

VERSION FOR PUBLIC CONSULTATION

PREPARED BY HEMSON FOR THE TOWNSHIP OF UXBRIDGE

# DEVELOPMENT CHARGES AMENDMENT BACKGROUND STUDY

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# EXECUTIVE SUMMARY

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

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

### i. Legislative Context

The Township of Uxbridge Development Charges (DC) Amendment Background Study is presented as part of the process to lead to the approval of an amending DC by-law in compliance with the *Development Charges Act, 1997* (DCA). The study is prepared in accordance with the DCA and associated Regulation, including the amendments that came into force on January 1, 2016, June 6, 2019, January 1, 2020 and September 17, 2020.

### ii. Key Steps in Determining Future Development-Related Projects

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

### iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that “growth pays for growth”. However, the DCA and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs (e.g. computer equipment and vehicles with a replacement life of less than seven years); ineligible services, including tourism facilities, parkland acquisition, etc.; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (e.g. industrial expansions).

#### **iv. The Development-Related Capital Forecast is Subject to Change**

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2022 DC Background Study. However, it is recognized that the DC Background Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the Township's normal annual budget process.

#### **B. GENERAL SERVICES WITH TOWNSHIP-WIDE DEVELOPMENT-RELATED COSTS INCLUDED IN THE ANALYSIS**

The following Township services have been included in the analysis as part of this DC Amendment Background Study:

- Development-Related Studies;
- Library Services;
- By-law Enforcement (Animal Control); and
- Parks & Recreation

It is important to note that this amendment study has no impact on the Township's hard services such as Fire, Public Works or Township-wide engineering.

#### **C. DEVELOPMENT FORECAST**

The development forecast utilized in this DC Amendment Background Study is generally consistent with the Township's 2019 DC Background Study with some modifications to account for recent census data releases for population and households but the overall growth levels maintained. A seven-year planning horizon (2022-2028) is utilized for all services included for in this amendment study.

The table below provides a summary of the anticipated residential and non-residential growth over the 2022-2028 period. The development forecast is further discussed in Appendix A.

|  | Existing               | 2022-2028          |               |
|--|------------------------|--------------------|---------------|
|  | As At<br>Mid-Year 2021 | Forecast<br>Change | As at<br>2028 |
| <b>Residential</b>                     |                        |                    |               |
| Total Dwellings                        | 8,008                  | 825                | 8,833         |
| Population                             |                        |                    |               |
| Census                                 | 21,556                 | 1,627              | 23,183        |
| <i>Population In New Dwellings</i>     |                        | <i>2,403</i>       |               |
| <b>Non-Residential</b>                 |                        |                    |               |
| Employment                             | 7,047                  | 587                | 7,635         |
| Non-Residential Building Space (sq.m.) |                        | 35,743             |               |

#### D. DEVELOPMENT-RELATED CAPITAL PROGRAM

The development-related capital program for the services included in this DC Amendment Background Study is planned over a seven-year period from 2022 to 2028. The gross costs amount to \$45.5 million where \$7.5 million is eligible for recovery through development charges. Details regarding the capital programs for each individual service are provided in Appendix B of this report.

#### E. CALCULATED DEVELOPMENT CHARGES

The tables below provide the Township-wide development charges calculated for each of the services considered under this DC Amendment Background Study. DCs are calculated for residential and non-residential development based on the aforementioned forecasts.

The rates calculated as part of this DC Amendment Background Study are the maximum permissible rates under the current legislation. Council may implement rates lower than those calculated and the revenue shortfall will need to be made up from other sources, namely property taxes, user fees or other revenue streams.

It should be noted that in addition to the services considered under this DC Amendment Study, the Township's current DC By-law No. 2019-076 will continue to apply as it relates to all Township-wide Fire & Rescue and Services Related to a Highway (includes Township Engineering and Public Works). As the current rates are set to be indexed July 1, 2022 (as

per the current DC By-law No. 2019-076, the development charges shall be adjusted annually on July 1 each year in accordance with the Statistics Canada Quarterly, Construction Price Statistics based on the 12-month period ending March 31), the table illustrates the anticipated rates which will be in place prior to this by-law being passed.

Development charges rates have been established under the parameters and limitations of the DCA. A Township-wide uniform cost recovery approach is used to calculate development charges for each service of the services considered under this Background Study; uniform residential and non-residential charges are levied throughout the Township for all services.

| SERVICE   | Residential Charge By Unit Type (1) |                        |                |                    | Non-Residential Charge (\$/sq.m) |
|---|-------------------------------------|------------------------|----------------|--------------------|----------------------------------|
|   | Single & Semi-Detached              | Rows & Other Multiples | Apartments     | Special Care Needs |                                  |
| Fire & Rescue   | \$194                               | \$148                  | \$97           | \$67               | \$1.49                           |
| By-Law Enforcement  | \$917                               | \$702                  | \$459          | \$315              | \$0.00                           |
| Public Works  | \$61                                | \$47                   | \$31           | \$21               | \$0.00                           |
| Township Engineering                                      | \$8,665                             | \$6,634                | \$4,333        | \$2,979            | \$0.00                           |
| <b>Subtotal</b>   | <b>\$9,837</b>                      | <b>\$7,531</b>         | <b>\$4,920</b> | <b>\$3,382</b>     | <b>\$1.49</b>                    |
| <i>Other Township-Wide Services (By-Law No. 2019-076)</i> | <i>\$9,678</i>                      | <i>\$7,409</i>         | <i>\$4,839</i> | <i>\$3,327</i>     | <i>\$66.82</i>                   |
| <b>TOTAL TOWNSHIP-WIDE SERVICES</b>                       | <b>\$19,515</b>                     | <b>\$14,940</b>        | <b>\$9,759</b> | <b>\$6,709</b>     | <b>\$68.31</b>                   |

*Note: Annual indexing is expected July 1, 2022 - Current rates show anticipated rate as of July 1, 2022 as those will be the in-force rates*

## F. OPERATING IMPACTS AND ASSET MANAGEMENT PLAN

The Township's net operating costs are expected to increase by \$943,400 by 2028. By 2028, provisions for capital repair and replacement associated to the development-related capital program is expected to be \$446,000. These amounts will need to be funded from non-development charge sources.

## G. DRAFT AMENDING DEVELOPMENT CHARGES BY-LAW AVAILABLE UNDER SEPARATE COVER

The proposed draft amending DC by-law will be made available under separate cover a minimum of two weeks in advance of the statutory public meeting.

# 1. INTRODUCTION

The *Development Charges Act, 1997* (DCA), and its associated Ontario Regulation 82/98 (O. Reg. 82/98), allow municipalities in Ontario to recover development-related capital costs from new development. The Township of Uxbridge currently levies development charges through its By-law No. 2019-076. This Township of Uxbridge Development Charges Amendment Background Study is presented as part of a process to amend the Township's current Township-wide development charges as they relate to Development-Related Studies, Library Services, By-law Enforcement and Parks & Recreation services. The study is prepared in accordance with the DCA and associated Regulation, including the amendments that came into force on January 1, 2016, June 6, 2019, January 1, 2020 and September 17, 2020.

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

- A forecast of the amount, type and location of development anticipated in the Township;
- The average capital service levels provided in the Township over the ten-year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Township or its local boards to provide for the anticipated development, including the determination of the development-related and non-development-related components of capital projects; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

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

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



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

## **A. METHODOLOGY**

Several key steps are required in calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. Therefore, this study has been tailored for the Township of Uxbridge's unique circumstances. The approach to the proposed development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them.

## **B. TOWNSHIP-WIDE DEVELOPMENT CHARGES ARE CALCULATED**

The Township provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The DCA provides legislation with respect to the services that may be included in the development charge by-laws. The DCA also requires that the by-law designate the areas within which the by-law shall be imposed. The development charges may apply to all lands in the municipality or to other designated development areas as specified in the by-law.

### **i. Services Based on a Township-wide Approach**

For the services considered under this DC Amendment Background Study, a range of capital facilities, land, equipment and infrastructure is available throughout Uxbridge (e.g. parks, libraries, fleet). As new development occurs, new facilities will need to be added so that service levels in newly developing areas are provided at levels enjoyed in existing communities. A widely accepted method for sharing the development-related capital costs for such municipal services is to apportion them over all new development anticipated in the Township.

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

- Development-Related Studies
- Library Services
- By-law Enforcement
- Parks & Recreation

These services form a reasonable basis on which to plan and administer the development charges. The analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, Library Services includes various buildings and associated land, as well as collections materials and equipment. The resulting development charge for these services would be imposed against all development in the Township.

## **C. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS**

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

### **i. Development Forecast**

The first step in the methodology requires development forecasts to be prepared for the seven-year study period, 2022–2028. The forecast of future residential and non-residential development used in this study was prepared in conjunction with the Township’s planning staff and is generally consistent with Uxbridge’s 2019 DC Background Study, with updates based on recent 2021 Census population and occupied household data. Please note, that at the time of preparing this study, other key 2021 Census data (such as employment information) has yet to be released and therefore not incorporated in this study. 2016 Census data is still used to inform the analysis where recent 2021 information is not available.

For the residential portion of the forecast, the net (or Census) population growth and population growth in new units is estimated. Net population growth equals the population in new housing units reduced by the decline in the population in the existing base anticipated over the planning period (due to reducing household sizes as the community ages). Net population is used in the calculation of the development charges funding envelopes. In calculating the per capita development charge, however, population growth in new units is used.

The non residential portion of the forecast estimates the amount of building space to be developed in the Township over the planning periods. Factors for floor space per worker by employment category are used to convert the floor space forecast into employment for the purposes of allocating development related capital costs.

## ii. **Service Categories and Historical Service Levels**

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

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

Historical ten-year average service levels thus form the basis for the development charge calculation. A review of the Township's capital service levels for buildings, land, vehicles, equipment and so on has therefore been prepared for the calculation so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2012 to 2021.

## iii. **Development-Related Capital Forecast and Analysis of Net Capital Costs to be Included in the Development Charges**

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

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

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

For the purposes of paragraph 3 of subsection 5 (1) of the *Act*, the council of a municipality has indicated that it intends to ensure that an increase in the need for

service will be met if the increase in service forms part of an Official Plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

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

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

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

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

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector (e.g. based on shares of population in new units and employment growth).

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

#### **v. Final Adjustment**

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

## 2. DEVELOPMENT FORECAST

The *Development Charges Act* (DCA) requires the Township to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Township to prepare a reasonable development-related capital program.

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A seven-year development forecast, from 2022 to 2028, has been used for all the services considered under this DC Amendment Background Study.

The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. Table 1 summarizes the population and occupied household development forecast. The table shows that the Township’s Census population is forecast to increase by roughly 1,630 people over the seven-year planning period. The number of occupied dwellings will increase by 825 over the same seven-year period.

In addition to the net population forecast, a forecast of “population in new units” that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPU’s to the housing unit forecast: 3.20 for single and semi-detached units; 2.45 for rows and other multiples; and 1.60 for apartments. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten-year census period (2006-2016) for singles and semi detached dwellings as data is available while apartments are informed by the total period of construction and rows is based on trends in other municipalities as data is more limited. In total, about 2,400 is the forecasted population in new dwelling units over the seven-year planning period.

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the DCA, a forecast of non-residential building space has been developed. As with the residential forecast, a seven-year development forecast, from 2022 to 2028, has been used for all services under this study.

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

Population-Related: 40.0 square metres per employee  
 Employment Land: 90.0 square metres per employee

A summary of the GFA forecasts is provided in Table 1. The total GFA growth is forecast at 35,700 square metres over the seven-year period with an accompanying employment growth of 590.

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

**TABLE 1**  
**TOWNSHIP OF UXBRIDGE**  
**SUMMARY OF RESIDENTIAL & NON-RESIDENTIAL**  
**DEVELOPMENT FORECAST**

|  | Existing               | 2022-2028          |               |
|--|------------------------|--------------------|---------------|
|  | As At<br>Mid-Year 2021 | Forecast<br>Change | As at<br>2028 |
| <b>Residential</b>                     |                        |                    |               |
| Total Dwellings                        | 8,008                  | 825                | 8,833         |
| Population                             |                        |                    |               |
| Census                                 | 21,556                 | 1,627              | 23,183        |
| <i>Population In New Dwellings</i>     |                        | <i>2,403</i>       |               |
| <b>Non-Residential</b>                 |                        |                    |               |
| Employment                             | 7,047                  | 587                | 7,635         |
| Non-Residential Building Space (sq.m.) |                        | 35,743             |               |

### 3. HISTORICAL CAPITAL SERVICE LEVELS

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

The legislative requirement is met by documenting service levels for the preceding ten years: in this case, for the period from 2012 to 2021. Typically, service levels are measured as a ratio of inputs per capita, per household, or inputs per population and employment.

O. Reg. 82/98 requires that when defining and determining historical service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per unit. The qualitative aspect is introduced by consideration of the monetary value of a facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new growth reflect not only the quantity (number and size) but also the quality (value or cost) of services provided by the Township in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Township staff. This information is generally based on historical records and the Township's and surrounding municipalities' experience with costs to acquire or construct similar facilities, equipment and infrastructure. The Township's 2019 DC Study was used as the basis for this exercise.

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

TABLE 2

TOWNSHIP OF UXBRIDGE  
HISTORICAL AVERAGE SERVICE LEVELS

| Service  | Historical Average<br>Service Level 2012 - 2021 |
|--|---|
| <b>1.0 LIBRARY SERVICES</b>                      | <b>\$433.61 per capita</b>                      |
| Buildings  | 253.93 per capita                               |
| Land   | 39.95 per capita                                |
| Materials  | 96.27 per capita                                |
| Furniture & Equipment                            | 43.47 per capita                                |
| <b>2.0 FIRE &amp; RESCUE</b>                     | <b>\$29.02 per population &amp; employment</b>  |
| Buildings  | 0.00 per population & employment                |
| Land   | 0.00 per population & employment                |
| Rolling Stock                                    | 0.00 per population & employment                |
| Furniture & Equipment                            | 29.02 per population & employment               |
| <b>3.0 BY-LAW ENFORCEMENT (ANIMAL CONTROL)</b>   | <b>\$27.63 per capita</b>                       |
| Buildings  | 22.24 per capita                                |
| Land   | 2.55 per capita                                 |
| Furniture & Equipment                            | 0.87 per capita                                 |
| Rolling Stock                                    | 1.97 per capita                                 |
| <b>4.0 PARKS &amp; RECREATION</b>                | <b>\$4,047.48 per capita</b>                    |
| Indoor Recreation Facilities                     | \$2,295.14 per capita                           |
| Park Development & Facilities - Park Development | \$898.81 per capita                             |
| Park Facilities                                  | \$629.87 per capita                             |
| Outdoor Buildings & Rolling Stock & Equipment    | \$223.66 per capita                             |



## 4. DEVELOPMENT-RELATED CAPITAL FORECAST

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

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

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

Based on the development forecast summarized in Section 3 and detailed in Appendix A, Township staff in collaboration with the consultant has developed a development-related capital forecast which sets out those projects that are required to service anticipated growth. For all services, the capital forecast covers the seven-year period from 2022 to 2028.

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

### B. THE DEVELOPMENT-RELATED CAPITAL FORECAST

A summary of the development-related capital forecast for the services considered under this DC Amendment Background Study is presented in Table 3. The table shows that the gross cost of the Township's capital forecast is estimated to be \$45.5 million. Of this total, about \$14.6 million in grants and subsidies is expected which is generally related to assumed funding for the new indoor pool. After the grant funding consideration, about \$30.9 million is considered to be the net municipal cost.

Of this \$45.5 million net municipal cost, \$40.5 million is related to capital works for Parks & Recreation. The most significant project is a new indoor swimming pool anticipated between 2025 and 2028. The Parks and Recreation capital program also includes for additional parkland and trail development, as well as active transportation projects from 2022 to 2028. Grants and subsidies of \$14.2 million have been identified, leaving a net cost of \$26.4 million to the Township.

The library capital program includes a provision for the expansion of Uxbridge Public Library, furniture and equipment, and the acquisition of additional library materials. The net cost of this program to the Township is \$2.9 million.

The By-law Enforcement (for animal control) capital program totals \$1.4 million. This forecast recovers for the Township's portion of the new animal shelter, with a net municipal cost of \$1.0 million.

The Development-Related Studies portion of the capital program which relates to the provision of development-related studies required due to growth, which the net municipal cost amounts to \$608,000.

The capital forecast incorporates those projects identified to be related to development anticipated in the next seven years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see Section 6). Portions of the capital forecast may be related to replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the 2022 – 2028 planning period.

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

TABLE 3

**TOWNSHIP OF UXBRIDGE**  
**SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM**  
**FOR SOFT SERVICES 2022 - 2028**  
(in \$000)

| Service                                | Gross<br>Cost     | Grants/<br>Subsidies | Capital<br>Cost   |
|--|-------------------|----------------------|-------------------|
| <b>1.0 DEVELOPMENT-RELATED STUDIES</b> | <b>\$630.0</b>    | <b>\$22.5</b>        | <b>\$607.5</b>    |
| 1.1 Development-Related Studies        | \$630.0           | \$22.5               | \$607.5           |
| <b>2.0 LIBRARY SERVICES</b>            | <b>\$2,899.0</b>  | <b>\$0.0</b>         | <b>\$2,899.0</b>  |
| 2.1 Buildings, Land, & Furnishings     | \$2,739.0         | \$0.0                | \$2,739.0         |
| 2.2 Collection Materials               | \$160.0           | \$0.0                | \$160.0           |
| <b>3.0 BY-LAW ENFORCEMENT</b>          | <b>\$1,393.8</b>  | <b>\$392.4</b>       | <b>\$1,001.4</b>  |
| 3.1 Buildings, Land & Furnishings      | \$1,393.8         | \$392.4              | \$1,001.4         |
| <b>4.0 PARKS &amp; RECREATION</b>      | <b>\$40,538.0</b> | <b>\$14,181.8</b>    | <b>\$26,356.3</b> |
| 4.1 Buildings, Land & Furnishings      | \$38,859.0        | \$14,181.8           | \$24,677.3        |
| 4.2 Parkland & Trail Development       | \$1,194.0         | \$0.0                | \$1,194.0         |
| 4.3 Active Transportation              | \$485.0           | \$0.0                | \$485.0           |
| <b>TOTAL - 10 YEAR PROGRAM</b>         | <b>\$45,460.8</b> | <b>\$14,596.7</b>    | <b>\$30,864.2</b> |

## 5. CALCULATED DEVELOPMENT CHARGES

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

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

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

### A. DEVELOPMENT CHARGES CALCULATION

#### i. Unadjusted Residential and Non-residential Development Charges Rates

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

The capital forecast for each service incorporates those projects identified to be related to growth anticipated in the next seven years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 4 shows that \$7.2 million of the capital forecast relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs would have to be funded from fundraising, property taxes and other non-development charges revenue sources.

An additional share of \$7.8 million has been identified as available DC reserves and represents the revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$8.4 million, is either attributable to other development-related costs (and can therefore only be recovered under future development charges studies or other growth-related funding tools<sup>1</sup>) or represents a service level increase in the Township.

The remaining \$7.5 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, \$7.5 million has been allocated to new residential development, and \$52,300 has been allocated to new non-residential development. This results in a charge of \$3,111.78 per capita and \$1.46 per square metre for the provision of these services.

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<sup>1</sup> Other Growth Funding Tools includes Community Benefit Charges (CBCs). At this time, the Township has not undertaken a CBC Strategy or passed a CBC by-law. If the Township were to implement a new by-law a share of these other development-related costs could be eligible for funding which would then need to be updated in subsequent DC and CBC Studies.

TABLE 4

TOWNSHIP OF UXBRIDGE  
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES (2022-2028): SOFT SERVICES

|  |        |
|--|--------|
| 7 Year Growth in Population in New Units | 2,403  |
| 7 Year Growth in Square Metres           | 35,743 |

|  | Development-Related Capital Program (2022 - 2028) |   |                      |                            |  | Residential Share |                   | Non-Residential Share |               |
|--|---|---|----------------------|----------------------------|--|-------------------|-------------------|-----------------------|---------------|
|  | Net Municipal Cost (\$000)                        | Replacement & Benefit to Existing (\$000) | Prior Growth (\$000) | Other Dev. Related (\$000) | Total DC Eligible Costs for Recovery (\$000) | %                 | \$000             | %                     | \$000         |
| <b>General Services</b>                  |   |   |                      |                            |  |                   |                   |                       |               |
| <b>1.0 DEVELOPMENT-RELATED STUDIES</b>   | \$607.5   | \$120.0                                   | \$293.9              | \$0.0                      | \$193.6                                      | 73%               | \$141.3           | 27%                   | \$52.27       |
| Unadjusted Development Charge Per Capita |   |   |                      |                            |  |                   | \$58.82           |                       |               |
| Unadjusted Development Charge Per Sq. m  |   |   |                      |                            |  |                   |                   |                       | \$1.46        |
| <b>2.0 LIBRARY SERVICES</b>              | \$2,899.0   | \$0.0                                     | \$752.5              | \$1,441.0                  | \$705.5                                      | 100%              | \$705.5           | 0%                    | \$0.00        |
| Unadjusted Development Charge Per Capita |   |   |                      |                            |  |                   | \$293.61          |                       |               |
| Unadjusted Development Charge Per Sq. m  |   |   |                      |                            |  |                   |                   |                       | \$0.00        |
| <b>3.0 BY-LAW ENFORCEMENT</b>            | \$1,001.4   | \$427.7                                   | \$58.7               | \$470.0                    | \$45.0                                       | 100%              | \$45.0            | 0%                    | \$0.00        |
| Unadjusted Development Charge Per Capita |   |   |                      |                            |  |                   | \$18.71           |                       |               |
| Unadjusted Development Charge Per Sq. m  |   |   |                      |                            |  |                   |                   |                       | \$0.00        |
| <b>4.0 PARKS &amp; RECREATION</b>        | \$26,356.3  | \$6,647.4                                 | \$6,680.8            | \$6,442.7                  | \$6,585.2                                    | 100%              | \$6,585.2         | 0%                    | \$0.00        |
| Unadjusted Development Charge Per Capita |   |   |                      |                            |  |                   | \$2,740.64        |                       |               |
| Unadjusted Development Charge Per Sq. m  |   |   |                      |                            |  |                   |                   |                       | \$0.00        |
| <b>TOTAL 10 YEAR PROGRAM</b>             | <b>\$30,864.2</b>                                 | <b>\$7,195.2</b>                          | <b>\$7,786.0</b>     | <b>\$8,353.7</b>           | <b>\$7,529.3</b>                             |                   | <b>\$7,477.02</b> |                       | <b>\$52.3</b> |
| Unadjusted Development Charge Per Capita |   |   |                      |                            |  |                   | <b>\$3,111.78</b> |                       |               |
| Unadjusted Development Charge Per Sq. m  |   |   |                      |                            |  |                   |                   |                       | <b>\$1.46</b> |

## **B. ADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES RATES**

Final adjustments to the “unadjusted” development charges rates are made through a cash flow analysis. The analysis, details of which are included in Appendix B, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category. Table 5 summarizes the results of the cash flow adjustments for the residential development charges rates. As shown, the combined adjusted per capita rate decreases by \$38 from \$3,112 per capita to \$3,074 per capita after the cash flow analysis.

