

# DEVELOPMENT CHARGES BACKGROUND STUDY

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Town of Innisfil



STAFF CONSOLIDATION REPORT

**HEMSON** Consulting Ltd.

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February 4, 2014



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## **EXECUTIVE SUMMARY**

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This is a Staff Consolidation Report supporting the Town of Innisfil's Development Charges By-law 001-14 as adopted by Council on January 22, 2014.

The Staff Consolidation Report is an update to the October 15, 2013 Town of Innisfil Development Charges Background Study reflecting the rates and policies adopted by Council as part of the process leading to the passage of By-law 001-14.

### **BACKGROUND AND INTRODUCTION**

- Hemson Consulting Ltd. was retained by the Town of Innisfil to complete a Development Charges (DC) Background Study. This Background Study provides the basis and background to update the Town's development charges to accurately reflect the servicing needs of new development in the Town.
- The Town of Innisfil levies two types of DCs for the recovery of development-related capital costs:
  - Town-wide DCs – for the recovery of development-related capital costs for the provision of library, fire, police, indoor recreation, parks, public works, municipal fleet, general government, and roads and related services. These costs are calculated and levied on a Town-wide uniform basis; and
  - Area-specific DCs – for the recovery of development-related capital costs for the provision of water and sewer services. These costs are calculated and levied on an area-specific basis, reflecting water and sewer service areas.
- The Town currently administers the following DC by-laws:
  - By-law 020-09 to impose DCs for the recovery of water, sewer and roads and related capital costs;
  - By-law 086-09, as amended by By-law 096-12, to impose DCs for the recovery of Town-wide soft services;
  - By-law 089-09 to impose area-specific DCs for the recovery of water and roads infrastructure in the Innisfil Heights area; and

- By-law 139-12 to impose area-specific DCs for the recovery of water and sewer capital costs in the Friday Harbour area.
- The Town now wishes to consolidate the four DC By-laws into one, and align the expiration date by passing one new DC by-law. The Town will need to pass the new DC by-law prior to the expiration date (February 3<sup>rd</sup>, 2014) of By-law 020-09.
- This Background Study examines the development-related capital costs for all Town-wide and area-specific services and calculates revised charges in compliance with the provisions of the *Development Charges Act, 1997 (DCA)* and its associated regulation *O. Reg. 82/98*.
- The Town needs to continue implementing DCs to help fund capital projects throughout Innisfil so that development continues to be serviced in a fiscally responsible manner. The calculated changes to the development charges rates are required in order to reflect the revised costs associated with the infrastructure requirements.

#### **STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION**

- The *DCA* allows municipalities in Ontario to recover for development-related capital costs arising from new development.
- The *DCA* and *O. Reg. 82/98* require that a DC background study be prepared in which development charges are determined with reference to:
  - A forecast of the amount, type and location of residential and non-residential development anticipated in the Town;
  - The average capital service levels provided in the Town over the ten year period immediately preceding the preparation of the background study;

- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Town to provide for the expected development, including the determination of the DC eligible and non-DC-eligible components of the capital projects; and
  - An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.
- This report identifies the development-related capital costs which are attributable to development that is forecast to occur in the Town. The costs are apportioned to types of development (residential, non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development.

#### **DEVELOPMENT FORECAST**

- The development forecast utilized in this DC Background Study is consistent with the 2031 targets contained in Schedule 7 of the Provincial *Growth Plan*. The residential forecast also includes the development related to the Friday Harbour resort area and also the Sleeping Lion settlement area in Alcona South.
- A ten-year planning horizon is utilized for all Town-wide soft services. The development forecast for the 10 year study period, 2013–2022, estimates that the number of dwelling units will increase by roughly 4,000 new households. This translates into a population of nearly 9,900 in these newly constructed units. The Census population growth (net of Census undercount) is forecast to increase by roughly 8,700 persons in the same ten-year planning horizon.
- The planning horizon of 2013-2031 is utilized for all of the engineered services. The total number of dwellings expected to be constructed in this period is roughly 11,500, which will accommodate a population in new dwellings of approximately 32,300. The overall Census change in population will be roughly 24,900.

- The Town's employment is forecast to grow by approximately 1,700 employees over the next ten years and 4,000 to ultimate development. This employment growth is projected to generate about 103,500 square metres of new non-residential building space between 2013 and 2022 and 245,300 square metres to ultimate development (2031).
- The following is a summary of the projected growth for the Town:

**Table 1  
Development Forecast**

RESIDENTIAL FORECAST	Existing	2013 – 2022		2013 - 2031	
	As At Mid-Year 2012	Growth	Total at Mid-Year 2022	Growth	Total at Mid-Year 2031
<b>Households</b>	12,442	4,020	16,462	11,490	23,932
<b>Population</b>					
Census	33,345	8,721	42,066	24,921	58,266
In New Households		9,864		32,301	

NON-RESIDENTIAL FORECAST	Existing	2013 – 2022		2013 – 2031	
	As At Mid-Year 2012	Growth	Total at Mid-Year 2022	Growth	Total at Mid-Year 2031
<b>Non-Residential Building Space (sq.m)</b>		103,480		245,320	
<b>Employment</b>	9,058	1,659	10,717	4,042	13.100

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

**Soft Services 2013 – 2022**

- Town staff, in collaboration with Hemson Consulting, has developed a development-related capital forecast setting out projects that are required to service the anticipated growth. The development-related capital programs are based on a ten-year planning period from 2013 to 2022.



- The gross cost of the Town's development-related capital forecast for all services amounts to \$84.52 million and provides for a wide range of infrastructure additions. Of the \$84.52 million, approximately \$34.97 million has been identified as eligible for recovery through development charges over the 2013–2022 planning period.
- The *DCA* requires that development-related net capital costs for soft services be reduced by 10 per cent when calculating the applicable development charges for these services. The 10 per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$3.51 million is identified as the required 10 per cent reduction.
- Non-development charges funding for replacement portions of the capital program and for portions of development-related capital projects that benefit existing development have been identified. Replacement or benefit to existing shares amount to \$7.28 million.
- A share of the capital program is for portions of projects that relate to development in the post-2022 period (which will be considered for recovery in future development charges studies subject to service level considerations). In total, about \$37.70 million falls within this definition.
- Available DC reserve funds, in the amount of \$1.06 million, have been identified in each capital forecast to fund development-related infrastructure.
- The following is a summary of the development-related capital forecast for all soft services.

**Table 2**  
**Summary of Capital Forecast for Soft Services**

<b>Service</b>	<b>Gross Cost (\$000)</b>	<b>DC Eligible Costs for Recovery (\$000)</b>
<b>LIBRARY BOARD</b>	\$17,637.9	\$3,369.1
<b>FIRE SERVICES</b>	\$9,060.2	\$4,402.1
<b>POLICE SERVICES</b>	\$3,016.6	\$1,491.5
<b>INDOOR RECREATION</b>	\$21,237.2	\$14,586.2
<b>PARKS</b>	\$12,139.8	\$6,052.7
<b>PUBLIC WORKS</b>	\$13,200.0	\$2,092.5
<b>MUNICIPAL FLEET</b>	\$4,661.4	\$768.9
<b>GENERAL GOVERNMENT</b>	\$3,570.3	\$2,212.2
<b>Total</b>	<b>\$84,523.5</b>	<b>\$34,975.3</b>

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

#### **Engineered Services 2013 – 2031**

- The development-related capital program for roads and related, water and wastewater services is based on a build-out planning period from 2013 to 2031.
- The roads and related capital program provides for the expansion of the capacity of the road network, multiuse pathways, signalizations at various intersections, studies, and recovery of past committed infrastructure improvements in Innisfil. The DC capital forecast for this service is based upon the 2013 Transportation Master Plan.
- The total gross cost of the roads and related capital program totals \$250.32 million. After removing the share of the program that benefits the existing development within the Town (\$88.64 million), \$161.67 million is identified as recoverable under the development charges calculation. Details regarding

the capital program for roads and related services can be found in Appendix C.

- The capital program for the Town's water distribution and supply system amounts to \$154.33 million. After removing the share of the capital program that will be funded directly by developer contributions (\$32.18 million), and a small portion of the program that is deemed to be a replacement share (\$5.49 million), \$116.66 million is recoverable through development charges. Full details regarding the water distribution system and the water supply and treatment costs can be found in Appendix D. The DC capital forecast for this service is based upon the 2012 Water and Wastewater Master Servicing Plan.
- The total estimated amount for the wastewater collection and treatment system is \$201.37 million. After removing the share of the capital program that will be funded directly by developer contributions (\$7.39 million), and the portion of the program that is deemed to be a replacement share (\$3.88 million), \$190.10 million is identified as recoverable through development charges. Appendix D displays further details regarding the Town's wastewater treatment and wastewater collection costs. The DC capital forecast for this service is based upon the 2012 Water and Wastewater Master Servicing Plan.

**DEVELOPMENT CHARGES ARE CALCULATED WITH FULL REFERENCE TO THE DCA**

- Development charges rates have been established under the parameters and limitations of the DCA. This study provides the rationale and basis for the calculated rates.
- A Town-wide uniform cost recovery approach is used to calculate development charges for the roads and related and soft services. Uniform residential and non-residential charges are levied throughout the Town for these services.
- An area-specific cost recovery approach is used to calculate development charges for residential water and sewer rates. A Town-wide uniform cost approach for non-residential water and sewer rates has been implemented.
- It should be noted that the Town will levy ten area-specific residential charges, consistent with the servicing methodology included in the Water

and Wastewater Master Servicing Plan. This includes four new service areas that will be introduced in the new draft DC by-law.

- The calculated charges are the maximum charges the Town may adopt. Lower charges can be approved; however, this will require a reduction in the capital plan and reduced service levels or financing from other sources, most likely property taxes.
- The fully calculated residential charges are recommended to vary by unit type, reflecting the difference in occupancy patterns expected in various unit types and the associated differences in demand that would be placed on Town services.
- The following is a summary of the fully calculated development charges for the uniform Town-wide development charges:

**Table 3**  
**Calculated Town-wide Residential Development Charges**

Service	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			
		Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Library Board	\$420.07	\$1,280	\$1,197	\$798	\$609
Fire Services	\$449.22	\$1,369	\$1,280	\$854	\$651
Police Services	\$203.63	\$621	\$580	\$387	\$295
Indoor Recreation	\$2,011.50	\$6,130	\$5,733	\$3,822	\$2,917
Parks	\$685.62	\$2,089	\$1,954	\$1,303	\$994
Public Works	\$208.64	\$636	\$595	\$396	\$303
Municipal Fleet	\$79.24	\$241	\$226	\$151	\$115
General Government	\$210.73	\$642	\$601	\$400	\$306
<b>Subtotal Town-Wide Soft Services</b>	<b>\$4,268.65</b>	<b>\$13,008</b>	<b>\$12,166</b>	<b>\$8,111</b>	<b>\$6,190</b>
Roads and Related	\$4,523.11	\$13,783	\$12,891	\$8,594	\$6,559
<b>Total Town-Wide Services</b>	<b>\$8,791.76</b>	<b>\$26,791</b>	<b>\$25,057</b>	<b>\$16,705</b>	<b>\$12,749</b>
(1) Based on Persons Per Unit Of:		3.05	2.85	1.90	1.45

**Table 4**  
**Calculated Town-wide Non-Residential Development Charges**

<b>Service</b>	<b>Non-Residential Charge per Square Metre</b>
Library Board	\$0.00
Fire Services	\$7.17
Police Services	\$3.23
Indoor Recreation	\$0.00
Parks	\$0.00
Public Works	\$3.33
Municipal Fleet	\$1.27
General Government	\$3.36
<b>Subtotal Town-Wide Soft Services</b>	<b>\$18.36</b>
Roads and Related	\$71.98
<b>Total Town-Wide Services</b>	<b>\$90.34</b>

**Table 5**  
**Calculated Area-Specific Development Charges**

Service	Residential Charge By Unit Type (1)				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Alcona</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$2,351	\$2,199	\$1,466	\$1,119	\$37.79
Sanitary Sewerage	\$7,142	\$6,679	\$4,453	\$3,398	\$52.71
<b>Total Charge in Alcona</b>	<b>\$36,284</b>	<b>\$33,935</b>	<b>\$22,624</b>	<b>\$17,266</b>	<b>\$180.84</b>
<b>Lefroy</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$6,063	\$5,670	\$3,780	\$2,885	\$37.79
Sanitary Sewerage	\$7,668	\$7,172	\$4,781	\$3,649	\$52.71
<b>Total Charge in Lefroy</b>	<b>\$40,522</b>	<b>\$37,899</b>	<b>\$25,266</b>	<b>\$19,283</b>	<b>\$180.84</b>
<b>Gilford</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$4,661	\$4,359	\$2,906	\$2,218	\$37.79
Sanitary Sewerage	\$27,000	\$25,252	\$16,835	\$12,848	\$52.71
<b>Total Charge in Gilford</b>	<b>\$58,452</b>	<b>\$54,668</b>	<b>\$36,446</b>	<b>\$27,815</b>	<b>\$180.84</b>
<b>Cookstown</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$6,753	\$6,315	\$4,210	\$3,213	\$37.79
Sanitary Sewerage	\$4,805	\$4,494	\$2,996	\$2,286	\$52.71
<b>Total Charge in Cookstown</b>	<b>\$38,349</b>	<b>\$35,866</b>	<b>\$23,911</b>	<b>\$18,248</b>	<b>\$180.84</b>
<b>Innisfil Heights</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$7,925	\$7,412	\$4,942	\$3,771	\$37.79
Sanitary Sewerage	\$9,091	\$8,503	\$5,668	\$4,326	\$52.71
<b>Total Charge in Innisfil Heights</b>	<b>\$43,807</b>	<b>\$40,972</b>	<b>\$27,315</b>	<b>\$20,846</b>	<b>\$180.84</b>
<b>Friday Harbour</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$2,008	\$1,878	\$1,252	\$955	\$37.79
Sanitary Sewerage	\$7,078	\$6,620	\$4,413	\$3,368	\$52.71
<b>Total Charge in Friday Harbour</b>	<b>\$35,877</b>	<b>\$33,555</b>	<b>\$22,370</b>	<b>\$17,072</b>	<b>\$180.84</b>
<b>Big Bay Point Shoreline</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$2,359	\$2,206	\$1,471	\$1,122	\$37.79
Sanitary Sewerage	\$25,489	\$23,839	\$15,893	\$12,129	\$52.71
<b>Total Charge in Big Bay Point Shor</b>	<b>\$54,639</b>	<b>\$51,102</b>	<b>\$34,069</b>	<b>\$26,000</b>	<b>\$180.84</b>
<b>Stroud</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$2,295	\$2,147	\$1,431	\$1,092	\$37.79
Sanitary Sewerage	\$14,337	\$13,409	\$8,939	\$6,822	\$52.71
<b>Total Charge in Stroud</b>	<b>\$43,423</b>	<b>\$40,613</b>	<b>\$27,075</b>	<b>\$20,663</b>	<b>\$180.84</b>
<b>Churchill</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$10,513	\$9,833	\$6,555	\$5,003	\$37.79
Sanitary Sewerage	\$12,145	\$11,359	\$7,572	\$5,779	\$52.71
<b>Total Charge in Churchill</b>	<b>\$49,449</b>	<b>\$46,249</b>	<b>\$30,832</b>	<b>\$23,531</b>	<b>\$180.84</b>
<b>Alcona South</b>					
Town-wide Charge	\$26,791	\$25,057	\$16,705	\$12,749	\$90.34
Water	\$2,351	\$2,199	\$1,466	\$1,119	\$37.79
Sanitary Sewerage	\$6,760	\$6,322	\$4,215	\$3,217	\$52.71
<b>Total Charge in Alcona South</b>	<b>\$35,902</b>	<b>\$33,578</b>	<b>\$22,386</b>	<b>\$17,085</b>	<b>\$180.84</b>

### **NEWLY CALCULATED DC RATES ARE HIGHER THAN CURRENT RATES**

- The fully calculated residential charge for a fully serviced single or semi-detached unit in Alcona is \$36,284, which represents a 14 per cent increase from the Town's current charge in Alcona of \$31,829.
- The change from the current charge to the fully calculated residential charge in the other service areas range from a decrease of 10 per cent in Gilford, to an increase of 34 per cent in Innisfil Heights. The new service areas (Big Bay Point Shoreline, Stroud, and Churchill) previously did not have DCs for water and sewer and those service areas see a sharper increase in the calculated charge.
- The calculated non-residential charge of \$180.84 per square metre of gross floor area represents a 23 per cent increase from the Town's current non-residential, non-industrial charge of \$147.61 per square metre. The service areas which previously did not levy a water and/or sewer charge experience sharper increases in the calculated charge.

### **DEVELOPMENT CHARGES BY-LAW PRACTICES AND COLLECTION POLICIES**

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





## I INTRODUCTION

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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 Town of Innisfil Development Charges (DC) Background Study is presented as part of a process to establish a DC by-law that complies with this legislation.

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

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

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

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

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

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

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

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

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

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

In Section V, the development-related capital forecasts that have been developed by Town staff that are based on various Master Servicing Plans and capital budgeting documents are reviewed.

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

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

## **II THE METHODOLOGY USES A TOWN-WIDE AND AN AREA-SPECIFIC APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS**

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Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, therefore, we have tailored our approach to the Town of Innisfil's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. This study uses both a Town-wide and area-specific approach in the cost recovery calculations. The approach used herein is consistent with Innisfil's 2008 and 2009 Development Charges Background Studies. The Background Study provides an update to the historic service levels and the cost of providing future development-related capital infrastructure.

### **A. BOTH TOWN-WIDE AND AREA-SPECIFIC DEVELOPMENT CHARGES ARE PROPOSED**

Innisfil provides a range of services to the community it serves and has a sizeable inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides the Town with flexibility when defining services that will be included in the development charges by-laws, provided that the other provisions of the *Act* and *Regulations* are met. The *DCA* also permits the Town to designate, in its by-laws, the areas within which the development charges shall be imposed. The charges may apply to all lands in the Town or to other designated development areas as specified in the by-laws.

#### **1. Services Based on a Town-Wide Approach**

For the soft roads and related services, a range of capital infrastructure is available throughout the Town. All Town residents and employees have access to this infrastructure. As new development occurs, new infrastructure will need to be added so that overall service levels in the Town do not decline. A widely accepted method of sharing the development-related capital costs for such Town services is to apportion them over all new growth anticipated in the Town.

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

- Library Board
- Fire Services
- Police Services
- Indoor Recreation
- Parks
- Public Works
- Municipal Fleet
- General Government
- Roads and Related

These services form a reasonable basis in which to plan and administer the Town-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that constitute it. The resulting development charges for these services would be imposed against all development anywhere in the Town.

## **2. Services Based on an Area-Specific Approach**

For some services the Town provides, the need for development-related capital additions to support anticipated development is more localized. For such services where costs and benefits are more localized, an alternative technique – the area-specific approach – is employed. The area-specific charges relate to the provision of water distribution and sewage collection. The area-specific charges are consistent with the Town’s existing development charges for such works. The water distribution and sewage collection systems require different additional, identifiable and independent projects in order to provide for anticipated development. The area-specific approach is applied to water and sewer services to more closely align the capital costs for these services with the particular areas that will be serviced by the required infrastructure.

Special area-specific development charges are therefore calculated for:

- Water Services
- Sewer Services

The area-specific approach for these services reflects the fact that the demand for, and benefit from, the projects is much more localized than that for other Town services. Area-specific charges result in a more accurate distribution of costs among developers than the Town-wide approach. The included geographic areas coincide with the specific services areas for each water and sewer project. The area-specific approach also facilitates front-end financing arrangements for the designated services if the Town chooses to use the front-ending provisions of the *DCA*. As an alternative, the area-specific charges also facilitate the use of developer group agreements.

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

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

### **1. Development Forecast**

The first step in the methodology requires that a development forecast be prepared for the ten-year study period from 2013 to 2022, and to build-out or ultimate development in 2031. The forecast of the future residential and non-residential development used in this study is based on the 2031 targets contained in Schedule 7 of *Places to Grow*, the known settlements of Friday Harbour resort area and Sleeping Lion, and discussions with Town staff.

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

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

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

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

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

Historic ten-year average service levels thus form the basis for the development charges calculation. A review of the Town's capital service levels for buildings, land, vehicles, equipment and others has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charges can be determined. The historic service levels used in this study have been calculated based on the period from 2003 to 2012.

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

### **3. 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 Town staff 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 Town has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

*S. 5. (1) 4. and s. 5. (2)*. require that the development charges be calculated on the lesser of the historic ten-year average service levels or the service levels embodied in the future plans of the Town. The 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, *Ontario Regulation 82/98, s. 3* states that:

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

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

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

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

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

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

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

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

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

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





### **III DEVELOPMENT FORECAST**

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

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A ten year development forecast, from mid-year 2013 to mid-year 2022, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2013 to mid-year 2031 (or Official Plan built-out) has been utilized for the engineered services.

The residential development forecast is primarily based on the 2031 population and employment targets contained in Schedule 7 of the *Provincial Growth Plan*. The 2031 target population for the Town of Innisfil is 53,760 (net of Census undercount). As indicated in the recently completed Transportation Master Plan and confirmed by Town planning staff, the “Sleeping Lion” settlement area is assumed to be built-out by 2022. The population growth associated with the build-out of this settlement includes an additional 4,500 persons that is over and above the Schedule 7 targets. This population has been included in the Town’s 2031 Census population figure of 58,260.

It should also be noted that development in another settlement, the Friday Harbour resort area, was not accounted for in the Schedule 7 Census population targets but will proceed and build-out prior to 2022. As it is a resort area, none of the 1,600 proposed Friday Harbour units will have any associated Census population and it will be all seasonal population. The 1,600 units, however, have been included in the DC forecast in the first ten-year planning period as it is anticipated the Friday Harbour units will be levied a DC.

