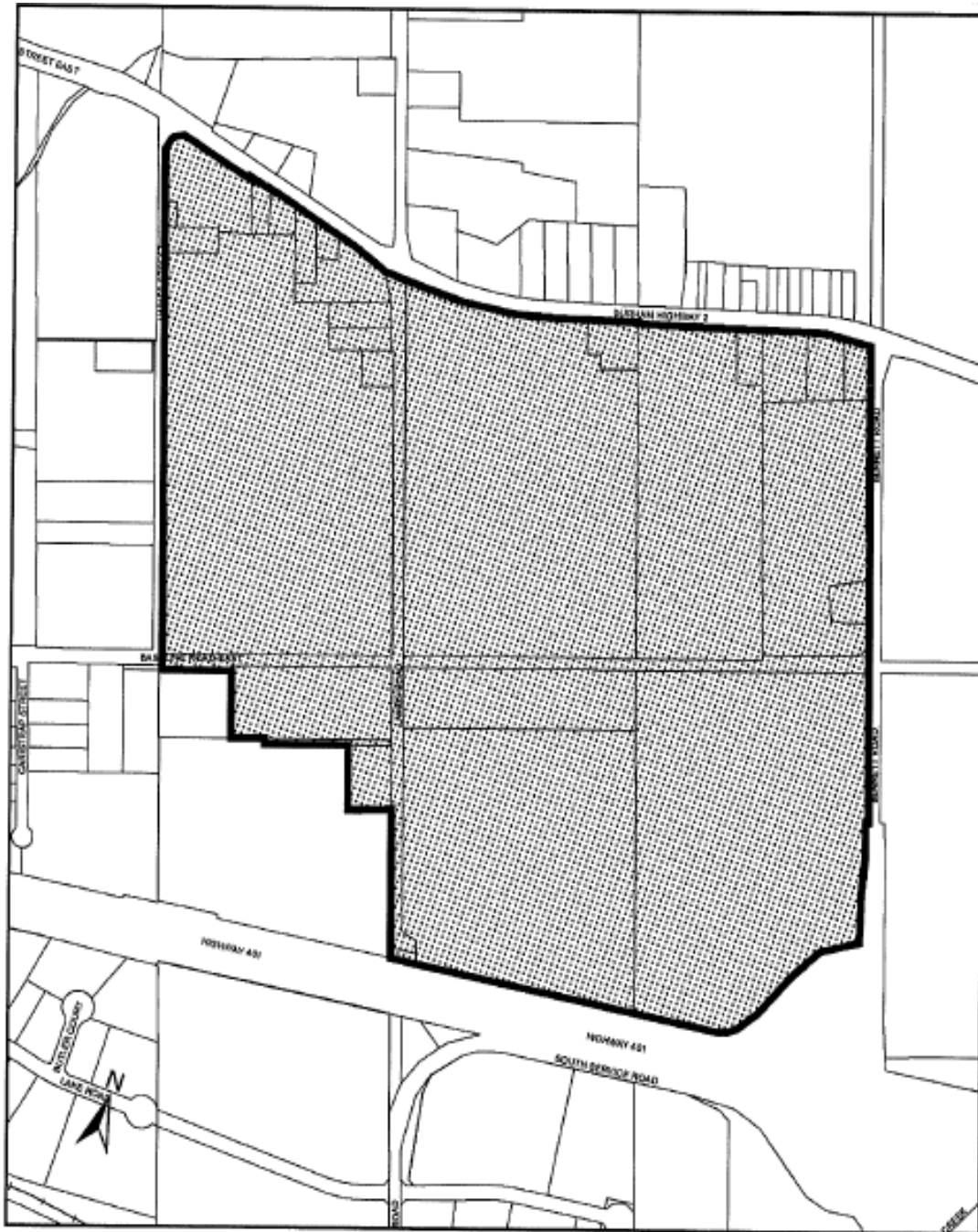


Schedule 2A — Clarington Energy Business Park



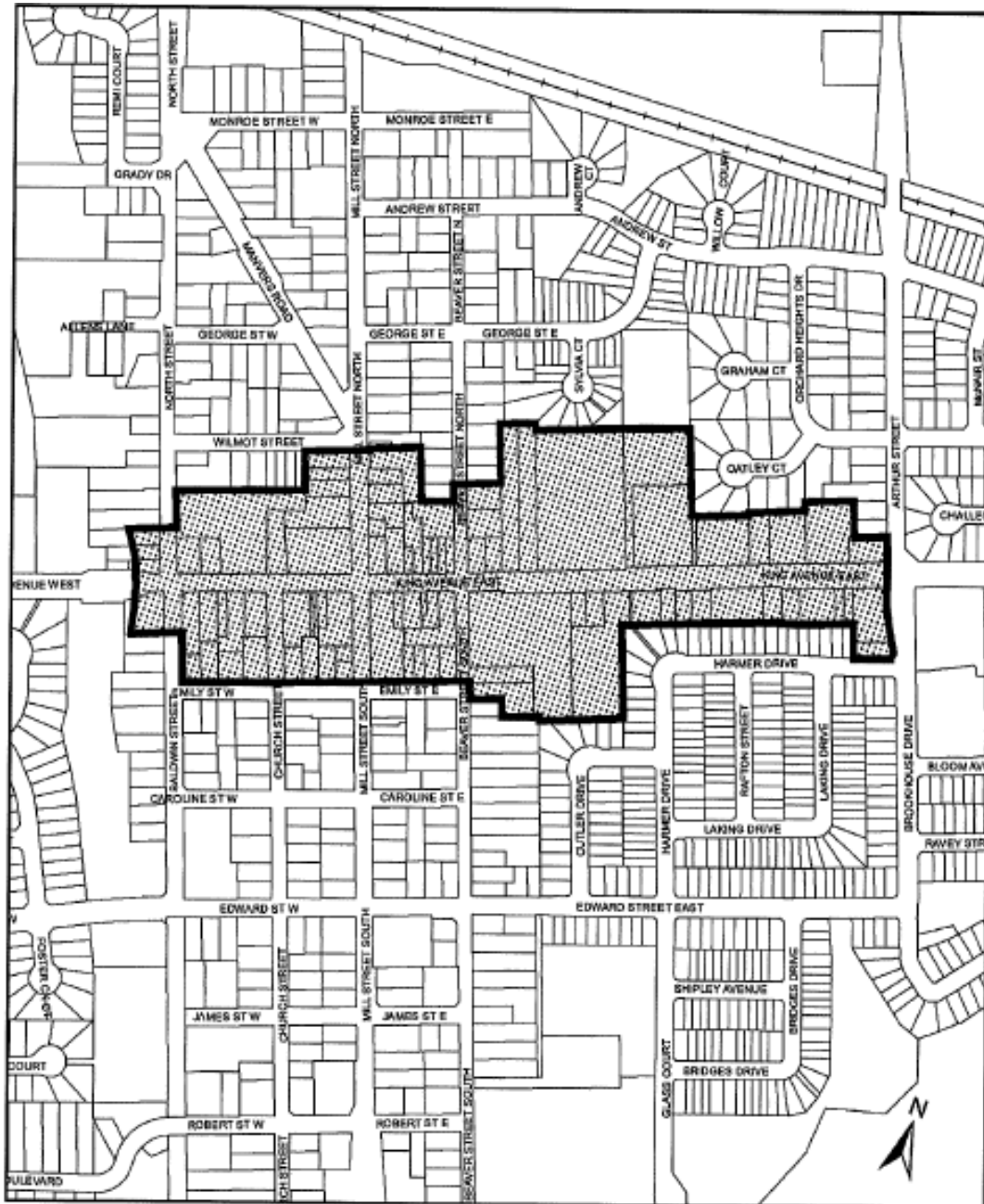


Schedule 2B — Clarington Science Park



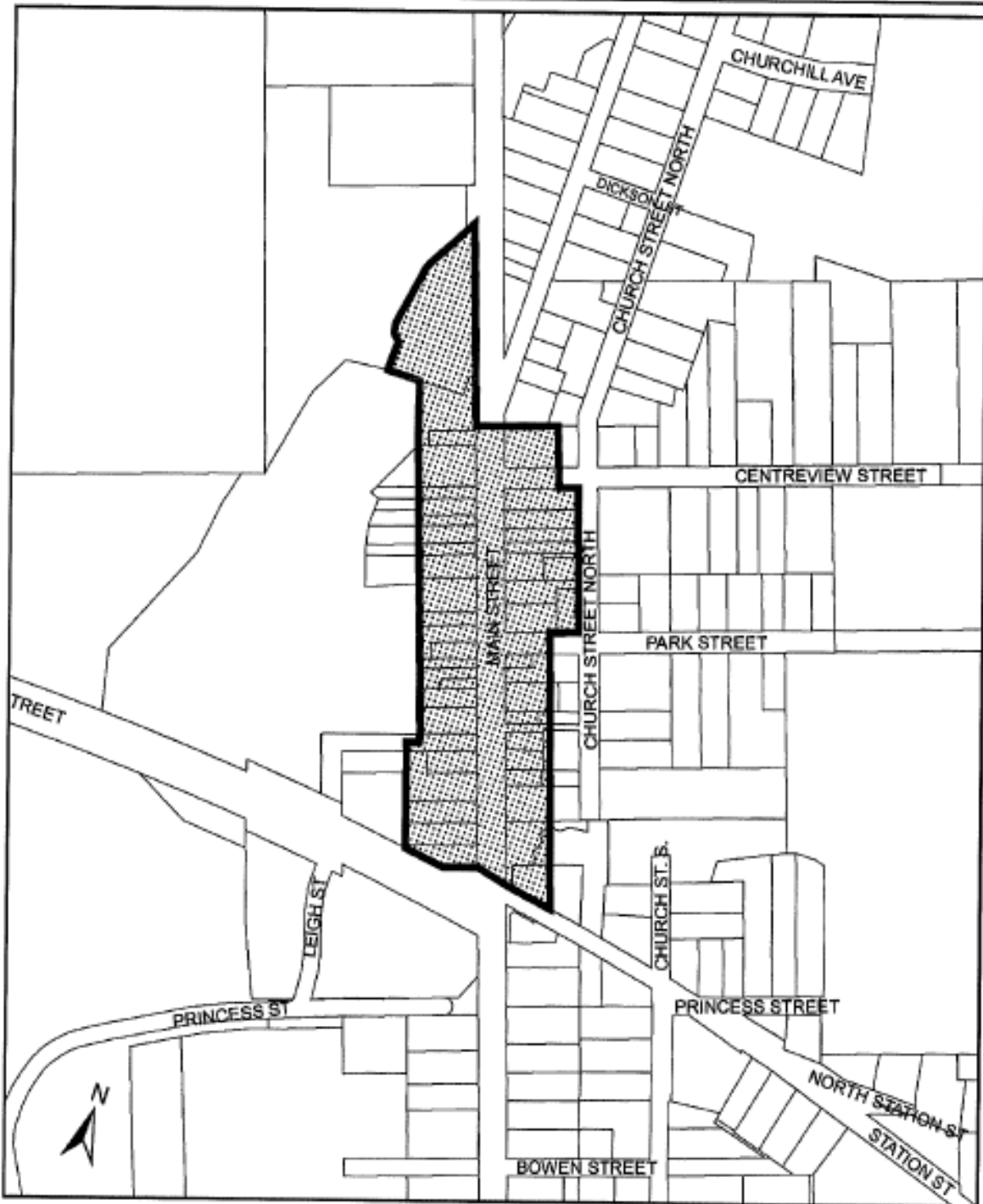


Schedule 3A — Revitalization Area — Newcastle Village



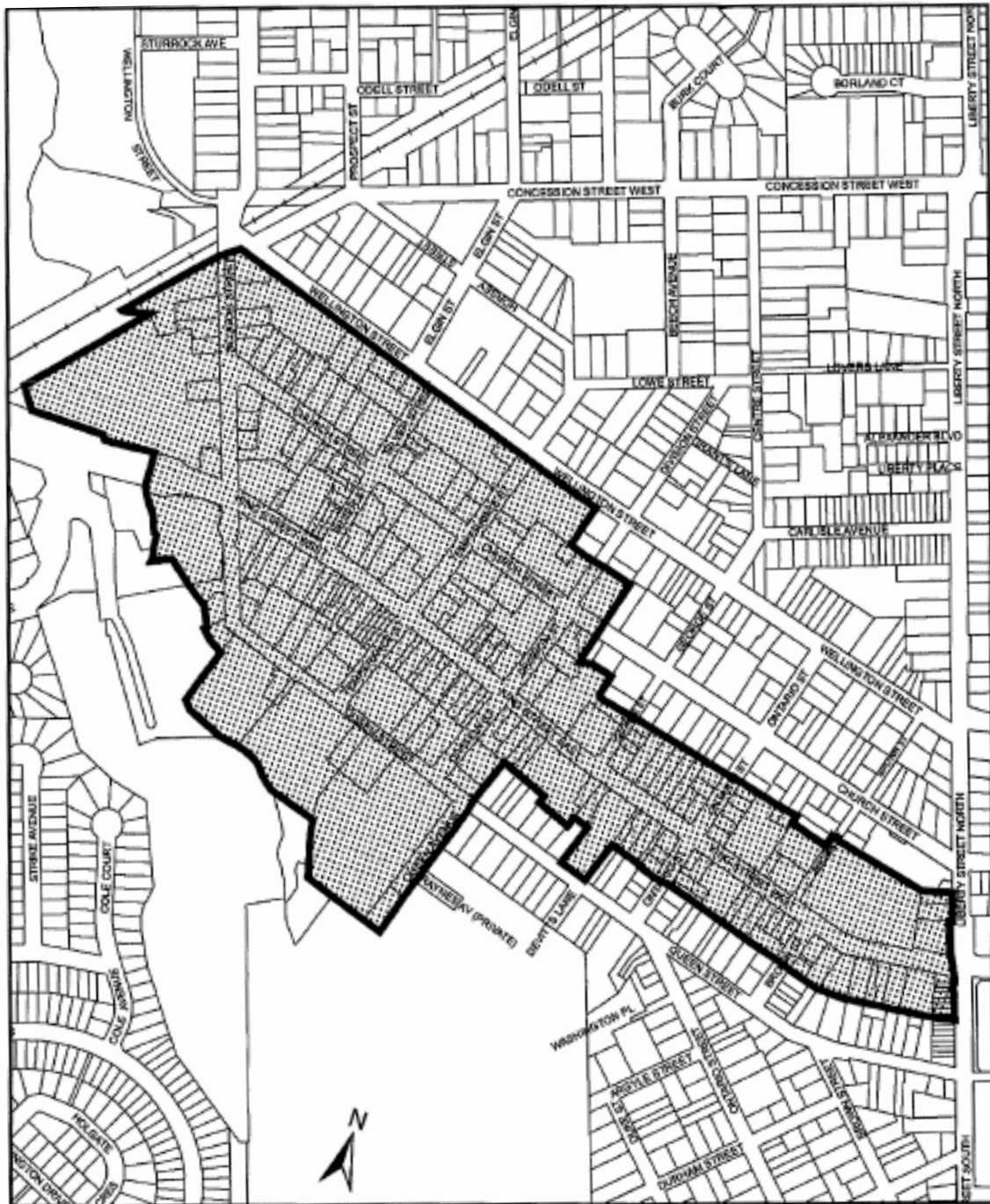


Schedule 3B — Revitalization Area — Orono



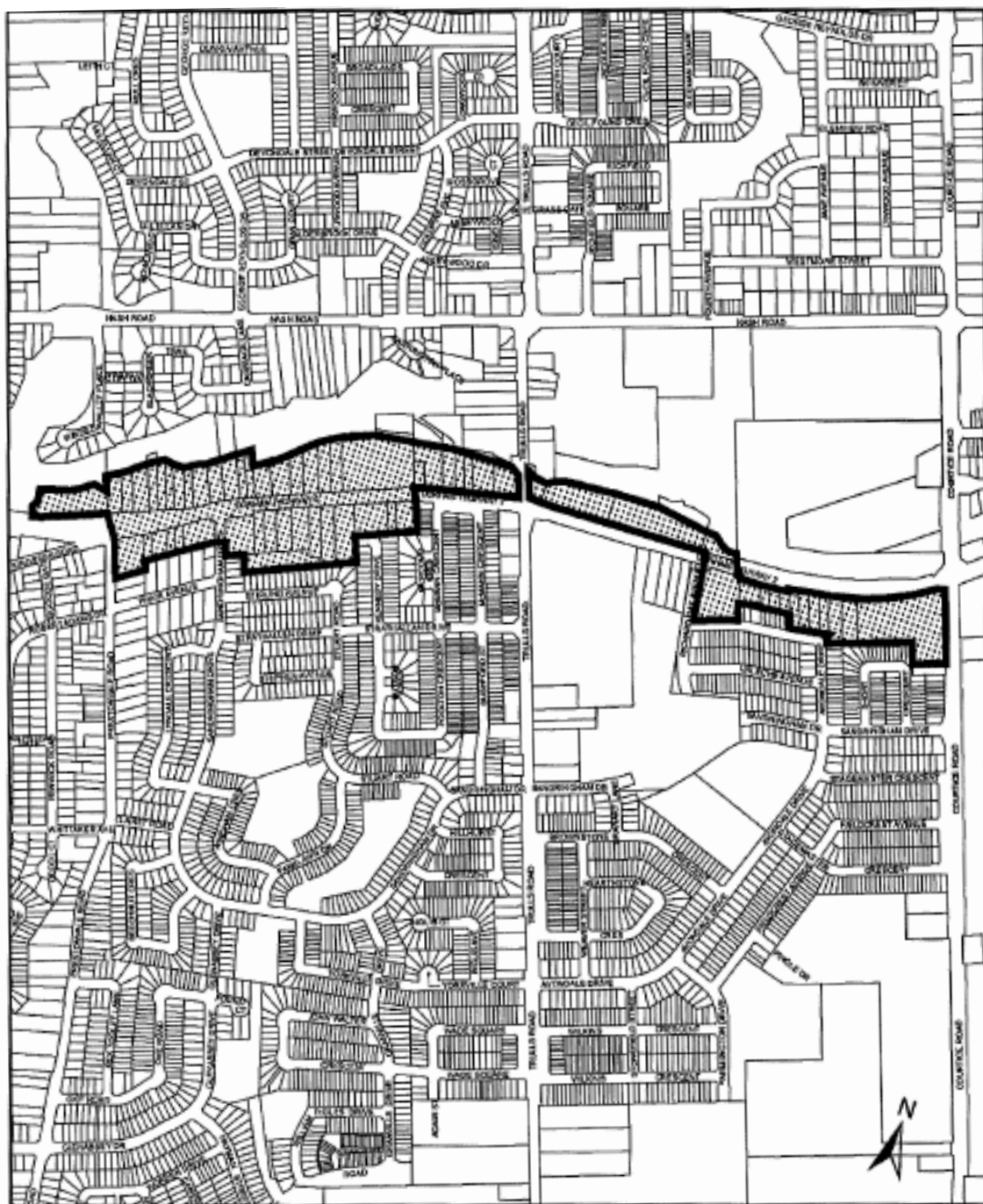


Schedule 3C — Revitalization Area — Bowmanville





Schedule 3D — Revitalization Area — Courtice





Appendix F

Proposed Area-Specific D.C. By-law



THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

BY-LAW NO. 2020-0XX

to impose area-specific development charges against land in the Municipality of Clarington pursuant to the Development Charges Act, 1997

WHEREAS subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON ENACTS AS FOLLOWS:

Part 1 — Interpretation

Definitions

1. In this by-law,