Table 5 also provides the calculated rates by residential unit with the total Township-wide charge per unit. Combined with the Township-wide DCs that remain applicable under By-law No. 2019-076 (and indexed as of July 1, 2022), the calculated rates range from a high of \$19,515 per unit for single- and semi-detached units to a low of \$6,709 per unit for special care needs facilities. Please note that there are no changes to the other Township-wide services under this amendment study (highlighted in grey in Table 5). These charges are shown for illustrative purposes in conjunction with those services being considered in this study.

Table 6 displays the change between the unadjusted and adjusted Township-wide non-residential charges. The charge increases by \$0.03 per square metre after cash flow considerations. The fully calculated non-residential charge, after accounting for the other Township-wide services under By-law No. 2019-076 (and indexed as of July 1, 2022), is \$68.31 per square metre. Similar to residential, there are no changes to the other Township-wide services under this amendment study (highlighted in grey in Table 6). These charges are shown for illustrative purposes in conjunction with those services being considered in this study.

TABLE 5

TOWNSHIP OF UXBRIDGE  
TOWNSHIP-WIDE DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES

| SERVICE   | Unadjusted Charge Per Capita | Adjusted Charge Per Capita | Charge By Unit Type (1) |                        |                |                    |
|---|------------------------------|----------------------------|-------------------------|------------------------|----------------|--------------------|
|   |                              |                            | Single & Semi-Detached  | Rows & Other Multiples | Apartments     | Special Care Needs |
| Development-Related Studies                               | \$59                         | \$61                       | \$194                   | \$148                  | \$97           | \$67               |
| Library Services  | \$294                        | \$287                      | \$917                   | \$702                  | \$459          | \$315              |
| By-Law Enforcement  | \$19                         | \$19                       | \$61                    | \$47                   | \$31           | \$21               |
| Parks & Recreation  | \$2,741                      | \$2,708                    | \$8,665                 | \$6,634                | \$4,333        | \$2,979            |
| <b>Subtotal</b>   | <b>\$3,112</b>               | <b>\$3,074</b>             | <b>\$9,837</b>          | <b>\$7,531</b>         | <b>\$4,920</b> | <b>\$3,382</b>     |
| <i>Other Township-Wide Services (By-Law No. 2019-076)</i> |                              |                            | <i>\$9,678</i>          | <i>\$7,409</i>         | <i>\$4,839</i> | <i>\$3,327</i>     |
| <b>TOTAL TOWNSHIP-WIDE SERVICES</b>                       | <b>\$3,112</b>               | <b>\$3,074</b>             | <b>\$19,515</b>         | <b>\$14,940</b>        | <b>\$9,759</b> | <b>\$6,709</b>     |
| (1) Based on Persons Per Unit Of:                         |                              |                            | 3.20                    | 2.45                   | 1.60           | 1.10               |

Note: Annual indexing is expected July 1, 2022 - Current rates show anticipated rate as of July 1, 2022 as those will be the in-force rates at time of passage

TABLE 6

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

| SERVICE   | Unadjusted Charge (\$/sq.m) | Adjusted Charge (\$/sq.m) | Non-Residential Charge per Square Metre |
|---|-----------------------------|---------------------------|---|
| Development-Related Studies                               | \$1.46                      | \$1.49                    | \$1.49                                  |
| Library Services  | \$0.00                      | \$0.00                    | \$0.00                                  |
| By-Law Enforcement  | \$0.00                      | \$0.00                    | \$0.00                                  |
| Parks & Recreation  | \$0.00                      | \$0.00                    | \$0.00                                  |
| <b>TOTAL CHARGE PER SQ.M</b>                              | <b>\$1.46</b>               | <b>\$1.49</b>             | <b>\$1.49</b>                           |
| <i>Other Township-Wide Services (By-Law No. 2019-076)</i> |                             |                           | <i>\$66.82</i>                          |
| <b>TOTAL TOWNSHIP-WIDE SERVICES</b>                       |                             |                           | <b>\$68.31</b>                          |

Note: Annual indexing is expected July 1, 2022 - Current rates show anticipated rate as of July 1, 2022 as those will be the in-force rates at time of passage



## C. COMPARISON OF 2022 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN UXBRIDGE

Table 7 present a comparison of the newly calculated residential development charges with the anticipated rate after annual indexing on July 1, 2022. It demonstrates that the residential development charge rate for a single- or semi-detached unit increases by \$564 per unit. Table 8 displays the current vs. calculated non-residential charge. The charge will see an increase of \$1.39 per square metre over the anticipated rate as of July 1, 2022 after the mandatory indexation is applied as per by-law 2019-076.

TABLE 7

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

| SERVICE   | Current Residential Charge SDU | Calculated Residential Charge SDU | Difference in Charge |
|---|--------------------------------|-----------------------------------|----------------------|
| Development-Related Studies                               | \$12                           | \$194                             | \$182                |
| Library Services  | \$860                          | \$917                             | \$57                 |
| By-Law Enforcement  | \$63                           | \$61                              | (\$2)                |
| Parks & Recreation  | \$8,337                        | \$8,665                           | \$328                |
| <b>Subtotal</b>   | <b>\$9,273</b>                 | <b>\$9,837</b>                    | <b>\$564</b>         |
| <i>Other Township-Wide Services (By-Law No. 2019-076)</i> | <i>\$9,678</i>                 | <i>\$9,678</i>                    | <i>\$0</i>           |
| <b>TOTAL TOWNSHIP-WIDE SERVICES</b>                       | <b>\$18,951</b>                | <b>\$19,515</b>                   | <b>\$564</b>         |

*Note: Annual indexing is expected July 1, 2022 - Current rates show anticipated rate as of July 1, 2022 as those will be the in-force rates at time of passage*

TABLE 8

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

| SERVICE   | Current<br>Non-Residential<br>Charge Sq. m | Calculated<br>Non-Residential<br>Charge Sq. m | Difference in<br>Charge |
|---|--|---|-------------------------|
| Development-Related Studies                               | \$0.10                                     | \$1.49  | \$1.39                  |
| Library Services  | \$0.00                                     | \$0.00  | \$0.00                  |
| By-Law Enforcement  | \$0.00                                     | \$0.00  | \$0.00                  |
| Parks & Recreation  | \$0.00                                     | \$0.00  | \$0.00                  |
| <b>TOTAL CHARGE PER SQ.M</b>                              | <b>\$0.10</b>                              | <b>\$1.49</b>                                 | <b>\$1.39</b>           |
| <i>Other Township-Wide Services (By-Law No. 2019-076)</i> | <i>\$66.82</i>                             | <i>\$66.82</i>                                | <i>\$0.00</i>           |
| <b>TOTAL TOWNSHIP-WIDE SERVICES</b>                       | <b>\$66.92</b>                             | <b>\$68.31</b>                                | <b>\$1.39</b>           |

*Note: Annual indexing is expected July 1, 2022 - Current rates show anticipated rate as of July 1, 2022 as those will be the in-force rates at time of passage*

## 6. LONG-TERM CAPITAL AND OPERATING COSTS

This section provides a brief examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the amending DC by-law. This examination is required as one of the features of the *Development Charges Act, 1997*.

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

Table 9 summarizes the estimated increase in net operating costs that the Township will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on the financial information from the Township (additional details are included in Appendix D).

As shown in Table 9, by 2028 the Township's net operating costs are estimated to increase by about \$943,400. The most significant portion of this increase relates to the parks and recreation capital program.

### B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGES SOURCES TOTALS \$7.2 MILLION

Table 9 also summarizes the components of the development-related capital forecast that will require funding from non-development charges sources. Of the \$30.9 million net capital forecast, about \$7.2 million will need to be financed from non-development charges sources over the next seven years. This amount relates to shares of projects associated to capital replacement and for non-growth shares of projects that provide benefit to the existing community. In addition, \$8.4 million in interim financing may be required for projects related to general service level increases and to growth in the post-2028 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years or other growth funding tools, such as CBCs, should the Township implement a CBC by-law.

TABLE 9

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

| <b>Cumulative Net Operating Impacts (1)</b> | <b>2028</b>    |
|---|----------------|
| <b>NET OPERATING IMPACTS (1)</b>            |                |
| Development-Related Studies                 | \$0.0          |
| Library Services                            | \$330.0        |
| By-Law Enforcement                          | \$49.8         |
| Parks & Recreation                          | \$563.7        |
| <b>CUMULATIVE NET OPERATING IMPACTS</b>     | <b>\$943.4</b> |

| <b>Long-Term Capital Impact (1)</b>             | <b>Total</b>     |
|---|------------------|
| <b>Capital Impact</b>                           |                  |
| Total Net Cost                                  | \$30,864.2       |
| Net Cost From Development Charges               | \$7,529.3        |
| Prior Growth Share from DC Reserve Balances (2) | \$7,786.0        |
| Portion for Other-Development Related (3)       | \$8,353.7        |
| <b>Funding From Non-DC Sources</b>              |                  |
| Replacement                                     | \$7,195.2        |
| <b>FUNDING FROM NON-DC SOURCES</b>              | <b>\$7,195.2</b> |

Notes:

(1) See Appendix D

(2) Existing development charge reserve fund balances collected from growth prior to 2022 are applied to fund initial projects in growth-related capital forecast

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

## 7. ASSET MANAGEMENT PLAN

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

### A. ANNUAL CAPITAL PROVISIONS WILL REACH \$446,000 BY 2029

Table 10 summarizes the annual capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law. This estimate is based on information obtained from the 2019 DC Study which were informed through discussions with municipal staff regarding useful life assumptions and the capital cost of acquiring and/or replacing each asset.

Table 10 illustrates that, by 2029, the Township will need to fund an additional \$446,000 per annum in order to properly fund the full life-cycle costs of the new assets supported under this amending DC by-law.

The calculated annual funding provision should be considered within the context of the Township's projected growth. Over the next ten years (to 2028) the Township is projected to increase by approximately 830 households. In addition, the Township will also add over 590 new employees that will result in approximately 35,700 square metres of additional non-residential building space.

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

TABLE 10

TOWNSHIP OF UXBRIDGE  
CALCULATED ANNUAL PROVISION BY 2029

| Service                     | 2022 - 2028<br>Capital Program |                 | Calculated AMP Annual<br>Provision by 2029 |                   |
|-----------------------------|--------------------------------|-----------------|--|-------------------|
|                             | DC Related                     | Non-DC Related* | DC Related                                 | Non-DC Related    |
| Development-Related Stud    | \$ 488,000                     | \$ 143,000      | \$ -                                       | \$ -              |
| Library Services            | \$ 1,458,000                   | \$ 1,441,000    | \$ 63,000                                  | \$ 51,000         |
| By-Law Enforcement          | \$ 104,000                     | \$ 1,290,000    | \$ 3,000                                   | \$ 36,000         |
| Parks & Recreation          | \$ 13,266,000                  | \$ 27,272,000   | \$ 380,000                                 | \$ 871,000        |
| <b>Total 2029 Provision</b> |                                |                 | <b>\$ 446,000</b>                          | <b>\$ 958,000</b> |

\*Includes costs that will be recovered in future development charge studies (i.e. other development-related costs)

## **8. DEVELOPMENT CHARGES POLICY AND ADMINISTRATION**

### **A. DEVELOPMENT CHARGE ADMINISTRATION**

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

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the DCA, the Township should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the Township continue to report policies consistent with the requirements of the DCA;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements; and
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Township's normal capital budget process.

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

#### **i. Consideration for Area Rating**

In accordance with the DCA, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the Township's 2022 DC Amendment Study, the appropriateness of implementing area-specific development charges for various Township services was examined.

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

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

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

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

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

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

| Services Considered | Servicing Needs  |
|---------------------|--|
| General Services    | <p>Services such as Library, By-law Enforcement and Parks &amp; Recreation are open and accessible to all residents in the Township and are driven and planned for based on Township-wide population growth.</p> <p>Development-Related Studies are to service all residents and employees in the Township and are driven and planned for based on Township-wide population or population and employment growth.</p> |

**C. LOCAL SERVICE DEFINITIONS**

The [Local Service Policy](#) included for in the Township’s 2019 DC Study can be referenced to provide the definition of “local service” under the DCA for a number of services provided by the Township. The purpose of establishing these definitions is to determine the eligible capital costs for inclusion in the development charges (DC) calculation for the Township. The functions or services deemed to be local in nature are not to be included in the determination of the development charges rates. The provision of local services is considered to be a direct responsibility under s. 59 of the DCA and will (or may) be recovered under other agreement(s) with the landowner or developer. No changes to these definitions are proposed under this Amendment Study.



# APPENDIX A

## DEVELOPMENT FORECAST

# APPENDIX A – DEVELOPMENT FORECAST

This appendix provides the details of the development forecast used to prepare the 2022 Development Charges Amendment Background Study for the Township of Uxbridge. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following nine tables:

|         |  |
|---------|--|
| Table 1 | Historical Population, Occupied Dwellings and Employment               |
| Table 2 | Historical Annual Housing Completions (CMHC)                           |
| Table 3 | Historical Households by Period of Construction Showing Household Size |
| Table 4 | Historical Place of Work Employment                                    |
| Table 5 | Population, Household and Employment Forecast Summary                  |
| Table 6 | Forecast of Occupied Households by Unit Type                           |
| Table 7 | Forecast Population in New Households by Unit Type                     |
| Table 8 | Forecast of Place of Work Employment                                   |
| Table 9 | Forecast of Annual Non-Residential Space Growth                        |

The forecasts were prepared by Hemson Consulting Ltd. in consultation with Township planning staff. For the purposes of this amendment study, the forecasts are largely consistent with the Township’s 2019 Development Charges Background Study. It should be noted that the forecast has been updated to include recent 2021 Census population and occupied household data. The forecasts take into account a range of background studies and statistical data including Statistics Canada Census data, Canada Mortgage Housing Corporation (CMHC) housing market information, and development application data. Please note, that at the time of preparing this study, other key 2021 Census data (such as employment information) has yet to be released and therefore not incorporated in this study. 2016 Census data is still used to inform the analysis where recent 2021 information is not available.

## A. FORECAST APPROACH AND KEY ASSUMPTIONS

The *Development Charges Act (DCA)* requires the Township to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough regarding the quantum, type, location and timing of development to allow the Township to prepare a reasonable development-related capital program.

The forecast is based on Census years and is translated into the timeframes required for DC purposes, generally pro-rating the census periods to the DC time period. A seven-year development forecast, from 2022 to 2028, has been used for all the development charges eligible general services in the Township to which this study relates.

## **B. FORECAST RESULTS**

Development charges are levied on residential development as a charge per new unit and on non-residential development as a charge per unit of gross floor area (GFA).

### **i. Residential Development Forecast**

The residential forecast for 2028 is for a Census population of approximately 23,180, representing growth of about 1,630 over the seven-year period. Approximately 830 new households are anticipated, with the Township reaching a total of just over 8,830 households by 2028.

In addition to the Census population forecast, a forecast of “population in new units” that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPU to the housing unit forecast: 3.20 for single and semi-detached units; 2.45 for rows and other multiples; and 1.45 for apartments. For single and semi-detached units, the forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the ten-year Census period (2006-2016) as data is available while Apartment PPU is informed by the total period of construction and Rows is based on trends in other municipalities as data is more limited. It should be noted that the PPU factors employed in this DC Amendment Study are consistent with those used in the Township’s 2019 DC Study. In total, population in new households is forecasted at approximately 2,400 over the seven-year planning period.

### **ii. Non-Residential Development Forecast**

The place of work employment is forecast to grow by 590 total jobs over the seven-year forecast period to 2028, reaching a total of approximately 7,640.

Non-residential development charges are calculated on a per m<sup>2</sup> of gross floor area (GFA) basis. Therefore, as per the *DCA*, a forecast of non-residential building space has been prepared. Like the residential forecast, a seven-year development forecast has been used for all the development charge eligible general services in the Township.

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

|                     |                                  |
|---------------------|----------------------------------|
| Population-Related: | 40.0 m <sup>2</sup> per employee |
| Employment Land:    | 90.0 m <sup>2</sup> per employee |

The GFA forecasts are provided in Table 9. The total GFA growth is forecast at 35,740 m<sup>2</sup> over the seven-year period with an accompanying employment growth of 590.

**APPENDIX A - TABLE 1  
TOWNSHIP OF UXBRIDGE  
HISTORICAL POPULATION, OCCUPIED DWELLINGS & EMPLOYMENT SUMMARY**

| Mid-Year           | Census Population | Annual Growth | Occupied Households | Annual Growth | Av. Household Size (PPU) | Employment For DC Study | Annual Growth | Activity Rate |
|--------------------|-------------------|---------------|---------------------|---------------|--------------------------|-------------------------|---------------|---------------|
| <b>2006</b>        | <b>19,169</b>     |               | <b>6,658</b>        |               | <b>2.88</b>              | <b>5,702</b>            |               | <b>29.7%</b>  |
| 2007               | 19,451            | 282           | 6,790               | 132           | 2.86                     | 5,723                   | 21            | 29.4%         |
| 2008               | 19,738            | 287           | 6,925               | 135           | 2.85                     | 5,789                   | 67            | 29.3%         |
| 2009               | 20,029            | 291           | 7,062               | 137           | 2.84                     | 5,900                   | 110           | 29.5%         |
| 2010               | 20,324            | 295           | 7,202               | 140           | 2.82                     | 6,054                   | 155           | 29.8%         |
| <b>2011</b>        | <b>20,623</b>     | <b>299</b>    | <b>7,345</b>        | <b>143</b>    | <b>2.81</b>              | <b>6,255</b>            | <b>200</b>    | <b>30.3%</b>  |
| 2012               | 20,732            | 109           | 7,408               | 63            | 2.80                     | 6,322                   | 67            | 30.5%         |
| 2013               | 20,842            | 110           | 7,471               | 63            | 2.79                     | 6,398                   | 76            | 30.7%         |
| 2014               | 20,953            | 111           | 7,534               | 64            | 2.78                     | 6,484                   | 86            | 30.9%         |
| 2015               | 21,064            | 111           | 7,598               | 64            | 2.77                     | 6,581                   | 97            | 31.2%         |
| <b>2016</b>        | <b>21,176</b>     | <b>112</b>    | <b>7,663</b>        | <b>65</b>     | <b>2.76</b>              | <b>6,689</b>            | <b>108</b>    | <b>31.6%</b>  |
| 2017               | 21,251            | 75            | 7,731               | 68            | 2.75                     | 6,758                   | 70            | 31.8%         |
| 2018               | 21,327            | 76            | 7,799               | 68            | 2.73                     | 6,829                   | 71            | 32.0%         |
| 2019               | 21,403            | 76            | 7,868               | 69            | 2.72                     | 6,901                   | 72            | 32.2%         |
| 2020               | 21,479            | 76            | 7,938               | 70            | 2.71                     | 6,974                   | 73            | 32.5%         |
| <b>2021</b>        | <b>21,556</b>     | <b>77</b>     | <b>8,008</b>        | <b>70</b>     | <b>2.69</b>              | <b>7,047</b>            | <b>74</b>     | <b>32.7%</b>  |
| Growth 2012 - 2021 |                   | 933           |                     | 663           |                          |                         | 793           |               |

Source: Statistics Canada, Census of Canada,

**APPENDIX A - TABLE 2  
TOWNSHIP OF UXBRIDGE  
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)**

| Mid-Year                  | CMHC Annual Housing Completions - Units |            |            |            | Completions - Shares By Unit Type |            |            |             |
|---------------------------|---|------------|------------|------------|-----------------------------------|------------|------------|-------------|
|                           | Singles/Semis                           | Rows       | Apartments | Total      | Singles/Semis                     | Rows       | Apartments | Total       |
| 2012                      | 42                                      | 0          | 0          | <b>42</b>  | 100%                              | 0%         | 0%         | 100%        |
| 2013                      | 33                                      | 0          | 0          | <b>33</b>  | 100%                              | 0%         | 0%         | 100%        |
| 2014                      | 54                                      | 0          | 0          | <b>54</b>  | <b>100%</b>                       | <b>0%</b>  | <b>0%</b>  | <b>100%</b> |
| 2015                      | 52                                      | 8          | 0          | <b>60</b>  | 87%                               | 13%        | 0%         | 100%        |
| 2016                      | 53                                      | 13         | 0          | <b>66</b>  | 80%                               | 20%        | 0%         | 100%        |
| 2017                      | 52                                      | 47         | 0          | <b>99</b>  | 53%                               | 47%        | 0%         | 100%        |
| 2018                      | 57                                      | 7          | 0          | <b>64</b>  | 89%                               | 11%        | 0%         | 100%        |
| 2019                      | 19                                      | 5          | 0          | <b>24</b>  | 79%                               | 21%        | 0%         | 100%        |
| 2020                      | 10                                      | 5          | 0          | <b>15</b>  | 67%                               | 33%        | 0%         | 100%        |
| 2021                      | 19                                      | 16         | 0          | <b>35</b>  | 54%                               | 46%        | 0%         | 100%        |
| <b>Growth 2012 - 2021</b> | <b>391</b>                              | <b>101</b> | <b>0</b>   | <b>492</b> | <b>79%</b>                        | <b>21%</b> | <b>0%</b>  | <b>100%</b> |
| <i>5 Year Avg.</i>        | <i>31</i>                               | <i>16</i>  | <i>0</i>   | <i>47</i>  |                                   |            |            |             |