The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. Table 1 summarizes the population and household growth forecast. The table shows that the

Town's Census population is forecast to increase by roughly 8,720 over the ten-year planning period, and by approximately 24,920 to 2031. The number of dwellings will increase by 4,020 over the ten-year period and by 11,490 to 2031.

In addition to the net population forecast, a forecast of "population in new units" that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPU's to the housing unit forecast: 3.05 for single and semi-detached units; 2.85 for rows and other multiples; and 1.81 for apartments. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten year census period (1996-2006) and adjusted by a factor for new units. In total, 9,860 is the forecasted population in new dwelling units over the ten-year planning period and 32,300 is forecasted to 2031.

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the *DCA*, a forecast of non-residential building space has been developed. As with the residential forecast, a ten-year development forecast, from mid-year 2013 to mid-year 2022, has been used for all soft services in the Town. The planning period from mid-year 2013 to mid-year 2031 (or Official Plan built-out) has been utilized for the engineered services.

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

Population-Related:	50.0 square metres per employee
Employment Land:	80.0 square metres per employee
Rural Based:	0.0 square metres per employee

A summary of the GFA forecasts is provided in Table 1. The total GFA growth is forecast at 103,480 square metres over the ten-year period with an accompanying employment growth of 1,660. Over the longer planning period to 2031, it is forecasted that 4,040 new employees will be accommodated in 245,320 square metres of new non-residential GFA.

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

**TABLE 1**  
**TOWN OF INNISFIL**  
**SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL**  
**DEVELOPMENT FORECAST**

Growth Forecast	2012 Estimate	Soft Services Planning Period 2013 - 2022		Engineered Services Planning Period 2013 - 2031	
		Growth	Total at 2022	Growth	Total at 2031
<b>Residential</b>					
Total Occupied Dwellings	12,442	4,020	16,462	11,490	23,932
Total Population	33,345	8,721	42,066	24,921	58,266
Census <i>Population In New Dwellings</i>		9,864		32,301	
<b>Non-Residential</b>					
Employment	9,058	1,659	10,717	4,042	13,100
Non-Residential Building Space (sq.m.)		103,480		245,320	

Note 1: 2031 Census population includes an additional 4,505 persons to be accommodated in the Sleeping Lion Settlement, above Schedule 7 target included in the *Growth Plan*.

Note 2: Total private dwellings include 1,600 units associated with Friday Harbour development, and 1,700 units associated with the Sleeping Lion Settlement.



## **IV HISTORIC CAPITAL SERVICE LEVELS**

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

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

*O. Reg. 82/98* requires that when defining and determining historic service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per unit. The qualitative aspect is introduced by consideration of the monetary value of a facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the 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 Town in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Town staff. This information is generally based on historical records and the Town's and surrounding municipalities' experience with costs to acquire or construct similar facilities, equipment and infrastructure.

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

**TABLE 2**  
**TOWN OF INNISFIL**  
**SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2003 - 2012**

Service	2003 - 2012 Service Level Indicator
<b>1.0 LIBRARY BOARD</b>	<b>\$429.24 per capita</b>
Buildings	\$256.52 per capita
Land	\$31.38 per capita
Materials	\$112.65 per capita
Furniture And Equipment	\$28.69 per capita
<b>2.0 FIRE SERVICES</b>	<b>\$1,095.06 per household</b>
Buildings	\$492.90 per household
Land	\$89.11 per household
Furniture & Equipment	\$126.58 per household
Vehicles	\$386.47 per household
<b>3.0 POLICE SERVICES</b>	<b>\$143.69 per population &amp; employment</b>
Buildings	\$69.86 per population & employment
Land	\$10.61 per population & employment
Equipment	\$28.16 per population & employment
Personal Police Equipment	\$26.63 per population & employment
Vehicles	\$8.43 per population & employment
<b>4.0 INDOOR RECREATION</b>	<b>\$1,858.37 per capita</b>
Major Facilities	\$1,593.04 per capita
Land	\$228.85 per capita
Furniture & Equipment	\$36.48 per capita
<b>5.0 PARKS</b>	<b>\$1,012.89 per capita</b>
Parkland	\$329.86 per capita
Park Facilities	\$204.11 per capita
Special Facilities	\$478.92 per capita
<b>6.0 PUBLIC WORKS</b>	<b>\$201.59 per population &amp; employment</b>
Buildings	\$103.40 per population & employment
Land	\$38.20 per population & employment
Paved Surface	\$40.14 per population & employment
Furniture And Equipment	\$19.85 per population & employment
<b>7.0 MUNICIPAL FLEET</b>	<b>\$194.56 per population &amp; employment</b>
By-Law	\$0.52 per population & employment
Building Services	\$3.82 per population & employment
Parks	\$38.10 per population & employment
Water	\$7.95 per population & employment
Waste Water	\$6.81 per population & employment
Roads	\$137.36 per population & employment

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

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

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

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

Based on the development forecast summarized in Section III and detailed in Appendix A, Town 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 soft services, the capital forecast covers the ten-year period from mid-year 2013 to mid-year 2022. As permitted by the *DCA s. 5(1) 4.*, the development charge for the engineered services is based on a longer planning horizon.

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 Town. It is, however, acknowledged that changes to the forecast presented here may occur through the Town's normal capital budget process.

### **B. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR SOFT SERVICES**

A summary of the development-related capital forecast for soft services is presented in Table 3. The table shows that the gross cost of the Town's capital forecast is estimated to be \$84.52 million. No upper-tier government grants are anticipated in the ten-year planning period and thus, the full amount of the capital forecast is brought forth for development charges consideration.

TABLE 3  
TOWN OF INNISFIL  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL FORECAST  
FOR SOFT SERVICES 2013 - 2022  
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Forecast									
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>1.0 LIBRARY BOARD</b>	<b>\$17,637.9</b>	<b>\$0.0</b>	<b>\$17,637.9</b>	<b>\$1,978.2</b>	<b>\$7,609.4</b>	<b>\$219.3</b>	<b>\$194.3</b>	<b>\$344.3</b>	<b>\$5,959.8</b>	<b>\$194.3</b>	<b>\$194.3</b>	<b>\$194.3</b>	<b>\$749.8</b>
1.1 Recovery of Lakeshore Library Debt	\$1,178.7	\$0.0	\$1,178.7	\$1,178.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.2 Recovery of Cookstown Library Debt	\$1,410.9	\$0.0	\$1,410.9	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$641.1
1.3 Buildings and Land	\$12,988.0	\$0.0	\$12,988.0	\$0.0	\$7,222.5	\$0.0	\$0.0	\$0.0	\$5,765.5	\$0.0	\$0.0	\$0.0	\$0.0
1.4 Equipment	\$493.0	\$0.0	\$493.0	\$30.9	\$203.1	\$35.5	\$10.5	\$160.5	\$10.5	\$10.5	\$10.5	\$10.5	\$10.5
1.5 Materials Acquisitions	\$982.4	\$0.0	\$982.4	\$98.2	\$98.2	\$98.2	\$98.2	\$98.2	\$98.2	\$98.2	\$98.2	\$98.2	\$98.2
1.6 Recovery of Negative Reserve Fund Balance	\$584.9	\$0.0	\$584.9	\$584.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>2.0 FIRE SERVICES</b>	<b>\$9,060.2</b>	<b>\$0.0</b>	<b>\$9,060.2</b>	<b>\$3,354.9</b>	<b>\$2,703.0</b>	<b>\$2,554.4</b>	<b>\$48.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$400.0</b>	<b>\$0.0</b>
2.1 Recovery of Stroud Fire Station Debt	\$334.3	\$0.0	\$334.3	\$334.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Buildings, Land and Furnishings	\$7,625.4	\$0.0	\$7,625.4	\$2,714.0	\$2,655.0	\$2,256.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.3 Vehicles	\$934.0	\$0.0	\$934.0	\$40.0	\$48.0	\$298.0	\$48.0	\$0.0	\$0.0	\$0.0	\$0.0	\$400.0	\$0.0
2.4 Equipment and Gear	\$24.0	\$0.0	\$24.0	\$24.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.5 Recovery of Negative Reserve Fund Balance	\$242.5	\$0.0	\$242.5	\$242.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>3.0 POLICE SERVICES</b>	<b>\$3,016.6</b>	<b>\$0.0</b>	<b>\$3,016.6</b>	<b>\$305.7</b>	<b>\$291.5</b>	<b>\$141.5</b>	<b>\$565.6</b>	<b>\$141.5</b>	<b>\$141.5</b>	<b>\$141.5</b>	<b>\$141.5</b>	<b>\$141.5</b>	<b>\$1,005.2</b>
3.1 Recovery of SSPS Building Debt	\$2,193.7	\$0.0	\$2,193.7	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$996.7
3.2 Equipment	\$237.2	\$0.0	\$237.2	\$8.5	\$158.5	\$8.5	\$11.1	\$8.5	\$8.5	\$8.5	\$8.5	\$8.5	\$8.5
3.3 Vehicles	\$421.5	\$0.0	\$421.5	\$0.0	\$0.0	\$0.0	\$421.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.4 Recovery of Negative Reserve Fund Balance	\$164.2	\$0.0	\$164.2	\$164.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>4.0 INDOOR RECREATION</b>	<b>\$21,237.2</b>	<b>\$0.0</b>	<b>\$21,237.2</b>	<b>\$2,170.5</b>	<b>\$972.4</b>	<b>\$972.4</b>	<b>\$972.4</b>	<b>\$972.4</b>	<b>\$972.4</b>	<b>\$972.4</b>	<b>\$972.4</b>	<b>\$972.4</b>	<b>\$11,287.4</b>
4.1 Recovery of IRC Debt	\$15,404.9	\$0.0	\$15,404.9	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$6,999.3
4.2 Recovery of Cookstown CC Debt	\$634.1	\$0.0	\$634.1	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$288.1
4.3 Major Facilities	\$4,000.0	\$0.0	\$4,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,000.0
4.4 Recovery of Negative Reserve Fund Balance	\$1,198.1	\$0.0	\$1,198.1	\$1,198.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>5.0 PARKS</b>	<b>\$12,139.8</b>	<b>\$0.0</b>	<b>\$12,139.8</b>	<b>\$572.8</b>	<b>\$693.1</b>	<b>\$1,958.1</b>	<b>\$553.1</b>	<b>\$2,288.1</b>	<b>\$993.1</b>	<b>\$2,958.1</b>	<b>\$1,058.1</b>	<b>\$173.1</b>	<b>\$892.6</b>
5.1 Recovery of IRC Sports Fields Debt	\$891.4	\$0.0	\$891.4	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$405.0
5.2 Recovery of Cookstown Park Debt	\$148.7	\$0.0	\$148.7	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$67.6
5.3 Park Development and Facilities	\$10,910.0	\$0.0	\$10,910.0	\$320.0	\$630.0	\$1,895.0	\$490.0	\$2,225.0	\$930.0	\$2,895.0	\$995.0	\$110.0	\$420.0
5.4 Recovery of Negative Reserve Fund Balance	\$189.7	\$0.0	\$189.7	\$189.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>6.0 PUBLIC WORKS</b>	<b>\$13,200.0</b>	<b>\$0.0</b>	<b>\$13,200.0</b>	<b>\$820.0</b>	<b>\$4,880.0</b>	<b>\$7,500.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
6.1 Buildings and Land	\$13,200.0	\$0.0	\$13,200.0	\$820.0	\$4,880.0	\$7,500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>7.0 MUNICIPAL FLEET</b>	<b>\$4,661.4</b>	<b>\$0.0</b>	<b>\$4,661.4</b>	<b>\$779.7</b>	<b>\$393.6</b>	<b>\$946.4</b>	<b>\$985.1</b>	<b>\$201.8</b>	<b>\$142.0</b>	<b>\$785.3</b>	<b>\$50.0</b>	<b>\$162.0</b>	<b>\$215.5</b>
7.1 Committed Excess Capacity - Fleet	\$244.4	\$0.0	\$244.4	\$244.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
7.2 Town-wide Fleet	\$3,881.7	\$0.0	\$3,881.7	\$0.0	\$393.6	\$946.4	\$985.1	\$201.8	\$142.0	\$785.3	\$50.0	\$162.0	\$215.5
7.3 Recovery of Negative Reserve Fund Balance	\$535.4	\$0.0	\$535.4	\$535.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>8.0 GENERAL GOVERNMENT</b>	<b>\$3,570.3</b>	<b>\$0.0</b>	<b>\$3,570.3</b>	<b>\$1,260.3</b>	<b>\$340.0</b>	<b>\$605.0</b>	<b>\$140.0</b>	<b>\$390.0</b>	<b>\$265.0</b>	<b>\$75.0</b>	<b>\$145.0</b>	<b>\$75.0</b>	<b>\$275.0</b>
8.1 Fire Services Studies	\$160.0	\$0.0	\$160.0	\$0.0	\$0.0	\$0.0	\$0.0	\$80.0	\$0.0	\$0.0	\$0.0	\$0.0	\$80.0
8.2 Library Services Studies	\$260.0	\$0.0	\$260.0	\$0.0	\$0.0	\$0.0	\$50.0	\$70.0	\$0.0	\$0.0	\$0.0	\$60.0	\$80.0
8.3 Finance Studies	\$250.0	\$0.0	\$250.0	\$0.0	\$50.0	\$0.0	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$100.0
8.4 Planning Studies	\$1,903.0	\$0.0	\$1,903.0	\$713.0	\$150.0	\$500.0	\$75.0	\$125.0	\$250.0	\$60.0	\$0.0	\$0.0	\$0.0
8.5 Parks and Recreation Studies	\$190.0	\$0.0	\$190.0	\$0.0	\$0.0	\$60.0	\$0.0	\$0.0	\$0.0	\$0.0	\$130.0	\$0.0	\$0.0
8.6 Other Studies	\$275.0	\$0.0	\$275.0	\$15.0	\$140.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0
8.7 Recovery of Negative Reserve Fund Balance	\$532.3	\$0.0	\$532.3	\$532.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>TOTAL - 10 YEAR SOFT SERVICES</b>	<b>\$84,523.5</b>	<b>\$0.0</b>	<b>\$84,523.5</b>	<b>\$11,242.1</b>	<b>\$17,883.0</b>	<b>\$14,897.0</b>	<b>\$3,458.4</b>	<b>\$4,338.0</b>	<b>\$8,473.7</b>	<b>\$5,126.5</b>	<b>\$2,961.2</b>	<b>\$1,718.2</b>	<b>\$14,425.5</b>





Of this \$84.52 million net municipal cost, approximately 25 per cent, or \$21.24 million, is related to capital works for Indoor Recreation. The Town is continuing to collect for the debenture repayments for the Innisfil Recreation Complex and the Cookstown Community Centre. These debentures total \$16.04 million. The Indoor Recreation reserve fund balance is currently in a deficit position of \$1.20 million and this is also included for recovery in the capital program. The sole new project in this capital program is a \$4.0 million indoor soccer facility.

The next largest capital program belongs to the Library Board. This capital program is recovering for the debt related to the Lakeshore and Cookstown branches. There is also a negative reserve fund balance. These total prior commitments amount to \$3.17 million. The library board intends to expand the Lakeshore branch and also construct a new branch in Lefroy. Small equipment purchases and additional collection materials are also included in the forecast. The total forecast for Library amounts to \$17.64 million.

The capital forecast associated with Public Works envisions a land acquisition and construction of a new salt management facility for a total cost of \$5.70 million. The construction of a new operations centre is also in the forecast for \$7.50 million.

The Parks capital forecast also recovers for prior commitments related to the sports field at the IRC, the Cookstown park and the negative reserve fund position. These prior commitments amount to \$1.23 million. Various parkland development, addition of sports fields, trail developments, lighting for sports fields and park buildings are included in the DC capital forecast for a subtotal of \$10.91 million.

The capital program associated with Fire Services amounts to \$9.06 million to provide for the replacement and expansion of Lefroy and Cookstown Stations, and the construction of a new station in Big Bay Point. Additional fire vehicles and the recovery of prior commitments including the Stroud station debt and the negative position of the reserve fund balance as also included.

The Municipal Fleet additions are extensive at 40 new vehicles for \$3.88 million. This forecast also recovers for past fleet purchases and for the negative reserve fund balance. The total forecast amounts to \$4.66 million.

The Police Services capital program primarily recovers for the debenture payments related to the South Simcoe Police Station. Other small equipment purchases and one new emergency response vehicle is included in the forecast. The police capital forecast amounts to \$3.02 million.

The portion of the Town's program which relates to the provision of development-related studies is referred to as General Government which amounts to \$3.57 million.

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

After these reductions, the remaining 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.

### **C. THE GROWTH-RELATED CAPITAL FORECAST FOR ENGINEERED SERVICES**

Table 4 provides the development-related capital recoveries for the engineered services. The Roads and Related capital program totals \$250.32 million. Most of the roads capital program consists of road urbanizations, reconstructions, and new constructions. The balance of the roads program consists of multiuse paths, intersection signalizations, engineering studies, recovery of past commitments. No grants or subsidies have been identified to fund the roads program and as such, the net municipal cost remains at \$250.32 million. The Roads and Related capital forecast is based upon the 2013 Transportation Master Plan.

A summary of the Water capital forecast is also included in Table 4. In total, the program amounts to \$154.33 million which recovers for expansions to the water treatment plant, watermains, water pumping stations and water storage facilities. Direct developer contributions for the water services in the amount of \$32.18 million have been identified and removed from DC calculation. The net municipal cost of the Water capital program is then reduced to \$122.16 million.

Finally, the Wastewater capital forecast is estimated to be \$201.37 million. The largest component of this program is related to the treatment of wastewater which includes the stage three expansion to the Lakeshore water pollution control plant

TABLE 4

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

Service	Gross Cost	Direct Developer Contributions	Net Municipal Cost
<b>1.0 ROADS AND RELATED</b>	<b>\$250,316.7</b>	<b>\$0.0</b>	<b>\$250,316.7</b>
1.1 Road Infrastructure	\$225,057.6	\$0.0	\$225,057.6
1.2 Multiuse Pathways	\$9,737.3	\$0.0	\$9,737.3
1.3 Signalization	\$1,224.0	\$0.0	\$1,224.0
1.4 Studies	\$500.0	\$0.0	\$500.0
1.5 Recovery of Past Commitments	\$276.0	\$0.0	\$276.0
1.6 2013 Committed Roads Projects	\$4,922.8	\$0.0	\$4,922.8
1.7 Committed Excess Capacity/(Available Reserve Fund)	\$8,599.1	\$0.0	\$8,599.1
<b>2.0 WATER SERVICES</b>	<b>\$154,331.3</b>	<b>\$32,176.0</b>	<b>\$122,155.3</b>
2.1 Water Supply - Plant Costs	\$38,109.3	\$0.0	\$38,109.3
2.2 Watermains	\$39,807.7	\$18,510.0	\$21,297.7
2.3 Water Pumping Stations	\$27,320.9	\$7,982.0	\$19,338.9
2.4 Water Storage	\$49,093.3	\$5,684.0	\$43,409.3
<b>3.0 WASTEWATER SERVICES</b>	<b>\$201,372.0</b>	<b>\$7,385.8</b>	<b>\$193,986.2</b>
3.1 Wastewater Treatment - Plant Costs	\$121,064.0	\$0.0	\$121,064.0
3.2 Sanitary Sewers	\$16,027.0	\$1,447.4	\$14,579.6
3.3 Sewage Pumping Stations and Force mains	\$64,281.0	\$5,938.4	\$58,342.6
<b>TOTAL - ENGINEERED SERVICES CAPITAL PROGRAM</b>	<b>\$606,020.0</b>	<b>\$39,561.8</b>	<b>\$566,458.2</b>

(WPCP), and for an expansion to the Cookstown WPCP. Also included are various sewage pumping stations and forcemains, and sanitary sewer trunkmains. Direct developer contributions for the wastewater services in the amount of \$7.38 million have been identified and removed from DC calculation. The net municipal cost of the Wastewater capital program is then reduced to \$193.99 million.

Details of the Water and Wastewater capital forecasts, which are based upon the 2012 Water and Wastewater Master Servicing Plan, are included in Appendix D.

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

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

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

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

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

#### **1. Unadjusted Residential and Non-Residential Development Charges Rates for Town-wide Soft Services**

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

TABLE 5

**TOWN OF INNISFIL  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
10-YEAR CAPITAL PROGRAM FOR SOFT SERVICES**

10 Year Growth in Population in New Units	9,864
10 Year Growth in Square Feet	103,480

Service	Development-Related Capital Program (2013 - 2022)							Total DC		
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2022 Benefit (\$000)	Eligible Costs for Recovery (\$000)	Residential Share %	Non-Residential Share %	Residential Share (\$000)	Non-Residential Share (\$000)
<b>1.0 LIBRARY BOARD</b>	\$17,637.9	\$0.0	\$1,446.3	\$0.0	\$12,822.4	\$3,369.1	100%	0%	\$3,369.1	\$0.00
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										
<b>2.0 FIRE SERVICES</b>	\$9,060.2	\$1,565.0	\$0.0	\$0.0	\$3,093.1	\$4,402.1	86%	14%	\$3,768.4	\$633.79
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										
<b>3.0 POLICE SERVICES</b>	\$3,016.6	\$0.0	\$0.0	\$0.0	\$1,525.1	\$1,491.5	86%	14%	\$1,276.8	\$214.74
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										
<b>4.0 INDOOR RECREATION</b>	\$21,237.2	\$0.0	\$400.0	\$0.0	\$6,251.0	\$14,586.2	100%	0%	\$14,586.2	\$0.00
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										
<b>5.0 PARKS</b>	\$12,139.8	\$0.0	\$1,091.0	\$0.0	\$4,996.1	\$6,052.7	100%	0%	\$6,052.7	\$0.00
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										
<b>6.0 PUBLIC WORKS</b>	\$13,200.0	\$4,539.8	\$0.0	\$1,058.8	\$5,508.9	\$2,092.5	86%	14%	\$1,791.2	\$301.26
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										
<b>7.0 MUNICIPAL FLEET</b>	\$4,661.4	\$0.0	\$388.2	\$0.0	\$3,504.3	\$768.9	86%	14%	\$658.2	\$110.71
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										
<b>8.0 GENERAL GOVERNMENT</b>	\$3,570.3	\$1,171.5	\$186.7	\$0.0	\$0.0	\$2,212.2	86%	14%	\$1,893.7	\$318.49
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										
<b>TOTAL 10-YEAR SOFT SERVICES</b>	<b>\$84,523.5</b>	<b>\$7,276.3</b>	<b>\$3,512.2</b>	<b>\$1,058.8</b>	<b>\$37,701.0</b>	<b>\$34,975.3</b>			<b>\$33,396.3</b>	<b>\$1,579.0</b>
Unadjusted Development Charge Per Capita										
Unadjusted Development Charge Per Sq.M										



The capital forecast for soft services incorporates those projects identified to be related to growth anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$7.28 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 \$1.06 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, \$37.70 million, is either attributable to growth beyond the 2022 period (and can therefore only be recovered under future development charges studies) or represents a service level increase in the Town.