"accessory", where used to describe a building or structure, means that the building or structure or part thereof that is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure;

"Act" means the *Development Charges Act*, 1997, S.O. 1997, c.27;

"air-supported structure" has the same meaning as in the *Building Code Act*, 1992;

"apartment building" means (a) a residential building (other than a fourplex or sixplex) containing 4 or more dwelling units that have a common entrance to grade, common corridors, stairs and/or yards; and (b) the residential portion of a mixed-use building containing 4 or more dwelling units that are located behind or above a non-residential use and may have a separate entrance to grade, and includes stacked townhouse;

"bedroom" means a habitable room, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom, or kitchen;



"building" means a building or structure that occupies an area greater than 10 square metres consisting of a wall, roof and floor or a structural system serving the function thereof, and includes an air-supported structure;

"Building Code Act, 1992" means the *Building Code Act*, 1992, S.O. 1992, c.23 and all Regulations thereunder including the Ontario Building Code, 2012;

"Council" means Council of the Municipality;

"development" means any activity or proposed activity in respect of land that requires one or more of the actions or decisions referred to in section 12 and includes redevelopment;

"development charge" means a development charge imposed by this by-law;

"duplex" means a residential building containing 2 dwelling units divided horizontally from each other;

"dwelling unit" means one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one or more persons, containing its own full kitchen and sanitary facilities, with a private entrance from outside the unit itself;

"existing" means the number, use and size that existed at least 2 years before the date of building permit application;

"fourplex" means a pair of duplexes divided vertically from the other by a common wall;

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

"grade" means the average level of the proposed finished surface of the ground immediately abutting each building or mixed-use building at all exterior walls;

"gross floor area" means the total area of all floors, whether above or below grade, measured between the outside surfaces of exterior walls, or between the outside surfaces of exterior walls and the centre line of a party wall or a demising wall as the case may be, including mezzanines, air-supported structures, interior



corridors, lobbies, basements, cellars, half-stories, common areas, and the space occupied by interior walls or partitions, but excluding any areas used for,

- (a) loading bays, parking of motor vehicles, retail gas pump canopies; and
- (b) enclosed garbage storage in an accessory building;