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

**APPENDIX A - TABLE 3  
TOWNSHIP OF UXBRIDGE  
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE**

| Dwelling Unit Type                                | Period of Construction |           |           |           |           |           |           |           |           |           | Period of Construction Summaries |           |        |
|---|------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------------------|-----------|--------|
|   | Pre 1945               | 1946-1960 | 1961-1970 | 1971-1980 | 1981-1990 | 1991-1995 | 1996-2000 | 2001-2005 | 2006-2010 | 2011-2016 | Pre 2006                         | 2006-2016 | Total  |
| <b><i>Singles &amp; Semis</i></b>                 |                        |           |           |           |           |           |           |           |           |           |                                  |           |        |
| Household Population                              | 2,620                  | 1,195     | 1,605     | 2,205     | 2,785     | 1,500     | 1,650     | 2,140     | 2,045     | 965       | 15,700                           | 3,010     | 18,710 |
| Households  | 1,005                  | 445       | 610       | 775       | 970       | 490       | 495       | 685       | 630       | 310       | 5,475                            | 940       | 6,415  |
| Household Size                                    | 2.61                   | 2.69      | 2.63      | 2.85      | 2.87      | 3.06      | 3.33      | 3.12      | 3.25      | 3.11      | 2.87                             | 3.20      | 2.92   |
| <b><i>Rows</i></b>                                |                        |           |           |           |           |           |           |           |           |           |                                  |           |        |
| Household Population                              | 0                      | 0         | 25        | 35        | 245       | 165       | 85        | 60        | 170       | 0         | 615                              | 170       | 785    |
| Households  | 0                      | 0         | 15        | 20        | 105       | 65        | 35        | 40        | 100       | 0         | 280                              | 100       | 380    |
| Household Size                                    | n/a                    | n/a       | 1.67      | 1.75      | 2.33      | 2.54      | 2.43      | 1.50      | 1.70      | n/a       | 2.20                             | 1.70      | 2.07   |
| <b><i>Apartments (excl. Duplexes) - Total</i></b> |                        |           |           |           |           |           |           |           |           |           |                                  |           |        |
| Household Population                              | 250                    | 50        | 155       | 155       | 215       | 0         | 35        | 85        | 105       | 0         | 945                              | 105       | 1,050  |
| Households  | 130                    | 35        | 110       | 125       | 150       | 10        | 30        | 75        | 65        | 0         | 665                              | 65        | 730    |
| Household Size                                    | 1.92                   | 1.43      | 1.41      | 1.24      | 1.43      | n/a       | 1.17      | 1.13      | 1.62      | n/a       | 1.42                             | 1.62      | 1.44   |
| <b><i>Duplexes</i></b>                            |                        |           |           |           |           |           |           |           |           |           |                                  |           |        |
| Household Population                              | 0                      | 60        | 35        | 30        | 0         | 0         | 0         | 0         | 0         | 0         | 125                              | 0         | 125    |
| Households  | 15                     | 30        | 20        | 15        | 15        | 15        | 10        | 10        | 10        | 0         | 130                              | 10        | 140    |
| Household Size                                    | n/a                    | 2.00      | 1.75      | 2.00      | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       | 0.96                             | 0.00      | 0.89   |
| <b><i>All Units</i></b>                           |                        |           |           |           |           |           |           |           |           |           |                                  |           |        |
| Household Population                              | 2,870                  | 1,305     | 1,820     | 2,425     | 3,245     | 1,665     | 1,770     | 2,285     | 2,320     | 965       | 17,385                           | 3,285     | 20,670 |
| Households  | 1,150                  | 510       | 755       | 935       | 1,240     | 580       | 570       | 810       | 805       | 310       | 6,550                            | 1,115     | 7,665  |
| Household Size                                    | 2.50                   | 2.56      | 2.41      | 2.59      | 2.62      | 2.87      | 3.11      | 2.82      | 2.88      | 3.11      | 2.65                             | 2.95      | 2.70   |

Note: Population and household values in this table are based on National Household Survey response rates and may differ from Census values

Source: Statistics Canada, 2016 National Household Survey Special Run.

APPENDIX A - TABLE 4  
TOWNSHIP OF UXBRIDGE  
HISTORICAL PLACE OF WORK EMPLOYMENT

| Mid-Year           | Rural-Based | Annual Growth | Population Related | Annual Growth | Employment Land | Annual Growth | Total For DC Study | Annual Growth | Work at Home | Annual Growth | Total w/ Work At Home | Annual Growth |
|--------------------|-------------|---------------|--------------------|---------------|-----------------|---------------|--------------------|---------------|--------------|---------------|-----------------------|---------------|
| 2012               | 735         | (12)          | 2,155              | 131           | 3,431           | (51)          | 6,322              | 67            | 1,453        | (12)          | 7,774                 | 55            |
| 2013               | 723         | (12)          | 2,294              | 139           | 3,381           | (50)          | 6,398              | 76            | 1,441        | (12)          | 7,839                 | 64            |
| 2014               | 711         | (12)          | 2,442              | 148           | 3,331           | (50)          | 6,484              | 86            | 1,429        | (12)          | 7,913                 | 74            |
| 2015               | 699         | (12)          | 2,600              | 158           | 3,282           | (49)          | 6,581              | 97            | 1,417        | (12)          | 7,998                 | 85            |
| <b>2016</b>        | <b>687</b>  | <b>(12)</b>   | <b>2,767</b>       | <b>168</b>    | <b>3,234</b>    | <b>(48)</b>   | <b>6,689</b>       | <b>108</b>    | <b>1,405</b> | <b>(12)</b>   | <b>8,094</b>          | <b>96</b>     |
| 2017               | 686         | (2)           | 2,791              | 24            | 3,282           | 48            | 6,758              | 70            | 1,396        | (9)           | 8,154                 | 60            |
| 2018               | 684         | (2)           | 2,815              | 24            | 3,331           | 49            | 6,829              | 71            | 1,386        | (9)           | 8,216                 | 61            |
| 2019               | 683         | (2)           | 2,838              | 24            | 3,380           | 49            | 6,901              | 72            | 1,377        | (9)           | 8,278                 | 62            |
| 2020               | 681         | (2)           | 2,863              | 24            | 3,430           | 50            | 6,974              | 73            | 1,368        | (9)           | 8,341                 | 63            |
| 2021               | 679         | (2)           | 2,887              | 24            | 3,481           | 51            | 7,047              | 74            | 1,359        | (9)           | 8,406                 | 64            |
| Growth 2012 - 2021 |             | (68)          |                    | 862           |                 | (1)           |                    | 793           |              | (106)         |                       | 686           |

*Note: Employment Values Include No Fixed Place of Work Employment*

*Source: Statistics Canada, Census of Canada & Hemson estimates*



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

| Mid-Year           | Census Population | Annual Growth | Total Population | Annual Growth | Total Occupied Households | Annual Growth | Av. Household Size (PPU) | Place of Work Employment <sup>(1)</sup> | Annual Growth | Activity Rate |
|--------------------|-------------------|---------------|------------------|---------------|---------------------------|---------------|--------------------------|---|---------------|---------------|
| <b>2016</b>        | <b>21,176</b>     |               | <b>22,023</b>    |               | <b>7,663</b>              |               | <b>2.76</b>              | <b>6,689</b>                            |               | <b>31.6%</b>  |
| 2017               | 21,251            | 75            | 22,102           | 78            | 7,731                     | 68            | 2.75                     | 6,758                                   | 70            | 31.8%         |
| 2018               | 21,327            | 76            | 22,180           | 79            | 7,799                     | 68            | 2.73                     | 6,829                                   | 71            | 32.0%         |
| 2019               | 21,403            | 76            | 22,259           | 79            | 7,868                     | 69            | 2.72                     | 6,901                                   | 72            | 32.2%         |
| 2020               | 21,479            | 76            | 22,339           | 79            | 7,938                     | 70            | 2.71                     | 6,974                                   | 73            | 32.5%         |
| <b>2021</b>        | <b>21,556</b>     | <b>77</b>     | <b>22,418</b>    | <b>80</b>     | <b>8,008</b>              | <b>70</b>     | <b>2.69</b>              | <b>7,047</b>                            | <b>74</b>     | <b>32.7%</b>  |
| 2022               | 21,780            | 224           | 22,651           | 233           | 8,088                     | 80            | 2.69                     | 7,126                                   | 79            | 32.7%         |
| 2023               | 22,007            | 226           | 22,887           | 235           | 8,178                     | 90            | 2.69                     | 7,206                                   | 80            | 32.7%         |
| 2024               | 22,235            | 229           | 23,125           | 238           | 8,273                     | 95            | 2.69                     | 7,287                                   | 81            | 32.8%         |
| 2025               | 22,466            | 231           | 23,365           | 240           | 8,393                     | 120           | 2.68                     | 7,369                                   | 82            | 32.8%         |
| <b>2026</b>        | <b>22,700</b>     | <b>234</b>    | <b>23,608</b>    | <b>243</b>    | <b>8,523</b>              | <b>130</b>    | <b>2.66</b>              | <b>7,452</b>                            | <b>83</b>     | <b>32.8%</b>  |
| 2027               | 22,940            | 240           | 24,244           | 636           | 8,678                     | 155           | 2.64                     | 7,543                                   | 91            | 32.9%         |
| 2028               | 23,183            | 243           | 24,897           | 653           | 8,833                     | 155           | 2.62                     | 7,635                                   | 92            | 32.9%         |
| Growth 2022 - 2028 |                   | 1,627         |                  | 2,479         |                           | 825           |                          |   | 587           |               |

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

**APPENDIX A - TABLE 6  
TOWNSHIP OF UXBRIDGE  
FORECAST OF OCCUPIED HOUSEHOLDS BY UNIT TYPE**

| Mid-Year    | Occupied Households |           |            |            | Shares By Unit Type |            |            |             |
|-------------|---------------------|-----------|------------|------------|---------------------|------------|------------|-------------|
|             | Singles/Semis       | Rows      | Apartments | Total      | Singles/Semis       | Rows       | Apartments | Total       |
| 2022        | 60                  | 12        | 8          | 80         | 75%                 | 15%        | 10%        | 100%        |
| 2023        | 68                  | 14        | 9          | 90         | 75%                 | 15%        | 10%        | 100%        |
| 2024        | 71                  | 14        | 10         | 95         | 75%                 | 15%        | 10%        | 100%        |
| 2025        | 90                  | 18        | 12         | 120        | 75%                 | 15%        | 10%        | 100%        |
| <b>2026</b> | <b>98</b>           | <b>20</b> | <b>13</b>  | <b>130</b> | <b>75%</b>          | <b>15%</b> | <b>10%</b> | <b>100%</b> |
| 2027        | 116                 | 23        | 16         | 155        | 75%                 | 15%        | 10%        | 100%        |
| 2028        | 116                 | 23        | 16         | 155        | 75%                 | 15%        | 10%        | 100%        |

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

| Mid-Year           | Forecast Population in New Households |           |            |            |
|--------------------|---------------------------------------|-----------|------------|------------|
|                    | Singles/Semis                         | Rows      | Apartments | Total      |
| 2022               | 192                                   | 29        | 12         | 233        |
| 2023               | 216                                   | 33        | 13         | 262        |
| 2024               | 228                                   | 35        | 14         | 277        |
| 2025               | 288                                   | 44        | 17         | 350        |
| <b>2026</b>        | <b>312</b>                            | <b>48</b> | <b>19</b>  | <b>379</b> |
| 2027               | 372                                   | 57        | 22         | 451        |
| 2028               | 372                                   | 57        | 22         | 451        |
| Growth 2022 - 2028 | 1,980                                 | 303       | 120        | 2,403      |
| Persons per Unit   | 3.20                                  | 2.45      | 1.45       |            |

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

APPENDIX A - TABLE 8  
TOWNSHIP OF UXBRIDGE  
FORECAST OF PLACE OF WORK EMPLOYMENT

| Mid-Year           | Rural-Based | Annual Growth | Population Related | Annual Growth | Employment Land | Annual Growth | Total For DC Study | Annual Growth | Work at Home | Annual Growth | Total w/ Work At Home | Annual Growth |
|--------------------|-------------|---------------|--------------------|---------------|-----------------|---------------|--------------------|---------------|--------------|---------------|-----------------------|---------------|
| <b>2016</b>        | <b>687</b>  |               | <b>2,767</b>       |               | <b>3,234</b>    |               | <b>6,689</b>       |               | <b>1,405</b> |               | <b>8,094</b>          |               |
| 2017               | 686         | (2)           | 2,791              | 24            | 3,282           | 48            | 6,758              | 70            | 1,396        | (9)           | 8,154                 | 60            |
| 2018               | 684         | (2)           | 2,815              | 24            | 3,331           | 49            | 6,829              | 71            | 1,386        | (9)           | 8,216                 | 61            |
| 2019               | 683         | (2)           | 2,838              | 24            | 3,380           | 49            | 6,901              | 72            | 1,377        | (9)           | 8,278                 | 62            |
| 2020               | 681         | (2)           | 2,863              | 24            | 3,430           | 50            | 6,974              | 73            | 1,368        | (9)           | 8,341                 | 63            |
| <b>2021</b>        | <b>679</b>  | <b>(2)</b>    | <b>2,887</b>       | <b>24</b>     | <b>3,481</b>    | <b>51</b>     | <b>7,047</b>       | <b>74</b>     | <b>1,359</b> | <b>(9)</b>    | <b>8,406</b>          | <b>64</b>     |
| 2022               | 687         | 8             | 2,919              | 32            | 3,520           | 39            | 7,126              | 79            | 1,391        | 32            | 8,517                 | 111           |
| 2023               | 695         | 8             | 2,952              | 33            | 3,560           | 39            | 7,206              | 80            | 1,423        | 33            | 8,630                 | 113           |
| 2024               | 702         | 8             | 2,985              | 33            | 3,600           | 40            | 7,287              | 81            | 1,457        | 34            | 8,744                 | 114           |
| 2025               | 710         | 8             | 3,019              | 33            | 3,640           | 40            | 7,369              | 82            | 1,491        | 34            | 8,860                 | 116           |
| <b>2026</b>        | <b>718</b>  | <b>8</b>      | <b>3,052</b>       | <b>34</b>     | <b>3,681</b>    | <b>41</b>     | <b>7,452</b>       | <b>83</b>     | <b>1,526</b> | <b>35</b>     | <b>8,978</b>          | <b>118</b>    |
| 2027               | 727         | 9             | 3,090              | 37            | 3,726           | 45            | 7,543              | 91            | 1,545        | 19            | 9,088                 | 110           |
| 2028               | 736         | 9             | 3,128              | 38            | 3,771           | 46            | 7,635              | 92            | 1,564        | 19            | 9,199                 | 111           |
| Growth 2022 - 2028 |             | 57            |                    | 241           |                 | 290           |                    | 587           |              | 205           |                       | 793           |

Note: Includes No Fixed Place of Work Employment

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

| <b>Employment Density</b>     |                                  |
|-------------------------------|----------------------------------|
| Population-Related Employment | 40.0 m <sup>2</sup> per employee |
| Employment Land Employment    | 90.0 m <sup>2</sup> per employee |

| <b>Mid-Year</b>    | <b>Population Related</b> | <b>Employment Land</b> | <b>Total For DC Study</b> |
|--------------------|---------------------------|------------------------|---------------------------|
| 2019               | 957                       | 4,451                  | 5,408                     |
| 2020               | 965                       | 4,517                  | 5,482                     |
| <b>2021</b>        | <b>973</b>                | <b>4,584</b>           | <b>5,557</b>              |
| 2022               | 1,295                     | 3,515                  | 4,810                     |
| 2023               | 1,310                     | 3,554                  | 4,864                     |
| 2024               | 1,325                     | 3,594                  | 4,918                     |
| 2025               | 1,339                     | 3,634                  | 4,974                     |
| <b>2026</b>        | <b>1,354</b>              | <b>3,675</b>           | <b>5,029</b>              |
| 2027               | 1,492                     | 4,048                  | 5,540                     |
| 2028               | 1,510                     | 4,098                  | 5,608                     |
| Growth 2022 - 2028 | 9,626                     | 26,117                 | 35,743                    |

*Note: Includes No Fixed Place of Work Employment*

**APPENDIX B**  
**GENERAL SERVICES**  
**TECHNICAL APPENDIX**

# APPENDIX B – GENERAL SERVICES TECHNICAL

## APPENDIX

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the general services under the Township’s Development Charges Amendment Background Study. Four services have been analysed as part of the study:

|              |                             |
|--------------|-----------------------------|
| Appendix B.1 | Development-Related Studies |
| Appendix B.2 | Library Services            |
| Appendix B.3 | By-law Enforcement          |
| Appendix B.4 | Parks & Recreation          |

For each of these services, with the exception of Development-Related Studies, a set of three tables is provided. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

### TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historical service level. The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average service level provided in the Township over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2012 to 2021.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the Township in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by municipal staff. This information is generally based on

historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The final page of Table 1 shows the calculation of the maximum allowable development charge revenue that can be raised for each service. The “maximum allowable” development charge revenue is calculated by taking the ten-year historical service level (expressed as either \$/capita or \$/population & employment) multiplied by the forecast increase in net population, or net population and employment growth over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the ten-year historical service level is maintained.

There is also a requirement in the DCA to consider “excess capacity” within the Township’s existing infrastructure that may be available to partially meet the future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the DCA, and the associated capital cost is eligible for recovery. This requirement has been addressed through the use of “net” population and employment in the determination of maximum permissible funding envelopes.

## **TABLE 2    2022 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the development forecasts presented in Appendix A, Hemson, in collaboration with Township staff has developed a development-related capital program which set out the projects required to service anticipated growth for the seven-year period from 2022 to 2028.

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

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



The capital program, less any replacement or benefit to existing shares, yields the development related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2022 to 2028. For some of the services, reserve fund balances may be available to fund a share of the program. In addition, a portion of the capital program may service growth occurring after 2028, and therefore be recovered under future DCs. These costs are removed from the development charge calculation.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated on the final page of Table 1. The result is the discounted development-related net capital cost that is eligible for recovery against development over the planning period.

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

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

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For Development-Related Studies, the development-related costs have been apportioned as 73 per cent residential and 27 per cent non-residential. This apportionment is based on the net population and employment growth over the seven-year forecast period.

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

The residential share of the 2022-2028 DC eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

### TABLE 3 CASH FLOW ANALYSIS

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are, therefore, accounted for in the calculation as allowed under the DCA. Based on the development forecast, the analysis calculates the development charges rate that is required to finance the net development-related capital spending plan including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charges rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0 per cent is used for the funding requirements, an interest rate of 3.5 per cent is used for positive opening balances, and a rate of 5.5 per cent is used for negative opening balances.

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

# APPENDIX B.1

## DEVELOPMENT-RELATED STUDIES

# APPENDIX B.1 – DEVELOPMENT-RELATED STUDIES

The DCA allows the cost of development-related studies to be included in the calculation of the development charges as long as they are permitted under the legislation. Consistent with the DCA, the eligible development-related capital costs for the provision of studies and permitted general government expenditures. This appendix covers the costs included for recovery of development-related studies.

## TABLE 1 2022 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

As shown on Table 1, the 2022–2028 development-related gross cost for Development-Related Studies is \$630,000. As required under the DCA, development charges studies must be undertaken every five years, thus three studies are included in the capital program, including this amendment study. Similarly, there is a provision for one regular Zoning By-law reviews and two Official Plan reviews. The capital plan also includes a Municipal Comprehensive Review, an Active Transportation Plan, a Regional Servicing Review, a Fire Master Plan, a Hamlet Boundary Expansion Study, a Toronto Street and Downtown Community Improvement Plan, and two inputs to the Greenbelt/ORMCP Plan Review.

Grants and subsidies of \$22,500 have been identified for the Trail Master Plan and have been removed from the development charges calculation. Recognizing that not all studies under this service are entirely a result of new growth in the Township, a “benefit to existing” share of fifty per cent has been netted off some of the study costs. The benefit to existing shares amount to \$120,000, which will not be recovered through development charges. The remaining DC eligible share totals \$487,500.

An amount of \$293,900 is available in the Development-Related Studies DC reserves, all of which are used to fund the eligible development-related costs. The final DC eligible costs in the 2022-2028 period total about \$193,600. This amount is split between 73 per cent residential development (\$141,300) and 27 per cent non-residential development (\$52,300). Therefore, the unadjusted residential charge per capita is \$58.82 and the unadjusted non-residential charge per square metre is \$1.46.

## TABLE 2 CASH FLOW ANALYSIS

After cash flow analysis, the residential calculated charge increases to \$60.59 per capita while the non-residential charge increases slightly to \$1.49 per square metre. The increase reflects the front-ended nature of the capital program.