The *DCA*, s. 5 (1) 8, requires that development-related net capital costs for “soft” services be reduced by 10 per cent in calculating the applicable development charges for these services. The 10 per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$3.51 million is identified as the required 10 per cent reduction.

The remaining \$34.98 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, \$33.40 million has been allocated to new residential development, and \$1.58 million has been allocated to new non-residential development. This results in a charge of \$3,385.68 per capita and \$15.26 per square metre for the provision of soft services.

## **2. Unadjusted Residential and Non-Residential Development Charges Rates for Roads and Related Services**

Table 6 presents the “unadjusted” residential and non-residential development charges for roads and related infrastructure. It shows that of the total net cost of the capital program estimated to be \$250.32 million, \$88.64 million is considered to replace existing infrastructure or to benefit the existing population. The table shows that no local shares or post period benefit shares have been deduction from the roads program. The remaining \$161.67 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, 89 per cent, or \$143.89 million, has been allocated to new residential development and 11 per cent, or \$17.78 million, has been allocated to new non-residential

TABLE 6

**TOWN OF INNISFIL  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
TOWN-WIDE ROADS AND RELATED**

Ultimate Growth in Population in New Units	32,301	89%
Ultimate Employment Growth	4,042	11%
Population plus Employment Growth	36,343	
Ultimate Growth in Square Meters	245,320	

	Growth-Related Capital Forecast									
	Total Gross Cost (\$000)	Grants/ Subsidies (\$000)	Local Share (\$000)	Benefit To Existing Share (\$000)	Post-Period Benefit (\$000)	Total Growth-Related Net Capital Costs (\$000)	Residential Share		Non-Residential Share	
							%	\$000	%	\$000
<b>ROADS AND RELATED</b>										
Road Infrastructure	\$225,057.59	\$0.00	\$0.00	\$83,652.77	\$0.00	\$141,404.82	89%	\$125,850.29	11%	\$15,554.53
Multilane Pathways	\$9,737.28	\$0.00	\$0.00	\$4,868.64	\$0.00	\$4,868.64	89%	\$4,333.09	11%	\$535.55
Signalization	\$1,224.00	\$0.00	\$0.00	\$122.40	\$0.00	\$1,101.60	89%	\$980.42	11%	\$121.18
Studies	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	89%	\$445.00	11%	\$55.00
Recovery of Past Commitments <sup>1</sup>	\$275.95	\$0.00	\$0.00	\$0.00	\$0.00	\$275.95	89%	\$245.60	11%	\$30.35
2013 Committed Roads Projects <sup>2</sup>	\$4,922.80	\$0.00	\$0.00	\$0.00	\$0.00	\$4,922.80	89%	\$4,381.29	11%	\$541.51
Committed Excess Capacity/(Available Reserve Fund) <sup>3</sup>	\$8,599.12	\$0.00	\$0.00	\$0.00	\$0.00	\$8,599.12	89%	\$7,653.22	11%	\$945.90
<b>Subtotal Roads and Related</b>	<b>\$250,316.74</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$88,643.81</b>	<b>\$0.00</b>	<b>\$161,672.93</b>		<b>\$143,888.91</b>		<b>\$17,784.02</b>
<b>Unadjusted Development Charge Per Capita (\$)</b>										
<b>Unadjusted Development Charge Per Sq. M. (\$)</b>								<b>\$4,454.63</b>		<b>\$72.49</b>

Note 1: Recovery of post-period shares from ARS. This includes Sorenson Bridge (\$30,768) + (\$245,182).

Note 2: These are committed projects in the 2013 approved budget. This includes IBR Precinct 1 (\$4,891,166) and 25th Sideroad Bridge (\$31,634).

Note 3: Recovery of Negative Reserve Fund Balance.



development. The unadjusted residential charge per capita for the provision of roads and related services is \$4,454.63 per capita and \$72.49 per square metre of gross floor area.

### **3. Residential and Non-Residential Area-Specific Development Charges Rates for Water and Wastewater Services**

Keeping with past practices in which the Town levies its water and wastewater DC, the Town will continue with calculating and levying these charges on an area-specific basis. The area-specific cost recovery approach is used to calculate development charges for residential water and wastewater rates. A Town-wide uniform cost approach for non-residential water and wastewater rates has been implemented. There are currently six service areas that levy water and/or wastewater rates on an area-specific basis, and the new by-law proposes to create four new service areas. This results in ten area-specific residential development charges and one Town-wide uniform non-residential charge

The net municipal cost of the watermains, water pumping stations and water storage facilities, \$122.16 million, are allocated to the service areas based on benefitting shares of maximum day water demands (litres per day). These costs are then divided by the forecast max day water demand which yields a charge per cubic metre. The cost of the water treatment plant is divided by the total capacity available in the system which again yields a cost per cubic metre charge. These two charges are then added together, and factored up by a weighted max daily day per capita which yields a charge per capita used for the residential DC calculation. For the non-residential water charge, the total cost per cubic metre is factored up by the max day demand of 0.0144 cubic metres per square metre of GFA. This then yields the non-residential water charge per square metre.

It should be noted that the “net costs” shown on each of the service area capital programs are not entirely recoverable against future development charges. Existing users that will connect into the water system in the future will pay a capital connection fee, equivalent to that of the DC water rate.

The wastewater costs are recovery on a similar methodology as the water costs. The net municipal cost of the sanitary sewers, sewage pumping stations and forcemains of \$193.99 million are then allocated to the service areas based on benefitting shares of average day sewage flows (litres per day). These costs are then divided by the forecast serviced average day sewage flows which yields a collection charge per cubic metre. The cost of the wastewater treatment plant is divided by the total capacity available

in the system which again yields a cost per cubic metre charge. These two charges are then added together, and then factored up by a weighted average daily flow per capita which yields a charge used for the residential DC calculations. For the non-residential charge, the total cost per cubic metre is factored up by the average day demand of 0.0056 cubic metres per square metre of GFA. This then yields the non-residential wastewater charge per square metre.

Tables 7 – 10 display the area-specific development charges calculations for water and wastewater services. Full details regarding water and wastewater services can be found in Appendix D.

## **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 for soft services and Appendix C for roads and related, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category. Table 11 summarizes the results of the cash flow adjustments for the residential development charges rates. As shown, the adjusted per capita rate increases by \$951.45 from \$7,840.31 per capita to \$8,791.76 per capita after the cash flow analysis.

Table 11 also provides the calculated rates by residential unit with the total Town-wide charge per unit ranging from a high of \$26,791 per unit for a single- and semi-detached unit to a low of \$12,749 per unit for bachelor and single-bedroom apartment units.

Table 12 provides the total residential DC rates for each service area that includes the Town-wide charge, and also the water and sanitary sewerage DC, by unit type. The water and wastewater charges differ by service area, as the charges are a function of the capital needs and the flows generated by the works. The fully calculated DC rates for a single or semi-detached unit range from a low of \$35,877 in the Friday Harbour resort area to a high of \$58,452 in Gilford.

Table 13 displays the change between the unadjusted and adjusted Town-wide non-residential charges. The charge increases by \$2.59 per square metre after cash flow considerations. Table 14 add the water and sanitary sewerage non-residential charges to the Town-wide charge. Since the non-residential charges are calculated on a

TABLE 7

TOWN OF INNISFIL  
 WATER AND WASTEWATER SERVICES: INNISFIL NORTH-  
 SUMMARY OF CALCULATED RESIDENTIAL CHARGES

	Friday Harbour Resort	Big Bay Point Shoreline	Stroud	Alcona Service Area*
<b>Wastewater Servicing</b>				
1. Wastewater Collection System				
1.1 Sanitary Sewers	\$299,599	\$18,094	\$1,476,308	\$1,299,999
1.2 Sewage Pumping Stations and Force mains	\$4,447,807	\$3,440,616	\$4,721,333	\$9,790,845
<b>Sub-Total Wastewater Collection System</b>	<b>\$4,747,406</b>	<b>\$3,458,710</b>	<b>\$6,197,641</b>	<b>\$11,090,844</b>
Total Average Day Sewage Flows (m <sup>3</sup> )	3,038	183	804	6,887
Collection Cost Per Cubic Metre	\$1,562.91	\$18,854.10	\$7,707.78	\$1,610.41
2. Wastewater Treatment Cost Per Cubic Metre	\$6,883.48	\$6,883.48	\$6,883.48	\$6,883.48
<b>Total Wastewater Servicing Cost Per Cubic Metre</b>	<b>\$8,446.39</b>	<b>\$25,737.59</b>	<b>\$14,591.26</b>	<b>\$8,493.90</b>
Residential Charge Based On:				
Weighted Average Daily Flow Per Capita (m <sup>3</sup> /day/capita)	0.275	0.325	0.322	0.276
<b>Residential Charge Per Capita</b>	<b>\$2,322.76</b>	<b>\$8,364.72</b>	<b>\$4,704.95</b>	<b>\$2,343.63</b>
<b>Water Servicing</b>				
1. Water Distribution System				
1.1 Water mains	\$0	\$0	\$0	\$2,821,617
1.2 Water Pumping Stations	\$0	\$0	\$0	\$0
1.3 Water Storage	\$0	\$0	\$0	\$4,529,731
<b>Sub-Total Water Distribution System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,351,348</b>
Total Max Day Water Demands (m <sup>3</sup> )	4,193	1,605	412	31,245
Distribution Cost Per Cubic Metre	\$0.00	\$0.00	\$0.00	\$235.28
2. Water Supply and Treatment Cost Per Cubic Metre	\$1,323.24	\$1,323.24	\$1,323.24	\$1,323.24
<b>Total Water Servicing Charge Per Cubic Metre</b>	<b>\$1,323.24</b>	<b>\$1,323.24</b>	<b>\$1,323.24</b>	<b>\$1,558.52</b>
Residential Charge Based On:				
Weighted Max Daily Demand Per Capita (m <sup>3</sup> /day/capita)	0.498	0.585	0.569	0.495
<b>Residential Charge Per Capita</b>	<b>\$658.93</b>	<b>\$774.10</b>	<b>\$753.16</b>	<b>\$771.47</b>

\* Alcona Service Area includes: Sandy Cove, Leonard's Beach Shoreline, Alcona, Alcona South (Water Only), Big Cedar Point Shoreline, and the OPA 1 lands north of Alcona



TABLE 8

TOWN OF INNISFIL  
 WATER AND WASTEWATER SERVICES: INNISFIL CENTRAL  
 SUMMARY OF CALCULATED RESIDENTIAL CHARGES

Wastewater Servicing	Churchill	Innisfil Heights incl Campus Node	Alcona South
1. Wastewater Collection System			
1.1 Sanitary Sewers	\$1,093,787.44	\$4,270,462	\$2,889,538
1.2 Sewage Pumping Stations and Force mains	\$260,084.07	\$13,589,380	\$8,664,620
<b>Sub-Total Wastewater Collection System</b>	<b>\$1,353,871.51</b>	<b>\$17,859,842</b>	<b>\$11,554,158</b>
Total Average Day Sewage Flows (m <sup>3</sup> )	244	7,354	9,764
Collection Cost Per Cubic Metre	\$5,556.23	\$2,428.52	\$1,183.38
2. Wastewater Treatment Cost Per Cubic Metre	\$6,883.48	\$6,883.48	\$6,883.48
<b>Total Wastewater Servicing Cost Per Cubic Metre</b>	<b>\$12,439.71</b>	<b>\$9,312.00</b>	<b>\$8,066.87</b>
Residential Charge Based On:			
Weighted Average Daily Flow Per Capita (m <sup>3</sup> /day/capita)	0.320	0.320	0.275
<b>Residential Charge Per Capita</b>	<b>\$3,985.47</b>	<b>\$2,983.41</b>	<b>\$2,218.39</b>

Water Servicing	Churchill	Innisfil Heights incl Campus Node	Alcona South
1. Water Distribution System			
1.1 Water mains	\$0	\$3,024,383	\$1,964,136
1.2 Water Pumping Stations	\$0	\$17,444,000	\$0
1.3 Water Storage	\$838,044	\$27,872,140	\$0
<b>Sub-Total Water Distribution System</b>	<b>\$838,044</b>	<b>\$48,340,523</b>	<b>\$1,964,136</b>
Total Max Day Water Demands (m <sup>3</sup> )	175	12,298	17,575
Distribution Cost Per Cubic Metre	\$4,787.21	\$3,930.90	\$111.76
2. Water Supply and Treatment Cost Per Cubic Metre	\$1,323.24	\$1,323.24	\$1,323.24
<b>Total Water Servicing Charge Per Cubic Metre</b>	<b>\$6,110.45</b>	<b>\$5,254.14</b>	<b>\$1,435.00</b>
Residential Charge Based On:			
Weighted Max Daily Demand Per Capita (m <sup>3</sup> /day/capita)	0.565	0.495	0.495
<b>Residential Charge Per Capita</b>	<b>\$3,450.05</b>	<b>\$2,600.80</b>	<b>\$710.33</b>

TABLE 9

TOWN OF INNISFIL  
 WATER AND WASTEWATER SERVICES: INNISFIL SOUTH  
 SUMMARY OF CALCULATED RESIDENTIAL CHARGES

	Gilford & Degrassi-Point	Lefroy & Belle-Ewart
<b>Wastewater Servicing</b>		
1. Wastewater Collection System		
1.1 Sanitary Sewers	\$787,695	\$1,993,518
1.2 Sewage Pumping Stations and Force mains	\$13,448,359	\$1,244,557
<b>Sub-Total Wastewater Collection System</b>	<b>\$14,236,054</b>	<b>\$3,238,075</b>
Total Average Day Sewage Flows (m <sup>3</sup> )	688	1,434
Collection Cost Per Cubic Metre	\$20,691.75	\$2,257.89
2. Wastewater Treatment Cost Per Cubic Metre	\$6,883.48	\$6,883.48
<b>Total Wastewater Servicing</b>	<b>\$27,575.23</b>	<b>\$9,141.38</b>
Residential Charge Based On:		
Weighted Average Daily Flow Per Capita (m <sup>3</sup> /day/capita)	0.321	0.275
<b>Residential Charge Per Capita</b>	<b>\$8,860.42</b>	<b>\$2,516.32</b>

	Gilford & Degrassi-Point	Lefroy & Belle-Ewart
<b>Water Servicing</b>		
1. Water Distribution System		
1.1 Water mains	\$779,079	\$5,036,538
1.2 Water Pumping Stations	\$0	\$1,894,934
1.3 Water Storage	\$495,074	\$3,852,697
<b>Sub-Total Water Distribution System</b>	<b>\$1,274,153</b>	<b>\$10,784,169</b>
Total Max Day Water Demands (m <sup>3</sup> )	958	4,206
Distribution Cost Per Cubic Metre	\$1,330.27	\$2,564.25
2. Water Supply and Treatment Cost Per Cubic Metre	\$1,323.24	\$1,323.24
<b>Total Water Servicing Charge Per Cubic Metre</b>	<b>\$2,653.51</b>	<b>\$3,887.49</b>
Residential Charge Based On:		
Weighted Max Daily Demand Per Capita (m <sup>3</sup> /day/capita)	0.576	0.512
<b>Residential Charge Per Capita</b>	<b>\$1,529.64</b>	<b>\$1,989.52</b>

TABLE 10

**TOWN OF INNISFIL  
WATER AND WASTEWATER SERVICES: COOKSTOWN  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>	<b>Cookstown</b>
1. Wastewater Collection System	
1.1 Sanitary Sewers	\$450,580
1.2 Sewage Pumping Stations and Force mains	\$0
1.3 Wastewater Treatment Facilities	<u>\$5,587,300</u>
<b>Sub-Total Wastewater Collection System</b>	<b>\$6,037,880</b>
Total Average Day Sewage Flows (m <sup>3</sup> )	1,149
Collection Cost Per Cubic Metre	\$5,256.09
<b>Total Wastewater Servicing</b>	<b>\$5,256.09</b>
Residential Charge Based On:	
Weighted Average Daily Flow Per Capita (m <sup>3</sup> /day/capita)	0.300
<b>Residential Charge Per Capita</b>	<b>\$1,576.83</b>
<b>Water Servicing</b>	<b>Cookstown</b>
1. Water Distribution System	
1.1 Water mains	\$5,513,109
1.2 Water Pumping Stations	\$0
1.3 Water Storage	<u>\$328,000</u>
<b>Sub-Total Water Distribution System</b>	<b>\$5,841,109</b>
Total Max Day Water Demands (m <sup>3</sup> )	2,110
Distribution Cost Per Cubic Metre	\$2,768.84
2. Water Supply and Treatment Cost Per Cubic Metre	\$1,323.24
<b>Total Water Servicing</b>	<b>\$4,092.08</b>
Residential Charge Based On:	
Weighted Max Daily Demand Per Capita (m <sup>3</sup> /day/capita)	0.542
<b>Residential Charge Per Capita</b>	<b>\$2,215.94</b>

TABLE 11

**TOWN OF INNISFIL  
TOWN-WIDE DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			
			Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Library Board	\$341.56	\$420.07	\$1,280	\$1,197	\$798	\$609
Fire Services	\$382.03	\$449.22	\$1,369	\$1,280	\$854	\$651
Police Services	\$129.44	\$203.63	\$621	\$580	\$387	\$295
Indoor Recreation	\$1,478.73	\$2,011.50	\$6,130	\$5,733	\$3,822	\$2,917
Parks	\$613.62	\$685.62	\$2,089	\$1,954	\$1,303	\$994
Public Works	\$181.59	\$208.64	\$636	\$595	\$396	\$303
Municipal Fleet	\$66.73	\$79.24	\$241	\$226	\$151	\$115
General Government	\$191.98	\$210.73	\$642	\$601	\$400	\$306
<b>Subtotal Town-Wide Soft Services</b>	<b>\$3,385.68</b>	<b>\$4,268.65</b>	<b>\$13,008</b>	<b>\$12,166</b>	<b>\$8,111</b>	<b>\$6,190</b>
Roads and Related	\$4,454.63	\$4,523.11	\$13,783	\$12,891	\$8,594	\$6,559
<b>Total Town-Wide Services</b>	<b>\$7,840.31</b>	<b>\$8,791.76</b>	<b>\$26,791</b>	<b>\$25,057</b>	<b>\$16,705</b>	<b>\$12,749</b>
(1) Based on Persons Per Unit Of:			3.05	2.85	1.90	1.45