"heritage building" means a building designated under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 and, for purpose of subsection 36(7), includes any building identified as "primary resource" in the registry maintained by the Municipality pursuant to section 28 of such Act;

"industrial", in reference to use, means any land, building or structure or portions thereof used, designed or intended for or in connection with manufacturing, producing, processing, fabricating, assembling, refining, research and development, storage of materials and products, truck terminals, warehousing, but does not include,

- (a) retail service sales or rental areas, storage or warehousing areas used, designed or intended to be used in connection with retail sales, service or rental areas, warehouse clubs or similar uses, self-storage mini warehouses, and secure document storage; and
- (b) office areas that are not accessory to any of the foregoing areas or uses or accessory office uses that are greater than 25% of the gross floor area of the building;

"institutional", in reference to use, means development of a building or structure intended for use,

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (c) by any of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care.

"linked building" means a residential building that is divided vertically so as to contain only two separate dwelling units, connected underground by footing and foundation, each of which has an independent entrance directly from the outside of the building and is located on a separate lot;

"lot" means a parcel of land within a registered plan of subdivision or any land that may be legally conveyed under the exemptions provided in clause 50(3)(b) or 50(5)(a) of the *Planning Act*;

"mezzanine" has the same meaning as in the *Building Code Act*, 1992;

"mixed-use building" means a building used, designed or intended to be used either for a combination of non-residential and residential areas and uses, or for a combination of different classes or types of non-residential areas and uses;

"mobile home" means a dwelling unit that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer;

"multiple unit building" means a residential building or the portion of a mixed-use building that contains multiple dwelling units (other than dwelling units contained in an apartment building, linked building, semi-detached building or single detached dwelling) and includes plexes and townhouses;



"Municipality" means The Corporation of the Municipality of Clarington or the geographic area of the Municipality of Clarington, as the context requires;

"net hectare" means the area in hectares of a parcel of land exclusive of the following:

- (a) lands conveyed or to be conveyed to the Municipality of Clarington or the Region of Durham or a local board thereof;
- (b) lands conveyed or to be conveyed to the Ministry of Transportation for the construction of provincial highways;
- (c) hazard lands conveyed or to be conveyed to a conservation authority as a condition of development; and
- (d) lands for centralized storm water management facilities and naturalized channel areas;

"non-industrial" in reference to use, means lands, buildings or structures used or designed or intended for use for a purpose which is not residential or industrial;

"non-profit housing development" means development of a building or structure intended for use as residential premises by,

- (a) a corporation without share capital to which the *Ontario Corporations Act* (or its successor legislation) applies, that is in good standing under that Act and whose primary object is to provide housing;
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

"non-residential", in reference to use, means a building or portions of a mixed-use building containing floors or portions of floors which are used, designed or intended to be used for a purpose which is not residential, and includes a hotel, motel and a retirement residence;



"owner" means the owner of land or a person who has made application for an approval for the development of land against which a development charge is imposed;

"party wall" means a wall jointly owned and jointly used by 2 parties under an easement agreement or by right in law and erected on a line separating 2 parcels of land each of which is, or is capable of being, a separate lot;

"*Planning Act*" means the *Planning Act*, R.S.O. 1990, c. P.13;

"plex" means a duplex, triplex, fourplex or sixplex;

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

"residential", in reference to use, means a building or a portion of a mixed-use building and floors or portions of floors contained therein that are used, designed or intended to be used as living accommodation for one or more individuals provided in dwelling units and any building accessory to such dwelling units;

"retirement residence" means a residential building or the residential portion of a mixed-use building that provides living accommodation, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full kitchen facilities and a separate entrance from a common corridor;

"retirement residence unit" means a unit within a retirement residence;

"semi-detached building" means a residential building that is divided vertically so as to contain only two separate dwelling units, each of which has an independent entrance directly from outside of the building;

"service" means a service designated by section 10;

"single-detached dwelling" means a residential building containing only one dwelling unit which is not attached to any other building or structure except its own garage or shed and has no dwelling units either above it or below it, and includes a mobile home;



"sixplex" means a pair of triplexes divided vertically one from the other by a common wall;

"stacked townhouse" means a building, other than a plex, townhouse or apartment building, that contains at least 3 attached dwelling units that (a) are joined by common side walls with dwelling units entirely or partially above another; and (b) have a separate entrance to grade;

"townhouse" means a building, other than a plex, stacked townhouse or apartment building, that contains at least 3 attached dwelling units, each of which (a) is separated from the others vertically; and (b) has a separate entrance to grade;

"triplex" means a residential building containing 3 dwelling units; and

"Zoning By-laws" means the Municipality's By-law No. 84-63 and By-law No. 2005-109.

References

2. In this by-law, reference to any Act, Regulation, Plan or By-Law is reference to the Act, Regulation, Plan or By-Law as it is amended or re-enacted from time to time.
3. Unless otherwise specified, references in this by-law to Schedules, Parts, sections, subsections, clauses and paragraphs are to Schedules, Parts, sections, subsections, clauses and paragraphs in this by-law.

Word Usage

4. This by-law shall be read with all changes in gender or number as the context may require.
5. In this by-law, a grammatical variation of a defined word or expression has a corresponding meaning.

Schedules

6. The following Schedules are attached to and form part of this by-law:



Schedule 1 — Clarington Technology Park Area-Specific Development Charge
Schedule 2 – Clarington Technology Park Development Charge Area
Classification and Benefitting Properties

Severability

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

Part 2 — Development Charges

Designated Services

8. It is hereby declared by Council that development within the Clarington Technology Park in the Municipality will increase the need for Stormwater Management Services.
9. Development charges shall apply without regard to the services which in fact are required or are used by any individual development.
10. Development charge shall be imposed for the following categories of service to pay for increased capital costs required because of increased needs for services arising from development:
 - (a) Storm Water Management Services.