The following table summarizes the calculation of the Development-Related Studies development charge:

| DEVELOPMENT-RELATED STUDIES |                                |                    |                    |         |                    |               |
|-----------------------------|--------------------------------|--------------------|--------------------|---------|--------------------|---------------|
| 10-year Hist.               | 2022-2028                      |                    | Unadjusted         |         | Adjusted           |               |
| Service Level               | Growth-Related Capital Program |                    | Development Charge |         | Development Charge |               |
|                             | Total                          | Net DC Recoverable | \$/capita          | \$/sq.m | \$/capita          | \$/sq.m       |
| n/a                         | \$630,000                      | \$193,605          | \$58.82            | \$1.46  | <b>\$60.59</b>     | <b>\$1.49</b> |

APPENDIX B.1

TABLE 1

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

| Service                                  | Project Description                               | Timing      | Gross Project Cost | Grants/ Subsidies/ Other Recoveries | Net Municipal Cost | Ineligible Costs Replacement & BTE Shares | Total DC Eligible Costs | DC Eligible Costs |                   |                    |
|--|---|-------------|--------------------|-------------------------------------|--------------------|---|-------------------------|-------------------|-------------------|--------------------|
|  |   |             |                    |                                     |                    |   |                         | Prior Growth      | 2022-2028         | Other Dev. Related |
| <b>1.0 DEVELOPMENT-RELATED STUDIES</b>   |   |             |                    |                                     |                    |   |                         |                   |                   |                    |
| <b>1.1 Development-Related Studies</b>   |   |             |                    |                                     |                    |   |                         |                   |                   |                    |
| 1.1.1                                    | Regional Servicing Review Input                   | 2022 - 2022 | \$ 30,000          | \$ -                                | \$ 30,000          | \$ -                                      | \$ 30,000               | \$ 30,000         | \$ -              | \$ -               |
| 1.1.2                                    | Municipal Comprehensive Review                    | 2022 - 2022 | \$ 40,000          | \$ -                                | \$ 40,000          | \$ 20,000                                 | \$ 20,000               | \$ 20,000         | \$ -              | \$ -               |
| 1.1.3                                    | Official Plan Review                              | 2022 - 2022 | \$ 60,000          | \$ -                                | \$ 60,000          | \$ 30,000                                 | \$ 30,000               | \$ 30,000         | \$ -              | \$ -               |
| 1.1.4                                    | Input to Greenbelt/ORMCP Plan Review              | 2022 - 2022 | \$ 15,000          | \$ -                                | \$ 15,000          | \$ 7,500                                  | \$ 7,500                | \$ 7,500          | \$ -              | \$ -               |
| 1.1.5                                    | Update to Parks Plan                              | 2022 - 2022 | \$ 40,000          | \$ -                                | \$ 40,000          | \$ -                                      | \$ 40,000               | \$ 40,000         | \$ -              | \$ -               |
| 1.1.6                                    | Fire Master Plan                                  | 2022 - 2022 | \$ 35,000          | \$ -                                | \$ 35,000          | \$ -                                      | \$ 35,000               | \$ 35,000         | \$ -              | \$ -               |
| 1.1.7                                    | Trail Master Plan                                 | 2023 - 2025 | \$ 150,000         | \$ 22,500                           | \$ 127,500         | \$ -                                      | \$ 127,500              | \$ 127,500        | \$ -              | \$ -               |
| 1.1.8                                    | Hamlet Boundary Expansion Study                   | 2023 - 2024 | \$ 60,000          | \$ -                                | \$ 60,000          | \$ -                                      | \$ 60,000               | \$ 3,895          | \$ 56,105         | \$ -               |
| 1.1.9                                    | Development Charges Study                         | 2023 - 2023 | \$ 30,000          | \$ -                                | \$ 30,000          | \$ -                                      | \$ 30,000               | \$ -              | \$ 30,000         | \$ -               |
| 1.1.10                                   | Toronto Street and Downtown Community Improvement | 2023 - 2023 | \$ 10,000          | \$ -                                | \$ 10,000          | \$ 5,000                                  | \$ 5,000                | \$ -              | \$ 5,000          | \$ -               |
| 1.1.11                                   | Zoning by-law update                              | 2024 - 2024 | \$ 40,000          | \$ -                                | \$ 40,000          | \$ 20,000                                 | \$ 20,000               | \$ -              | \$ 20,000         | \$ -               |
| 1.1.12                                   | Official Plan Review                              | 2027 - 2027 | \$ 60,000          | \$ -                                | \$ 60,000          | \$ 30,000                                 | \$ 30,000               | \$ -              | \$ 30,000         | \$ -               |
| 1.1.13                                   | Input to Greenbelt/ORMCP Plan Review              | 2027 - 2027 | \$ 15,000          | \$ -                                | \$ 15,000          | \$ 7,500                                  | \$ 7,500                | \$ -              | \$ 7,500          | \$ -               |
| 1.1.14                                   | Development Charges Study                         | 2028 - 2028 | \$ 30,000          | \$ -                                | \$ 30,000          | \$ -                                      | \$ 30,000               | \$ -              | \$ 30,000         | \$ -               |
| 1.1.15                                   | Development Charges Study Update - 2022           | 2022 - 2022 | \$ 15,000          | \$ -                                | \$ 15,000          | \$ -                                      | \$ 15,000               | \$ -              | \$ 15,000         | \$ -               |
|  | Subtotal Development-Related Studies              |             | \$ 630,000         | \$ 22,500                           | \$ 607,500         | \$ 120,000                                | \$ 487,500              | \$ 293,895        | \$ 193,605        | \$ -               |
| <b>TOTAL DEVELOPMENT-RELATED STUDIES</b> |   |             | <b>\$ 630,000</b>  | <b>\$ 22,500</b>                    | <b>\$ 607,500</b>  | <b>\$ 120,000</b>                         | <b>\$ 487,500</b>       | <b>\$ 293,895</b> | <b>\$ 193,605</b> | <b>\$ -</b>        |

| <b>Residential Development Charge Calculation</b>                                 |     |                |
|---|-----|----------------|
| Residential Share of 2022-2028 Discounted Development-Related Capital Program     | 73% | \$141,332      |
| 10 Year Growth in Population in New Units   |     | 2,403          |
| Unadjusted Development Charge Per Capita (\$)                                     |     | <b>\$58.82</b> |
| <b>Non-Residential Development Charge Calculation</b>                             |     |                |
| Non-Residential Share of 2022-2028 Discounted Development-Related Capital Program | 27% | \$52,273       |
| 10 Year Growth in Square Metres   |     | 35,743         |
| Unadjusted Development Charge Per sq. m (\$)                                      |     | <b>\$1.46</b>  |

|                                  |           |
|----------------------------------|-----------|
| Uncommitted Reserve Fund Balance |           |
| Balance as at December 31, 2021  | \$293,895 |

APPENDIX B.1

TABLE 2

TOWNSHIP OF UXBRIDGE  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 DEVELOPMENT-RELATED STUDIES  
 RESIDENTIAL DEVELOPMENT CHARGE

| DEVELOPMENT-RELATED STUDIES                 | 2022   | 2023     | 2024      | 2025      | 2026      | 2027     | 2028     | TOTAL          |
|---|--------|----------|-----------|-----------|-----------|----------|----------|----------------|
| OPENING CASH BALANCE (\$000)                | \$0.00 | \$3.22   | (\$28.26) | (\$49.39) | (\$29.24) | (\$5.58) | (\$5.92) |                |
| 2022-2028 RESIDENTIAL FUNDING REQUIREMENTS  |        |          |           |           |           |          |          |                |
| - Development-Related Studies: Non Inflated | \$11.0 | \$46.0   | \$35.1    | \$0.0     | \$0.0     | \$27.4   | \$21.9   | <b>\$141.3</b> |
| - Development-Related Studies: Inflated     | \$11.0 | \$46.9   | \$36.5    | \$0.0     | \$0.0     | \$30.2   | \$24.7   | <b>\$149.3</b> |
| NEW RESIDENTIAL DEVELOPMENT                 |        |          |           |           |           |          |          |                |
| - Population Growth in New Units            | 233    | 262      | 277       | 350       | 379       | 451      | 451      | <b>2,403</b>   |
| REVENUE                                     |        |          |           |           |           |          |          |                |
| - DC Receipts: Inflated                     | \$14.1 | \$16.2   | \$17.4    | \$22.5    | \$24.8    | \$30.2   | \$30.8   | <b>\$156.1</b> |
| INTEREST                                    |        |          |           |           |           |          |          |                |
| - Interest on Opening Balance               | \$0.0  | \$0.1    | (\$1.6)   | (\$2.7)   | (\$1.6)   | (\$0.3)  | (\$0.3)  | <b>(\$6.4)</b> |
| - Interest on In-year Transactions          | \$0.1  | (\$0.8)  | (\$0.5)   | \$0.4     | \$0.4     | (\$0.0)  | \$0.1    | <b>(\$0.4)</b> |
| TOTAL REVENUE                               | \$14.2 | \$15.5   | \$15.4    | \$20.1    | \$23.7    | \$29.9   | \$30.6   | <b>\$149.3</b> |
| CLOSING CASH BALANCE                        | \$3.2  | (\$28.3) | (\$49.4)  | (\$29.2)  | (\$5.6)   | (\$5.9)  | \$0.0    |                |

|  |                |
|--|----------------|
| <b>2022 Adjusted Charge Per Capita</b> | <b>\$60.59</b> |
|--|----------------|

|                                      |      |
|--------------------------------------|------|
| <b>Allocation of Capital Program</b> |      |
| Residential Sector                   | 73%  |
| Non-Residential Sector               | 27%  |
| <b>Rates for 2022</b>                |      |
| Inflation Rate                       | 2.0% |
| Interest Rate on Positive Balances   | 3.5% |
| Interest Rate on Negative Balances   | 5.5% |

APPENDIX B.1  
TABLE 2

**TOWNSHIP OF UXBRIDGE  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
DEVELOPMENT-RELATED STUDIES  
NON-RESIDENTIAL DEVELOPMENT CHARGE**

| <b>DEVELOPMENT-RELATED STUDIES</b>             | <b>2022</b> | <b>2023</b> | <b>2024</b> | <b>2025</b> | <b>2026</b> | <b>2027</b> | <b>2028</b> | <b>TOTAL</b>   |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| OPENING CASH BALANCE (\$000)                   | \$0.00      | \$3.17      | (\$6.96)    | (\$13.38)   | (\$6.12)    | \$1.80      | (\$0.26)    |                |
| 2022-2028 NON-RESIDENTIAL FUNDING REQUIREMENTS |             |             |             |             |             |             |             |                |
| - Development-Related Studies: Non Inflated    | \$4.1       | \$17.0      | \$13.0      | \$0.0       | \$0.0       | \$10.1      | \$8.1       | <b>\$52.3</b>  |
| - Development-Related Studies: Inflated        | \$4.1       | \$17.4      | \$13.5      | \$0.0       | \$0.0       | \$11.2      | \$9.1       | <b>\$55.2</b>  |
| NEW NON-RESIDENTIAL DEVELOPMENT                |             |             |             |             |             |             |             |                |
| - Growth in Square Metres                      | 4,810       | 4,864       | 4,918       | 4,974       | 5,029       | 5,540       | 5,608       | <b>35,743</b>  |
| REVENUE  |             |             |             |             |             |             |             |                |
| - DC Receipts: Inflated                        | \$7.2       | \$7.4       | \$7.6       | \$7.9       | \$8.1       | \$9.1       | \$9.4       | <b>\$56.7</b>  |
| INTEREST                                       |             |             |             |             |             |             |             |                |
| - Interest on Opening Balance                  | \$0.0       | \$0.1       | (\$0.4)     | (\$0.7)     | (\$0.3)     | \$0.1       | (\$0.0)     | <b>(\$1.3)</b> |
| - Interest on In-year Transactions             | \$0.1       | (\$0.3)     | (\$0.2)     | \$0.1       | \$0.1       | (\$0.1)     | \$0.0       | <b>(\$0.2)</b> |
| TOTAL REVENUE                                  | \$7.2       | \$7.2       | \$7.1       | \$7.3       | \$7.9       | \$9.1       | \$9.4       | <b>\$55.2</b>  |
| CLOSING CASH BALANCE                           | \$3.2       | (\$7.0)     | (\$13.4)    | (\$6.1)     | \$1.8       | (\$0.3)     | \$0.0       |                |

|  |               |
|--|---------------|
| <b>2022 Adjusted Charge Per Square Metre</b> | <b>\$1.49</b> |
|--|---------------|

|                                      |      |
|--------------------------------------|------|
| <b>Allocation of Capital Program</b> |      |
| Residential Sector                   | 73%  |
| Non-Residential Sector               | 27%  |
| <b>Rates for 2022</b>                |      |
| Inflation Rate                       | 2.0% |
| Interest Rate on Positive Balances   | 3.5% |
| Interest Rate on Negative Balances   | 5.5% |



# APPENDIX B.2

## LIBRARY SERVICES

## APPENDIX B.2 – LIBRARY SERVICES

The Township of Uxbridge provides Library Services through two branches – Uxbridge Public Library and Zephyr Public Library. The libraries offer a wide array of adult and children’s services, library programs and room rentals. Both branches have a variety of collection materials available for the community’s use.

### TABLE 1 2012-2021 HISTORICAL SERVICE LEVELS

Table 1 displays the Library’s ten-year historical inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment). The building space amounts to about 12,700 square feet which is valued at \$5.4 million. The library buildings occupy approximately 0.94 hectares of land worth \$846,000. The collection materials are valued at \$2.0 million and furniture and equipment associated with the branch is valued at \$1.1 million.

The 2021 full replacement value of the inventory of capital assets amounts to \$9.3 million and the ten-year historical average service level is \$433.61 per capita.

The historical service level multiplied by the seven-year forecast of net population growth of 1,627 results in a maximum allowable funding envelope of \$705,500.

### TABLE 2 2022 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Library capital program provides for a 6,000 square foot expansion of the Uxbridge Public Library in 2027 for \$2.7 million (including furniture and equipment). The Library capital program also provides for additional collection materials over the course of the seven-year forecast period in order to maintain the historical service level for Uxbridge’s growing population.

The total gross cost of the Library DC capital program is \$2.9 million. No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects. No benefit to existing or replacement shares have been identified as these projects are entirely development-related, leaving the DC eligible share at \$2.9 million.

An amount of \$752,500 is available in the Library DC reserves, all of which are used to fund the DC eligible shares of the capital program. The 2022-2028 DC eligible capital program totals the maximum allowable funding envelope of \$705,500, while a further \$1.4 million is considered under other development-related shares and can be recovered under future DC studies or other growth-related funding tools.

The library development charge is allocated 100 per cent to residential development. The DC eligible cost of \$705,500 is divided by the seven-year population growth in new units (2,403), resulting in an unadjusted residential charge of \$293.61.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge decreases to \$286.71 per capita. The following table summarizes the calculation of the Library Services development charge:

| LIBRARY SERVICES                             |   |                    |                                  |         |                                |               |
|--|---|--------------------|----------------------------------|---------|--------------------------------|---------------|
| 10-year Hist.<br>Service Level<br>per capita | 2022-2028<br>Growth-Related Capital Program |                    | Unadjusted<br>Development Charge |         | Adjusted<br>Development Charge |               |
|  | Total                                       | Net DC Recoverable | \$/capita                        | \$/sq.m | \$/capita                      | \$/sq.m       |
| \$433.61                                     | \$2,899,000                                 | \$705,483          | \$293.61                         | \$0.00  | <b>\$286.71</b>                | <b>\$0.00</b> |

**APPENDIX B.2  
TABLE 1**

**TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
LIBRARY SERVICES**

| BUILDINGS<br>Branch Name | # of Square Feet |                  |                  |                  |                  |                  |                  |                  |                  |                  | UNIT COST<br>(\$/sq. ft.) |       |
|--------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------------|-------|
|                          | 2012             | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |                           |       |
| Uxbridge Public Library  | 11,484           | 11,484           | 11,484           | 11,484           | 11,484           | 11,484           | 11,484           | 11,484           | 11,484           | 11,484           | 11,484                    | \$440 |
| Zephyr Public Library    | 1,200            | 1,200            | 1,200            | 1,200            | 1,200            | 1,200            | 1,200            | 1,200            | 1,200            | 1,200            | 1,200                     | \$270 |
| <b>Total (sq.ft.)</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>    | <b>12,684</b>             |       |
| <b>Total (\$000)</b>     | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b> | <b>\$5,377.0</b>          |       |

| LAND<br>Branch Name     | # of Hectares  |                |                |                |                |                |                |                |                |                | UNIT COST<br>(\$/ha) |           |
|-------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|-----------|
|                         | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           |                      |           |
| Uxbridge Public Library | 0.80           | 0.80           | 0.80           | 0.80           | 0.80           | 0.80           | 0.80           | 0.80           | 0.80           | 0.80           | 0.80                 | \$900,000 |
| Zephyr Public Library   | 0.14           | 0.14           | 0.14           | 0.14           | 0.14           | 0.14           | 0.14           | 0.14           | 0.14           | 0.14           | 0.14                 | \$900,000 |
| <b>Total (ha)</b>       | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>    | <b>0.94</b>          |           |
| <b>Total (\$000)</b>    | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b> | <b>\$846.0</b>       |           |

| MATERIALS<br>Collection | # of Collection Materials |                  |                  |                  |                  |                  |                  |                  |                  |                  | UNIT COST<br>(\$/material) |         |
|-------------------------|---------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------------|---------|
|                         | 2012                      | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |                            |         |
| Books                   | 56,674                    | 53,994           | 53,749           | 54,750           | 54,912           | 55,114           | 56,450           | 54,036           | 45,695           | 52,792           |                            | \$31.00 |
| Periodicals             | 139                       | 137              | 137              | 135              | 126              | 124              | 122              | -                | -                | -                |                            | \$39.00 |
| CDs, Video Tapes, DVDs  | 6,502                     | 7,639            | 7,657            | 8,573            | 8,744            | 9,419            | 10,612           | 8,880            | 6,964            | 9,000            |                            | \$43.00 |
| E Books                 | \$3,000                   | \$4,200          | \$4,200          | \$4,200          | \$4,284          | \$4,284          | \$4,284          | \$8,443          | \$6,978          | \$7,500          |                            |         |
| <b>Total (#)</b>        | <b>63,315</b>             | <b>61,770</b>    | <b>61,543</b>    | <b>63,458</b>    | <b>63,782</b>    | <b>64,657</b>    | <b>67,184</b>    | <b>62,916</b>    | <b>52,659</b>    | <b>61,792</b>    |                            |         |
| <b>Total (\$000)</b>    | <b>\$2,044.9</b>          | <b>\$2,011.8</b> | <b>\$2,005.0</b> | <b>\$2,075.4</b> | <b>\$2,087.5</b> | <b>\$2,122.7</b> | <b>\$2,215.3</b> | <b>\$2,065.4</b> | <b>\$1,723.0</b> | <b>\$2,031.1</b> |                            |         |

| FURNITURE & EQUIPMENT             | Total Value of Furniture and Equipment |                |                |                |                |                |                |                  |                  |                  |
|-----------------------------------|--|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|
|                                   | 2012                                   | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019             | 2020             | 2021             |
| Uxbridge Public Library           | \$618,000                              | \$636,000      | \$646,000      | \$646,000      | \$646,000      | \$742,000      | \$742,000      | \$785,000        | \$851,400        | \$851,400        |
| Zephyr Public Library             | \$98,000                               | \$98,000       | \$98,000       | \$98,000       | \$98,000       | \$98,000       | \$98,000       | \$98,000         | \$98,000         | \$98,000         |
| Children's Department Renovations | \$99,000                               | \$99,000       | \$99,000       | \$99,000       | \$99,000       | \$99,000       | \$99,000       | \$99,000         | \$99,000         | \$99,000         |
| Library Software                  | \$0                                    | \$0            | \$0            | \$0            | \$0            | \$0            | \$20,200       | \$20,200         | \$20,200         | \$20,200         |
| <b>Total (\$000)</b>              | <b>\$815.0</b>                         | <b>\$833.0</b> | <b>\$843.0</b> | <b>\$843.0</b> | <b>\$843.0</b> | <b>\$939.0</b> | <b>\$959.2</b> | <b>\$1,002.2</b> | <b>\$1,068.6</b> | <b>\$1,068.6</b> |

**APPENDIX B.2  
TABLE 1**

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF SERVICE LEVELS  
LIBRARY SERVICES**

|                              |             |             |             |             |             |             |             |             |             |             |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                              | <b>2012</b> | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> | <b>2021</b> |
| <b>Historical Population</b> | 20,732      | 20,842      | 20,953      | 21,064      | 21,176      | 21,251      | 21,327      | 21,403      | 21,479      | 21,556      |

**INVENTORY SUMMARY(\$000)**

|                       |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Buildings             | \$5,377.0        | \$5,377.0        | \$5,377.0        | \$5,377.0        | \$5,377.0        | \$5,377.0        | \$5,377.0        | \$5,377.0        | \$5,377.0        | \$5,377.0        |
| Land                  | \$846.0          | \$846.0          | \$846.0          | \$846.0          | \$846.0          | \$846.0          | \$846.0          | \$846.0          | \$846.0          | \$846.0          |
| Materials             | \$2,044.9        | \$2,011.8        | \$2,005.0        | \$2,075.4        | \$2,087.5        | \$2,122.7        | \$2,215.3        | \$2,065.4        | \$1,723.0        | \$2,031.1        |
| Furniture & Equipment | \$815.0          | \$833.0          | \$843.0          | \$843.0          | \$843.0          | \$939.0          | \$959.2          | \$1,002.2        | \$1,068.6        | \$1,068.6        |
| <b>Total (\$000)</b>  | <b>\$9,082.9</b> | <b>\$9,067.8</b> | <b>\$9,071.0</b> | <b>\$9,141.3</b> | <b>\$9,153.4</b> | <b>\$9,284.6</b> | <b>\$9,397.5</b> | <b>\$9,290.6</b> | <b>\$9,014.5</b> | <b>\$9,322.6</b> |