TABLE 12

**TOWN OF INNISFIL  
TOWN-WIDE AND AREA-SPECIFIC DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

<b>Alcona</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$771.47	\$771.47	\$2,351	\$2,199	\$1,466	\$1,119
Sanitary Sewerage	\$2,343.63	\$2,343.63	\$7,142	\$6,679	\$4,453	\$3,398
<b>Total Charge in Alcona</b>	<b>\$10,955.41</b>	<b>\$11,906.86</b>	<b>\$36,284</b>	<b>\$33,935</b>	<b>\$22,624</b>	<b>\$17,266</b>
<b>Lefroy</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$1,989.52	\$1,989.52	\$6,063	\$5,670	\$3,780	\$2,885
Sanitary Sewerage	\$2,516.32	\$2,516.32	\$7,668	\$7,172	\$4,781	\$3,649
<b>Total Charge in Lefroy</b>	<b>\$12,346.15</b>	<b>\$13,297.60</b>	<b>\$40,522</b>	<b>\$37,899</b>	<b>\$25,266</b>	<b>\$19,283</b>
<b>Gilford</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$1,529.64	\$1,529.64	\$4,661	\$4,359	\$2,906	\$2,218
Sanitary Sewerage	\$8,860.42	\$8,860.42	\$27,000	\$25,252	\$16,835	\$12,848
<b>Total Charge in Gilford</b>	<b>\$18,230.37</b>	<b>\$19,181.82</b>	<b>\$58,452</b>	<b>\$54,668</b>	<b>\$36,446</b>	<b>\$27,815</b>
<b>Cookstown</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$2,215.94	\$2,215.94	\$6,753	\$6,315	\$4,210	\$3,213
Sanitary Sewerage	\$1,576.83	\$1,576.83	\$4,805	\$4,494	\$2,996	\$2,286
<b>Total Charge in Cookstown</b>	<b>\$11,633.08</b>	<b>\$12,584.53</b>	<b>\$38,349</b>	<b>\$35,866</b>	<b>\$23,911</b>	<b>\$18,248</b>
<b>Innisfil Heights</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$2,600.80	\$2,600.80	\$7,925	\$7,412	\$4,942	\$3,771
Sanitary Sewerage	\$2,983.41	\$2,983.41	\$9,091	\$8,503	\$5,668	\$4,326
<b>Total Charge in Innisfil Heights</b>	<b>\$13,424.52</b>	<b>\$14,375.97</b>	<b>\$43,807</b>	<b>\$40,972</b>	<b>\$27,315</b>	<b>\$20,846</b>
<b>Friday Harbour</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$658.93	\$658.93	\$2,008	\$1,878	\$1,252	\$955
Sanitary Sewerage	\$2,322.76	\$2,322.76	\$7,078	\$6,620	\$4,413	\$3,368
<b>Total Charge in Friday Harbour</b>	<b>\$10,822.00</b>	<b>\$11,773.45</b>	<b>\$35,877</b>	<b>\$33,555</b>	<b>\$22,370</b>	<b>\$17,072</b>
<b>Big Bay Point Shoreline</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$774.10	\$774.10	\$2,359	\$2,206	\$1,471	\$1,122
Sanitary Sewerage	\$8,364.72	\$8,364.72	\$25,489	\$23,839	\$15,893	\$12,129
<b>Total Charge in Big Bay Point Shoreline</b>	<b>\$16,979.13</b>	<b>\$17,930.58</b>	<b>\$54,639</b>	<b>\$51,102</b>	<b>\$34,069</b>	<b>\$26,000</b>
<b>Stroud</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$753.16	\$753.16	\$2,295	\$2,147	\$1,431	\$1,092
Sanitary Sewerage	\$4,704.95	\$4,704.95	\$14,337	\$13,409	\$8,939	\$6,822
<b>Total Charge in Stroud</b>	<b>\$13,298.42</b>	<b>\$14,249.87</b>	<b>\$43,423</b>	<b>\$40,613</b>	<b>\$27,075</b>	<b>\$20,663</b>
<b>Churchill</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$3,450.05	\$3,450.05	\$10,513	\$9,833	\$6,555	\$5,003
Sanitary Sewerage	\$3,985.47	\$3,985.47	\$12,145	\$11,359	\$7,572	\$5,779
<b>Total Charge in Churchill</b>	<b>\$15,275.83</b>	<b>\$16,227.28</b>	<b>\$49,449</b>	<b>\$46,249</b>	<b>\$30,832</b>	<b>\$23,531</b>
<b>Alcona South</b>						
Town-wide Charge	\$7,840.31	\$8,791.76	\$26,791	\$25,057	\$16,705	\$12,749
Water	\$771.47	\$771.47	\$2,351	\$2,199	\$1,466	\$1,119
Sanitary Sewerage	\$2,218.39	\$2,218.39	\$6,760	\$6,322	\$4,215	\$3,217
<b>Total Charge in Alcona South</b>	<b>\$10,830.17</b>	<b>\$11,781.62</b>	<b>\$35,902</b>	<b>\$33,578</b>	<b>\$22,386</b>	<b>\$17,085</b>
(1) Based on Persons Per Unit Of:						
			3.05	2.85	1.90	1.45



TABLE 13

**TOWN OF INNISFIL  
TOWN-WIDE DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE**

Service	Non-Residential Charge	
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre
Library Board	\$0.00	\$0.00
Fire Services	\$6.12	\$7.17
Police Services	\$2.08	\$3.23
Indoor Recreation	\$0.00	\$0.00
Parks	\$0.00	\$0.00
Public Works	\$2.91	\$3.33
Municipal Fleet	\$1.07	\$1.27
General Government	\$3.08	\$3.36
<b>Subtotal Town-Wide Soft Services</b>	<b>\$15.26</b>	<b>\$18.36</b>
Roads and Related	\$72.49	\$71.98
<b>Total Town-Wide Services</b>	<b>\$87.75</b>	<b>\$90.34</b>

TABLE 14

**TOWN OF INNISFIL  
AREA-SPECIFIC DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE**

Service	Unadjusted Charge Per Square Metre	Adjusted Charge Per Square Metre
<b>Alcona</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Alcona</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Lefroy</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Lefroy</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Gilford</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Gilford</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Cookstown</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Cookstown</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Innisfil Heights</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Innisfil Heights</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Friday Harbour</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Friday Harbour</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Big Bay Point Shoreline</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Big Bay Point Shoreline</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Stroud</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Stroud</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Churchill</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Churchill</b>	<b>\$178.25</b>	<b>\$180.84</b>
<b>Alcona South</b>		
Town-wide Charge	\$87.75	\$90.34
Water	\$37.79	\$37.79
Sanitary Sewerage	\$52.71	\$52.71
<b>Total Charge in Alcona South</b>	<b>\$178.25</b>	<b>\$180.84</b>

uniform basis, the non-residential charge is the same in each service area. The fully calculated non-residential charge is \$180.84 per square metre.

**C. COMPARISON OF 2013 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN INNISFIL**

Tables 15 and 16 present a comparison of the newly calculated residential development charges with currently imposed development charge rates. It demonstrates that the residential development charge rate for a single- or semi-detached unit increases by \$4,374 per unit, or 20 per cent for the Town-wide services.

When comparing the total charges (including water and wastewater), some of the service areas experience lower than 20 per cent increases. For example, the charge in Alcona sees an increase of 14 per cent, due to the water rate for that service area decreasing. The service area of Gilford experiences an overall decrease in its total DC as the charge decreases by 10 per cent. Other areas, especially those that previously did not impose water and/or wastewater charge will see a sharper increase in the DC rates of 94 to 144 per cent.

Table 17 displays the current vs. calculated non-residential charge for Town-wide services. The charge will see a nominal increase of 4 per cent. Generally speaking, the total non-residential charge is proposed to increase by 23 per cent. There are some areas in which water and/wastewater DCs were not previously levied and those areas will see a larger increase in the non-residential DCs. Table 18 displays the comparison of current and calculated non-residential DCs by service area.

Overall, the development charges rates are increasing in Innisfil. These increases are a result of the following:

- The inclusion of capital recommendations contained in various Master Servicing Plans
- Higher construction costs;
- Impact of servicing distinct urban centres within Town boundaries;
- Proposed full recovery of development-related capital costs for all services;
- Increased service levels in recent years.

TABLE 15

**TOWN OF INNISFIL  
COMPARISON OF CURRENT AND CALCULATED  
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Library Board	\$831	\$1,280	\$449	54%
Fire Services	\$1,027	\$1,369	\$342	33%
Police Services	\$354	\$621	\$267	75%
Indoor Recreation	\$3,535	\$6,130	\$2,595	73%
Parks	\$2,142	\$2,089	(\$53)	-2%
Public Works	\$525	\$636	\$111	21%
Municipal Fleet	\$155	\$241	\$86	55%
General Government	\$602	\$642	\$40	7%
<b>Subtotal Town-Wide Soft Services</b>	<b>\$9,171</b>	<b>\$13,008</b>	<b>\$3,837</b>	<b>42%</b>
Roads and Related	\$13,246	\$13,783	\$537	4%
<b>Total Town-Wide Services</b>	<b>\$22,417</b>	<b>\$26,791</b>	<b>\$4,374</b>	<b>20%</b>

TABLE 16

**TOWN OF INNISFIL  
COMPARISON OF CURRENT AND CALCULATED  
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
<b>Alcona</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$3,466	\$2,351	(\$1,115)	-32%
Sanitary Sewerage	\$5,946	\$7,142	\$1,196	20%
<b>Total Charge in Alcona</b>	<b>\$31,829</b>	<b>\$36,284</b>	<b>\$4,455</b>	<b>14%</b>
<b>Lefroy</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$7,512	\$6,063	(\$1,449)	-19%
Sanitary Sewerage	\$5,954	\$7,668	\$1,714	29%
<b>Total Charge in Lefroy</b>	<b>\$35,883</b>	<b>\$40,522</b>	<b>\$4,639</b>	<b>13%</b>
<b>Gilford</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$15,802	\$4,661	(\$11,141)	-71%
Sanitary Sewerage	\$26,991	\$27,000	\$9	0%
<b>Total Charge in Gilford</b>	<b>\$65,210</b>	<b>\$58,452</b>	<b>(\$6,758)</b>	<b>-10%</b>
<b>Cookstown</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$11,374	\$6,753	(\$4,621)	-41%
Sanitary Sewerage	\$2,010	\$4,805	\$2,795	139%
<b>Total Charge in Cookstown</b>	<b>\$35,801</b>	<b>\$38,349</b>	<b>\$2,548</b>	<b>7%</b>
<b>Innisfil Heights</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$10,221	\$7,925	(\$2,296)	-22%
Sanitary Sewerage	\$0	\$9,091	\$9,091	-
<b>Total Charge in Innisfil Heights</b>	<b>\$32,638</b>	<b>\$43,807</b>	<b>\$11,169</b>	<b>34%</b>
<b>Friday Harbour</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$3,438	\$2,008	(\$1,430)	-42%
Sanitary Sewerage	\$8,019	\$7,078	(\$941)	-12%
<b>Total Charge in Friday Harbour</b>	<b>\$33,874</b>	<b>\$35,877</b>	<b>\$2,003</b>	<b>6%</b>
<b>Big Bay Point Shoreline</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$0	\$2,359	\$2,359	-
Sanitary Sewerage	\$0	\$25,489	\$25,489	-
<b>Total Charge in Big Bay Point Shore</b>	<b>\$22,417</b>	<b>\$54,639</b>	<b>\$32,222</b>	<b>144%</b>
<b>Stroud</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$0	\$2,295	\$2,295	-
Sanitary Sewerage	\$0	\$14,337	\$14,337	-
<b>Total Charge in Stroud</b>	<b>\$22,417</b>	<b>\$43,423</b>	<b>\$21,006</b>	<b>94%</b>
<b>Churchill</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$0	\$10,513	\$10,513	-
Sanitary Sewerage	\$0	\$12,145	\$12,145	-
<b>Total Charge in Churchill</b>	<b>\$22,417</b>	<b>\$49,449</b>	<b>\$27,032</b>	<b>121%</b>
<b>Alcona South</b>				
Town-wide Charge	\$22,417	\$26,791	\$4,374	20%
Water	\$3,466	\$2,351	(\$1,115)	-32%
Sanitary Sewerage	\$5,946	\$6,760	\$814	14%
<b>Total Charge in Alcona South</b>	<b>\$31,829</b>	<b>\$35,902</b>	<b>\$4,073</b>	<b>13%</b>

TABLE 17

**TOWN OF INNISFIL  
COMPARISON OF CURRENT AND CALCULATED  
NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
Library Board	\$0.00	\$0.00	\$0.00	0%
Fire Services	\$6.05	\$7.17	\$1.12	19%
Police Services	\$2.10	\$3.23	\$1.13	54%
Indoor Recreation	\$0.00	\$0.00	\$0.00	0%
Parks	\$0.00	\$0.00	\$0.00	0%
Public Works	\$3.09	\$3.33	\$0.24	8%
Municipal Fleet	\$0.91	\$1.27	\$0.36	40%
General Government	\$3.55	\$3.36	(\$0.19)	-5%
<b>Subtotal Town-Wide Soft Services</b>	<b>\$15.70</b>	<b>\$18.36</b>	<b>\$2.66</b>	<b>17%</b>
Roads and Related	\$71.22	\$71.98	\$0.76	1%
<b>Total Town-Wide Services</b>	<b>\$86.92</b>	<b>\$90.34</b>	<b>\$3.42</b>	<b>4%</b>

TABLE 18

**TOWN OF INNISFIL  
COMPARISON OF CURRENT AND CALCULATED  
NON-RESIDENTIAL DEVELOPMENT CHARGES**

	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
<b>Alcona</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$29.80	\$37.79	\$7.99	27%
Sanitary Sewerage	\$30.89	\$52.71	\$21.82	71%
<b>Total Charge in Alcona</b>	<b>\$147.61</b>	<b>\$180.84</b>	<b>\$33.23</b>	<b>23%</b>
<b>Lefroy</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$29.80	\$37.79	\$7.99	27%
Sanitary Sewerage	\$30.89	\$52.71	\$21.82	71%
<b>Total Charge in Lefroy</b>	<b>\$147.61</b>	<b>\$180.84</b>	<b>\$33.23</b>	<b>23%</b>
<b>Gilford</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$29.80	\$37.79	\$7.99	27%
Sanitary Sewerage	\$30.89	\$52.71	\$21.82	71%
<b>Total Charge in Gilford</b>	<b>\$147.61</b>	<b>\$180.84</b>	<b>\$33.23</b>	<b>23%</b>
<b>Cookstown</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$29.80	\$37.79	\$7.99	27%
Sanitary Sewerage	\$30.89	\$52.71	\$21.82	71%
<b>Total Charge in Cookstown</b>	<b>\$147.61</b>	<b>\$180.84</b>	<b>\$33.23</b>	<b>23%</b>
<b>Innisfil Heights</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$10.83	\$37.79	\$26.96	249%
Sanitary Sewerage	\$0.00	\$52.71	\$52.71	-
<b>Total Charge in Innisfil Heights</b>	<b>\$97.75</b>	<b>\$180.84</b>	<b>\$83.09</b>	<b>85%</b>
<b>Friday Harbour</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$18.37	\$37.79	\$19.42	106%
Sanitary Sewerage	\$39.81	\$52.71	\$12.90	32%
<b>Total Charge in Friday Harbour</b>	<b>\$145.10</b>	<b>\$180.84</b>	<b>\$35.74</b>	<b>25%</b>
<b>Big Bay Point Shoreline</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$0.00	\$37.79	\$37.79	-
Sanitary Sewerage	\$0.00	\$52.71	\$52.71	-
<b>Total Charge in Big Bay Point Shoreline</b>	<b>\$86.92</b>	<b>\$180.84</b>	<b>\$93.92</b>	<b>108%</b>
<b>Stroud</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$0.00	\$37.79	\$37.79	-
Sanitary Sewerage	\$0.00	\$52.71	\$52.71	-
<b>Total Charge in Stroud</b>	<b>\$86.92</b>	<b>\$180.84</b>	<b>\$93.92</b>	<b>108%</b>
<b>Churchill</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$0.00	\$37.79	\$37.79	-
Sanitary Sewerage	\$0.00	\$52.71	\$52.71	-
<b>Total Charge in Churchill</b>	<b>\$86.92</b>	<b>\$180.84</b>	<b>\$93.92</b>	<b>108%</b>
<b>Alcona South</b>				
Town-wide Charge	\$86.92	\$90.34	\$3.42	4%
Water	\$29.80	\$37.79	\$7.99	27%
Sanitary Sewerage	\$30.89	\$52.71	\$21.82	71%
<b>Total Charge in Alcona South</b>	<b>\$147.61</b>	<b>\$180.84</b>	<b>\$33.23</b>	<b>23%</b>





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

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

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

Table 19 summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on the financial information from the Town (additional details are included in Appendix F).

As shown in Table 19, by 2022 the Town's net operating costs are estimated to increase by about \$6.95 million. The most significant portion of this increase relates to servicing the Ontario Provincial Police force, the new fire stations, servicing new parks and library, and roads and related servicing.

### **B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGES SOURCES TOTALS \$9.43 MILLION**

As discussed in Section VI, Table 19 also summarizes the components of the development-related capital forecast that will require funding from non-development charges sources. Of the \$80.95 million net capital forecast, about \$9.43 million will need to be financed from non-development charges sources over the next 10 years. This includes about \$3.33 million in respect of the 10 per cent discount required by the *DCA* for "soft" services and about \$6.10 million for shares of projects related to capital replacement and for non-growth shares of projects that provide benefit to the existing community. In addition, \$37.70 million in interim financing may be required for projects related to general service level increases and to growth in the post-2022 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years.

TABLE 19  
TOWN OF INNISFIL  
SUMMARY OF LONG TERM CAPITAL AND  
OPERATING COST IMPACTS FOR GENERAL SERVICES  
(in thousands of constant dollars)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
<b>Net Operating Impacts (1)</b>											
Library Board	\$0.0	\$660.0	\$660.0	\$660.0	\$660.0	\$1,100.0	\$1,100.0	\$1,100.0	\$1,100.0	\$1,100.0	
Fire Services	\$448.2	\$838.2	\$1,293.2	\$1,293.2	\$1,293.2	\$1,293.2	\$1,293.2	\$1,293.2	\$1,293.2	\$1,293.2	
Police Services	\$180.0	\$360.0	\$540.0	\$720.0	\$900.0	\$1,080.0	\$1,260.0	\$1,440.0	\$1,620.0	\$1,800.0	
Indoor Recreation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$40.0	
Parks	\$32.0	\$95.0	\$284.5	\$333.5	\$556.0	\$649.0	\$938.5	\$1,038.0	\$1,049.0	\$1,091.0	
Public Works	\$0.0	\$10.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	
Municipal Fleet	\$0.0	\$39.4	\$134.0	\$232.5	\$252.7	\$266.9	\$345.4	\$350.4	\$366.6	\$388.2	
Roads and Related	\$51.9	\$146.7	\$241.5	\$379.5	\$517.5	\$655.2	\$792.9	\$930.6	\$1,068.3	\$1,206.0	
<b>NET OPERATING IMPACTS</b>	<b>\$712.1</b>	<b>\$2,149.2</b>	<b>\$3,183.2</b>	<b>\$3,648.7</b>	<b>\$4,209.4</b>	<b>\$5,074.3</b>	<b>\$5,760.0</b>	<b>\$6,182.2</b>	<b>\$6,527.1</b>	<b>\$6,948.3</b>	<b>n/a</b>
<b>Long-term Capital Impact (1)</b>											
Total Net Cost	\$9,981.8	\$17,543.0	\$14,292.0	\$3,318.4	\$3,948.0	\$8,208.7	\$5,051.5	\$2,816.2	\$1,643.2	\$14,150.5	\$80,953.2
Net Cost From Development Charges	\$8,408.2	\$5,728.7	\$2,959.5	\$1,695.0	\$3,075.4	\$1,254.0	\$1,254.0	\$1,254.0	\$1,254.0	\$5,880.3	\$32,763.1
Prior Growth Share from DC Reserve Balances (2)	\$820.0	\$238.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,058.8
Portion for Post-2022 Development (3)	\$28.7	\$7,533.3	\$8,797.6	\$1,465.0	\$604.0	\$6,260.1	\$3,418.6	\$1,446.8	\$351.1	\$7,795.7	\$37,701.0
<b>Funding From Non-DC Sources</b>											
Discount Portion	\$44.9	\$854.8	\$297.5	\$158.4	\$268.6	\$694.6	\$378.9	\$115.4	\$38.1	\$474.4	\$3,325.5
Replacement	\$680.0	\$3,187.4	\$2,237.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$6,104.8
<b>FUNDING FROM NON-DC SOURCES</b>	<b>\$724.9</b>	<b>\$4,042.2</b>	<b>\$2,534.9</b>	<b>\$158.4</b>	<b>\$268.6</b>	<b>\$694.6</b>	<b>\$378.9</b>	<b>\$115.4</b>	<b>\$38.1</b>	<b>\$474.4</b>	<b>\$9,430.3</b>
<b>TOTAL NET OPERATING &amp; CAPITAL IMPACTS</b>	<b>\$1,437.0</b>	<b>\$6,191.4</b>	<b>\$5,718.1</b>	<b>\$3,807.1</b>	<b>\$4,477.9</b>	<b>\$5,768.9</b>	<b>\$6,138.9</b>	<b>\$6,297.6</b>	<b>\$6,565.2</b>	<b>\$7,422.8</b>	<b>n/a</b>

## Notes:

- (1) See Appendix E  
(2) Existing development charge reserve fund balances collected from growth prior to 2012 are applied to fund initial projects in development-related capital forecast  
(3) Post-2022 development-related net capital costs may be eligible for development charge funding in future DC by-laws

## **VIII OTHER ISSUES AND CONSIDERATIONS**

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### **A. DEVELOPMENT CHARGES ADMINISTRATION**

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

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the *DCA*, the Town should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the Town develop reporting policies consistent with the requirements of the *DCA*;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- It is recommended that no exemptions, other than those required in the *DCA*, be formally adopted in the by-laws;
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Town's normal capital budget process.
- No changes to the Town's prevailing local service definitions and policies are being considered.



## **APPENDIX A**

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### ***DEVELOPMENT FORECAST***



## APPENDIX A

### DEVELOPMENT FORECAST

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

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

The forecasts were prepared by Hemson Consulting Ltd. in consultation with Town planning staff and are based on a range of statistical data including Statistics Canada Census and National Household Survey data, Canada Mortgage Housing Corporation (CMHC) housing market information, and development application data received by the Town.

#### **A. FORECAST APPROACH AND KEY ASSUMPTIONS**

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

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A ten year development forecast, from mid-year 2013 to mid-year 2022, has been used for all

the development charges eligible soft services in the Town. The planning period from mid-year 2013 to mid-year 2031 (or Official Plan built-out) has been utilized for the engineered services of Roads, Water and Wastewater.

## **B. FORECAST RESULTS**

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

### **1. Residential Development Forecast**

The residential development forecast is based upon the Schedule 7 targets contained in the Provincial *Growth Plan*. The *Growth Plan* 2031 target for the Town of Innisfil is 53,760, which excludes Census undercount (with undercount, this equates to a total population count of 56,000). It should be noted that in development charges studies, Census population, exclusive of undercount is always used to determine historic service levels and maximum allowable funding envelopes.

Further, the “Sleeping Lion” settlement located in the southern portion of Alcona is assumed to be developed by 2022. The population associated with Sleeping Lion, roughly 4,505 persons, is above and beyond the 2031 *Growth Plan* targets. Hence, the total 2031 Census population for the Town of Innisfil is the addition of the Schedule 7 target and Sleeping Lion (53,760 + 4,505).

The total dwelling forecast is primary based upon the Schedule 7 population targets, but includes not only the unit growth associated with Sleeping Lion (800 apartment units, 200 townhouses, and 700 single or semi-detached units), but units associated with the Friday Harbour resort development (609 townhouses, and 991 apartment units). All of the units in the Friday Harbour resort development are non-permanent dwellings and as such, no Census population is attributed to this development. In total, the dwelling count at 2031 will be roughly 23,930 units. The development potential, including mix of unit types, and timing associated with Sleeping Lion and Friday Harbour Resort is based on information provided by the Town.