Rules

11. For the purpose of complying with section 6 of the Act, the following rules have been developed:
 - (a) The rules for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be in accordance with sections 12 through 20.
 - (b) The rules for determining the indexing of development charges shall be in accordance with section 21.



- (c) The rules for determining exemptions shall be in accordance with Part 3 (sections 22 through 25).
- (d) The rules respecting redevelopment of land shall be in accordance with Part 4 (section 26).
- (e) This by-law does not provide for any phasing in of development charges.
- (f) This by-law applies to all lands within the Clarington Technology Park, as defined in Schedule 2, in the Municipality.

Imposition of Development Charges

12. Development charges shall be imposed on all land, buildings or structures that are developed if the development requires,
 - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the Planning Act;
 - (b) the approval of a minor variance under section 45 of the Planning Act;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under section 51 of the Planning Act;
 - (e) a consent under section 53 of the Planning Act;
 - (f) the approval of a description under section 50 of the Condominium Act, 1998, S.O. 1998, c.19; or
 - (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.
13. Not more than one development charge for each service shall be imposed upon any land, building or structure whether or not two or more of the actions or decisions referred to in section 12 are required before the land, building or structure can be developed.
14. Notwithstanding section 13, if two or more of the actions or decisions referred to in section 12 occur at different times, additional development charges shall be imposed in respect of any increase in or additional development permitted by the subsequent action or decision.

Basis of Calculation



15. Development charges for all services shall be calculated based on the number of net hectares of the entire parcel of land on which development will occur in accordance with benefits accrued per Schedule 2.

Amount

16. The amount of the development charges payable in respect of development shall be determined in accordance with clause 15 and Schedule 1.

Timing of Calculation

17. (1) The total amount of a development charge is the amount of the development charge that would be determined under the by-law on,
 - (a) the day an application for an approval of development in a site plan control area under subsection 41(4) of the Planning Act was made in respect of the development that is subject of the development charge;
 - (b) if clause (a) does not apply, the day an application for an amendment to a by-law passed under section 34 of the Planning Act was made in respect of the development that is the subject of the development charge; or
 - (c) if neither clause (a) or clause (b) applies, the day the first building permit is issued for the development that is the subject of the development charge.
- (2) Subsection (1) applies even if this by-law is no longer in effect.
- (3) Where clause (1)(a) or (b) applies, interest shall be payable on the development charge, at the rate established by the Municipality's Interest Rate Policy, from the date of the application referred to in the applicable clause to the date the development charge is payable.
- (4) If a development was the subject or more than one application referred to in clause (1)(a) or (b), the later one is deemed to be the applicable application for the purposes of this section.



- (5) Clauses (1)(a) and (b) do not apply if, on the date the first building permit is issued for the development, more than two years has elapsed since the application referred to in clause (1)(a) or (b) was approved.
- (6) Clauses (1)(a) and (b) do not apply in the case of an application made before January 1, 2020.

Timing of Payment

- 18. (1) Subject to subsections 18(2) and 18(3), development charges shall be payable in full on the date the first building permit is issued for the development of the land against which the development charges apply.
- (2) Notwithstanding Subsection 18(1), development charges for rental housing and institutional developments are payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (3) Notwithstanding Subsection 18(1), development charges for non-profit housing developments are payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) If the development of land is such that it does not require that a building permit be issued before the development is commenced, but the development requires one or more of the other actions or decisions referred to in section 12 be taken or made before the development is commenced, development charges shall be payable in respect of any increase in or additional development permitted by such action or decision prior to the action or decision required for the increased or additional development being taken or made.
- (5) In accordance with section 27 of the Act, where temporary buildings are being developed, the Municipality may enter into an agreement with a person who is required to pay a development charge providing for all or



any part of a development charge to be paid after it would otherwise be payable.

- (6) For the purpose of subsections 18(2) and 18(3) herein, “interest” means the interest rate outlined in the Municipality’s Interest Rate Policy.

Method of Payment

19. Payment of development charges shall be in a form acceptable to the Municipality.

Unpaid Charges

20. Where a development charge or any part of it remains unpaid at any time after it is payable, the amount shall be added to the tax roll and collected in the same manner as taxes.

Indexing

21. The development charges set out in Schedule 1 shall be adjusted without amendment to this by-law annually on July 1st in each year, commencing on July 1, 2021, at the rate identified by the Statistics Canada Non-Residential Construction Price Index for Toronto based on the 12-month period most recently available.



Part 3 - Exemptions

Specific Users

22. Development charges shall not be imposed with respect to land, buildings or structures that are owned by,
- (a) the Municipality, the Corporation of the Regional Municipality of Durham, or their local boards as defined in section 1 of the Act and used, designed or intended for municipal purposes; and
 - (b) a board of education as defined in subsection 1(1) of the Education Act, 1990, S.O. 1990, c.27 and used, designed or intended for school purposes including the administration or the servicing of schools.

Existing Residential

23. Development charges shall not be imposed with respect to residential development if the only effect of such development is,
- (a) an interior alteration to an existing residential building which does not change or intensify the use of the building;
 - (b) the enlargement of an existing dwelling unit;
 - (c) the creation of one or two additional dwelling units in an existing single detached dwelling, or ancillary structure thereto, where the total gross floor area of the additional unit(s) does not exceed the original gross floor area of the existing dwelling unit; or
 - (d) the creation of one additional dwelling unit in a semi-detached building or townhouse dwelling, or ancillary structure thereto, where the total gross floor area of the additional unit does not exceed the original gross floor area of the existing dwelling unit.