**SERVICE LEVEL (\$/capita)**

|                          |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Buildings                | \$259.35        | \$257.98        | \$256.62        | \$255.27        | \$253.92        | \$253.02        | \$252.12        | \$251.22        | \$250.33        | \$249.44        | \$253.93        |
| Land                     | \$40.81         | \$40.59         | \$40.38         | \$40.16         | \$39.95         | \$39.81         | \$39.67         | \$39.53         | \$39.39         | \$39.25         | \$39.95         |
| Materials                | \$98.63         | \$96.53         | \$95.69         | \$98.53         | \$98.58         | \$99.88         | \$103.87        | \$96.50         | \$80.22         | \$94.22         | \$96.27         |
| Furniture & Equipment    | \$39.31         | \$39.97         | \$40.23         | \$40.02         | \$39.81         | \$44.19         | \$44.98         | \$46.82         | \$49.75         | \$49.57         | \$43.47         |
| <b>Total (\$/capita)</b> | <b>\$438.10</b> | <b>\$435.07</b> | <b>\$432.92</b> | <b>\$433.98</b> | <b>\$432.26</b> | <b>\$436.90</b> | <b>\$440.64</b> | <b>\$434.07</b> | <b>\$419.69</b> | <b>\$432.48</b> | <b>\$433.61</b> |

Average  
Service  
Level

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF MAXIMUM ALLOWABLE  
LIBRARY SERVICES**

|   |                  |
|---|------------------|
| <b>10-Year Funding Envelope Calculation</b> |                  |
| 10 Year Average Service Level (2012-2021)   | \$433.61         |
| Net Population Growth 2022 - 2028           | 1,627            |
| <b>Maximum Allowable Funding Envelope</b>   | <b>\$705,483</b> |

APPENDIX B.2  
TABLE 2  
TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

| Service                                       | Project Description                                | Timing      | Gross Project Cost  | Grants/ Subsidies/Other Recoveries | Net Municipal Cost  | Ineligible Costs Replacement & BTE Shares | Total DC Eligible Costs | DC Eligible Costs |                   |                     |
|---|--|-------------|---------------------|------------------------------------|---------------------|---|-------------------------|-------------------|-------------------|---------------------|
|   |  |             |                     |                                    |                     |   |                         | Prior Growth      | 2022-2028         | Other Dev. Related  |
| <b>2.0 LIBRARY SERVICES</b>                   |  |             |                     |                                    |                     |   |                         |                   |                   |                     |
| <b>2.1 Buildings, Land, &amp; Furnishings</b> |  |             |                     |                                    |                     |   |                         |                   |                   |                     |
| 2.1.1   | Expansion of Uxbridge Public Library (6,000 sq.ft) | 2027 - 2028 | \$ 2,618,000        | \$ -                               | \$ 2,618,000        | \$ -                                      | \$ 2,618,000            | \$ 592,541        | \$ 705,483        | \$ 1,319,975        |
| 2.1.2   | Furniture and Equipment                            | 2027 - 2028 | \$ 121,000          | \$ -                               | \$ 121,000          | \$ -                                      | \$ 121,000              | \$ -              | \$ -              | \$ 121,000          |
|   | Subtotal Buildings, Land, & Furnishings            |             | \$ 2,739,000        | \$ -                               | \$ 2,739,000        | \$ -                                      | \$ 2,739,000            | \$ 592,541        | \$ 705,483        | \$ 1,440,975        |
| <b>2.2 Collection Materials</b>               |  |             |                     |                                    |                     |   |                         |                   |                   |                     |
| 2.2.1   | Additional Materials                               | 2022 - 2028 | \$ 160,000          | \$ -                               | \$ 160,000          | \$ -                                      | \$ 160,000              | \$ 160,000        | \$ -              | \$ -                |
|   | Subtotal Collection Materials                      |             | \$ 160,000          | \$ -                               | \$ 160,000          | \$ -                                      | \$ 160,000              | \$ 160,000        | \$ -              | \$ -                |
| <b>TOTAL LIBRARY SERVICES</b>                 |  |             | <b>\$ 2,899,000</b> | <b>\$ -</b>                        | <b>\$ 2,899,000</b> | <b>\$ -</b>                               | <b>\$ 2,899,000</b>     | <b>\$ 752,541</b> | <b>\$ 705,483</b> | <b>\$ 1,440,975</b> |

| <b>Residential Development Charge Calculation</b>                                 |      |                 |
|---|------|-----------------|
| Residential Share of 2022-2028 Discounted Development-Related Capital Program     | 100% | \$705,483       |
| 10 Year Growth in Population in New Units   |      | 2,403           |
| Unadjusted Development Charge Per Capita (\$)                                     |      | <b>\$293.61</b> |
| <b>Non-Residential Development Charge Calculation</b>                             |      |                 |
| Non-Residential Share of 2022-2028 Discounted Development-Related Capital Program | 0%   | \$0             |
| 10 Year Growth in Square Metres   |      | 35,743          |
| Unadjusted Development Charge Per sq. m (\$)                                      |      | <b>\$0.00</b>   |

|   |           |
|---|-----------|
| 2022 - 2028 Net Funding Envelope                                    | \$705,483 |
| Uncommitted Reserve Fund Balance<br>Balance as at December 31, 2021 | \$752,541 |

APPENDIX B.2

TABLE 3

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

| LIBRARY SERVICES                           | 2022   | 2023    | 2024     | 2025     | 2026     | 2027     | 2028     | TOTAL          |
|--|--------|---------|----------|----------|----------|----------|----------|----------------|
| OPENING CASH BALANCE (\$000)               | \$0.00 | \$67.97 | \$148.35 | \$237.52 | \$354.03 | \$485.98 | \$249.66 |                |
| 2022-2028 RESIDENTIAL FUNDING REQUIREMENTS |        |         |          |          |          |          |          |                |
| - Library Services: Non Inflated           | \$0.0  | \$0.0   | \$0.0    | \$0.0    | \$0.0    | \$352.7  | \$352.7  | <b>\$705.5</b> |
| - Library Services: Inflated               | \$0.0  | \$0.0   | \$0.0    | \$0.0    | \$0.0    | \$389.5  | \$397.2  | <b>\$786.7</b> |
| NEW RESIDENTIAL DEVELOPMENT                |        |         |          |          |          |          |          |                |
| - Population Growth in New Units           | 233    | 262     | 277      | 350      | 379      | 451      | 451      | <b>2,403</b>   |
| REVENUE                                    |        |         |          |          |          |          |          |                |
| - DC Receipts: Inflated                    | \$66.8 | \$76.7  | \$82.5   | \$106.3  | \$117.5  | \$142.9  | \$145.8  | <b>\$738.5</b> |
| INTEREST                                   |        |         |          |          |          |          |          |                |
| - Interest on Opening Balance              | \$0.0  | \$2.4   | \$5.2    | \$8.3    | \$12.4   | \$17.0   | \$8.7    | <b>\$54.0</b>  |
| - Interest on In-year Transactions         | \$1.2  | \$1.3   | \$1.4    | \$1.9    | \$2.1    | (\$6.8)  | (\$6.9)  | <b>(\$5.8)</b> |
| TOTAL REVENUE                              | \$68.0 | \$80.4  | \$89.2   | \$116.5  | \$132.0  | \$153.1  | \$147.6  | <b>\$786.7</b> |
| CLOSING CASH BALANCE                       | \$68.0 | \$148.3 | \$237.5  | \$354.0  | \$486.0  | \$249.7  | \$0.0    |                |

|  |                 |
|--|-----------------|
| <b>2022 Adjusted Charge Per Capita</b> | <b>\$286.71</b> |
|--|-----------------|

|                                      |      |
|--------------------------------------|------|
| <b>Allocation of Capital Program</b> |      |
| Residential Sector                   | 100% |
| Non-Residential Sector               | 0%   |
| <b>Rates for 2022</b>                |      |
| Inflation Rate                       | 2.0% |
| Interest Rate on Positive Balances   | 3.5% |
| Interest Rate on Negative Balances   | 5.5% |

# APPENDIX B.3

## BY-LAW ENFORCEMENT



## APPENDIX B.3 – BY-LAW ENFORCEMENT

The Township of Uxbridge and the Township of Scugog provide shared By-law Enforcement services for both municipalities as it pertains to Animal Control. The funding of this service is split evenly between the Townships.

### TABLE 1 2012-2021 HISTORICAL SERVICE LEVELS

The By-law Enforcement service operates out of one 1,700 square foot facility with a total replacement cost of \$942,000, of which \$471,000 is Uxbridge's share. Land for the facility totals 0.12 hectares with a value of \$108,000. Uxbridge's share of the replacement cost of eligible vehicles and equipment adds another \$61,600 to the inventory. Uxbridge's total replacement cost of the 2021 inventory of capital assets is \$586,600. Uxbridge's share of the average historical service level over ten years is \$27.63 per capita. The historical service level, multiplied by the forecast seven-year net population growth, results in a maximum allowable funding envelope of \$44,950.

### TABLE 2 2022 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The 2022-2028 development-related capital program from By-law Enforcement provides for the construction of a new animal shelter.

The capital program totals \$1.4 million and relates only to the share of cost required by Uxbridge. Donations are expected to fund \$392,400, leaving a net municipal cost of \$1.0 million. Recognizing that the new animal shelter will result in the existing shelter to close, a replacement shares of \$427,700 has been deducted from the total net costs. A share in the amount of \$470,000 is captured under other development related funding sources and can be considered under future DC by-laws, subject to service level restrictions. A portion of these projects (\$58,700) will be funded through the Township's By-law Enforcement (animal control) DC reserve fund.

The remaining \$45,000 will be funded through development charges over the period 2022-2028 and has been included in the DC rate calculations. The development-related net capital cost is allocated entirely against residential development. The resulting unadjusted development charge is \$18.71 per capita.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential calculated charge increases to \$19.09 per capita. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the By-law Enforcement development charge:

| BY-LAW ENFORCEMENT |                                |                    |                    |         |                    |               |
|--------------------|--------------------------------|--------------------|--------------------|---------|--------------------|---------------|
| 10-year Hist.      | 2022-2028                      |                    | Unadjusted         |         | Adjusted           |               |
| Service Level      | Growth-Related Capital Program |                    | Development Charge |         | Development Charge |               |
| per capita         | Total                          | Net DC Recoverable | \$/capita          | \$/sq.m | \$/capita          | \$/sq.m       |
| \$27.63            | \$1,393,800                    | \$44,954           | \$18.71            | \$0.00  | <b>\$19.09</b>     | <b>\$0.00</b> |

APPENDIX B.3  
TABLE 1

TOWNSHIP OF UXBRIDGE  
INVENTORY OF CAPITAL ASSETS  
BY-LAW ENFORCEMENT

| BUILDINGS<br>Facility               | Total Value of Animal Control Facilities |                |                |                |                |                |                |                |                |                | UNIT COST<br>(\$/sq. ft.) |
|-------------------------------------|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------------------|
|                                     | 2012                                     | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           |                           |
| Animal Control Facility             | 1,700                                    | 1,700          | 1,700          | 1,700          | 1,700          | 1,700          | 1,700          | 1,700          | 1,700          | 1,700          | \$550                     |
| Additional Air Conditioning         | \$2,000                                  | \$2,000        | \$2,000        | \$2,000        | \$2,000        | \$2,000        | \$2,000        | \$2,000        | \$2,000        | \$2,000        |                           |
| Additional Air Conditioning         | \$5,000                                  | \$5,000        | \$5,000        | \$5,000        | \$5,000        | \$5,000        | \$5,000        | \$5,000        | \$5,000        | \$5,000        |                           |
| <b>Total (sq.ft.)</b>               | <b>1,700</b>                             | <b>1,700</b>   | <b>1,700</b>   | <b>1,700</b>   | <b>1,700</b>   | <b>1,700</b>   | <b>1,700</b>   | <b>1,700</b>   | <b>1,700</b>   | <b>1,700</b>   |                           |
| <b>Total (\$000)</b>                | <b>\$942.0</b>                           | <b>\$942.0</b> | <b>\$942.0</b> | <b>\$942.0</b> | <b>\$942.0</b> | <b>\$942.0</b> | <b>\$942.0</b> | <b>\$942.0</b> | <b>\$942.0</b> | <b>\$942.0</b> |                           |
| <b>Total Uxbridge Share (\$000)</b> | <b>\$471.0</b>                           | <b>\$471.0</b> | <b>\$471.0</b> | <b>\$471.0</b> | <b>\$471.0</b> | <b>\$471.0</b> | <b>\$471.0</b> | <b>\$471.0</b> | <b>\$471.0</b> | <b>\$471.0</b> |                           |

| LAND<br>Facility                    | # of Hectares  |                |                |                |                |                |                |                |                |                | UNIT COST<br>(\$/ha) |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|
|                                     | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           |                      |
| Animal Control Facility             | 0.12           | 0.12           | 0.12           | 0.12           | 0.12           | 0.12           | 0.12           | 0.12           | 0.12           | 0.12           | \$900,000            |
| <b>Total (hectares)</b>             | <b>0.12</b>    | <b>0.12</b>    | <b>0.12</b>    | <b>0.12</b>    | <b>0.12</b>    | <b>0.12</b>    | <b>0.12</b>    | <b>0.12</b>    | <b>0.12</b>    | <b>0.12</b>    |                      |
| <b>Total (\$000)</b>                | <b>\$108.0</b> | <b>\$108.0</b> | <b>\$108.0</b> | <b>\$108.0</b> | <b>\$108.0</b> | <b>\$108.0</b> | <b>\$108.0</b> | <b>\$108.0</b> | <b>\$108.0</b> | <b>\$108.0</b> |                      |
| <b>Total Uxbridge Share (\$000)</b> | <b>\$54.0</b>  | <b>\$54.0</b>  | <b>\$54.0</b>  | <b>\$54.0</b>  | <b>\$54.0</b>  | <b>\$54.0</b>  | <b>\$54.0</b>  | <b>\$54.0</b>  | <b>\$54.0</b>  | <b>\$54.0</b>  |                      |

| FURNITURE & EQUIPMENT               | Total Value of Furniture and Equipment |               |               |               |               |               |               |               |               |               |
|-------------------------------------|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                                     | 2012                                   | 2013          | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | 2020          | 2021          |
| Total Furniture and Equipment       | \$33,000                               | \$33,000      | \$37,000      | \$37,000      | \$37,000      | \$37,000      | \$37,000      | \$38,000      | \$39,000      | \$40,000      |
| <b>Total (\$000)</b>                | <b>\$33.0</b>                          | <b>\$33.0</b> | <b>\$37.0</b> | <b>\$37.0</b> | <b>\$37.0</b> | <b>\$37.0</b> | <b>\$37.0</b> | <b>\$38.0</b> | <b>\$39.0</b> | <b>\$40.0</b> |
| <b>Total Uxbridge Share (\$000)</b> | <b>\$16.5</b>                          | <b>\$16.5</b> | <b>\$18.5</b> | <b>\$18.5</b> | <b>\$18.5</b> | <b>\$18.5</b> | <b>\$18.5</b> | <b>\$19.0</b> | <b>\$19.5</b> | <b>\$20.0</b> |

| ROLLING STOCK<br>Type of Collection | Total Value of Rolling Stock |               |               |               |               |               |               |               |               |               | UNIT COST<br>(\$/vehicle) |
|-------------------------------------|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------------|
|                                     | 2012                         | 2013          | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | 2020          | 2021          |                           |
| Van 601                             | 1                            | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | -             | \$41,600                  |
| Van 602                             | 1                            | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | \$41,600                  |
| Van 603 - 2021 Ford Cargo Van       | -                            | -             | -             | -             | -             | -             | -             | -             | -             | 1             | \$41,600                  |
| <b>Total (#)</b>                    | <b>2</b>                     | <b>2</b>      | <b>2</b>      | <b>2</b>      | <b>2</b>      | <b>2</b>      | <b>2</b>      | <b>2</b>      | <b>2</b>      | <b>2</b>      |                           |
| <b>Total (\$000)</b>                | <b>\$83.2</b>                | <b>\$83.2</b> | <b>\$83.2</b> | <b>\$83.2</b> | <b>\$83.2</b> | <b>\$83.2</b> | <b>\$83.2</b> | <b>\$83.2</b> | <b>\$83.2</b> | <b>\$83.2</b> |                           |
| <b>Total Uxbridge Share (\$000)</b> | <b>\$41.6</b>                | <b>\$41.6</b> | <b>\$41.6</b> | <b>\$41.6</b> | <b>\$41.6</b> | <b>\$41.6</b> | <b>\$41.6</b> | <b>\$41.6</b> | <b>\$41.6</b> | <b>\$41.6</b> |                           |

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

**APPENDIX B.3  
TABLE 1**

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF SERVICE LEVELS  
BY-LAW ENFORCEMENT**

|                       | 2012   | 2013   | 2014   | 2015   | 2016   | 2017   | 2018   | 2019   | 2020   | 2021   |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Historical Population | 20,732 | 20,842 | 20,953 | 21,064 | 21,176 | 21,251 | 21,327 | 21,403 | 21,479 | 21,556 |

**INVENTORY SUMMARY(\$000)**

|                       |                |                |                |                |                |                |                |                |                |                |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Buildings             | \$471.0        | \$471.0        | \$471.0        | \$471.0        | \$471.0        | \$471.0        | \$471.0        | \$471.0        | \$471.0        | \$471.0        |
| Land                  | \$54.0         | \$54.0         | \$54.0         | \$54.0         | \$54.0         | \$54.0         | \$54.0         | \$54.0         | \$54.0         | \$54.0         |
| Furniture & Equipment | \$16.5         | \$16.5         | \$18.5         | \$18.5         | \$18.5         | \$18.5         | \$18.5         | \$19.0         | \$19.5         | \$20.0         |
| Rolling Stock         | \$41.6         | \$41.6         | \$41.6         | \$41.6         | \$41.6         | \$41.6         | \$41.6         | \$41.6         | \$41.6         | \$41.6         |
| <b>Total (\$000)</b>  | <b>\$583.1</b> | <b>\$583.1</b> | <b>\$585.1</b> | <b>\$585.1</b> | <b>\$585.1</b> | <b>\$585.1</b> | <b>\$585.1</b> | <b>\$585.6</b> | <b>\$586.1</b> | <b>\$586.6</b> |

**SERVICE LEVEL (\$/capita)**

Average  
Service  
Level

|                          |                |                |                |                |                |                |                |                |                |                |                |
|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Buildings                | \$22.72        | \$22.60        | \$22.48        | \$22.36        | \$22.24        | \$22.16        | \$22.08        | \$22.01        | \$21.93        | \$21.85        | \$22.24        |
| Land                     | \$2.60         | \$2.59         | \$2.58         | \$2.56         | \$2.55         | \$2.54         | \$2.53         | \$2.52         | \$2.51         | \$2.51         | \$2.55         |
| Furniture & Equipment    | \$0.80         | \$0.79         | \$0.88         | \$0.88         | \$0.87         | \$0.87         | \$0.87         | \$0.89         | \$0.91         | \$0.93         | \$0.87         |
| Rolling Stock            | \$2.01         | \$2.00         | \$1.99         | \$1.97         | \$1.96         | \$1.96         | \$1.95         | \$1.94         | \$1.94         | \$1.93         | \$1.97         |
| <b>Total (\$/capita)</b> | <b>\$28.13</b> | <b>\$27.98</b> | <b>\$27.93</b> | <b>\$27.77</b> | <b>\$27.62</b> | <b>\$27.53</b> | <b>\$27.43</b> | <b>\$27.36</b> | <b>\$27.29</b> | <b>\$27.22</b> | <b>\$27.63</b> |

**TOWNSHIP OF UXBRIDGE  
CALCULATION OF MAXIMUM ALLOWABLE  
BY-LAW ENFORCEMENT**

| <b>10-Year Funding Envelope Calculation</b>          |                 |
|--|-----------------|
| 10 Year Average Service Level (2012-2021)            | \$27.63         |
| Net Growth in Population 2022 - 2028                 | 1,627           |
| <b>Discounted Maximum Allowable Funding Envelope</b> | <b>\$44,954</b> |

APPENDIX B.3

TABLE 2

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

| Service                                      | Project Description                                | Timing      | Gross Project Cost  | Grants/ Subsidies/Other Recoveries | Net Municipal Cost  | Ineligible Costs Replacement & BTE Shares | Total DC Eligible Costs | DC Eligible Costs |                  |                    |
|--|--|-------------|---------------------|------------------------------------|---------------------|---|-------------------------|-------------------|------------------|--------------------|
|  |  |             |                     |                                    |                     |   |                         | Prior Growth      | 2022-2028        | Other Dev. Related |
| <b>3.0 BY-LAW ENFORCEMENT</b>                |  |             |                     |                                    |                     |   |                         |                   |                  |                    |
| <b>3.1 Buildings, Land &amp; Furnishings</b> |  |             |                     |                                    |                     |   |                         |                   |                  |                    |
|  | 3.1.1 New Animal Shelter - Uxbridge Share (at 50%) | 2023 - 2027 | \$ 1,393,800        | \$ 392,400                         | \$ 1,001,400        | \$ 427,734                                | \$ 573,666              | \$ 58,731         | \$ 44,954        | \$ 469,981         |
|  | Subtotal Buildings, Land & Furnishings             |             | \$ 1,393,800        | \$ 392,400                         | \$ 1,001,400        | \$ 427,734                                | \$ 573,666              | \$ 58,731         | \$ 44,954        | \$ 469,981         |
|  | <b>TOTAL BY-LAW ENFORCEMENT</b>                    |             | <b>\$ 1,393,800</b> | <b>\$ 392,400</b>                  | <b>\$ 1,001,400</b> | <b>\$ 427,734</b>                         | <b>\$ 573,666</b>       | <b>\$ 58,731</b>  | <b>\$ 44,954</b> | <b>\$ 469,981</b>  |

| <b>Residential Development Charge Calculation</b>                                 |      |                |
|---|------|----------------|
| Residential Share of 2022-2028 Discounted Development-Related Capital Program     | 100% | \$44,954       |
| 10 Year Growth in Population in New Units   |      | 2,403          |
| Unadjusted Development Charge Per Capita (\$)                                     |      | <b>\$18.71</b> |
| <b>Non-Residential Development Charge Calculation</b>                             |      |                |
| Non-Residential Share of 2022-2028 Discounted Development-Related Capital Program | 0%   | \$0            |
| 10 Year Growth in Square Metres   |      | 35,743         |
| Unadjusted Development Charge Per sq. m (\$)                                      |      | <b>\$0.00</b>  |

|   |          |
|---|----------|
| 2022 - 2028 Net Funding Envelope                                    | \$44,954 |
| Uncommitted Reserve Fund Balance<br>Balance as at December 31, 2021 | \$58,731 |