The basis of the residential forecast is a forecast of new dwelling units. The housing forecast assumes that housing growth in the Town will average roughly 400 units per year, for the ten-year planning period (utilized for the soft services). Housing growth



will continue to accelerate until 2031 where the annual unit growth ramps up to 830 units per year.

In addition to the Censes 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: 3.05 for single and semi-detached units; 2.85 for rows and other multiples; and 1.81 for apartments. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten year census period (1996-2006) and adjusted by a factor for new units. In total, 9,860 is the forecasted population in new dwelling units over the ten-year planning period and 32,300 is forecasted to 2031.

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

The non-residential forecast is based upon the 2031 target contained in the *Growth Plan* of 13,100 employees.

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the *DCA*, a forecast of non-residential building space has been developed. As with the residential forecast, a ten year development forecast, from mid-year 2013 to mid-year 2022, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2013 to mid-year 2031 (or Official Plan built-out) has been utilized for the engineered services.

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

Population-Related:	50.0 square metres per employee
Employment Land:	80.0 square metres per employee
Rural Based:	0.0 square metres per employee

The GFA forecasts are provided in Table A.9. The total GFA growth is forecast at 103,480 square metres over the ten year period with an accompanying employment growth of 1,660. Over the longer planning period to 2031, it is forecasted that 4,040 new employees will be accommodated in 245,320 square metres of new non-residential GFA.

TOWN OF INNISFIL 2013 DEVELOPMENT CHARGES STUDY

TABLE A.1  
Historic Population, Dwellings & Employment

Mid-Year	Census Population	Growth	Total Occupied Dwellings	Growth	HH Size	Employment by Place of Work	Growth	Activity Rate
<b>1996</b>	<b>24,711</b>		<b>8,740</b>		<b>2.83</b>	<b>5,080</b>		<b>20.6%</b>
1997	25,456	745	9,013	273	2.82	5,416	336	21.3%
1998	26,223	767	9,295	282	2.82	5,774	358	22.0%
1999	27,013	790	9,586	291	2.82	6,155	381	22.8%
2000	27,827	814	9,886	300	2.81	6,562	407	23.6%
<b>2001</b>	<b>28,666</b>	<b>839</b>	<b>10,195</b>	<b>309</b>	<b>2.81</b>	<b>6,995</b>	<b>433</b>	<b>24.4%</b>
2002	29,151	485	10,426	231	2.80	7,254	259	24.9%
2003	29,644	493	10,663	237	2.78	7,523	269	25.4%
2004	30,146	502	10,905	242	2.76	7,802	279	25.9%
2005	30,656	510	11,152	247	2.75	8,091	289	26.4%
<b>2006</b>	<b>31,175</b>	<b>519</b>	<b>11,405</b>	<b>253</b>	<b>2.73</b>	<b>8,390</b>	<b>299</b>	<b>26.9%</b>
2007	31,547	372	11,580	175	2.72	8,500	110	26.9%
2008	31,923	376	11,757	177	2.72	8,612	112	27.0%
2009	32,304	381	11,937	180	2.71	8,725	113	27.0%
2010	32,689	385	12,120	183	2.70	8,839	114	27.0%
<b>2011</b>	<b>33,079</b>	<b>390</b>	<b>12,305</b>	<b>185</b>	<b>2.69</b>	<b>8,955</b>	<b>116</b>	<b>27.1%</b>
2012	33,345	266	12,442	137	2.68	9,058	103	27.2%

Source: Statistics Canada, Census of Canada

## TOWN OF INNISFIL 2013 DEVELOPMENT CHARGES STUDY

TABLE A.2  
Historic Housing Activity - Units

Year	Housing Completions - Units			Total
	Singles/Semis	Rows	Apts.	
2000	317	0	0	317
2001	201	0	0	201
2002	207	0	0	207
2003	260	13	0	273
2004	223	12	0	235
2005	132	53	0	185
2006	152	0	0	152
2007	169	19	0	188
2008	259	40	0	299
2009	137	54	0	191
2010	129	27	0	156
2011	147	22	0	169
2012	152	31	0	183
<b>Total</b>	<b>2,743</b>	<b>318</b>	<b>0</b>	<b>3,061</b>
10-Year Average	176	27	0	203
5-Year Average	165	35	0	200

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

Historic Housing Activity - Shares By Unit Type

Year	Housing Completions - Units			Total
	Singles/Semis	Rows	Apts.	
2000	100%	0%	0%	100%
2001	100%	0%	0%	100%
2002	100%	0%	0%	100%
2003	95%	5%	0%	100%
2004	95%	5%	0%	100%
2005	71%	29%	0%	100%
2006	100%	0%	0%	100%
2007	90%	10%	0%	100%
2008	87%	13%	0%	100%
2009	72%	28%	0%	100%
2010	83%	17%	0%	100%
2011	87%	13%	0%	100%
2012	83%	17%	0%	100%
<b>Total</b>	<b>90%</b>	<b>10%</b>	<b>0%</b>	<b>100%</b>

TABLE A.3  
Historic Residential Building Permits

Year	Building Permits			Total
	Singles/Semis	Rows	Apts.	
2006	175	0	0	175
2007	277	9	0	286
2008	383	73	0	456
2009	55	7	0	62
2010	137	15	0	152
2011	180	6	4	190
2012	237	0	0	237
<b>Total</b>	<b>1,660</b>	<b>117</b>	<b>4</b>	<b>1,781</b>
7-Year Average	206	16	1	223

Source: Statistics Canada

**TOWN OF INNISFIL 2013 DEVELOPMENT CHARGES STUDY**

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

	Period of Construction											Total
	Pre 1946	1946-1960	1961-1970	1971-1980	1981-1985	1986-1990	1991-1995	1996-2000	2001-2006	Pre 1996	1996-2006	
<b>Singles &amp; Semis</b>												
Household Population	2,905	2,985	2,715	4,770	1,805	4,685	2,450	3,780	3,415	22,315	7,195	29,510
Households	1,045	1,230	1,185	1,950	695	1,540	820	1,200	1,105	8,465	2,305	10,770
Household Size	2.78	2.43	2.29	2.45	2.60	3.04	2.99	3.15	3.09	2.64	3.12	2.74
<b>Rows</b>												
Household Population	0	0	0	0	0	45	490	0	220	535	220	755
Households	0	0	0	0	0	15	175	10	90	190	100	290
Household Size	0.00	0.00	0.00	0.00	0.00	3.00	2.80	0.00	2.44	2.82	2.20	2.60
<b>Apartments</b>												
Household Population	150	0	50	160	30	0	0	40	0	390	40	430
Households	95	0	45	70	25	25	0	35	30	260	65	325
Household Size	1.58	0.00	1.11	2.29	1.20	0.00	0.00	1.14	0.00	1.50	0.62	1.32
<b>All Units</b>												
Household Population	3,055	2,985	2,765	4,930	1,835	4,730	2,940	3,820	3,635	23,240	7,455	30,695
Households	1,140	1,230	1,230	2,020	720	1,580	995	1,245	1,225	8,915	2,470	11,385
Household Size	2.68	2.43	2.25	2.44	2.55	2.99	2.95	3.07	2.97	2.61	3.02	2.70

Source: Statistics Canada, 2006 Census Special Run

**TOWN OF INNISFIL 2013 DEVELOPMENT CHARGES STUDY**

**TABLE A.5**  
Population, Household & Employment Forecast Summary

Mid-Year	Census Population	Total Private Dwellings	Employment by POW	HH Size	Activity Rate	Mid-Year	Census Pop'n Growth	Total Private Dwellings Growth	Employment by POW Growth
2012	33,345	12,442	9,058	2.68	27.2%	2012	266	137	103
2013	33,720	12,615	9,173	2.67	27.2%	2013	375	173	115
2014	34,405	12,931	9,317	2.66	27.1%	2014	685	316	144
2015	35,090	13,247	9,462	2.65	27.0%	2015	685	316	145
<b>2016</b>	<b>36,088</b>	<b>13,707</b>	<b>9,637</b>	<b>2.63</b>	<b>26.7%</b>	<b>2016</b>	<b>998</b>	<b>460</b>	<b>175</b>
2017	37,086	14,167	9,813	2.62	26.5%	2017	998	460	176
2018	38,082	14,626	9,991	2.60	26.2%	2018	996	459	178
2019	39,078	15,085	10,170	2.59	26.0%	2019	996	459	179
2020	40,074	15,544	10,351	2.58	25.8%	2020	996	459	181
<b>2021</b>	<b>41,070</b>	<b>16,003</b>	<b>10,533</b>	<b>2.57</b>	<b>25.6%</b>	<b>2021</b>	<b>996</b>	<b>459</b>	<b>182</b>
2022	42,066	16,462	10,717	2.56	25.5%	2022	996	459	184
2023	43,866	17,292	10,975	2.54	25.0%	2023	1,800	830	258
2024	45,666	18,122	11,234	2.52	24.6%	2024	1,800	830	259
2025	47,468	18,953	11,495	2.50	24.2%	2025	1,802	831	261
<b>2026</b>	<b>49,270</b>	<b>19,784</b>	<b>11,758</b>	<b>2.49</b>	<b>23.9%</b>	<b>2026</b>	<b>1,802</b>	<b>831</b>	<b>263</b>
2027	51,068	20,613	12,023	2.48	23.5%	2027	1,798	829	265
2028	52,866	21,442	12,289	2.47	23.2%	2028	1,798	829	266
2029	54,666	22,272	12,557	2.45	23.0%	2029	1,800	830	268
2030	56,466	23,102	12,827	2.44	22.7%	2030	1,800	830	270
<b>2031</b>	<b>58,266</b>	<b>23,932</b>	<b>13,100</b>	<b>2.43</b>	<b>22.5%</b>	<b>2031</b>	<b>1,800</b>	<b>830</b>	<b>273</b>
						2013-2022	8,721	4,020	1,659
						2013-2031	24,921	11,490	4,042

Note 1: 2031 Census population includes an additional 4,505 persons to be accommodated in the Sleeping Lion Settlement, above Schedule 7 target included in the *Growth Plan*.

Note 2: Total private dwellings include 1,600 units associated with Friday Harbour development, and 1,700 units associated with the Sleeping Lion Settlement.

Source: Hemson Consulting Ltd., 2013

**TOWN OF INNISFIL 2013 DEVELOPMENT CHARGES STUDY**

**TABLE A.7**  
Growth in Households by Unit Type

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total New HH
2013	138	30	5	173
2014	138	68	110	316
2015	138	68	110	316
<b>2016</b>	<b>139</b>	<b>97</b>	<b>224</b>	<b>460</b>
2017	139	97	224	460
2018	138	97	224	459
2019	138	97	224	459
2020	138	97	224	459
<b>2021</b>	<b>138</b>	<b>97</b>	<b>224</b>	<b>459</b>
2022	138	97	224	459
2023	733	81	16	830
2024	733	81	16	830
2025	733	81	17	831
<b>2026</b>	<b>733</b>	<b>81</b>	<b>17</b>	<b>831</b>
2027	733	81	15	829
2028	733	81	15	829
2029	733	81	16	830
2030	733	81	16	830
<b>2031</b>	<b>733</b>	<b>81</b>	<b>16</b>	<b>830</b>
2013-2022	1,382	845	1,793	4,020
2013-2031	7,975	1,578	1,937	11,490

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

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total Population in New HH
2013	421	86	9	516
2014	421	194	199	814
2015	421	194	199	814
<b>2016</b>	<b>424</b>	<b>276</b>	<b>405</b>	<b>1,105</b>
2017	424	276	405	1,105
2018	421	276	405	1,102
2019	421	276	405	1,102
2020	421	276	405	1,102
<b>2021</b>	<b>421</b>	<b>276</b>	<b>405</b>	<b>1,102</b>
2022	421	276	405	1,102
2023	2,232	232	29	2,493
2024	2,232	232	29	2,493
2025	2,232	232	31	2,495
<b>2026</b>	<b>2,232</b>	<b>232</b>	<b>31</b>	<b>2,495</b>
2027	2,232	232	27	2,491
2028	2,232	232	27	2,491
2029	2,232	232	29	2,493
2030	2,232	232	29	2,493
<b>2031</b>	<b>2,232</b>	<b>232</b>	<b>29</b>	<b>2,493</b>
2013-2022	4,216	2,406	3,242	9,864
2013-2031	24,304	4,494	3,503	32,301

Source: Hemson Consulting Ltd., 2013

\*Based on PPU's

1.81

2.85

3.05



## TOWN OF INNISFIL 2013 DEVELOPMENT CHARGES STUDY

TABLE A.9  
Non-Residential Space Forecast

## Employment Density

Population-Related Employment 50.0 m<sup>2</sup> per employee  
 Employment Land Employment 80.0 m<sup>2</sup> per employee  
 Other Rural Based - m<sup>2</sup> per employee

Mid-Year	Population-Related		Employment Land		Other Rural Based		Total	
	Total Emp	Emp Growth	Total Emp	Emp Growth	Total Emp	Emp Growth	Total Emp	Emp Growth
2011	3,902	24	3,834	72	1,219	7	8,955	115
2012	3,926	34	3,906	74	1,226	7	9,058	144
2013	3,960	62	3,980	75	1,233	7	9,173	145
2014	4,022	62	4,055	76	1,240	7	9,317	175
2015	4,084	90	4,131	78	1,247	7	9,462	176
2016	4,174	90	4,209	79	1,254	7	9,637	178
2017	4,264	90	4,288	81	1,261	7	9,813	179
2018	4,354	90	4,369	82	1,268	7	9,991	181
2019	4,444	90	4,451	84	1,275	7	10,170	182
2020	4,534	90	4,535	85	1,282	7	10,351	184
2021	4,624	90	4,620	87	1,289	7	10,533	258
2022	4,714	162	4,707	89	1,296	7	10,717	259
2023	4,876	162	4,796	90	1,303	7	10,975	261
2024	5,038	162	4,886	92	1,310	7	11,234	263
2025	5,200	162	4,978	94	1,317	7	11,495	265
2026	5,362	162	5,072	96	1,324	7	11,758	266
2027	5,524	162	5,168	97	1,331	7	12,023	268
2028	5,686	162	5,265	99	1,338	7	12,289	270
2029	5,848	162	5,364	101	1,345	7	12,557	273
2030	6,010	160	5,465	105	1,352	8	12,827	1,659
2031	6,170	788	5,570	801	1,360	70	13,100	4,042
2013-2022		39,400		64,080		70		103,480
2013-2031		112,200		133,120		134		245,320

Source: Hemson Consulting Ltd., 2013

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**HEMSON**


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**APPENDIX B**

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*SOFT SERVICES*

*TECHNICAL APPENDIX*



## APPENDIX B

### SOFT SERVICES TECHNICAL APPENDIX

#### INTRODUCTION AND OVERVIEW

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

Appendix B.1	Library Board
Appendix B.2	Fire Services
Appendix B.3	Police Services
Appendix B.4	Indoor Recreation
Appendix B.5	Parks
Appendix B.6	Public Works
Appendix B.7	Municipal Fleet
Appendix B.8	General Government

Every service, with the exception of General Government, contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

#### **TABLE 1      HISTORIC SERVICE LEVELS**

Table 1 presents the data used to determine the ten-year historic service level. The *DCA* and *O. Reg. 82/98* require that development charges be set at a level no higher than the average service level provided in the Town over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historic inventory period has been defined as 2003 to 2012.

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

The final page of Table 1 shows the calculation of the “maximum allowable”, net of uncommitted excess capacity and the legislated 10 per cent reduction (for all applicable services). The maximum allowable is defined as the 10-year historic service level (expressed as either \$/capita or \$/population & employment or \$/household) multiplied by the forecast increase in net population, or net population and employment growth, or household unit growth, over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the ten-year historic service level is maintained.

There is also a requirement in the *DCA* to consider “excess capacity” within the Town’s existing infrastructure that may be available to partially meet the future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the *DCA*, and the associated capital cost is eligible for recovery. Should uncommitted excess capacity exist, it is determined whether or not this capacity will be available to service new development and, if so, deductions to maximum allowable funding envelope are required.

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

The *DCA* requires that Council express its intent to provide future capital facilities to support future growth. Based on the development forecasts presented in Appendix A, Hemson Consulting in collaboration with Town staff has developed a development-related capital program which sets out the projects required to service anticipated growth for the ten-year period from 2013 to 2022.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, “replacement” shares and the legislated “10 per cent reduction” for any eligible services.

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

When calculating development charges, the development-related net capital cost must be reduced by 10 per cent for all services except protection services and engineered services (*DCA* s.5.(1)8.). The 10 per cent discount is therefore applied to library, indoor recreation, parks, municipal fleet and general government. As with replacement shares, the 10 per cent mandatory reduction must be funded from non-development charge sources.

The capital program less any replacement or benefit to existing shares, 10 per cent discount, yields the development related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2013 to 2022. For some of the services, a portion of the capital program will service growth that will not occur until after 2022. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development, or is a service level increase.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated on the final page of Table 1. The result is the discounted development-related net capital cost that is eligible for recovery against development over the period from 2013 to 2022.

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

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

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all soft services with the exception of Library Board and Parks and Recreation, the development-related costs have been apportioned as 86 per cent residential and 14 per cent non-residential. This apportionment is based on the anticipated shares of population in new units and employment growth over the ten-year forecast period.

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

The residential share of the 2013-2022 DC eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

### **TABLE 3 CASH FLOW ANALYSIS**

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are, therefore, accounted for in the calculation as allowed under the *DCA*. Based on the growth forecast, the analysis calculates the development charges rate that is required to

finance the net development-related capital spending plan including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

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

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





**APPENDIX B.1**

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***LIBRARY BOARD***



## **APPENDIX B.1**

### **LIBRARY BOARD**

The Town of Innisfil provides Library Services through four branches in each of its urban communities. The Library provides a wide range of resources in a variety of formats as well as a number of programs to the residents of the Town of Innisfil. The library has a variety of collection materials available for the community's use.

#### **TABLE 1      2003-2012 HISTORIC SERVICE LEVELS**

Table 1 displays the Library's ten-year historic inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment). The building space amounts to 24,437 square feet which is valued at \$9.67 million. The library buildings occupy approximately 1.84 hectares of land worth \$1.38 million. The collection materials are valued at \$4.02 million and furniture and equipment associated with the branches are valued at \$1.22 million.

The 2012 full replacement value of the inventory of capital assets amounts to \$16.30 million and the ten-year historic average service level is \$429.25 per capita.

The historic service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$3.74 million (8,721 net population growth X historic service level of \$429.25/capita).

Library services must be reduced by ten per cent as required under the *DCA*. The ten per cent reduction amounts to \$374,349 and this is netted off of the maximum allowable funding envelope.

Through discussion with Town staff, a review of current facilities, and past funding commitments, it has been established the Cookstown and Lakeshore library branches have committed excess capacity equivalent to \$1.98 million. This amount is related to forecast development over the 2013-2022 period and is eligible for DC funding as part of the calculated maximum funding envelope. As such, the calculated excess capacity is deemed to be committed, and no reduction has been made to the funding envelope. The discounted maximum allowable funding envelope brought forward to the DC calculation is therefore \$3.37 million.

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

The Library Board's total ten-year total forecast amounts to \$17.64 million. A portion of this forecast recovers for past commitments; the Lakeshore Library debt, the Cookstown library debt, and for the current negative reserve fund balance. The principal payments for the Lakeshore and Cookstown debt have been included in the capital forecast for \$1.18 million and \$1.41 million, respectively, and the negative positions is currently at -\$584,900.

The new projects the Innisfil Public Library capital forecast includes a 12,000 square foot expansion to the Lakeshore branch for a total gross cost of \$7.22 million (which was the Council approved budgeted amount). A completely new 8,000 square foot library branch is also anticipated in Lefroy for \$5.77 million in the year 2018.

Some small equipment purchases are also included in the capital forecast, and these include RFID equipment, a generator, a digital media lab, an "E-Booketeria", and additional furnishings for the various library branches. The equipment adds up to \$493,000. And finally, additional collections materials are also included for DC recovery at a rate that will maintain the collections materials' historic service levels. \$982,400 has been included in the capital program for material acquisitions.

The total gross cost of the Library Board DC capital forecast is \$17.64 million. No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and as such, the net cost to the municipality remains at \$17.64 million. No shares of the projects are deemed to be a replacement, as they are net additions to the current Library's service level and as such, no shares are deducted for replacement or benefit to existing. As required by the *DCA*, a 10 per cent reduction has been applied to the new projects, and these shares amount to \$1.45 million. The 10 per cent reduction has not been applied to the debt recoveries as this reduction has already been made in previous by-laws.

The net municipal cost of this program is then netted down to \$16.19 million as this amount is deemed to be DC eligible. A portion of the DC eligible costs, \$12.82 million, is deemed as a post-period benefit, and will not be recovered under this development charges by-law, but will be considered in future development charge studies, subject to service level restrictions.

The remaining \$3.37 million is related to growth between 2013 and 2022 which is allocated entirely against future residential development in the Town of Innisfil. This results in an unadjusted development charge of \$341.56 per capita.

**TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS**

Given the current balance in the Library Board development charge reserve fund is in a deficit of \$584,900, it is shown as committed excess capacity in the capital program, and the opening balance for cash flow purposes is set at \$0.

After cash flow, the residential calculated charge increases to \$420.07 per capita. The increase reflects the front-ended nature of the capital program.