New Residential

24. Development charges shall not be imposed with respect to new residential development if the only effect of such development is the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



| Item | Name of Class of Proposed New Residential Buildings | Description of Class of Proposed New Residential Buildings | Restrictions |
|------|--|---|---|
| 1. | Proposed new detached dwellings | Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units. | <p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p> |
| 2. | Proposed new semi-detached dwellings or row dwellings | Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units. | <p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p> |
| 3. | Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling | Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit. | <p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p> |



Existing Industrial Development

25. (1) In this section, "existing industrial building" has the same meaning as in subsection 1(1) of O.Reg. 82/98. For ease of reference, the current definition in the Regulation reads as follows:

"existing industrial building" means a building used for or in connection with:

- (a) manufacturing, producing, processing, storing or distributing something,
 - (b) research or development in connection with manufacturing, producing or processing something,
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
 - (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (2) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
- (3) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero.
- (4) If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- 1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.



2. Divide the amount determined under paragraph 1 by the amount of the enlargement.
- (5) The exemption provided in this section shall apply equally to a separate (non-contiguous) industrial building constructed on the same lot as an existing industrial building.

Part 4 - Redevelopment

Demolition and Conversion Credits

26. (1) In this section, "conversion" means the change in use of all or a portion of a building as permitted under the provisions of a Zoning By-law.
- (2) Where an existing building or structure is to be converted to another use, in whole or in part, or converted from one principal use to another principal use on the same land, the amount of the development charge payable shall be determined in accordance with this section.
- (3) Where a building or structure is destroyed in whole or in part by fire, explosion or Act of God or is demolished and reconstructed, the amount of the development charge payable shall be determined in accordance with this section.
- (4) The development charges otherwise payable in respect of redevelopment described in subsections (2) and (3) shall be reduced by the amount calculated by multiplying the applicable development charges under Schedule 1 by the net hectares under Schedule 2.
- (5) The amount of any credit under subsection (4) shall not exceed the total development charges otherwise payable.
- (6) Notwithstanding subsection (4), no credit shall be provided if,
 - (a) the demolished building or structure or part thereof would have been exempt under this by-law;
 - (b) the building or structure or part thereof would have been exempt under this by-law prior to the conversion, redevelopment or reconstruction as the case may be;



- (c) the development is exempt in whole or in part or eligible for any other relief under this by-law; or
- (d) development charges on the property were not paid under this by-law.

Part 5 - General

Cancelled Permits

- 27. A full development charge refund shall be given if a building permit is cancelled prior to the commencement of construction.

Onus

- 28. The onus is on the owner to produce evidence to the satisfaction of the Municipality which establishes that the owner is entitled to any exemption, credit or refund claimed under this by-law.

Interest

- 29. The Municipality shall pay interest on a refund under sections 18 and 25 of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force updated on the first business day of every January, April, July and October until the date of the repeal or the expiry of this by-law.
- 30. Except as required under section 39, there shall be no interest paid on any refunds given under this by-law.

Front-Ending Agreements

- 31. The Municipality may enter into front-ending agreements under section 44 of the Act.

Effective Date

- 32. This by-law comes into force and is effective on December 15, 2020.

Expiry

- 33. This by-law expires five years after the day on which it comes into force.



PASSED this 14th day of December 2020.