APPENDIX B.3

TABLE 3

TOWNSHIP OF UXBRIDGE  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 BY-LAW ENFORCEMENT  
 RESIDENTIAL DEVELOPMENT CHARGE

| BY-LAW ENFORCEMENT                         | 2022   | 2023    | 2024    | 2025     | 2026     | 2027     | 2028     | TOTAL          |
|--|--------|---------|---------|----------|----------|----------|----------|----------------|
| OPENING CASH BALANCE (\$000)               | \$0.00 | \$4.53  | \$0.51  | (\$3.44) | (\$6.16) | (\$8.46) | (\$9.35) |                |
| 2022-2028 RESIDENTIAL FUNDING REQUIREMENTS |        |         |         |          |          |          |          |                |
| - By-Law Enforcement: Non Inflated         | \$0.0  | \$9.0   | \$9.0   | \$9.0    | \$9.0    | \$9.0    | \$0.0    | <b>\$45.0</b>  |
| - By-Law Enforcement: Inflated             | \$0.0  | \$9.2   | \$9.4   | \$9.5    | \$9.7    | \$9.9    | \$0.0    | <b>\$47.7</b>  |
| NEW RESIDENTIAL DEVELOPMENT                |        |         |         |          |          |          |          |                |
| - Population Growth in New Units           | 233    | 262     | 277     | 350      | 379      | 451      | 451      | <b>2,403</b>   |
| REVENUE                                    |        |         |         |          |          |          |          |                |
| - DC Receipts: Inflated                    | \$4.4  | \$5.1   | \$5.5   | \$7.1    | \$7.8    | \$9.5    | \$9.7    | <b>\$49.2</b>  |
| INTEREST                                   |        |         |         |          |          |          |          |                |
| - Interest on Opening Balance              | \$0.0  | \$0.2   | \$0.0   | (\$0.2)  | (\$0.3)  | (\$0.5)  | (\$0.5)  | <b>(\$1.3)</b> |
| - Interest on In-year Transactions         | \$0.1  | (\$0.1) | (\$0.1) | (\$0.1)  | (\$0.1)  | (\$0.0)  | \$0.2    | <b>(\$0.1)</b> |
| TOTAL REVENUE                              | \$4.5  | \$5.2   | \$5.4   | \$6.8    | \$7.4    | \$9.0    | \$9.4    | <b>\$47.7</b>  |
| CLOSING CASH BALANCE                       | \$4.5  | \$0.5   | (\$3.4) | (\$6.2)  | (\$8.5)  | (\$9.3)  | \$0.0    |                |

|  |                |
|--|----------------|
| <b>2022 Adjusted Charge Per Capita</b> | <b>\$19.09</b> |
|--|----------------|

|                                      |      |
|--------------------------------------|------|
| <b>Allocation of Capital Program</b> |      |
| Residential Sector                   | 100% |
| Non-Residential Sector               | 0%   |
| <b>Rates for 2022</b>                |      |
| Inflation Rate                       | 2.0% |
| Interest Rate on Positive Balances   | 3.5% |
| Interest Rate on Negative Balances   | 5.5% |

# APPENDIX B.4

## PARKS & RECREATION

## APPENDIX B.4 – PARKS & RECREATION

Indoor recreation and parkland facilities are provided through the Parks, Recreation and Culture Department of the Township of Uxbridge. The major facilities include the Uxbridge Arena, the Uxpool, and several Community Halls. The Township provides about 195 hectares of developed parkland space, which include a variety of park facilities, trails and outdoor buildings.

### TABLE 1 2012-2021 HISTORICAL SERVICE LEVELS

The ten-year historical inventory of capital assets for Parks and Recreation includes about 120,900 square feet of indoor recreation building space accommodated within eight facilities. The largest of these facilities is the Uxbridge Arena. The current replacement value for the buildings is \$41.5 million. The land associated with the buildings amounts to 3.4 hectares, and is valued at \$3.1 million. The furniture and equipment found in the facilities has a total value of \$3.0 million.

Of the 195 hectares of developed parkland offered by the Township of Uxbridge, 99.8 hectares are designated as community parks, 33.4 as neighborhood parks and 61.6 hectares as passive parks. There are also 46 kilometres of developed trails. The total value of developed parkland and trails in the Township amounts to \$18.4 million. Parks also has 23 vehicles, machinery and equipment worth \$698,800.

The department is also responsible for the construction and operation of park facilities including soccer fields, baseball diamonds, a skateboard park, tennis courts, beach volleyball courts and numerous playgrounds, among others. The facilities have a total value of \$15.0 million. The value of outdoor buildings and equipment add a further \$5.4 million to the Parks and Recreation inventory.

The combined value of capital assets for Parks and Recreation Services totals \$87.2 million. The ten-year historical average service level is \$4,047.48 per capita, and this, multiplied by the seven-year forecast growth in net population, results in a maximum allowable funding envelope of \$6.6 million.



**TABLE 2 2022 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

The 2022-2028 development-related capital program for Parks and Recreation amounts to \$40.5 million. It includes a new swimming pool, Fields of Uxbridge changes, three new tennis courts, parkland and trail development, and active transportation projects.

Of the gross amount, \$13.0 million is identified as a grant to be put towards the pool project that is anticipated to be built between 2025 and 2028. Additional grants and subsidies of \$1.2 million have been identified for the lighting at Fields of Uxbridge and the Elgin Park Universal Playground. Replacement shares totalling \$6.6 million have been netted off from the pool project, universal playground, and trail development projects. This amount will not be recovered through development charges. Additionally, about \$6.4 million of this capital program is deemed to other development related costs, and will be considered for recovery in subsequent development charges by-laws. Available reserve funds in the amount of \$6.7 million will be used to fund a portion of the remaining costs eligible for DC funding.

The 2022-2028 DC costs eligible for recovery amount to \$6.6 million, which is allocated entirely against future residential development in the Township of Uxbridge. This results in an unadjusted development charge of \$2,740.64 per capita.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow analysis, the residential charge decreases slightly to \$2,707.88 per capita as a result of the timing of capital projects and the availability of reserves on hand to fund the program.

The following table summarizes the calculation of the Parks & Recreation development charge.

| PARKS & RECREATION                           |   |                    |                                  |         |                                |               |
|--|---|--------------------|----------------------------------|---------|--------------------------------|---------------|
| 10-year Hist.<br>Service Level<br>per capita | 2022-2028<br>Growth-Related Capital Program |                    | Unadjusted<br>Development Charge |         | Adjusted<br>Development Charge |               |
|  | Total                                       | Net DC Recoverable | \$/capita                        | \$/sq.m | \$/capita                      | \$/sq.m       |
| \$4,047.48                                   | \$40,538,000                                | \$6,585,250        | \$2,740.64                       | \$0.00  | <b>\$2,707.88</b>              | <b>\$0.00</b> |



APPENDIX B.4

TABLE 1

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

| BUILDINGS<br>Facility Name                | # of Square Feet  |                   |                   |                   |                   |                   |                   |                   |                   |                   | UNIT COST<br>(\$/sq. ft.) |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|
|   | 2012              | 2013              | 2014              | 2015              | 2016              | 2017              | 2018              | 2019              | 2020              | 2021              |                           |
| Uxbridge Arena - Brock Street             | 69,694            | 69,694            | 69,694            | 69,694            | 69,694            | 69,694            | 69,694            | 69,694            | 69,694            | 69,694            | \$300                     |
| Uxpool - Parkside Drive                   | 14,785            | 14,785            | 14,785            | 14,785            | 14,785            | 14,785            | 14,785            | 14,785            | 14,785            | 14,785            | \$670                     |
| Uxbridge Seniors Centre - Marietta Street | 8,292             | 8,292             | 8,292             | 8,292             | 8,292             | 8,292             | 8,292             | 8,292             | 8,292             | 8,292             | \$270                     |
| Goodwood CC - Highway 47                  | 4,959             | 4,959             | 4,959             | 4,959             | 4,959             | 4,959             | 4,959             | 4,959             | 4,959             | 4,959             | \$270                     |
| Zephyr Hall - 310 Zephyr Sideroad         | 5,300             | 5,300             | 5,300             | 5,300             | 5,300             | 5,300             | 5,300             | 5,300             | 5,300             | 5,300             | \$270                     |
| Sandford Hall - Sandford Road             | 6,955             | 6,955             | 6,955             | 6,955             | 6,955             | 6,955             | 6,955             | 6,955             | 6,955             | 6,955             | \$270                     |
| Siloam Hall - #8 Conc. 2 (sold 2017)      | 2,842             | 2,842             | 2,842             | 2,842             | 2,842             | -                 | -                 | -                 | -                 | -                 | \$210                     |
| Music Hall - Main Street                  | 9,165             | 9,165             | 9,165             | 9,165             | 9,165             | 9,165             | 9,165             | 9,165             | 9,165             | 9,165             | \$390                     |
| Lawn Bowling Club House - Brock Street    | 1,716             | 1,716             | 1,716             | 1,716             | 1,716             | 1,716             | 1,716             | 1,716             | 1,716             | 1,716             | \$150                     |
| Lions Club, Goodwood                      | 2,120             | 2,120             | 2,120             | 2,120             | 2,120             | 2,120             | 2,120             | 2,120             | -                 | -                 | \$280                     |
| <b>Total (sq.ft.)</b>                     | <b>125,828</b>    | <b>125,828</b>    | <b>125,828</b>    | <b>125,828</b>    | <b>125,828</b>    | <b>122,986</b>    | <b>122,986</b>    | <b>122,986</b>    | <b>120,866</b>    | <b>120,866</b>    |                           |
| <b>Total (\$000)</b>                      | <b>\$42,722.9</b> | <b>\$42,722.9</b> | <b>\$42,722.9</b> | <b>\$42,722.9</b> | <b>\$42,722.9</b> | <b>\$42,126.1</b> | <b>\$42,126.1</b> | <b>\$42,126.1</b> | <b>\$41,532.5</b> | <b>\$41,532.5</b> |                           |

| LAND<br>Facility Name                     | # of Hectares    |                  |                  |                  |                  |                  |                  |                  |                  |                  | UNIT COST<br>(\$/ha) |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|
|   | 2012             | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |                      |
| Uxbridge Arena - Brock Street             | 1.62             | 1.62             | 1.62             | 1.62             | 1.62             | 1.62             | 1.62             | 1.62             | 1.62             | 1.62             | \$900,000            |
| Uxpool - Parkside Drive                   | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | \$900,000            |
| Uxbridge Seniors Centre - Marietta Street | 0.27             | 0.27             | 0.27             | 0.27             | 0.27             | 0.27             | 0.27             | 0.27             | 0.27             | 0.27             | \$900,000            |
| Goodwood CC - Highway 47                  | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | \$900,000            |
| Zephyr Hall - 310 Zephyr Sideroad         | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | \$900,000            |
| Sandford Hall - Sandford Road             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | \$900,000            |
| Siloam Hall - #8 Conc. 2 (sold 2017)      | 0.45             | 0.45             | 0.45             | 0.45             | 0.45             | -                | -                | -                | -                | -                | \$900,000            |
| Music Hall - Main Street                  | 0.06             | 0.06             | 0.06             | 0.06             | 0.06             | 0.06             | 0.06             | 0.06             | 0.06             | 0.06             | \$900,000            |
| Lawn Bowling Club House - Brock Street    | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | 0.10             | \$900,000            |
| Lions Club, Goodwood (sold 2019)          | 0.46             | 0.46             | 0.46             | 0.46             | 0.46             | 0.46             | 0.46             | 0.46             | -                | -                | \$900,000            |
| <b>Total (ha)</b>                         | <b>4.34</b>      | <b>4.34</b>      | <b>4.34</b>      | <b>4.34</b>      | <b>4.34</b>      | <b>3.89</b>      | <b>3.89</b>      | <b>3.89</b>      | <b>3.43</b>      | <b>3.43</b>      |                      |
| <b>Total (\$000)</b>                      | <b>\$3,906.0</b> | <b>\$3,906.0</b> | <b>\$3,906.0</b> | <b>\$3,906.0</b> | <b>\$3,906.0</b> | <b>\$3,501.0</b> | <b>\$3,501.0</b> | <b>\$3,501.0</b> | <b>\$3,087.0</b> | <b>\$3,087.0</b> |                      |

APPENDIX B.4

TABLE 1

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

| EQUIPMENT<br>Facility Name                | Total Value of Furniture and Equipment (\$000) |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|---|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|   | 2012   | 2013               | 2014               | 2015               | 2016               | 2017               | 2018               | 2019               | 2020               | 2021               |
| Uxbridge Arena - Brock Street             | \$1,676,000                                    | \$1,676,000        | \$1,676,000        | \$1,676,000        | \$1,676,000        | \$1,676,000        | \$1,676,000        | \$1,774,000        | \$1,774,000        | \$1,774,000        |
| Uxpool - Parkside Drive                   | \$250,000                                      | \$250,000          | \$250,000          | \$250,000          | \$250,000          | \$250,000          | \$250,000          | \$433,600          | \$433,600          | \$433,600          |
| Uxbridge Seniors Centre - Marietta Street | \$94,000                                       | \$94,000           | \$94,000           | \$94,000           | \$94,000           | \$94,000           | \$94,000           | \$100,000          | \$111,800          | \$111,800          |
| Goodwood CC - Highway 47                  | \$29,000                                       | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$37,800           | \$71,400           | \$71,400           |
| Zephyr Hall - 310 Zephyr Sideroad         | \$29,000                                       | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$40,200           | \$40,200           |
| Sandford Hall - Sandford Road             | \$44,000                                       | \$44,000           | \$44,000           | \$44,000           | \$44,000           | \$44,000           | \$44,000           | \$104,196          | \$104,196          | \$104,196          |
| Siloam Hall - #8 Conc. 2 (sold 2017)      | \$8,000  | \$8,000            | \$8,000            | \$8,000            | \$8,000            | \$0                | \$0                | \$0                | \$0                | \$0                |
| Music Hall - Main Street                  | \$350,000                                      | \$350,000          | \$350,000          | \$350,000          | \$350,000          | \$375,000          | \$400,000          | \$437,000          | \$457,000          | \$457,000          |
| Lawn Bowling Club House - Brock Street    | \$29,000                                       | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           | \$29,000           |
| Lions Club, Goodwood (sold 2019)          | \$8,000  | \$8,000            | \$8,000            | \$8,000            | \$8,000            | \$8,000            | \$8,000            | \$8,000            | \$0                | \$0                |
| <b>Total (\$000)</b>                      | <b>\$2,517.0</b>                               | <b>\$2,517.0</b>   | <b>\$2,517.0</b>   | <b>\$2,517.0</b>   | <b>\$2,517.0</b>   | <b>\$2,534.0</b>   | <b>\$2,559.0</b>   | <b>\$2,952.6</b>   | <b>\$3,021.2</b>   | <b>\$3,021.2</b>   |
| <b>Total Value (\$000)</b>                | <b>\$49,145.94</b>                             | <b>\$49,145.94</b> | <b>\$49,145.94</b> | <b>\$49,145.94</b> | <b>\$49,145.94</b> | <b>\$48,161.12</b> | <b>\$48,186.12</b> | <b>\$48,579.72</b> | <b>\$47,640.72</b> | <b>\$47,640.72</b> |

APPENDIX B.4  
TABLE 1

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

| COMMUNITY PARKS<br>Park Name           | # of Hectares of Developed Area |                  |                  |                  |                  |                  |                  |                  |                  |                  | UNIT COST<br>(\$/ha) |
|--|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|
|  | 2012                            | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |                      |
| Herrema Fields/Barton Park             | 10.11                           | 10.11            | 10.11            | 10.11            | 10.11            | 10.11            | 10.11            | 10.11            | 10.11            | 10.11            | \$137,000            |
| Elgin Park                             | 12.28                           | 12.28            | 12.28            | 12.28            | 12.28            | 12.28            | 12.28            | 12.28            | 12.28            | 12.28            | \$137,000            |
| Zephyr Park                            | 5.20                            | 5.20             | 5.20             | 5.20             | 5.20             | 5.20             | 5.20             | 5.20             | 5.20             | 5.20             | \$137,000            |
| Sandford                               | 1.60                            | 1.60             | 1.60             | 1.60             | 1.60             | 1.60             | 1.60             | 1.60             | 1.60             | 1.60             | \$137,000            |
| Leaskdale                              | 1.77                            | 1.77             | 1.77             | 1.77             | 1.77             | 1.77             | 1.77             | 1.77             | 1.77             | 1.77             | \$137,000            |
| Goodwood North                         | 1.13                            | 1.13             | 1.13             | 1.13             | 1.13             | 1.13             | 1.13             | 1.13             | 1.13             | 1.13             | \$137,000            |
| Zephyr Parkette                        | 0.03                            | 0.03             | 0.03             | 0.03             | 0.03             | 0.03             | 0.03             | 0.03             | 0.03             | 0.03             | \$137,000            |
| Arena Ball Diamond & Tennis Courts     | 0.80                            | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | -                | -                | -                | \$137,000            |
| Tennis Courts                          | 0.40                            | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | \$137,000            |
| Centennial Park                        | 1.20                            | 1.20             | 1.20             | 1.20             | 1.20             | 1.20             | 1.20             | 1.20             | 1.20             | 1.20             | \$137,000            |
| Bonner Fields                          | 0.17                            | 0.17             | 0.17             | 0.17             | 0.17             | 0.17             | 0.17             | 0.17             | 0.17             | 0.17             | \$137,000            |
| Uxpool Park                            | 0.80                            | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | 0.80             | \$137,000            |
| Memorial Park (off Main St.)           | 0.40                            | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | \$137,000            |
| Coral Creek                            | 1.79                            | 1.79             | 1.79             | 1.79             | 1.79             | 1.79             | 1.79             | 1.79             | 1.79             | 1.79             | \$137,000            |
| Museum Lands                           | 12.00                           | 12.00            | 12.00            | 12.00            | 12.00            | 12.00            | 12.00            | 12.00            | 12.00            | 12.00            | \$137,000            |
| Fields of Uxbridge                     | 46.00                           | 46.00            | 46.00            | 46.00            | 46.00            | 46.00            | 46.00            | 46.00            | 46.00            | 46.00            | \$24,000             |
| Goodwood South Park                    | 4.96                            | 4.96             | 4.96             | 4.96             | 4.96             | 4.96             | 4.96             | 4.96             | 4.96             | 4.96             | \$137,000            |
| <b>Total Community Parks (ha)</b>      | <b>100.64</b>                   | <b>100.64</b>    | <b>100.64</b>    | <b>100.64</b>    | <b>100.64</b>    | <b>100.64</b>    | <b>100.64</b>    | <b>99.84</b>     | <b>99.84</b>     | <b>99.84</b>     |                      |
| <b>Total Development Value (\$000)</b> | <b>\$8,589.7</b>                | <b>\$8,589.7</b> | <b>\$8,589.7</b> | <b>\$8,589.7</b> | <b>\$8,589.7</b> | <b>\$8,589.7</b> | <b>\$8,589.7</b> | <b>\$8,480.1</b> | <b>\$8,480.1</b> | <b>\$8,480.1</b> |                      |

| NEIGHBOURHOOD PARKS<br>Park Name       | # of Hectares of Developed Area |                  |                  |                  |                  |                  |                  |                  |                  |                  | UNIT COST<br>(\$/ha) |
|--|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|
|  | 2012                            | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |                      |
| Testa Parkette                         | 0.40                            | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | 0.40             | \$137,000            |
| King Street Parkette                   | 0.08                            | 0.08             | 0.08             | 0.08             | 0.08             | 0.08             | 0.08             | 0.08             | 0.08             | 0.08             | \$137,000            |
| Testa Retention Area                   | 1.50                            | 1.50             | 1.50             | 1.50             | 1.50             | 1.50             | 1.50             | 1.50             | 1.50             | 1.50             | \$137,000            |
| Coppins Corner                         | 0.70                            | 0.70             | 0.70             | 0.70             | 0.70             | 0.70             | 0.70             | 0.70             | 0.70             | 0.70             | \$137,000            |
| Siloam Park                            | 1.78                            | 1.78             | 1.78             | 1.78             | 1.78             | 1.78             | 1.78             | 1.78             | 1.78             | 1.78             | \$137,000            |
| Wagner Lake Parkette                   | 0.38                            | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | 0.38             | \$137,000            |
| Quaker Village Park                    | 8.91                            | 8.91             | 8.91             | 8.91             | 8.91             | 8.91             | 8.91             | 8.91             | 8.91             | 8.91             | \$137,000            |
| King Street Retention Pond             | 0.13                            | 0.13             | 0.13             | 0.13             | 0.13             | 0.13             | 0.13             | 0.13             | 0.13             | 0.13             | \$137,000            |
| Beechwood Parkette                     | 0.57                            | 0.57             | 0.57             | 0.57             | 0.57             | 0.57             | 0.57             | 0.57             | 0.57             | 0.57             | \$137,000            |
| Toronto Street Parkette                | 0.02                            | 0.02             | 0.02             | 0.02             | 0.02             | 0.02             | 0.02             | 0.02             | 0.02             | 0.02             | \$137,000            |
| Doble Park                             | 10.40                           | 10.40            | 10.40            | 10.40            | 10.40            | 10.40            | 10.40            | 10.40            | 10.40            | 10.40            | \$137,000            |
| Campbell Drive Parkette                | 5.08                            | 5.08             | 5.08             | 5.08             | 5.08             | 5.08             | 5.08             | 5.08             | 5.08             | 5.08             | \$137,000            |
| Mason Homes                            | 2.82                            | 2.82             | 2.82             | 2.82             | 2.82             | 2.82             | 2.82             | 2.82             | 2.82             | 2.82             | \$137,000            |
| Heathwood                              | 0.65                            | 0.65             | 0.65             | 0.65             | 0.65             | 0.65             | 0.65             | 0.65             | 0.65             | 0.65             | \$137,000            |
| <b>Total Neighborhood Parks (ha)</b>   | <b>33.42</b>                    | <b>33.42</b>     | <b>33.42</b>     | <b>33.42</b>     | <b>33.42</b>     | <b>33.42</b>     | <b>33.42</b>     | <b>33.42</b>     | <b>33.42</b>     | <b>33.42</b>     |                      |
| <b>Total Development Value (\$000)</b> | <b>\$4,578.5</b>                | <b>\$4,578.5</b> | <b>\$4,578.5</b> | <b>\$4,578.5</b> | <b>\$4,578.5</b> | <b>\$4,578.5</b> | <b>\$4,578.5</b> | <b>\$4,578.5</b> | <b>\$4,578.5</b> | <b>\$4,578.5</b> |                      |