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

<b>LIBRARY BOARD SUMMARY</b>						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$429.25	\$17,637,926	\$3,369,140	\$341.56	\$0.00	<b>\$420.07</b>	<b>\$0.00</b>

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
LIBRARY BOARD

BUILDINGS Branch Name	# of Square Feet												UNIT COST (\$/sq.ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Stroud Branch	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	\$270
Churchill Branch	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	\$270
Cookstown Branch (19 Queen Street)	1,326	1,326	1,326	1,326	1,326	1,326	-	-	-	-	-	-	-	\$270
Lakeshore Branch	11,506	11,506	11,506	11,506	11,506	11,506	11,506	11,506	11,506	11,506	11,506	11,506	11,506	\$440
Cookstown Branch (20 Church Street)	-	-	-	-	-	-	-	6,600	6,600	6,600	6,600	6,600	6,600	\$440
<b>Total (sq.ft.)</b>	<b>19,163</b>	<b>19,163</b>	<b>19,163</b>	<b>19,163</b>	<b>19,163</b>	<b>19,163</b>	<b>19,163</b>	<b>24,437</b>	<b>24,437</b>	<b>24,437</b>	<b>24,437</b>	<b>24,437</b>	<b>24,437</b>	
<b>Total (\$000)</b>	<b>\$7,127.7</b>	<b>\$7,127.7</b>	<b>\$7,127.7</b>	<b>\$7,127.7</b>	<b>\$7,127.7</b>	<b>\$7,127.7</b>	<b>\$7,127.7</b>	<b>\$9,674.1</b>	<b>\$9,674.1</b>	<b>\$9,674.1</b>	<b>\$9,674.1</b>	<b>\$9,674.1</b>	<b>\$9,674.1</b>	

LAND Branch Name	# of Hectares												UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Stroud Branch	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$795,000
Churchill Branch	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$350,000
Cookstown Branch (19 Queen)	0.02	0.02	0.02	0.02	0.02	0.02	-	-	-	-	-	-	-	\$795,000
Lakeshore Branch	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$795,000
Cookstown Branch (20 Church)	-	-	-	-	-	-	-	0.81	0.81	0.81	0.81	0.81	0.81	\$795,000
<b>Total (ha)</b>	<b>1.05</b>	<b>1.05</b>	<b>1.05</b>	<b>1.05</b>	<b>1.05</b>	<b>1.05</b>	<b>1.05</b>	<b>1.84</b>	<b>1.84</b>	<b>1.84</b>	<b>1.84</b>	<b>1.84</b>	<b>1.84</b>	
<b>Total (\$000)</b>	<b>\$750.2</b>	<b>\$750.2</b>	<b>\$750.2</b>	<b>\$750.2</b>	<b>\$750.2</b>	<b>\$750.2</b>	<b>\$750.2</b>	<b>\$1,378.3</b>	<b>\$1,378.3</b>	<b>\$1,378.3</b>	<b>\$1,378.3</b>	<b>\$1,378.3</b>	<b>\$1,378.3</b>	

APPENDIX B.1  
TABLE 1 - PAGE 2

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
LIBRARY BOARD

MATERIALS Type of Collection	# of Collection Materials											UNIT COST (\$/item)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Group A: Books	53,370	44,847	47,652	46,520	44,518	45,824	56,171	63,138	39,381	39,143	\$36	
Group B: Books	10,566	9,013	8,907	8,726	8,935	8,285	10,001	11,272	5,989	5,758	\$22	
Group C: Books	14,906	16,263	17,816	14,812	16,122	14,969	12,354	10,700	14,367	14,993	\$16	
Group D: Hardcovers, Talking Books	5,558	6,296	6,312	5,290	6,241	6,068	6,567	7,343	6,313	4,823	\$22	
Group E: Books, Videos, Book/Cassettes	10,544	10,492	12,248	12,969	10,401	9,848	10,835	13,956	12,556	10,704	\$26	
Group F: CDs	703	2,099	2,171	2,058	2,080	1,996	2,543	3,260	1,700	1,718	\$19	
Group G: Audio Cassettes, Talking Books	4,113	4,826	4,815	4,126	4,784	4,507	4,782	5,392	4,111	3,743	\$58	
Group H: CD-ROM	77	73	71	10	10	2	2	2	-	-	\$45	
Group I: Video	1,536	1,574	1,336	1,058	1,560	1,431	1,105	919	82	96	\$5	
Group J: DVD	494	3,148	3,340	3,424	3,120	2,879	4,593	4,662	3,765	5,169	\$35	
Group K: Reference Books	2,036	2,099	2,227	2,336	2,080	1,943	1,946	1,907	1,697	1,121	\$85	
Group L: Periodicals/Journals	4,881	4,197	4,454	4,472	4,787	4,614	3,701	8,506	2,936	2,773	\$5	
Group M: Reference Database					17	11	80	151	124	124	\$72	
Group N: Downloadable audio books					640	3,054	15,506	41,613	73,299	73,316	\$18	
<b>Total (#)</b>	<b>108,784</b>	<b>104,927</b>	<b>111,349</b>	<b>105,801</b>	<b>105,295</b>	<b>105,431</b>	<b>130,186</b>	<b>172,821</b>	<b>166,320</b>	<b>163,481</b>		
<b>Total (\$000)</b>	<b>\$3,259.1</b>	<b>\$3,116.4</b>	<b>\$3,303.7</b>	<b>\$3,174.3</b>	<b>\$3,104.4</b>	<b>\$3,104.9</b>	<b>\$3,819.9</b>	<b>\$4,717.5</b>	<b>\$4,128.1</b>	<b>\$4,021.1</b>		

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)										
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	
Stroud Branch	\$213,519	\$214,638	\$227,016	\$227,618	\$228,811	\$229,463	\$231,734	\$256,601	\$280,184	\$291,308	
Churchill Branch	\$80,255	\$91,059	\$92,970	\$92,970	\$93,250	\$93,249	\$98,627	\$98,661	\$98,661	\$98,895	
Cookstown Branch	\$98,432	\$98,972	\$99,530	\$99,624	\$99,624	\$99,904	\$310,739	\$332,600	\$333,973	\$336,061	
Lakeshore Branch	\$329,727	\$340,257	\$343,118	\$351,093	\$352,843	\$355,514	\$389,856	\$449,321	\$475,340	\$497,091	
<b>Total (\$000)</b>	<b>\$721.9</b>	<b>\$744.9</b>	<b>\$762.6</b>	<b>\$771.3</b>	<b>\$774.5</b>	<b>\$778.1</b>	<b>\$1,031.0</b>	<b>\$1,137.2</b>	<b>\$1,188.2</b>	<b>\$1,223.4</b>	

APPENDIX B.1  
TABLE 1 - PAGE 3

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
LIBRARY BOARD

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	29,644	30,146	30,656	31,175	31,547	31,923	32,304	32,689	33,079	33,345

INVENTORY SUMMARY (\$000)

Buildings	\$7,127.7	\$7,127.7	\$7,127.7	\$7,127.7	\$7,127.7	\$7,127.7	\$9,674.1	\$9,674.1	\$9,674.1	\$9,674.1
Land	\$750.2	\$750.2	\$750.2	\$750.2	\$750.2	\$750.2	\$1,378.3	\$1,378.3	\$1,378.3	\$1,378.3
Materials	\$3,259.1	\$3,116.4	\$3,303.7	\$3,174.3	\$3,104.4	\$3,104.9	\$3,819.9	\$4,717.5	\$4,128.1	\$4,021.1
Furniture And Equipment	\$721.9	\$744.9	\$762.6	\$771.3	\$774.5	\$778.1	\$1,031.0	\$1,137.2	\$1,188.2	\$1,223.4
<b>Total (\$000)</b>	<b>\$11,859.0</b>	<b>\$11,739.2</b>	<b>\$11,944.3</b>	<b>\$11,823.6</b>	<b>\$11,756.9</b>	<b>\$11,761.0</b>	<b>\$15,903.2</b>	<b>\$16,907.0</b>	<b>\$16,368.6</b>	<b>\$16,296.8</b>

SERVICE LEVEL (\$/capita)

	Average Service Level										
Buildings	\$240.44	\$236.44	\$232.51	\$228.64	\$225.94	\$223.28	\$299.47	\$295.94	\$292.45	\$290.12	\$256.52
Land	\$25.31	\$24.89	\$24.47	\$24.06	\$23.78	\$23.50	\$42.66	\$42.16	\$41.67	\$41.33	\$31.38
Materials	\$109.94	\$103.38	\$107.77	\$101.82	\$98.41	\$97.26	\$118.25	\$144.31	\$124.79	\$120.59	\$112.65
Furniture And Equipment	\$24.35	\$24.71	\$24.88	\$24.74	\$24.55	\$24.38	\$31.91	\$34.79	\$35.92	\$36.69	\$28.69
<b>Total (\$/capita)</b>	<b>\$400.05</b>	<b>\$389.41</b>	<b>\$389.62</b>	<b>\$379.26</b>	<b>\$372.68</b>	<b>\$368.42</b>	<b>\$492.30</b>	<b>\$517.21</b>	<b>\$494.83</b>	<b>\$488.73</b>	<b>\$429.25</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
LIBRARY BOARD

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2003 - 2012	\$429.25
Net Population Growth 2013 - 2022	8,721
Maximum Allowable Funding Envelope	\$3,743,489
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$374,349
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$3,369,140</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2012	\$16,296,826
Inventory Using Average Service Level	\$14,313,341
Excess Capacity	\$1,983,484
Excess Capacity:	Committed



TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LIBRARY BOARD

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022	Post 2022
<b>1.0 LIBRARY BOARD</b>										
<b>1.1 Recovery of Lakeshore Library Debt<sup>1</sup></b>										
1.1.1 Principle Payment	2013	\$ 1,178,657	\$ -	\$ 1,178,657	\$ -	\$ -	\$ 1,178,657	\$ -	\$ 1,178,657	\$ -
Subtotal Recovery of Lakeshore Library Debt		\$ 1,178,657	\$ -	\$ 1,178,657	\$ -	\$ -	\$ 1,178,657	\$ -	\$ 1,178,657	\$ -
<b>1.2 Recovery of Cookstown Library Debt<sup>1</sup></b>										
1.2.1 Principle Payment	2013	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.2 Principle Payment	2014	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.3 Principle Payment	2015	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.4 Principle Payment	2016	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.5 Principle Payment	2017	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.6 Principle Payment	2018	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.7 Principle Payment	2019	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.8 Principle Payment	2020	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.9 Principle Payment	2021	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.10 Principle Payment	2022	\$ 641,062	\$ -	\$ 641,062	\$ -	\$ -	\$ 641,062	\$ -	\$ 641,062	\$ -
Subtotal Recovery of Cookstown Library Debt		\$ 1,410,926	\$ -	\$ 1,410,926	\$ -	\$ -	\$ 1,410,926	\$ -	\$ 1,410,926	\$ -
<b>1.3 Buildings and Land</b>										
1.3.1 Lakeshore Branch - Expansion (12,000 sq.ft.)	2014	\$ 7,222,520	\$ -	\$ 7,222,520	\$ -	\$ 722,252	\$ 6,500,268	\$ -	\$ -	\$ 6,500,268
1.3.2 New Leifroy Branch - Construction (8,000 sq.ft.)	2018	\$ 5,765,520	\$ -	\$ 5,765,520	\$ -	\$ 576,552	\$ 5,188,968	\$ -	\$ -	\$ 5,188,968
Subtotal Buildings and Land		\$ 12,988,040	\$ -	\$ 12,988,040	\$ -	\$ 1,298,804	\$ 11,689,236	\$ -	\$ -	\$ 11,689,236

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LIBRARY BOARD

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs	
					Replacement & BTE Shares	10% Reduction			2013-2022	Post 2022
<b>1.0 LIBRARY BOARD</b>										
<b>1.4 Equipment</b>										
1.4.1 RFID	2013	\$ 20,400	\$ -	\$ 20,400	\$ -	\$ 2,040	\$ 18,360	\$ -	\$ 18,360	\$ -
1.4.2 Generator	2014	\$ 152,640	\$ -	\$ 152,640	\$ -	\$ 15,264	\$ 137,376	\$ -	\$ 87,918	\$ 49,458
1.4.3 RFID equipment	2014	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ -	\$ 36,000
1.4.4 Digital Media Lab	2015	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ -	\$ 22,500
1.4.5 "E-Booketeria" - Go Station	2017	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ -	\$ 135,000
1.4.6 Furnishings	various	\$ 105,000	\$ -	\$ 105,000	\$ -	\$ 10,500	\$ 94,500	\$ -	\$ -	\$ 94,500
Subtotal Equipment		\$ 493,040	\$ -	\$ 493,040	\$ -	\$ 49,304	\$ 443,736	\$ -	\$ 106,278	\$ 337,458
<b>1.5 Materials Acquisitions</b>										
1.5.1 Additional Collections Materials	Various	\$ 982,400	\$ -	\$ 982,400	\$ -	\$ 98,240	\$ 884,160	\$ -	\$ 88,416	\$ 795,744
Subtotal Materials Acquisitions		\$ 982,400	\$ -	\$ 982,400	\$ -	\$ 98,240	\$ 884,160	\$ -	\$ 88,416	\$ 795,744
<b>1.6 Recovery of Negative Reserve Fund Balance</b>										
1.6.1 Balance as at December 31, 2012	2013	\$ 584,863	\$ -	\$ 584,863	\$ -	\$ -	\$ 584,863	\$ -	\$ 584,863	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 584,863	\$ -	\$ 584,863	\$ -	\$ -	\$ 584,863	\$ -	\$ 584,863	\$ -
<b>TOTAL LIBRARY BOARD</b>		<b>\$ 17,637,926</b>	<b>\$ -</b>	<b>\$ 17,637,926</b>	<b>\$ -</b>	<b>\$ 1,446,348</b>	<b>\$ 16,191,578</b>	<b>\$ -</b>	<b>\$ 3,369,140</b>	<b>\$ 12,822,438</b>

Note 1: The principal payments have already considered the 10% reduction in previous by-laws.

Residential Development Charge Calculation	
Residential Share of 2013 - 2022 DC Eligible Costs	100% \$3,369,140
10-Year Growth in Population in New Units	9,864
Unadjusted Development Charge Per Capita	<b>\$341.56</b>
Non-Residential Development Charge Calculation	
Non-Residential Share of 2013 - 2022 DC Eligible Costs	0% \$0
10-Year Growth in Square Metres	103,480
Unadjusted Development Charge Per Square Metre	<b>\$0.00</b>

2013 - 2022 Net Funding Envelope	\$3,369,140
Reserve Fund Balance	
Balance as at December 31, 2012	(\$584,863)

APPENDIX B.1  
TABLE 3

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

LIBRARY BOARD	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
OPENING CASH BALANCE	\$0.0	(\$1,891.8)	(\$1,885.7)	(\$1,777.3)	(\$1,518.9)	(\$1,232.4)	(\$917.2)	(\$570.3)	(\$190.1)	\$226.6	
<b>2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Library Service (New Projects): Non Inflated	\$691.6	\$87.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$779.6
- Lakeshore Debenture Principal Payments <sup>1</sup>	\$1,178.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,178.7
- Cookstown Debenture Principal Payments <sup>1</sup>	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$1,410.9
- Library Service (New Projects): Inflated	\$1,955.8	\$175.2	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$641.1	\$3,370.9
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102	9,864
REVENUE											
- DC Receipts: Inflated	\$216.8	\$348.8	\$355.8	\$492.6	\$502.4	\$511.1	\$521.3	\$531.7	\$542.4	\$553.2	\$4,576.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$104.0)	(\$103.7)	(\$97.7)	(\$83.5)	(\$67.8)	(\$50.4)	(\$31.4)	(\$10.5)	\$7.9	(\$541.2)
- Interest on In-year Transactions	(\$47.8)	\$3.0	\$4.7	\$7.1	\$7.3	\$7.4	\$7.6	\$7.8	\$8.0	(\$2.4)	\$2.8
- Interest Payments for Lakeshore Debenture <sup>2</sup>	(\$34.4)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$34.4)
- Interest Payments for Cookstown Debenture <sup>2</sup>	(\$70.5)	(\$66.5)	(\$62.9)	(\$58.1)	(\$54.0)	(\$50.1)	(\$46.0)	(\$42.4)	(\$37.7)	(\$144.2)	(\$632.4)
TOTAL REVENUE	\$64.1	\$181.3	\$193.9	\$343.9	\$372.1	\$400.7	\$432.5	\$465.8	\$502.2	\$414.5	\$3,371.0
CLOSING CASH BALANCE	(\$1,891.8)	(\$1,885.7)	(\$1,777.3)	(\$1,518.9)	(\$1,232.4)	(\$917.2)	(\$570.3)	(\$190.1)	\$226.6	\$0.1	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2013 Adjusted Charge Per Capita</b>	<b>\$420.07</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2013</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



## **APPENDIX B.2**

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### ***FIRE PROTECTION***



## **APPENDIX B.2**

### **FIRE PROTECTION**

The Innisfil Fire Department operates from four stations: the headquarters in Alcona, and stations in Lefroy, Stroud, and Cookstown. The Department is responsible for fire prevention inspections, public education sessions, communications (including dispatching), and fire suppression.

#### **TABLE 1      2003-2012 HISTORIC SERVICE LEVELS**

The Town of Innisfil Fire department operates from four station locations. The combined area of the stations and the Big Bay Point tower is 20,129 square feet and the buildings are valued at \$5.79 million. The land area associated with the buildings is approximately 1.30 hectares and is valued at \$1.03 million. The 18 vehicles associated with the stations have a replacement value of \$5.56 million. Finally, personal firefighting equipment, communications equipment, and other station equipment add another \$1.58 million to value of the inventory.

The current replacement value of the Fire Services capital infrastructure is \$13.96 million. It has provided the Town with a ten year average service level of \$1,095.06 per household.

The service level for fire service has been expressed on a per household basis, as opposed to a population and employment base, as the provision of fire service is sensitive to amount of developed land rather than total population and employment. The planning for provision of fire services, in response to development, is a function of a number of variables including total geographic service area, road infrastructure, location, type and density of current and future development. The number, size and location of fire stations are driven by this factors and response coverage times. These variables and factors that influence the planning for fire service provision are highly related to land development rather than population.

The calculated maximum allowable recoverable through development charges over the 2013 to 2022 planning period is \$4.40 million (4,020 household growth X historic service level of \$1,095.06/household).

Through discussion with Town staff, a review of current facilities, and past funding commitments it has been established the Stroud fire station has committed excess capacity equivalent to \$339,022. This amount is related to forecast development over the 2013-2022 period and is eligible for DC funding as part of the calculated maximum funding envelope. As such, the calculated excess capacity is deemed to be committed, and no reduction has been made to the funding envelope. The maximum allowable funding envelope brought forward to the DC calculation is therefore \$4.40 million.

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

The Fire capital forecast recovers for past commitments; the recovery of the Stroud fire station debt (\$334,300) and for the negative reserve fund balance (\$242,500). The implementation plan contained in the May 2013 Fire Master Plan recommends the rebuild of Station 2 (Lefroy Station) and of Station 4 (Cookstown Station). The new Lefroy station will replace the existing station, but will be a larger facility than the current one, at a cost of \$2.71 million. Similar to the Lefroy rebuild, the new Cookstown station will replace and expand upon the existing station at a cost of \$2.66 million. Another recommendation in the master plan is a new station that will be located in Big Bay Point – the cost of this station including the furnishings amounts to \$2.26 million.

Five addition vehicles will be added to the fire department’s fleet, three of which will be purchased to support the new Big Bay Point Station. Also included is the recovery of a past fire vehicle duty. The total cost for vehicles amounts to \$834,000.

Finally, the fire capital program also recovers for past purchases of volunteer firefighter bunker gear for \$24,000.

In summary, the ten-year capital program for Fire amounts to \$9.06 million. No grants, or 10 per cent discount is identified for this service’s capital program. Replacement shares related to the rebuild of Lefroy and Cookstown stations add up to \$1.56 million. The DC eligible costs are then reduced to \$7.50 million.

However, a share of this program cannot be recovered through this by-law. A share in the amount of \$3.09 million is deemed to be of post-period benefit and it will be



examined for recovery in the next DC By-law update, subject to service level restrictions.

The remaining \$4.40 million is will be funded through development charges over the period 2013-2022 and has been included in the DC rate calculations. The ten-year development-related net capital cost is allocated 86 per cent, or \$3.77 million, against residential development, and 14 per cent, or \$633,800, against non-residential development. The allocation between residential and non-residential development is based on shares of ten-year growth in population in new units and employment. The resulting unadjusted development charge is \$382.03 per capita and \$6.12 per square metre.

### TABLE 3 CASH FLOW ANALYSIS

Given the current balance in the Fire Services development charge reserve fund is in a deficit of \$242,500, it is shown as committed excess capacity in the capital program, and the opening balance for cash flow purposes is set at \$0.

After cash flow consideration, the residential charge increases to \$449.22 per capita and the non-residential charge increases to \$7.17 per square metre. The increase reflects the front-ended nature of the capital program.