Adrian Foster, Mayor

C. Anne Greentree, Municipal Clerk



SCHEDULE 1

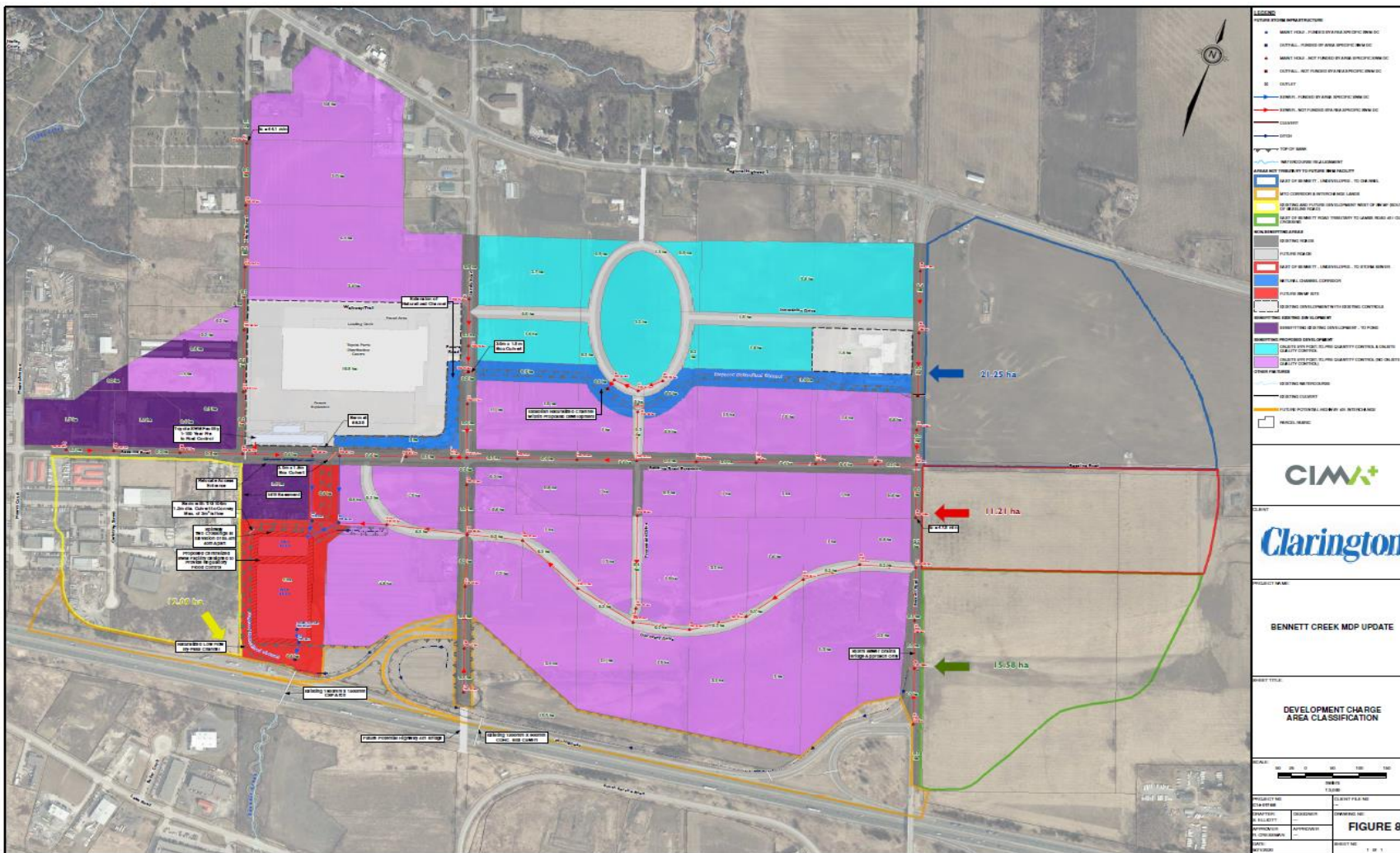
CLARINGTON TECHNOLOGY PARK AREA-SPECIFIC DEVELOPMENT CHARGES

| Service | \$ Per Net Hectare |
|---|--------------------|
| Stormwater Management Services - Quality Control | 38,840 |
| Stormwater Management Services - Quantity Control | 29,268 |
| Total - Lands Benefitting Only from Quality Control | 38,840 |
| Total - Lands Benefitting Only from Quantity Control | 29,268 |
| Total - Lands Benefitting from Quality <u>and</u> Quantity Control | 68,107 |

NOTE: Charges are subject to indexing in accordance with section 21



SCHEDULE 2 CLARINGTON TECHNOLOGY PARK DEVELOPMENT CHARGE AREA CLASSIFICATION





**CLARINGTON TECHNOLOGY PARK DEVELOPMENT CHARGE AREA
BENEFITTING PROPERTIES**

| Lands Benefitting <u>Only</u> from Quantity Control | | |
|--|------------------------|------------------|
| Assessment Roll No. | Civic Address/Location | Area* (Hectares) |
| 181701001006000 | 2911 HIGHWAY 2 | 5.06 |
| 181701001006320 | 1100 BENNETT RD | 2.72 |
| 181701001006400 | 2885 HIGHWAY 2 | 8.64 |
| Total | | 16.41 |

| Lands Benefitting from <u>Both</u> Quality and Quantity Control | | |
|--|---------------------------------------|------------------|
| Assessment Roll No. | Civic Address/Location | Area* (Hectares) |
| 181701001001310 | CON BF PT LOT 5 NOW RP 10R3357 PART 2 | 19.99 |
| 181701001001700 | 585 LAMBS RD | 13.03 |
| 181701001001800 | 641 LAMBS RD | 3.55 |
| 181701001001900 | 295 BASELINE RD | 2.19 |
| 181701001002100 | 582 LAMBS RD | 0.61 |
| 181701001002200 | 542 LAMBS RD | 4.29 |
| 181701001006000 | 2911 HIGHWAY 2 | 2.93 |
| 181701001006300 | 1078 BENNETT RD | 0.44 |
| 181701001006320 | 1100 BENNETT RD | 1.96 |
| 181701001006400 | 2885 HIGHWAY 2 | 4.43 |
| 181701001008800 | 2805 HIGHWAY 2 | 0.67 |
| 181701001008900 | 2821-2825 KING ST E | 0.27 |
| 181701001009100 | 2831 HWY 2 | 0.27 |
| 181701001009200 | 2839 HIGHWAY 2 | 0.42 |
| 181701001009300 | 2845 HIGHWAY 2 | 0.11 |
| 181701001009305 | 2849 HIGHWAY 2 | 0.25 |
| 181701001009400 | 1200 LAMBS RD | 12.18 |
| 181702012019840 | 250 BASELINE RD | 1.50 |
| 181702012019845 | 1122 HAINES ST | 0.48 |
| Total | | 69.59 |

| Lands Benefitting <u>Only</u> from Quality Control | | |
|---|------------------------|------------------|
| Assessment Roll No. | Civic Address/Location | Area* (Hectares) |
| 181701001001930 | 271 BASELINE RD E | 1.45 |
| 181702012019830 | 210 BASELINE RD E | 0.81 |
| 181702012019835 | 222 BASELINE RD E | 1.29 |
| 181702012019840 | 250 BASELINE RD | 2.13 |
| 181702012019844 | 1084 HAINES ST | 0.57 |
| Total | | 6.26 |

* Areas shown are net of (exclude) land for future right-of-ways, channels, etc.