APPENDIX B.4  
TABLE 1

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

| PASSIVE PARKS<br>Park Name             | # of Hectares of Developed Area |                  |                  |                  |                  |                  |                  |                  |                  |                  | UNIT COST<br>(\$/ha) |          |
|--|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|----------|
|  | 2012                            | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |                      |          |
| Elgin Park Extension                   | 7.22                            | 7.22             | 7.22             | 7.22             | 7.22             | 7.22             | 7.22             | 7.22             | 7.22             | 7.22             | 7.22                 | \$73,000 |
| Land east of the 7th                   | 15.20                           | 15.20            | 15.20            | 15.20            | 15.20            | 15.20            | 15.20            | 15.20            | 15.20            | 15.20            | 15.20                | \$73,000 |
| Countryside Preserve                   | 39.20                           | 39.20            | 39.20            | 39.20            | 39.20            | 39.20            | 39.20            | 39.20            | 39.20            | 39.20            | 39.20                | \$73,000 |
| <b>Total Park Name (ha)</b>            | <b>61.62</b>                    | <b>61.62</b>     | <b>61.62</b>     | <b>61.62</b>     | <b>61.62</b>     | <b>61.62</b>     | <b>61.62</b>     | <b>61.62</b>     | <b>61.62</b>     | <b>61.62</b>     | <b>61.62</b>         |          |
| <b>Total Development Value (\$000)</b> | <b>\$4,498.3</b>                | <b>\$4,498.3</b> | <b>\$4,498.3</b> | <b>\$4,498.3</b> | <b>\$4,498.3</b> | <b>\$4,498.3</b> | <b>\$4,498.3</b> | <b>\$4,498.3</b> | <b>\$4,498.3</b> | <b>\$4,498.3</b> | <b>\$4,498.3</b>     |          |

| TRAILS<br>Park Name                    | # of KM of Developed Trails |                |                |                |                |                |                |                |                |                | UNIT COST<br>(\$/km) |          |
|--|-----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|----------|
|  | 2012                        | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           |                      |          |
| Township Trails                        | 40.00                       | 40.00          | 40.00          | 40.00          | 40.00          | 40.00          | 40.00          | 40.00          | 40.00          | 40.00          | 40.00                | \$18,000 |
| Museum Pathways                        | -                           | -              | -              | -              | -              | -              | -              | -              | 1.00           | 1.00           | 1.00                 | \$18,000 |
| Centennial Park - pathways             | -                           | -              | -              | -              | -              | -              | -              | 2.00           | 2.00           | 2.00           | 2.00                 | \$18,000 |
| Ewen/Brookdale Trail                   | -                           | -              | -              | -              | -              | -              | -              | 1.00           | 1.00           | 1.00           | 1.00                 | \$18,000 |
| Maple Bridge Trail                     | -                           | -              | -              | -              | -              | -              | -              | 2.00           | 2.00           | 2.00           | 2.00                 | \$18,000 |
| <b>Total Trails (km)</b>               | <b>40.00</b>                | <b>40.00</b>   | <b>40.00</b>   | <b>40.00</b>   | <b>40.00</b>   | <b>40.00</b>   | <b>40.00</b>   | <b>45.00</b>   | <b>46.00</b>   | <b>46.00</b>   | <b>46.00</b>         |          |
| <b>Total Development Value (\$000)</b> | <b>\$720.0</b>              | <b>\$720.0</b> | <b>\$720.0</b> | <b>\$720.0</b> | <b>\$720.0</b> | <b>\$720.0</b> | <b>\$720.0</b> | <b>\$810.0</b> | <b>\$828.0</b> | <b>\$828.0</b> | <b>\$828.0</b>       |          |

| VEHICLES<br>By Type                       | # of Vehicles  |                |                |                |                |                |                |                |                |                | UNIT COST<br>(\$/km) |          |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|----------|
|   | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           |                      |          |
| Trailer #300                              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$48,000 |
| 2007 Kubota F2880 & Mower Deck #301       | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$79,000 |
| Chevrolet Silverado 1/2 Ton #302          | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | -              | -              | -                    | \$41,000 |
| Chevrolet Silverado 1/2 Ton #303          | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$41,000 |
| 2006 Kubota RTV 900 #304                  | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$12,000 |
| Landpride Leveler Model 15-72 #305        | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$12,000 |
| 1999 Bannerman Diamond Master B-DN-6 #306 | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$24,000 |
| 2002 Kubota L4310DHW-1 #307               | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$30,000 |
| Ferguson Aerator 60" #309                 | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$1,200  |
| 1999 A & W Trailer 6 Ton #310             | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$24,000 |
| Trailer Single Axle 1,000 KG #312         | -              | -              | -              | -              | -              | -              | -              | 1              | 1              | 1              | 1                    | \$30,000 |
| 2007 Bush Hog Rotary Cutter GT 48 #315    | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$1,200  |
| 2007 Dodge 1/2 Ton 1500 7959TF #316       | 1              | 1              | 1              | 1              | 1              | 1              | -              | -              | -              | -              | -                    | \$41,000 |
| 2012 Frontier Rotary Tiller RT 1157 #317  | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$12,000 |
| 2012 Frontier Rotary Mower RC2048 #318    | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$12,000 |
| 2009 GMC 1-Ton #320                       | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$73,000 |
| Trimmers FS76, FS86, FS 76 #325           | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$360    |
| 2004 Bannerman Super-Jet BA-600-CT #356   | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$12,000 |
| 2003 Ford F130 -1/2 Pickup #311           | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$41,000 |
| 2011 Chev Silverado 1/2 ton #323          | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$41,000 |
| 2011 Chev Silverado 3500 1 ton #322       | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1                    | \$41,000 |
| Ford F-150 half Ton #313                  | -              | -              | -              | -              | -              | 1              | 1              | 1              | 1              | 1              | 1                    | \$41,000 |
| 2013 Ford F150 Half Ton #321              | -              | -              | -              | -              | -              | -              | 1              | 1              | 1              | 1              | 1                    | \$41,000 |
| Skidsteer #363                            | -              | -              | -              | -              | -              | -              | 1              | 1              | 1              | 1              | 1                    | \$41,000 |
| Tractor with Loader                       | -              | -              | -              | -              | -              | -              | 1              | 1              | 1              | 1              | 1                    | \$41,000 |
| <b>Total (#)</b>                          | <b>20</b>      | <b>20</b>      | <b>20</b>      | <b>20</b>      | <b>20</b>      | <b>23</b>      | <b>23</b>      | <b>24</b>      | <b>23</b>      | <b>23</b>      | <b>23</b>            |          |
| <b>Total (\$000)</b>                      | <b>\$586.8</b> | <b>\$586.8</b> | <b>\$586.8</b> | <b>\$586.8</b> | <b>\$586.8</b> | <b>\$709.8</b> | <b>\$709.8</b> | <b>\$739.8</b> | <b>\$698.8</b> | <b>\$698.8</b> | <b>\$698.8</b>       |          |

APPENDIX B.4

TABLE 1

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

| SOCCER<br>Park Name     | # of Fields      |                  |                  |                  |                  |                  |                  |                  |                  |                  | UNIT COST<br>(\$/facility) |
|-------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------------|
|                         | 2012             | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |                            |
| Full Size Soccer Fields | 5                | 5                | 5                | 5                | 5                | 5                | 5                | 5                | 5                | 5                | \$42,000                   |
| Mid Size Soccer Fields  | 8                | 8                | 8                | 8                | 8                | 8                | 8                | 8                | 8                | 8                | \$36,000                   |
| Mini Size Soccer Fields | 6                | 6                | 6                | 6                | 6                | 6                | 6                | 6                | 6                | 6                | \$30,000                   |
| Herrema Fields - Lit    | 2                | 2                | 2                | 2                | 2                | 2                | 2                | 2                | 2                | 2                | \$727,000                  |
| Herrema Fields - Unlit  | 2                | 2                | 2                | 2                | 2                | 2                | 2                | 2                | 2                | 2                | \$606,000                  |
|                         |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                            |
| <b>Subtotal (#)</b>     | <b>23</b>        | <b>23</b>        | <b>23</b>        | <b>23</b>        | <b>23</b>        | <b>23</b>        | <b>23</b>        | <b>23</b>        | <b>23</b>        | <b>23</b>        |                            |
| <b>Subtotal (\$)</b>    | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b> | <b>\$3,344.0</b>           |

| SKATEBOARD PARK<br>Park Name          | # of Skateboard Parks |                |                |                |                |                |                |                  |                  |                  | UNIT COST<br>(\$/facility) |
|---------------------------------------|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|----------------------------|
|                                       | 2012                  | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019             | 2020             | 2021             |                            |
| Skate Board Park - Fields of Uxbridge | 1                     | 1              | 1              | 1              | 1              | 1              | 1              | 1                | 1                | 1                | \$900,000                  |
| Multi-Sports Court - Coral Creek      | 0                     | 0              | 0              | 0              | 0              | 0              | 0              | 0                | 0                | 0                | \$900,000                  |
| Pump Park - Fields of Uxbridge        | 0                     | 0              | 0              | 0              | 0              | 0              | 0              | 1                | 1                | 1                | \$900,000                  |
|                                       |                       |                |                |                |                |                |                |                  |                  |                  |                            |
| <b>Subtotal (#)</b>                   | <b>1</b>              | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>2</b>         | <b>2</b>         | <b>3</b>         |                            |
| <b>Subtotal (\$)</b>                  | <b>\$900.0</b>        | <b>\$900.0</b> | <b>\$900.0</b> | <b>\$900.0</b> | <b>\$900.0</b> | <b>\$900.0</b> | <b>\$900.0</b> | <b>\$1,800.0</b> | <b>\$1,800.0</b> | <b>\$2,700.0</b> |                            |

APPENDIX B.4

TABLE 1

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

| PLAYGROUNDS<br>Park Name                  | \$ of Playgrounds |                |                |                |                |                |                |                |                |                |
|---|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   | 2012              | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           |
| Elgin Park + Accessible Playground (2014) | \$61,000          | \$61,000       | \$121,000      | \$121,000      | \$121,000      | \$121,000      | \$121,000      | \$215,100      | \$215,100      | \$215,100      |
| Zephyr Park                               | \$47,000          | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       |
| Sandford                                  | \$40,000          | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       |
| Leaskdale Park                            | \$47,000          | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       |
| Goodwood North                            | \$47,000          | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       |
| Goodwood South                            | \$47,000          | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       |
| Mason Homes (2006)                        | \$47,000          | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       |
| Uxpool Park                               | \$40,000          | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       | \$40,000       |
| Testa Parkette                            | \$47,000          | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       |
| King Street Parkette                      | \$16,000          | \$16,000       | \$16,000       | \$16,000       | \$16,000       | \$16,000       | \$16,000       | \$16,000       | \$16,000       | \$16,000       |
| Siloam Park                               | \$27,000          | \$27,000       | \$27,000       | \$27,000       | \$27,000       | \$27,000       | \$27,000       | \$27,000       | \$27,000       | \$27,000       |
| Quaker Village Park                       | \$61,000          | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       |
| Doble Park (South Balsam)                 | \$47,000          | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       | \$47,000       |
| Toronto Street Parkette                   | \$34,000          | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       |
| Herrema Fields                            | \$61,000          | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       |
| Coppins Corner Parkette                   | \$34,000          | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       | \$34,000       |
| Coral Creek Parkette                      | \$61,000          | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       | \$61,000       |
| Off Leash Dog Park (beside Museum)        | \$0               | \$0            | \$0            | \$15,000       | \$15,000       | \$26,078       | \$26,078       | \$26,078       | \$26,078       | \$26,078       |
| <b>Subtotal (\$)</b>                      | <b>\$764.0</b>    | <b>\$764.0</b> | <b>\$824.0</b> | <b>\$839.0</b> | <b>\$839.0</b> | <b>\$850.1</b> | <b>\$850.1</b> | <b>\$944.2</b> | <b>\$944.2</b> | <b>\$944.2</b> |

| BASEBALL/SOFTBALL DIAMONDS<br>Park Name  | # of Softball Diamonds |                  |                  |                  |                  |                  |                  |                  |                  |                  | UNIT COST<br>(\$/facility) |
|--|------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------------|
|  | 2012                   | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |                            |
| Uxbridge Arena - Lit                     | 1                      | 1                | 1                | 1                | 1                | 1                | 1                | -                | -                | -                | \$970,000                  |
| Zephyr Ball Diamond                      | 1                      | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | \$303,000                  |
| Uxpool Ball Diamond                      | 1                      | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | \$303,000                  |
| Goodwood North Diamond - Lit             | 1                      | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | \$970,000                  |
| Bonner Fields Baseball Diamonds - Lit    | 2                      | 2                | 2                | 2                | 2                | 2                | 2                | 2                | 2                | 2                | \$970,000                  |
| Leaskdale Diamond (diamond removed 2017) | 1                      | 1                | 1                | 1                | 1                | -                | -                | -                | -                | -                | \$121,000                  |
| Goodwood South Diamonds - Lit            | 1                      | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | \$970,000                  |
| Goodwood South Diamonds - Unlit          | 1                      | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | \$606,000                  |
| Elgin Park                               | 1                      | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | 1                | \$121,000                  |
| Fields of Uxbridge - Ball Diamond - Lit  | -                      | -                | -                | -                | -                | -                | -                | -                | -                | 1                | \$970,000                  |
| <b>Subtotal (#)</b>                      | <b>10</b>              | <b>10</b>        | <b>10</b>        | <b>10</b>        | <b>10</b>        | <b>9</b>         | <b>9</b>         | <b>8</b>         | <b>8</b>         | <b>9</b>         |                            |
| <b>Subtotal (\$)</b>                     | <b>\$6,304.0</b>       | <b>\$6,304.0</b> | <b>\$6,304.0</b> | <b>\$6,304.0</b> | <b>\$6,243.5</b> | <b>\$6,183.0</b> | <b>\$6,183.0</b> | <b>\$5,213.0</b> | <b>\$5,213.0</b> | <b>\$6,183.0</b> |                            |

APPENDIX B.4

TABLE 1

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

| TENNIS COURTS<br>Park Name      | # of Courts    |                |                |                |                |                |                |                |                |                | UNIT COST<br>(\$/facility) |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------------|
|                                 | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           |                            |
| Arena Tennis Courts - Lit       | 2              | 2              | 2              | 2              | 2              | 2              | 2              | 2              | 2              | 2              | \$182,000                  |
| Goodwood Tennis Courts - Lit    | 2              | 2              | 2              | 2              | 2              | 2              | 2              | 2              | 2              | 2              | \$182,000                  |
| Leaskdale Tennis Courts - Unlit | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | \$121,000                  |
| <b>Subtotal (#)</b>             | <b>5</b>       | <b>5</b>       | <b>5</b>       | <b>5</b>       | <b>5</b>       | <b>5</b>       | <b>5</b>       | <b>5</b>       | <b>5</b>       | <b>5</b>       |                            |
| <b>Subtotal (\$)</b>            | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b> | <b>\$849.0</b>             |

  

| SPLASHPADS<br>Park Name | # of Splashpads |                |                |                |                |                |                |                |                |                | UNIT COST<br>(\$/facility) |
|-------------------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------------|
|                         | 2012            | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           |                            |
| Bonner Splashpad        | 1               | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | 1              | \$970,000                  |
| <b>Subtotal (#)</b>     | <b>1</b>        | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       |                            |
| <b>Subtotal (\$)</b>    | <b>\$970.0</b>  | <b>\$970.0</b> | <b>\$970.0</b> | <b>\$970.0</b> | <b>\$970.0</b> | <b>\$970.0</b> | <b>\$970.0</b> | <b>\$970.0</b> | <b>\$970.0</b> | <b>\$970.0</b> | <b>\$970.0</b>             |

  

| BEACH VOLLEYBALL<br>Park Name        | # of Courts   |               |               |               |               |               |               |               |               |               | UNIT COST<br>(\$/facility) |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------------|
|                                      | 2012          | 2013          | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | 2020          | 2021          |                            |
| Goodwood South Park Beach Volleyball | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | \$18,000                   |
| <b>Subtotal (#)</b>                  | <b>1</b>      | <b>1</b>      | <b>1</b>      | <b>1</b>      | <b>1</b>      | <b>1</b>      | <b>1</b>      | <b>1</b>      | <b>1</b>      | <b>1</b>      |                            |
| <b>Subtotal (\$)</b>                 | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b> | <b>\$18.0</b>              |

  

|                                      |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Total Park Facilities (\$000)</b> | <b>\$13,149.0</b> | <b>\$13,149.0</b> | <b>\$13,209.0</b> | <b>\$13,224.0</b> | <b>\$13,163.5</b> | <b>\$13,114.1</b> | <b>\$13,114.1</b> | <b>\$13,138.2</b> | <b>\$13,138.2</b> | <b>\$15,008.2</b> |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|



APPENDIX B.4

TABLE 1

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

| OUTDOOR BUILDINGS & RELATED                    | Total Value of Outdoor Buildings and Related Infrastructure |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|--|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|  | 2012  | 2013             | 2014             | 2015             | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             |
| Elgin Park Red Barn                            | \$539,000   | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        |
| Elgin Park Craft Building                      | \$742,000   | \$742,000        | \$742,000        | \$742,000        | \$742,000        | \$742,000        | \$742,000        | \$742,000        | \$742,000        | \$742,000        |
| Elgin Park Fair Board Building                 | \$539,000   | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        | \$539,000        |
| Elgin Park Bandshell                           | \$270,000   | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        |
| Parks Yard Main Building                       | \$674,000   | \$674,000        | \$674,000        | \$674,000        | \$674,000        | \$674,000        | \$674,000        | \$674,000        | \$674,000        | \$674,000        |
| Parks Yard Storage Building                    | \$270,000   | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        |
| Elgin Park Washroom Bldg                       | \$350,000   | \$350,000        | \$350,000        | \$350,000        | \$350,000        | \$350,000        | \$405,000        | \$405,000        | \$405,000        | \$405,000        |
| Zephyr Pavilion                                | \$68,000  | \$68,000         | \$68,000         | \$68,000         | \$68,000         | \$68,000         | \$68,000         | \$68,000         | \$68,000         | \$68,000         |
| Bonner Fields Pavilion                         | \$337,000   | \$337,000        | \$337,000        | \$337,000        | \$337,000        | \$337,000        | \$337,000        | \$337,000        | \$337,000        | \$337,000        |
| Herrema Park Pavilion                          | \$270,000   | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        | \$270,000        |
| Fields of Uxbridge Washroom/Snack/Storage Bldg | \$0   | \$0              | \$0              | \$0              | \$0              | \$1,258,500      | \$1,258,500      | \$1,258,500      | \$1,258,500      | \$1,258,500      |
| South Balsam - Trail Bridge                    | \$0   | \$0              | \$0              | \$0              | \$0              | \$30,900         | \$30,900         | \$30,900         | \$30,900         | \$30,900         |
| Brookdale Trail - boardwalks                   | \$0   | \$0              | \$0              | \$0              | \$0              | \$15,300         | \$15,300         | \$15,300         | \$15,300         | \$15,300         |
| Mary Hogg Bridge                               | \$0   | \$0              | \$0              | \$0              | \$0              | \$0              | \$25,200         | \$25,200         | \$25,200         | \$25,200         |
|  |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>Total (\$000)</b>                           | <b>\$4,059.0</b>  | <b>\$4,059.0</b> | <b>\$4,059.0</b> | <b>\$4,059.0</b> | <b>\$4,059.0</b> | <b>\$5,363.7</b> | <b>\$5,443.9</b> | <b>\$5,443.9</b> | <b>\$5,443.9</b> | <b>\$5,443.9</b> |

**APPENDIX B.4  
TABLE 1**

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

|                              | 2012   | 2013   | 2014   | 2015   | 2016   | 2017   | 2018   | 2019   | 2020   | 2021   |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <b>Historical Population</b> | 20,732 | 20,842 | 20,953 | 21,064 | 21,176 | 21,251 | 21,327 | 21,403 | 21,479 | 21,556 |