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

<b>FIRE SERVICES SUMMARY</b>						
10-year Hist. Service Level per household	2013 - 2022		Unadjusted		Adjusted	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,095.06	\$9,060,218	\$4,402,141	\$382.03	\$6.12	<b>\$449.22</b>	<b>\$7.17</b>

APPENDIX B.2  
TABLE 1 - PAGE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
FIRE SERVICES

BUILDINGS Station Name	# of Square Feet											UNIT COST (\$/sq.ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Station #1 - Headquarters, Alcona, 8th Line	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	\$295
Station #2 - Lefroy, Ardill St	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	\$270
Station #3 - Stroud, Yonge & Victoria St	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	\$295
Station #4 - Cookstown, King St	2,399	2,399	2,399	2,399	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$270
Big Bay Point Tower	-	-	-	100	100	100	100	100	100	100	100	100	\$160
<b>Total (sq.ft.)</b>	<b>19,428</b>	<b>19,428</b>	<b>19,428</b>	<b>19,528</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	
<b>Total (\$000)</b>	<b>\$5,612.2</b>	<b>\$5,612.2</b>	<b>\$5,612.2</b>	<b>\$5,628.2</b>	<b>\$5,790.3</b>	<b>\$5,790.3</b>	<b>\$5,790.3</b>	<b>\$5,790.3</b>	<b>\$5,790.3</b>	<b>\$5,790.3</b>	<b>\$5,790.3</b>	<b>\$5,790.3</b>	<b>\$5,790.3</b>

LAND Station Name	# of Hectares											UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Station #1 - Headquarters, Alcona, 8th Line	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$795,000
Station #2 - Lefroy, Ardill St	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$795,000
Station #3 - Stroud, Yonge & Victoria St	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$795,000
Station #4 - Cookstown, King St	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$795,000
<b>Total (ha)</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	
<b>Total (\$000)</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>	<b>\$1,033.5</b>

Total Value of Furniture & Equipment (\$)											
FURNITURE & EQUIPMENT Station Name	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	
Personal Fire Fighter Equipment	\$384,896	\$388,864	\$393,080	\$397,296	\$401,264	\$405,728	\$652,000	\$652,000	\$652,000	\$652,000	\$652,000
Communications Equipment	\$89,416	\$116,420	\$122,241	\$128,353	\$134,771	\$141,509	\$198,600	\$198,600	\$198,600	\$198,600	\$198,600
Other Station Equipment	\$658,440	\$840,960	\$866,188	\$892,174	\$918,939	\$946,507	\$656,320	\$656,320	\$656,320	\$656,320	\$656,320
Big Bay Point Tower	\$0	\$0	\$0	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
<b>Total (\$000)</b>	<b>\$1,132.8</b>	<b>\$1,346.2</b>	<b>\$1,381.5</b>	<b>\$1,487.8</b>	<b>\$1,525.0</b>	<b>\$1,563.7</b>	<b>\$1,576.9</b>	<b>\$1,576.9</b>	<b>\$1,576.9</b>	<b>\$1,576.9</b>	<b>\$1,576.9</b>

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
FIRE SERVICES

VEHICLES Vehicle Type	# of Vehicles												UNIT COST (\$/vehicle)		
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012					
Tanker 3000 Gallon	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$250,000
Tanker 1500 Gallon	5	5	5	5	5	4	4	4	4	4	4	4	4	4	\$210,000
Pumpers (heavy duty custom)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$400,000
Rescue (Van Type)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000
Rescue Boat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$185,000
50' Telesquirt	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$750,000
Utility Pick Up	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$48,000
Rescue/Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Smoke House	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Fire Prevention vehicle	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$42,000
100' Ladder Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,200,000
<b>Total (#)</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>18</b>		
<b>Total (\$000)</b>	<b>\$4,173.0</b>	<b>\$4,173.0</b>	<b>\$4,173.0</b>	<b>\$4,233.0</b>	<b>\$4,233.0</b>	<b>\$4,315.0</b>	<b>\$4,315.0</b>	<b>\$4,315.0</b>	<b>\$4,315.0</b>	<b>\$5,515.0</b>	<b>\$5,515.0</b>	<b>\$5,515.0</b>	<b>\$5,563.0</b>		

APPENDIX B.2  
TABLE 1 - PAGE 3

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
FIRE SERVICES

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Households	10,663	10,905	11,152	11,405	11,580	11,757	11,937	12,120	12,305	12,442

INVENTORY SUMMARY (\$000)

Buildings	\$5,612.2	\$5,612.2	\$5,612.2	\$5,628.2	\$5,790.3	\$5,790.3	\$5,790.3	\$5,790.3	\$5,790.3	\$5,790.3
Land	\$1,033.5	\$1,033.5	\$1,033.5	\$1,033.5	\$1,033.5	\$1,033.5	\$1,033.5	\$1,033.5	\$1,033.5	\$1,033.5
Furniture & Equipment	\$1,132.8	\$1,346.2	\$1,381.5	\$1,487.8	\$1,525.0	\$1,563.7	\$1,576.9	\$1,576.9	\$1,576.9	\$1,576.9
Vehicles	\$4,173.0	\$4,173.0	\$4,173.0	\$4,233.0	\$4,233.0	\$4,315.0	\$4,315.0	\$4,315.0	\$5,515.0	\$5,563.0
<b>Total (\$000)</b>	<b>\$11,951.5</b>	<b>\$12,165.0</b>	<b>\$12,200.3</b>	<b>\$12,382.6</b>	<b>\$12,581.8</b>	<b>\$12,702.6</b>	<b>\$12,715.8</b>	<b>\$12,715.8</b>	<b>\$13,915.8</b>	<b>\$13,963.8</b>

SERVICE LEVEL (\$/household)

	Average Service Level										
Buildings	\$526.33	\$514.65	\$503.25	\$493.49	\$500.03	\$492.50	\$485.07	\$477.75	\$470.57	\$465.39	\$492.90
Land	\$96.92	\$94.77	\$92.67	\$90.62	\$89.25	\$87.91	\$86.58	\$85.27	\$83.99	\$83.07	\$89.11
Furniture & Equipment	\$106.23	\$123.45	\$123.88	\$130.45	\$131.69	\$133.01	\$132.10	\$130.11	\$128.15	\$126.74	\$126.58
Vehicles	\$391.35	\$382.67	\$374.19	\$371.15	\$365.54	\$367.02	\$361.48	\$356.02	\$448.19	\$447.11	\$386.47
<b>Total (\$/household)</b>	<b>\$1,120.84</b>	<b>\$1,115.54</b>	<b>\$1,094.00</b>	<b>\$1,085.71</b>	<b>\$1,086.51</b>	<b>\$1,080.43</b>	<b>\$1,065.24</b>	<b>\$1,049.15</b>	<b>\$1,130.90</b>	<b>\$1,122.31</b>	<b>\$1,095.06</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
FIRE SERVICES

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2003 - 2012	\$1,095.06
Household Unit Growth 2013 - 2022	4,020
Maximum Allowable Funding Envelope	\$4,402,141
Less: Uncommitted Excess Capacity	\$0
<b>Maximum Allowable Funding Envelope</b>	<b>\$4,402,141</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2012	\$13,963,759
Inventory Using Average Service Level	\$13,624,737
Excess Capacity	\$339,022
Excess Capacity:	Committed

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Replacement & BTE Shares	Ineligible Costs 0% Reduction	Total DC Eligible Costs	DC Eligible Costs		Post 2022
								Available DC Reserves	2013- 2022	
<b>2.0 FIRE SERVICES</b>										
<b>2.1 Recovery of Stroud Fire Station Debt</b>										
2.1.1 Principle Payment	2013	\$ 334,327	\$ -	\$ 334,327	\$ -	\$ -	\$ 334,327	\$ -	\$ 334,327	\$ -
Subtotal Recovery of Stroud Fire Station Debt		\$ 334,327	\$ -	\$ 334,327	\$ -	\$ -	\$ 334,327	\$ -	\$ 334,327	\$ -
<b>2.2 Buildings, Land and Furnishings</b>										
2.2.1 Lefroy Station - Replacement (9,200 sq.ft.)	2013	\$ 2,714,000	\$ -	\$ 2,714,000	\$ 679,975	\$ -	\$ 2,034,025	\$ -	\$ 2,034,025	\$ -
2.2.2 Cookstown Station - Replacement (9,000 sq.ft.)	2014	\$ 2,655,000	\$ -	\$ 2,655,000	\$ 885,000	\$ -	\$ 1,770,000	\$ -	\$ 1,679,258	\$ 90,742
2.2.3 Big Bay Point Station - Construction (7,000 sq.ft.)	2015	\$ 2,065,000	\$ -	\$ 2,065,000	\$ -	\$ -	\$ 2,065,000	\$ -	\$ -	\$ 2,065,000
2.2.4 Big Bay Point Station - FF&E	2015	\$ 191,360	\$ -	\$ 191,360	\$ -	\$ -	\$ 191,360	\$ -	\$ -	\$ 191,360
Subtotal Buildings, Land and Furnishings		\$ 7,625,360	\$ -	\$ 7,625,360	\$ 1,564,975	\$ -	\$ 6,060,385	\$ -	\$ 3,713,283	\$ 2,347,102
<b>2.3 Vehicles</b>										
2.3.1 Recovery of Fire Duty Vehicle	2013	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
2.3.2 Stroud Station - Utility Vehicle	2014	\$ 48,000	\$ -	\$ 48,000	\$ -	\$ -	\$ 48,000	\$ -	\$ 48,000	\$ -
2.3.3 Big Bay Point Station - 1,500 Gallon Tanker	2015	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
2.3.4 Big Bay Point Station - Utility Vehicle	2016	\$ 48,000	\$ -	\$ 48,000	\$ -	\$ -	\$ 48,000	\$ -	\$ -	\$ 48,000
2.3.5 Big Bay Point Station - Pumper	2020	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000
2.3.6 Lefroy Station - Utility Vehicle	2015	\$ 48,000	\$ -	\$ 48,000	\$ -	\$ -	\$ 48,000	\$ -	\$ -	\$ 48,000
Subtotal Buildings, Land and Furnishings		\$ 834,000	\$ -	\$ 834,000	\$ -	\$ -	\$ 834,000	\$ -	\$ 88,000	\$ 746,000

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs 2013-2022	Post 2022
					Replacement & BTE Shares	0% Reduction				
<b>2.0 FIRE SERVICES</b>										
<b>2.4 Equipment and Gear</b>										
2.4.1 Recovery of Volunteer Firefighter Bunker Gear	2013	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ -	\$ 24,000	\$ -	\$ 24,000	\$ -
Subtotal Equipment and Gear		\$ 24,000	\$ -	\$ 24,000	\$ -	\$ -	\$ 24,000	\$ -	\$ 24,000	\$ -
<b>2.5 Recovery of Negative Reserve Fund Balance</b>										
2.5.1 Balance as at December 31, 2012	2013	\$ 242,531	\$ -	\$ 242,531	\$ -	\$ -	\$ 242,531	\$ -	\$ 242,531	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 242,531	\$ -	\$ 242,531	\$ -	\$ -	\$ 242,531	\$ -	\$ 242,531	\$ -
<b>TOTAL FIRE SERVICES</b>		<b>\$ 9,060,218</b>	<b>\$ -</b>	<b>\$ 9,060,218</b>	<b>\$ 1,564,975</b>	<b>\$ -</b>	<b>\$ 7,495,243</b>	<b>\$ -</b>	<b>\$ 4,402,141</b>	<b>\$ 3,093,102</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2013 - 2022 DC Eligible Costs	86%	\$3,768,352
10-Year Growth in Population in New Units		9,864
Unadjusted Development Charge Per Capita		<b>\$382.03</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2013 - 2022 DC Eligible Costs	14%	\$633,789
10-Year Growth in Square Metres		103,480
Unadjusted Development Charge Per Square Metre		<b>\$6.12</b>

2013 - 2022 Net Funding Envelope	\$4,402,141
Reserve Fund Balance	
Balance as at December 31, 2012	(\$242,531)

APPENDIX B.2  
TABLE 3 - PAGE 1

TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
FIRE SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

FIRE SERVICES	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
OPENING CASH BALANCE	\$0.0	(\$2,130.9)	(\$3,414.5)	(\$3,215.2)	(\$2,856.1)	(\$2,466.4)	(\$2,045.9)	(\$1,591.2)	(\$1,100.2)	(\$570.5)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Services (New Projects): Non Inflated	\$2,003.6	\$1,478.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,482.2
- Stroud Debenture Principal Payments <sup>1</sup>	\$286.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$286.2
- Fire Services (New Projects): Inflated	\$2,289.8	\$1,508.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,797.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102	9,864
REVENUE											
- DC Receipts: Inflated	\$231.8	\$373.0	\$380.4	\$526.8	\$537.3	\$546.6	\$557.5	\$568.6	\$580.0	\$591.6	\$4,893.6
INTEREST											
- Interest on Opening Balance	\$0.0	(\$117.2)	(\$187.8)	(\$176.8)	(\$157.1)	(\$135.7)	(\$112.5)	(\$87.5)	(\$60.5)	(\$31.4)	(\$1,066.5)
- Interest on In-year Transactions	(\$56.6)	(\$31.2)	\$6.7	\$9.2	\$9.4	\$9.6	\$9.8	\$10.0	\$10.2	\$10.4	(\$12.8)
- Interest Payments for Stroud Debenture <sup>2</sup>	(\$16.4)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$16.4)
TOTAL REVENUE	\$158.8	\$224.6	\$199.3	\$359.2	\$389.6	\$420.5	\$454.7	\$491.0	\$529.6	\$570.6	\$3,798.0
CLOSING CASH BALANCE	(\$2,130.9)	(\$3,414.5)	(\$3,215.2)	(\$2,856.1)	(\$2,466.4)	(\$2,045.9)	(\$1,591.2)	(\$1,100.2)	(\$570.5)	\$0.0	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2013 Adjusted Charge Per Capita</b>	<b>\$449.22</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	85.6%
Non-Residential Sector	14.4%
<b>Rates for 2013</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2  
TABLE 3 - PAGE 2

TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
FIRE SERVICES  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
<b>FIRE SERVICES</b>											
OPENING CASH BALANCE	\$0.0	(\$342.35)	(\$553.38)	(\$514.11)	(\$459.26)	(\$399.05)	(\$332.58)	(\$260.01)	(\$180.29)	(\$93.65)	
<b>2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Fire Services (New Projects): Non Inflation	\$337.0	\$248.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$585.7
- Stroud Debenture Principal Payments <sup>1</sup>	\$48.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$48.1
- Fire Services (New Projects): Inflated	\$385.1	\$253.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$638.8
<b>NEW NON-RESIDENTIAL DEVELOPMENT</b>											
- Growth in Square Metres	7,620	9,100	9,180	10,740	10,820	10,980	11,060	11,220	11,300	11,460	103,480
<b>REVENUE</b>											
- DC Receipts: Inflated	\$54.6	\$66.6	\$68.5	\$81.7	\$84.0	\$86.9	\$89.3	\$92.4	\$94.9	\$98.2	\$817.1
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$18.8)	(\$30.4)	(\$28.3)	(\$25.3)	(\$21.9)	(\$18.3)	(\$14.3)	(\$9.9)	(\$5.2)	(\$172.4)
- Interest on In-Year Transactions	(\$9.1)	(\$5.1)	\$1.2	\$1.4	\$1.5	\$1.5	\$1.6	\$1.6	\$1.7	\$1.7	(\$2.1)
- Interest Payments for Stroud Debenture <sup>2</sup>	(\$2.8)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$2.8)
<b>TOTAL REVENUE</b>	\$42.8	\$42.6	\$39.3	\$54.9	\$60.2	\$66.5	\$72.6	\$79.7	\$86.6	\$94.8	\$639.9
<b>CLOSING CASH BALANCE</b>	(\$342.4)	(\$553.4)	(\$514.1)	(\$459.3)	(\$399.1)	(\$332.6)	(\$260.0)	(\$180.3)	(\$93.6)	\$1.1	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2013 Adjusted Charge Per Square Metre</b>	<b>\$7.17</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	85.6%
Non-Residential Sector	14.4%
<b>Rates for 2013</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%





## **APPENDIX B.3**

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### ***POLICE SERVICES***



## **APPENDIX B.3**

### **POLICE SERVICES**

Policing for the Town of Innisfil is provided by the South Simcoe Police Service through a joint contract between the Towns of Innisfil and Bradford West Gwillimbury. The service level calculations, growth-related capital program and per capita development charge rates have been calculated based on the total growth requirements of only the Town of Innisfil.

**TABLE 1      2003-2012 HISTORIC SERVICE LEVELS**

The ten-year historic inventory of capital assets for police services includes 16,869 square feet of building space with a replacement value of \$4.70 million. The 0.62 hectares of land associated with the building space is valued at \$492,900. Station equipment, towers and generators add \$1.35 million to the inventory, while personal police equipment, communications and containment equipment add a further \$1.18 million to the inventory. And finally, the police vehicles allocated to the Town add another \$366,700 to the service level.

The current replacement value of the Police department's capital infrastructure including buildings, land, vehicles and equipment is approximately \$8.09 million. This has provided a 10-year average historical service level of \$143.69 per capita and employment. This average historical service level multiplied by the ten-year forecast growth in net population and employment, results in a ten-year maximum allowable funding envelope of \$1.49 million (10,380 population & employment growth X historic service level of \$143.69/capita and employment).

Through discussion with Town staff, a review of current facilities, and past funding commitments it has been established the new South Simcoe police station has committed excess capacity equivalent to \$2.00 million. This amount is related to forecast development over the 2013-2022 period and is eligible for DC funding as part of the calculated maximum funding envelope. As such, the calculated excess capacity is deemed to be committed, and no reduction has been made to the funding envelope. The maximum allowable funding envelope brought forward to the DC calculation is therefore \$1.49 million.

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

The Police capital program recovers mainly for the debt related to the South Simcoe police station. The principal payments have been included in the capital program in the amount of \$2.19 million. Another prior commitment included for recovery is the negative balance in the Police DC reserve fund in the amount of \$164,200.

It is anticipated that the South Simcoe Police Service will be hiring 18 new police officers over the ten-year planning period. The outfitting cost for these officers amounts to \$84,600. Other equipment included in the capital program is a police information portal for \$150,000 and two tasers for \$2,600. Finally, a disaster/emergency response command vehicle in the amount of \$421,500 is anticipated for the year 2016.

Altogether, the ten-year capital forecast for Police amounts to \$3.02 million, all of which is considered to be development-related. No replacement or 10 per cent reductions have been identified for this service. A portion of the DC eligible costs, \$1.53 million, is deemed to be related to new development, but ineligible for recovery through this by-law process. These costs will be examined for recovery, subject to service level restrictions, in the next by-law update.

The 2013-2022 DC costs eligible for recovery amount to \$1.49 million. As shown in Table 2, this amount is allocated 86 per cent or \$1.28 million, against new residential development, and 14 per cent, or \$214,736, against non-residential development. This yields an unadjusted development charge of \$129.44 per capita and \$2.08 per square metre.

**TABLE 3            CASH FLOW ANALYSIS**

Given the current balance in the Police Services development charge reserve fund is in a deficit of \$164,196, it is shown as committed excess capacity in the capital program, and the opening balance for cash flow purposes is set at \$0.

After cash flow consideration, the residential charge increases to \$203.63 per capita and the non-residential charge increases to \$3.23 per square metre. The increase reflects the front-ended nature of the capital program.

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

<b>POLICE SERVICES SUMMARY</b>						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$143.69	\$3,016,631	\$1,491,502	\$129.44	\$2.08	<b>\$203.63</b>	<b>\$3.23</b>

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
POLICE SERVICES

BUILDINGS Facility Name	# of Square Feet											UNIT COST (\$/sq. ft.)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Police Headquarters - Innisfil Office	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	-	-	-	\$230
Police Headquarters - Innisfil Office	-	-	-	-	-	-	-	16,500	16,500	16,500	-	\$280
Portable @ Innisfil Office	768	768	768	768	768	-	-	-	-	-	-	\$80
Storage Containers (3) @ Innisfil Office	960	960	960	960	960	960	960	-	-	-	-	\$20
Sub-Station - Outlet Mall	882	882	882	882	882	369	369	369	369	369	369	\$210
Sub-Station - Cookstown Library	200	-	-	-	-	-	-	-	-	-	-	\$210
Dissette St. Temporary Location	-	-	-	1,478	1,478	1,478	-	-	-	-	-	\$210
<b>Total (sq.ft.)</b>	<b>10,110</b>	<b>9,910</b>	<b>9,910</b>	<b>11,388</b>	<b>11,388</b>	<b>10,107</b>	<b>8,629</b>	<b>16,869</b>	<b>16,869</b>	<b>16,869</b>	<b>16,869</b>	
<b>Total (\$000)</b>	<b>\$1,986.9</b>	<b>\$1,944.9</b>	<b>\$1,944.9</b>	<b>\$2,255.2</b>	<b>\$2,255.2</b>	<b>\$2,086.1</b>	<b>\$1,775.7</b>	<b>\$4,697.5</b>	<b>\$4,697.5</b>	<b>\$4,697.5</b>	<b>\$4,697.5</b>	

LAND Facility Name	# of Hectares											UNIT COST (\$/ha)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Police Headquarters - Innisfil Office	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.62	0.62	0.62	\$795,000
<b>Total (ha)</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.62</b>	<b>0.62</b>	<b>0.62</b>	<b>0.62</b>	
<b>Total (\$000)</b>	<b>\$397.5</b>	<b>\$397.5</b>	<b>\$397.5</b>	<b>\$397.5</b>	<b>\$397.5</b>	<b>\$397.5</b>	<b>\$397.5</b>	<b>\$492.9</b>	<b>\$492.9</b>	<b>\$492.9</b>	<b>\$492.9</b>	

EQUIPMENT Facility Name	Total Value of & Equipment (\$)											UNIT COST (\$/unit)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Police Headquarters - Innisfil Office	\$752,184	\$752,184	\$752,184	\$752,184	\$752,184	\$752,184	\$752,184	\$765,250	\$837,635	\$900,999		
Radio Tower	2	2	2	2	2	2	2	2	2	2	2	\$86,800
Radio Tower	1	1	1	1	1	1	1	1	2	2	2	\$124,000
Generators	3	3	3	3	3	3	3	-	-	-	-	\$5,000
New Generator	-	-	1	1	1	1	1	1	1	1	1	\$25,000
<b>Total (\$000)</b>	<b>\$1,064.8</b>	<b>\$1,064.8</b>	<b>\$1,089.8</b>	<b>\$1,089.8</b>	<b>\$1,089.8</b>	<b>\$1,089.8</b>	<b>\$1,089.8</b>	<b>\$1,087.8</b>	<b>\$1,284.2</b>	<b>\$1,347.6</b>		