**INVENTORY SUMMARY (\$000)**

|  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Indoor Recreation Facilities                     | \$49,145.9        | \$49,145.9        | \$49,145.9        | \$49,145.9        | \$49,145.9        | \$48,161.1        | \$48,186.1        | \$48,579.7        | \$47,640.7        | \$47,640.7        |
| Park Development & Facilities - Park Development | \$18,973.2        | \$18,973.2        | \$18,973.2        | \$18,973.2        | \$18,973.2        | \$19,096.2        | \$19,096.2        | \$19,106.6        | \$19,083.6        | \$19,083.6        |
| Park Facilities                                  | \$13,149.0        | \$13,149.0        | \$13,209.0        | \$13,224.0        | \$13,163.5        | \$13,114.1        | \$13,114.1        | \$13,138.2        | \$13,138.2        | \$15,008.2        |
| Outdoor Buildings & Rolling Stock & Equipment    | \$4,059.0         | \$4,059.0         | \$4,059.0         | \$4,059.0         | \$4,059.0         | \$5,363.7         | \$5,443.9         | \$5,443.9         | \$5,443.9         | \$5,443.9         |
| <b>Total (\$000)</b>                             | <b>\$85,327.2</b> | <b>\$85,327.2</b> | <b>\$85,387.2</b> | <b>\$85,402.2</b> | <b>\$85,341.7</b> | <b>\$85,735.1</b> | <b>\$85,840.3</b> | <b>\$86,268.4</b> | <b>\$85,306.4</b> | <b>\$87,176.4</b> |

**Average  
Service  
Level**

**SERVICE LEVEL (\$/capita)**

|  |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Indoor Recreation Facilities                     | \$2,370.49        | \$2,357.97        | \$2,345.53        | \$2,333.15        | \$2,320.83        | \$2,266.25        | \$2,259.38        | \$2,269.74        | \$2,217.97        | \$2,210.09        | \$2,295.14        |
| Park Development & Facilities - Park Development | \$915.15          | \$910.32          | \$905.51          | \$900.73          | \$895.98          | \$898.58          | \$895.39          | \$892.70          | \$888.46          | \$885.31          | \$898.81          |
| Park Facilities                                  | \$634.22          | \$630.88          | \$630.41          | \$627.79          | \$621.62          | \$617.09          | \$614.90          | \$613.84          | \$611.66          | \$696.24          | \$629.87          |
| Outdoor Buildings & Rolling Stock & Equipment    | \$195.78          | \$194.75          | \$193.72          | \$192.70          | \$191.68          | \$252.39          | \$255.26          | \$254.35          | \$253.45          | \$252.55          | \$223.66          |
| <b>Total (\$/capita)</b>                         | <b>\$4,115.64</b> | <b>\$4,093.91</b> | <b>\$4,075.17</b> | <b>\$4,054.37</b> | <b>\$4,030.11</b> | <b>\$4,034.32</b> | <b>\$4,024.92</b> | <b>\$4,030.63</b> | <b>\$3,971.54</b> | <b>\$4,044.18</b> | <b>\$4,047.48</b> |

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

|   |                    |
|---|--------------------|
| <b>10-Year Funding Envelope Calculation</b> |                    |
| 10 Year Average Service Level (2012-2021)   | \$4,047.48         |
| Net Growth in Population 2022 - 2028        | 1,627              |
| <b>Maximum Allowable Funding Envelope</b>   | <b>\$6,585,250</b> |

APPENDIX B.4  
TABLE 2

TOWNSHIP OF UXBRIDGE  
DEVELOPMENT-RELATED CAPITAL PROGRAM

| Service                                      | Project Description                                  | Timing      | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs Replacement & BTE Shares | Total DC Eligible Costs | DC Eligible Costs |              |                    |
|--|--|-------------|--------------------|------------------------------------|--------------------|---|-------------------------|-------------------|--------------|--------------------|
|  |  |             |                    |                                    |                    |   |                         | Prior Growth      | 2022-2028    | Other Dev. Related |
| <b>4.0 PARKS &amp; RECREATION</b>            |  |             |                    |                                    |                    |   |                         |                   |              |                    |
| <b>4.1 Buildings, Land &amp; Furnishings</b> |  |             |                    |                                    |                    |   |                         |                   |              |                    |
| 4.1.1  | New Pool Concept Plan                                | 2023 - 2024 | \$ 61,000          | \$ -                               | \$ 61,000          | \$ -                                      | \$ 61,000               | \$ 61,000         | \$ -         | \$ -               |
| 4.1.2  | Pool Design and Studies                              | 2023 - 2024 | \$ 970,000         | \$ -                               | \$ 970,000         | \$ 344,697                                | \$ 625,303              | \$ 625,303        | \$ -         | \$ -               |
| 4.1.3  | Pool   | 2025 - 2028 | \$ 27,876,000      | \$ 13,000,000                      | \$ 14,876,000      | \$ 5,286,300                              | \$ 9,589,700            | \$ 2,852,086      | \$ 6,585,250 | \$ 152,364         |
| 4.1.4  | Pool - Furnishing and Equipment                      | 2025 - 2028 | \$ 909,000         | \$ -                               | \$ 909,000         | \$ 323,020                                | \$ 585,980              | \$ 585,980        | \$ -         | \$ -               |
| 4.1.5  | Fields of Uxbridge - Provision for additional assets | 2022 - 2028 | \$ 6,121,000       | \$ -                               | \$ 6,121,000       | \$ -                                      | \$ 6,121,000            | \$ 1,224,200      | \$ -         | \$ 4,896,800       |
| 4.1.6  | Fields of Uxbridge - Lighting for Soccer Fields      | 2022 - 2022 | \$ 792,000         | \$ 500,000                         | \$ 292,000         | \$ -                                      | \$ 292,000              | \$ 292,000        | \$ -         | \$ -               |
| 4.1.7  | Fields of Uxbridge - Turning Lane on Ball Rd.        | 2025 - 2028 | \$ 500,000         | \$ -                               | \$ 500,000         | \$ -                                      | \$ 500,000              | \$ 500,000        | \$ -         | \$ -               |
| 4.1.8  | Fields of Uxbridge - Irrigation of Soccer Fields     | 2022 - 2023 | \$ 121,000         | \$ -                               | \$ 121,000         | \$ -                                      | \$ 121,000              | \$ 121,000        | \$ -         | \$ -               |
| 4.1.9  | New Tennis Court (3 Additional Lit Courts)           | 2024 - 2026 | \$ 600,000         | \$ -                               | \$ 600,000         | \$ -                                      | \$ 600,000              | \$ -              | \$ -         | \$ 600,000         |
| 4.1.10                                       | Elgin Park - Lions Universal Playground              | 2022 # 2023 | \$ 909,000         | \$ 681,750                         | \$ 227,250         | \$ 107,550                                | \$ 119,700              | \$ -              | \$ -         | \$ 119,700         |
| Subtotal Buildings, Land & Furnishings       |  |             | \$ 38,859,000      | \$ 14,181,750                      | \$ 24,677,250      | \$ 6,061,568                              | \$ 18,615,682           | \$ 6,261,569      | \$ 6,585,250 | \$ 5,768,864       |
| <b>4.2 Parkland &amp; Trail Development</b>  |  |             |                    |                                    |                    |   |                         |                   |              |                    |
| 4.2.1  | FOU Connection                                       | 2022 2026   | \$ 121,000         | \$ -                               | \$ 121,000         | \$ -                                      | \$ 121,000              | \$ 121,000        | \$ -         | \$ -               |
| 4.2.2  | Parkland and Trail Development                       | 2022 - 2028 | \$ 273,000         | \$ -                               | \$ 273,000         | \$ -                                      | \$ 273,000              | \$ 54,600         | \$ -         | \$ 218,400         |
| 4.2.3  | Parks and Recreation Master Plan                     | 2023 - 2024 | \$ 164,000         | \$ -                               | \$ 164,000         | \$ 82,000                                 | \$ 82,000               | \$ 82,000         | \$ -         | \$ -               |
| 4.2.4  | Wetland Trail Connection                             | 2025 - 2026 | \$ 91,000          | \$ -                               | \$ 91,000          | \$ -                                      | \$ 91,000               | \$ -              | \$ -         | \$ 91,000          |
| 4.2.5  | Playground Equipment - New and Upgrades              | 2022 - 2028 | \$ 545,000         | \$ -                               | \$ 545,000         | \$ 503,865                                | \$ 41,135               | \$ -              | \$ -         | \$ 41,135          |
| Subtotal Parkland & Trail Development        |  |             | \$ 1,194,000       | \$ -                               | \$ 1,194,000       | \$ 585,865                                | \$ 608,135              | \$ 257,600        | \$ -         | \$ 350,535         |
| <b>4.3 Active Transportation</b>             |  |             |                    |                                    |                    |   |                         |                   |              |                    |
| 4.3.1  | Provision for Active Transportation Projects         | 2022 - 2028 | \$ 485,000         | \$ -                               | \$ 485,000         | \$ -                                      | \$ 485,000              | \$ 161,667        | \$ -         | \$ 323,333         |
|  |  |             | \$ 485,000         | \$ -                               | \$ 485,000         | \$ -                                      | \$ 485,000              | \$ 161,667        | \$ -         | \$ 323,333         |
| <b>TOTAL PARKS &amp; RECREATION</b>          |  |             | \$ 40,538,000      | \$ 14,181,750                      | \$ 26,356,250      | \$ 6,647,432                              | \$ 19,708,818           | \$ 6,680,835      | \$ 6,585,250 | \$ 6,442,733       |

| Residential Development Charge Calculation  |      |             |
|---|------|-------------|
| Residential Share of 2022-2028 Discounted Development-Related Capital Program     | 100% | \$6,585,250 |
| 10 Year Growth in Population in New Units   |      | 2,403       |
| Unadjusted Development Charge Per Capita (\$)                                     |      | \$2,740.64  |
| Non-Residential Development Charge Calculation                                    |      |             |
| Non-Residential Share of 2022-2028 Discounted Development-Related Capital Program | 0%   | \$0         |
| 10 Year Growth in Square Metres   |      | 35,743      |
| Unadjusted Development Charge Per sq. m (\$)                                      |      | \$0.00      |

|   |             |
|---|-------------|
| 2022 - 2028 Net Funding Envelope                                    | \$6,585,250 |
| Uncommitted Reserve Fund Balance<br>Balance as at December 31, 2021 | \$6,680,835 |

APPENDIX B.4

TABLE 3

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

| PARKS & RECREATION                         | 2022    | 2023      | 2024       | 2025       | 2026       | 2027      | 2028      | TOTAL            |
|--|---------|-----------|------------|------------|------------|-----------|-----------|------------------|
| OPENING CASH BALANCE (\$000)               | \$0.00  | \$641.98  | \$1,401.12 | \$2,243.30 | \$1,558.64 | \$922.47  | \$473.90  |                  |
| 2022-2028 RESIDENTIAL FUNDING REQUIREMENTS |         |           |            |            |            |           |           |                  |
| - Parks & Recreation: Non Inflated         | \$0.0   | \$0.0     | \$0.0      | \$1,646.3  | \$1,646.3  | \$1,646.3 | \$1,646.3 | <b>\$6,585.2</b> |
| - Parks & Recreation: Inflated             | \$0.0   | \$0.0     | \$0.0      | \$1,747.1  | \$1,782.0  | \$1,817.7 | \$1,854.0 | <b>\$7,200.8</b> |
| NEW RESIDENTIAL DEVELOPMENT                |         |           |            |            |            |           |           |                  |
| - Population Growth in New Units           | 233     | 262       | 277        | 350        | 379        | 451       | 451       | <b>2,403</b>     |
| REVENUE                                    |         |           |            |            |            |           |           |                  |
| - DC Receipts: Inflated                    | \$630.9 | \$724.0   | \$779.5    | \$1,004.3  | \$1,109.8  | \$1,349.7 | \$1,376.7 | <b>\$6,974.9</b> |
| INTEREST                                   |         |           |            |            |            |           |           |                  |
| - Interest on Opening Balance              | \$0.0   | \$22.5    | \$49.0     | \$78.5     | \$54.6     | \$32.3    | \$16.6    | <b>\$253.4</b>   |
| - Interest on In-year Transactions         | \$11.0  | \$12.7    | \$13.6     | (\$20.4)   | (\$18.5)   | (\$12.9)  | (\$13.1)  | <b>(\$27.6)</b>  |
| TOTAL REVENUE                              | \$642.0 | \$759.1   | \$842.2    | \$1,062.4  | \$1,145.9  | \$1,369.1 | \$1,380.1 | <b>\$7,200.8</b> |
| CLOSING CASH BALANCE                       | \$642.0 | \$1,401.1 | \$2,243.3  | \$1,558.6  | \$922.5    | \$473.9   | \$0.0     |                  |

|  |                   |
|--|-------------------|
| <b>2022 Adjusted Charge Per Capita</b> | <b>\$2,707.88</b> |
|--|-------------------|

|                                      |      |
|--------------------------------------|------|
| <b>Allocation of Capital Program</b> |      |
| Residential Sector                   | 100% |
| Non-Residential Sector               | 0%   |
| <b>Rates for 2022</b>                |      |
| Inflation Rate                       | 2.0% |
| Interest Rate on Positive Balances   | 3.5% |
| Interest Rate on Negative Balances   | 5.5% |

# APPENDIX C

## RESERVE FUNDS

## APPENDIX C – RESERVE FUNDS

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances that are available to help fund the development-related net capital costs identified in this study. The opening balances of the development charges reserve funds are as at December 31, 2021.

As shown on Table 1, the December 31, 2021 total reserve fund balance was in a positive position of \$9.0 million for all Township services. Of the total, about \$7.8 million relates to those services which are being considered for under this DC Amendment Study.

The application of each of the balances in each of the reserve funds is discussed in the appendix section related to each service. The reserve funds are assigned to projects in the initial years of the capital program for the services in which the reserves are in a positive balance. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis. In the services where the balance is negative, the deficit is recovered up to the limitations allowable under the *Development Charges Act*.

### APPENDIX C

#### TABLE 1

#### TOWNSHIP OF UXBRIDGE DEVELOPMENT CHARGES RESERVE FUND BALANCES

| Service                     | Estimated Closing<br>Balance<br>December 31, 2021 |
|-----------------------------|---|
| Development-Related Studies | \$293,895   |
| Library Services            | \$752,541   |
| Fire & Rescue               | \$110,338   |
| By-Law Enforcement          | \$58,731  |
| Parks & Recreation          | \$6,680,835                                       |
| Public Works                | \$498,846   |
| Township Engineering        | \$619,189   |
| <b>Total</b>                | <b>\$9,014,376</b>                                |

# APPENDIX D

## COST OF GROWTH ANALYSIS

# APPENDIX D: COST OF GROWTH ANALYSIS

## A. ASSET MANAGEMENT PLAN

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

### i. Asset Types

A summary of the future Township-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. Some projects do not relate to the emplacement of a tangible capital asset – some examples include the acquisition of land, recovery of completed projects or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as “not infrastructure” in the table.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (ex. New buildings include: HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

| TABLE 1<br>SUMMARY OF TOWNSHIP ASSETS CONSIDERED |                      |
|--|----------------------|
| <b>General Government</b>                        |                      |
| ▪ Development-Related Studies                    | ▪ Not infrastructure |
| <b>Library Services</b>                          |                      |
| ▪ Buildings                                      | ▪ 40 years           |
| ▪ Furniture & Equipment                          | ▪ 10 years           |
| ▪ Collection Materials                           | ▪ 7 years            |
| <b>Library Services</b>                          |                      |
| ▪ Buildings                                      | ▪ 40 years           |



| TABLE 1<br>SUMMARY OF TOWNSHIP ASSETS CONSIDERED |                  |
|--|------------------|
| <b>Parks &amp; Recreation</b>                    |                  |
| ▪ Buildings                                      | ▪ 40 years       |
| ▪ Parking Lots                                   | ▪ 30 years       |
| ▪ Furnishings and Equipment                      | ▪ 10 years       |
| ▪ Sports Fields and Courts                       | ▪ 20 to 25 years |
| ▪ Trail Development                              | ▪ 25 years       |
| ▪ Playground Equipment                           | ▪ 15 years       |

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

## ii. Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the useful life assumptions and the capital cost of acquiring and/or replacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

Consistent with the requirements of the DCA, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to the benefit-to-existing and post-period benefit have also been calculated.

Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2022 to 2028 DC recoverable portions.

The year 2029 has been included to calculate the annual contribution for the planning period 2022 to 2028 as the expenditures in 2028 will not trigger asset management contributions until 2029. As shown in Table 2, by 2029, the Township will need to fund an additional \$446,000 in order to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law.

**TABLE 2**

**TOWNSHIP OF UXBRIDGE  
CALCULATED ANNUAL PROVISION BY 2029**

| Service                     | 2022 - 2028<br>Capital Program |                 | Calculated AMP Annual<br>Provision by 2029 |                   |
|-----------------------------|--------------------------------|-----------------|--|-------------------|
|                             | DC Related                     | Non-DC Related* | DC Related                                 | Non-DC Related    |
| General Government          | \$ 488,000                     | \$ 143,000      | \$ -                                       | \$ -              |
| Library Services            | \$ 1,458,000                   | \$ 1,441,000    | \$ 63,000                                  | \$ 51,000         |
| Animal Control              | \$ 104,000                     | \$ 1,290,000    | \$ 3,000                                   | \$ 36,000         |
| Parks & Recreation          | \$ 13,266,000                  | \$ 27,272,000   | \$ 380,000                                 | \$ 871,000        |
| <b>Total 2029 Provision</b> |                                |                 | <b>\$ 446,000</b>                          | <b>\$ 958,000</b> |

\*Includes costs that will be recovered in future development charge studies (i.e. other development-related costs)

**iii. Future Revenue Growth**

The calculated annual funding provision should be considered within the context of the Township’s projected growth. Over the next seven years, the Township is projected to increase by approximately 1,630 people. In addition, the Township will also add about 590 new employees that will result in approximately 35,700 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charge revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Township’s reserves for future replacement of these assets.

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

As shown in Table 3, by 2028, the Township’s net operating costs are estimated to increase by \$943,400 for property tax supported services. Increases in net operating costs will be experienced as additional facilities undergo expansions of space, such as Library Services, new buildings (Animal Control, Parks & Recreation) and various vehicles and equipment.

TABLE 3

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

| <b>Cumulative Net Operating Impacts</b> | <b>2028</b>    |
|---|----------------|
| <b>NET OPERATING IMPACTS</b>            |                |
| General Government                      | \$0.0          |
| Library Services                        | \$330.0        |
| Animal Control                          | \$49.8         |
| Parks & Recreation                      | \$563.7        |
| <b>CUMULATIVE NET OPERATING IMPACTS</b> | <b>\$943.4</b> |

| <b>Long-Term Capital Impact</b>                 | <b>Total</b>     |
|---|------------------|
| <b>Capital Impact</b>                           |                  |
| Total Net Cost                                  | \$30,864.2       |
| Net Cost From Development Charges               | \$7,529.3        |
| Prior Growth Share from DC Reserve Balances (1) | \$7,786.0        |
| Portion for Other-Development Related (2)       | \$8,353.7        |
| <b>Funding From Non-DC Sources</b>              |                  |
| Replacement                                     | \$7,195.2        |
| <b>FUNDING FROM NON-DC SOURCES</b>              | <b>\$7,195.2</b> |

Notes:

(1) Existing development charge reserve fund balances collected from growth prior to 2022 are applied to fund initial projects in growth-related capital forecast

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

Table 4 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax) for the planning period 2022 to 2028. In total, \$7.2 million will need to be financed from non-DC sources over the planning period to 2028 and is related to facilities and infrastructure that will benefit the existing community. In addition, \$8.4 million in interim DC financing related to other development related shares of projects may be required. However, because DC By-laws must be revisited at least every five years, it is difficult to determine the quantum of interim financing that may be necessary. In addition, should the Township choose to carry-out a CBC Strategy and pass a new CBC by-law, a portion of these costs could be considered fore recovery through this growth funding tool.

TABLE 4

**TOWNSHIP OF UXBRIDGE  
SUMMARY OF DEVELOPMENT CHARGE ELIGIBLE AND INELIGIBLE COSTS**

| Service                         | Development-Related Capital Program (2022-2028) |   |                      |                            | Total DC Eligible Costs for Recovery (\$000) |
|---------------------------------|---|---|----------------------|----------------------------|--|
|                                 | Net Municipal Cost (\$000)                      | Replacement & Benefit to Existing (\$000) | Prior Growth (\$000) | Other Dev. Related (\$000) |  |
| 1.0 Development-Related Studies | \$607.5   | \$120.0                                   | \$293.9              | \$0.0                      | \$193.6                                      |
| 2.0 Library Services            | \$2,899.0                                       | \$0.0                                     | \$752.5              | \$1,441.0                  | \$705.5                                      |
| 3.0 By-Law Enforcement          | \$1,001.4                                       | \$427.7                                   | \$58.7               | \$470.0                    | \$45.0                                       |
| 4.0 Parks & Recreation          | \$26,356.3                                      | \$6,647.4                                 | \$6,680.8            | \$6,442.7                  | \$6,585.2                                    |
| <b>TOTAL</b>                    | <b>\$30,864.2</b>                               | <b>\$7,195.2</b>                          | <b>\$7,786.0</b>     | <b>\$8,353.7</b>           | <b>\$7,529.3</b>                             |

Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

### **C. THE PROGRAM IS DEEMED FINANCIALLY SUSTAINABLE**

In summary, the Asset Management Plan and long-term capital and operating analysis included in this appendix demonstrates that the Township can afford to invest and operate the identified general and engineered services infrastructure over the ten-year and long-term planning periods.

Importantly, the Township’s annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

**APPENDIX E**

**DRAFT DEVELOPMENT CHARGES BY-LAW**

**(AVAILABLE UNDER SEPARATE COVER)**