APPENDIX B.3  
TABLE 1 - PAGE 2

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
POLICE SERVICES

PERSONAL POLICE EQUIPMENT Equipment Type	Total Value of Equipment (\$)											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Number of Officers	38	41	41	42	45	45	45	45	45	45	45	45	
Personal Police Equipment	\$178,600	\$192,700	\$192,700	\$197,400	\$211,500	\$211,500	\$211,500	\$211,500	\$211,500	\$211,500	\$211,500	\$211,500	\$4,700
Communications Equipment	\$828,372	\$828,372	\$828,372	\$828,372	\$828,372	\$828,372	\$828,372	\$828,372	\$828,372	\$828,372	\$828,372	\$828,372	\$961,978
Containment Equipment	\$11,193	\$11,193	\$11,193	\$11,193	\$11,193	\$11,193	\$11,193	\$11,193	\$11,193	\$11,193	\$11,193	\$11,193	
<b>Total (\$000)</b>	<b>\$1,018.2</b>	<b>\$1,032.3</b>	<b>\$1,032.3</b>	<b>\$1,037.0</b>	<b>\$1,051.1</b>	<b>\$1,051.1</b>	<b>\$1,051.1</b>	<b>\$1,051.1</b>	<b>\$1,051.1</b>	<b>\$1,051.1</b>	<b>\$1,168.7</b>	<b>\$1,184.7</b>	

VEHICLES Vehicle Type	Total # of Vehicles											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Paddy Wagons	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$47,000
Marine Unit - New Boat	0.6	0.6	0.6	-	-	-	-	-	-	-	-	-	\$70,000
Marine Unit - New Boat	-	-	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$112,300
Marine Unit - Personal Water Craft (2)	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$15,000
Mobile Command Post - Trailer	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$20,000
Court Services Car	0.6	0.6	0.6	1.2	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$20,000
Community Services Car	0.6	1.2	1.2	1.2	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$30,000
Snowmobiles (2)	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$8,000
Motorcycles	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$25,000
Bicycles	1.2	1.2	1.2	2.4	4.2	4.8	4.8	4.8	4.8	4.8	4.8	4.8	\$1,000
Chevy Tahoe	-	-	-	0.6	0.6	0.6	0.6	0.6	1.8	1.8	1.8	1.8	\$50,000
Chevy Savana	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	0.6	0.6	-	-	\$41,000
Honda Odyssey	-	-	-	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$40,000
Honda Pilot	-	-	-	1.2	1.2	1.2	1.2	1.8	1.8	1.8	0.6	0.6	\$40,000
Ford Escape	-	-	-	-	-	-	-	-	-	-	-	0.6	\$38,000
Honda Accord	-	-	-	-	-	-	-	-	-	-	-	1.8	\$38,279
<b>Total (#)</b>	<b>8.4</b>	<b>9.0</b>	<b>9.0</b>	<b>12.6</b>	<b>16.2</b>	<b>16.8</b>	<b>17.4</b>	<b>18.0</b>	<b>16.2</b>	<b>16.2</b>	<b>16.2</b>	<b>16.2</b>	
<b>Total (\$000)</b>	<b>\$205.2</b>	<b>\$223.2</b>	<b>\$223.2</b>	<b>\$339.8</b>	<b>\$395.6</b>	<b>\$396.2</b>	<b>\$419.0</b>	<b>\$454.6</b>	<b>\$383.0</b>	<b>\$383.0</b>	<b>\$383.0</b>	<b>\$366.7</b>	

APPENDIX B.3  
TABLE 1 - PAGE 3

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
POLICE SERVICES

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	29,644	30,146	30,656	31,175	31,547	31,923	32,304	32,689	33,079	33,345
Historic Employment	7,523	7,802	8,091	8,390	8,500	8,612	8,725	8,839	8,955	9,058
Total Historic Population & Employment	37,167	37,948	38,747	39,565	40,047	40,535	41,029	41,528	42,034	42,403

INVENTORY SUMMARY (\$000)

Buildings	\$1,986.9	\$1,944.9	\$1,944.9	\$2,255.2	\$2,255.2	\$2,086.1	\$1,775.7	\$4,697.5	\$4,697.5	\$4,697.5
Land	\$397.5	\$397.5	\$397.5	\$397.5	\$397.5	\$397.5	\$397.5	\$492.9	\$492.9	\$492.9
Equipment	\$1,064.8	\$1,064.8	\$1,069.8	\$1,089.8	\$1,089.8	\$1,089.8	\$1,089.8	\$1,087.8	\$1,284.2	\$1,347.6
Personal Police Equipment	\$1,018.2	\$1,032.3	\$1,032.3	\$1,037.0	\$1,051.1	\$1,051.1	\$1,051.1	\$1,051.1	\$1,168.7	\$1,184.7
Vehicles	\$205.2	\$223.2	\$223.2	\$339.8	\$395.6	\$396.2	\$419.0	\$454.6	\$383.0	\$366.7
<b>Total (\$000)</b>	<b>\$4,672.5</b>	<b>\$4,662.6</b>	<b>\$4,687.6</b>	<b>\$5,119.3</b>	<b>\$5,189.2</b>	<b>\$5,020.6</b>	<b>\$4,733.1</b>	<b>\$7,783.9</b>	<b>\$8,026.3</b>	<b>\$8,089.3</b>

SERVICE LEVEL (\$/capita & employment)

											Average Service Level
Buildings	\$53.5	\$51.3	\$50.2	\$57.0	\$56.3	\$51.5	\$43.3	\$113.1	\$111.8	\$110.8	\$69.9
Land	\$10.7	\$10.5	\$10.3	\$10.0	\$9.9	\$9.8	\$9.7	\$11.9	\$11.7	\$11.6	\$10.6
Equipment	\$28.6	\$28.1	\$28.1	\$27.5	\$27.2	\$26.9	\$26.6	\$26.2	\$30.6	\$31.8	\$28.2
Personal Police Equipment	\$27.4	\$27.2	\$26.6	\$26.2	\$26.2	\$25.9	\$25.6	\$25.3	\$27.8	\$27.9	\$26.6
Vehicles	\$5.5	\$5.9	\$5.8	\$8.6	\$9.9	\$9.8	\$10.2	\$10.9	\$9.1	\$8.6	\$8.4
<b>Total (\$/capita &amp; employment)</b>	<b>\$125.72</b>	<b>\$122.87</b>	<b>\$120.98</b>	<b>\$129.39</b>	<b>\$129.58</b>	<b>\$123.86</b>	<b>\$115.36</b>	<b>\$187.44</b>	<b>\$190.95</b>	<b>\$190.77</b>	<b>\$143.69</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
POLICE SERVICES

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2003 - 2012	\$143.69
Net Population & Employment Growth 2013 - 2022	10,380
Maximum Allowable Funding Envelope	\$1,491,502
Less: Uncommitted Excess Capacity	\$0
<b>Maximum Allowable Funding Envelope</b>	<b>\$1,491,502</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2012	\$8,089,342
Inventory Using Average Service Level	\$6,092,887
Excess Capacity	\$1,996,455
Excess Capacity:	Committed



TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
POLICE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2022
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2013-2022	
<b>3.0 POLICE SERVICES</b>										
<b>3.1 Recovery of SSPS Building Debt</b>										
3.1.1 Principle Payment	2013	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.2 Principle Payment	2014	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.3 Principle Payment	2015	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.4 Principle Payment	2016	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.5 Principle Payment	2017	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.6 Principle Payment	2018	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.7 Principle Payment	2019	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.8 Principle Payment	2020	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.9 Principle Payment	2021	\$ 133,000	-	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.10 Principle Payment	2022	\$ 996,735	-	\$ 996,735	\$ -	\$ -	\$ 996,735	\$ -	\$ 130,306	\$ 866,429
Subtotal Recovery of SSPS Building Debt		\$ 2,193,735	\$ -	\$ 2,193,735	\$ -	\$ -	\$ 2,193,735	\$ -	\$ 1,327,306	\$ 866,429
<b>3.2 Equipment</b>										
3.2.1 Outfitting for Officers (18)	Various	\$ 84,600	-	\$ 84,600	\$ -	\$ -	\$ 84,600	\$ -	\$ -	\$ 84,600
3.2.2 Police Information Portal	2014	\$ 150,000	-	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
3.2.3 Tasers (2)	2016	\$ 2,600	-	\$ 2,600	\$ -	\$ -	\$ 2,600	\$ -	\$ -	\$ 2,600
Subtotal Equipment		\$ 237,200	\$ -	\$ 237,200	\$ -	\$ -	\$ 237,200	\$ -	\$ -	\$ 237,200

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
POLICE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs 2013-2022	Post 2022
					Replacement & BTE Shares	0% Reduction				
<b>3.0 POLICE SERVICES</b>										
<b>3.3 Vehicles</b>										
3.3.1 Disaster/Emergency Response Command	2016	\$ 421,500	\$ -	\$ 421,500	\$ -	\$ -	\$ 421,500	\$ -	\$ -	\$ 421,500
Subtotal Vehicles		\$ 421,500	\$ -	\$ 421,500	\$ -	\$ -	\$ 421,500	\$ -	\$ -	\$ 421,500
<b>3.4 Recovery of Negative Reserve Fund Balance</b>										
3.4.1 Balance as at December 31, 2012	2013	\$ 164,196	\$ -	\$ 164,196	\$ -	\$ -	\$ 164,196	\$ -	\$ 164,196	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 164,196	\$ -	\$ 164,196	\$ -	\$ -	\$ 164,196	\$ -	\$ 164,196	\$ -
<b>TOTAL POLICE SERVICES</b>		<b>\$ 3,016,631</b>	<b>\$ -</b>	<b>\$ 3,016,631</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,016,631</b>	<b>\$ -</b>	<b>\$ 1,491,502</b>	<b>\$ 1,525,129</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2013 - 2022 DC Eligible Costs	86%	\$1,276,766
10-Year Growth in Population in New Units		9,864
Unadjusted Development Charge Per Capita		<b>\$129.44</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2013 - 2022 DC Eligible Costs	14%	\$214,736
10-Year Growth in Square Metres		103,480
Unadjusted Development Charge Per Square Metre		<b>\$2.08</b>

2013 - 2022 Net Funding Envelope	\$1,491,502
Reserve Fund Balance Balance as at December 31, 2012	(\$164,196)

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
POLICE SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
<b>POLICE SERVICES</b>											
OPENING CASH BALANCE	\$0.0	(\$247.3)	(\$293.1)	(\$333.3)	(\$301.8)	(\$258.3)	(\$202.9)	(\$134.0)	(\$51.3)	\$47.3	
<b>2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Police Services (New Projects): Non Inflated	\$140.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$140.6
- SSPS Debenture Principal Payments <sup>1</sup>	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$1,136.2
- Police Services (New Projects): Inflated	\$254.4	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$113.9	\$111.5	\$1,276.8
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102	9,864
<b>REVENUE</b>											
- DC Receipts: Inflated	\$105.1	\$169.1	\$172.5	\$238.8	\$243.6	\$247.8	\$252.7	\$257.8	\$262.9	\$268.2	\$2,218.5
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$13.6)	(\$16.1)	(\$18.3)	(\$16.6)	(\$14.2)	(\$11.2)	(\$7.4)	(\$2.8)	\$1.7	(\$98.6)
- Interest on In-year Transactions	(\$4.1)	\$1.0	\$1.0	\$2.2	\$2.3	\$2.3	\$2.4	\$2.5	\$2.6	\$2.7	\$15.0
- Interest Payments for SSPS Debenture <sup>2</sup>	(\$93.9)	(\$88.5)	(\$83.7)	(\$77.3)	(\$71.9)	(\$66.7)	(\$61.2)	(\$56.4)	(\$50.2)	(\$208.2)	(\$858.0)
<b>TOTAL REVENUE</b>	\$7.1	\$68.0	\$73.7	\$145.3	\$157.4	\$169.3	\$182.7	\$196.5	\$212.5	\$64.4	\$1,276.9
<b>CLOSING CASH BALANCE</b>	(\$247.3)	(\$293.1)	(\$333.3)	(\$301.8)	(\$258.3)	(\$202.9)	(\$134.0)	(\$51.3)	\$47.3	\$0.2	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2013 Adjusted Charge Per Capita</b>	<b>\$203.63</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	85.6%
Non-Residential Sector	14.4%
<b>Rates for 2013</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
<b>POLICE SERVICES</b>											
OPENING CASH BALANCE	\$0.00	(\$34.48)	(\$40.21)	(\$44.64)	(\$42.14)	(\$37.58)	(\$30.46)	(\$21.01)	(\$8.81)	\$6.33	
<b>2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Police Services (New Projects): Non Inflated	\$23.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$23.6
- SSPS Debenture Principal Payments <sup>1</sup>	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$18.8	\$191.1
- Police Services (New Projects): Inflated	\$42.8	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$19.1	\$18.8	\$214.7
<b>NEW NON-RESIDENTIAL DEVELOPMENT</b>											
- Growth in Square Metres	7,620	9,100	9,180	10,740	10,820	10,980	11,060	11,220	11,300	11,460	103,480
<b>REVENUE</b>											
- DC Receipts: Inflated	\$24.6	\$30.0	\$30.8	\$36.8	\$37.8	\$39.2	\$40.2	\$41.6	\$42.8	\$44.2	\$368.0
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$1.9)	(\$2.2)	(\$2.5)	(\$2.3)	(\$2.1)	(\$1.7)	(\$1.2)	(\$0.5)	\$0.2	(\$14.0)
- Interest on In-year Transactions	(\$0.5)	\$0.2	\$0.2	\$0.3	\$0.3	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$2.5
- Interest Payments for SSPS Debenture <sup>2</sup>	(\$15.8)	(\$14.9)	(\$14.1)	(\$13.0)	(\$12.1)	(\$11.2)	(\$10.3)	(\$9.5)	(\$8.4)	(\$32.3)	(\$141.6)
<b>TOTAL REVENUE</b>	\$8.3	\$13.4	\$14.7	\$21.6	\$23.7	\$26.3	\$28.6	\$31.4	\$34.3	\$12.6	\$214.9
<b>CLOSING CASH BALANCE</b>	(\$34.5)	(\$40.2)	(\$44.6)	(\$42.1)	(\$37.6)	(\$30.5)	(\$21.0)	(\$8.8)	\$6.3	\$0.2	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2013 Adjusted Charge Per Square Metre</b>	<b>\$3.23</b>
<b>Allocation of Capital Program</b>	
Residential Sector	85.6%
Non-Residential Sector	14.4%
<b>Rates for 2013</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

## **APPENDIX B.4**

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### ***INDOOR RECREATION***



## APPENDIX B.4

### INDOOR RECREATION

The Town of Innisfil Recreation Department is responsible for the indoor recreation and leisure needs of the community, including the provision and maintenance of arenas, facilities, recreation services and programs to the residents of Innisfil.

**TABLE 1      2003-2012 HISTORIC SERVICE LEVELS**

The ten-year historic inventory of capital assets for Indoor Recreation includes 268,637 square feet of indoor recreation building space accommodated within six major facilities as well as shared spaces in churches, schools and other public facilities. The largest of these facilities is the Innisfil Recreation Complex at 130,000 square feet. The current replacement value for the buildings is \$73.68 million. The land associated with the buildings amount to 13.52 hectares, and is valued at \$10.05 million. The furniture and equipment found in the facilities has a total value of \$1.70 million.

The historic service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$16.21 million (8,721 net population growth X historic service level of \$1,858.37/capita).

Through discussion with Town staff, a review of current facilities, and past funding commitments it has been established the Innisfil Recreation Complex and the Cookstown Community Centre have committed excess capacity equivalent to \$23.46 million. This amount is related to forecast development over the 2013-2022 period and is eligible for DC funding as part of the calculated maximum funding envelope. As such, the calculated excess capacity is deemed to be committed, and no reduction has been made to the funding envelope.

Indoor Recreation must be reduced by ten per cent as required under the *DCA*. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$14.59 million.

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

The 2013-2022 development-related capital program for Parks and Recreation amounts to \$21.24 million and recovers primarily for past commitments. It includes the recovery of the Cookstown Community Centre and the Innisfil Recreation Complex (IRC) debentures, and the negative position of the Indoor Recreation reserve fund balance. One new facility is also included and that is an indoor soccer facility.

A significant portion of the DC eligible share of the Indoor Recreation ten-year development related capital program is associated with the recovery of the Cookstown Community Centre and the IRC debentures. The remaining principal payments for the IRC amount to \$15.40 million and it is noted that these payments need not be reduced by the 10 per cent as this reduction has been made in prior DC By-laws. The second debenture recovery relates to the Cookstown Community Centre. The remaining principal payments of the debenture have been included in the capital program at a gross cost of \$634,132. These principal payments are not reduced by ten per cent either using the same rationale as the IRC debt. The Indoor Recreation reserve fund balance stands at -\$1.20 million and this amount is also included for recovery.

The single new facility in the Indoor Recreation capital forecast is an indoor soccer facility at a cost of \$4.00 million, slated for the year 2022.

In total, the Indoor Recreation capital program totals to \$21.24 million. No replacement or benefit to existing shares have been identified and removed from the development charges calculation. The ten per cent reduction shares amount to \$400,000 and will have to be funded from non-DC sources. Of the DC eligible costs, only \$14.59 million is brought forward to the DC calculation. The remaining portion, \$6.25 million is deemed to benefit development beyond 2022, and will be examined for recovery in subsequent DC studies, subject to service level restrictions.

The 2013-2022 DC costs eligible for recovery amount to \$14.59 million, which is allocated entirely against future residential development in the Town of Innisfil. This results in an unadjusted development charge of \$1,478.73 per capita.



**TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS**

Given the current balance in the Indoor Recreation development charge reserve fund is in a deficit of \$1,198,146, it is shown as committed excess capacity in the capital program, and the opening balance for cash flow purposes is set at \$0.

After cash flow consideration, the residential charge increases to \$2,011.50 per capita. The increase reflects the front-ended nature of the capital program.

The following table summarizes the calculation of the Indoor Recreation development charge:

<b>INDOOR RECREATION SUMMARY</b>						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,858.37	\$21,237,188	\$14,586,160	\$1,478.73	\$0.00	<b>\$2,011.50</b>	<b>\$0.00</b>

APPENDIX B.4  
TABLE 1 - PAGE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
INDOOR RECREATION

MAJOR FACILITIES Facility Name	# of Square Feet											UNIT COST (\$/sq.ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Stroud Innisfil Community Centre	54,950	54,950	54,950	54,950	54,950	54,950	54,950	54,950	54,950	54,950	54,950	54,950	\$250
- Addition to Stroud CC: Elevators/Stairwell	300	300	300	300	300	300	300	300	300	300	300	300	\$830
South Innisfil Community Centre	34,186	34,186	34,186	34,186	34,186	34,186	34,186	34,186	34,186	34,186	34,186	34,186	\$250
Churchill Community Centre	7,022	7,022	7,022	7,022	7,022	7,022	7,022	7,022	7,022	7,022	7,022	7,022	\$170
Cookstown Hall	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	\$170
Knock Community Centre & Park Commu	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	\$170
Innisfil Recreational Complex	-	-	-	-	60,000	60,000	-	130,000	130,000	130,000	130,000	130,000	\$320
Community Rooms Town Hall	-	-	-	-	-	1,875	1,875	1,875	1,875	1,875	1,875	1,875	\$170
<b>Other Facilities</b>													
Cookstown United Church	300	300	300	300	300	300	-	-	-	-	-	-	\$170
Country Concessions	125	125	125	125	125	125	-	-	-	-	-	-	\$170
Cookstown Public School Gym	611	611	611	611	611	611	611	611	611	611	611	611	\$170
Cookstown Public School Library	614	614	614	614	614	614	614	614	614	614	614	614	\$170
Killarney Beach Public School	618	618	618	618	618	618	618	618	618	618	618	618	\$170
Nantyr Shores High School Gym	2,882	2,882	2,882	2,882	2,882	2,882	2,882	2,882	2,882	2,882	2,882	2,882	\$170
Sunnybrae Public School Gym	496	496	496	496	496	496	496	496	496	496	496	496	\$170
Holy Cross Separate School Gym	787	787	787	787	787	787	787	787	787	787	787	787	\$170
Grange Hall	450	450	450	450	450	450	450	450	450	450	450	450	\$170
Yujo Martial Arts	156	156	156	156	156	156	-	-	-	-	-	-	\$170
Rankin Residence (Folk Art Studio)	88	88	88	88	88	88	-	-	-	-	-	-	\$170
Alcona Glen School Gym	15,900	15,900	15,900	15,900	15,900	15,900	15,900	15,900	15,900	15,900	15,900	15,900	\$170
Parks and Recreation Administrative	-	-	-	-	-	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$225
Cookstown Community Centre	-	-	-	-	-	-	3,400	3,400	3,400	3,400	3,400	3,400	\$440
<b>Total (sq.ft.)</b>	<b>129,291</b>	<b>129,291</b>	<b>129,291</b>	<b>129,291</b>	<b>189,291</b>	<b>195,966</b>	<b>268,697</b>	<b>268,697</b>	<b>268,637</b>	<b>268,637</b>	<b>268,637</b>	<b>268,637</b>	
<b>Total (\$000)</b>	<b>\$29,308.4</b>	<b>\$29,308.4</b>	<b>\$29,308.4</b>	<b>\$29,308.4</b>	<b>\$48,508.4</b>	<b>\$49,907.1</b>	<b>\$73,689.4</b>	<b>\$73,689.4</b>	<b>\$73,679.2</b>	<b>\$73,679.2</b>	<b>\$73,679.2</b>	<b>\$73,679.2</b>	

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
INDOOR RECREATION

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Stroud Innisfil Community Centre	2.73	2.73	2.73	2.73	2.73	2.73	2.73	2.73	2.73	2.73	2.73	\$795,000
South Innisfil Community Centre	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	\$795,000
Churchill Community Centre	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$350,000
Cookstown Town Hall	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.43	\$795,000
Knock Community Centre & Park Commu	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	\$350,000
Innisfil Recreational Complex	-	-	-	-	2.95	2.95	6.40	6.40	6.40	6.40	6.40	\$795,000
Cookstown Community Centre	-	-	-	-	-	-	0.28	0.28	0.28	0.28	0.28	\$795,000
<b>Total (ha)</b>	<b>6.81</b>	<b>6.81</b>	<b>6.81</b>	<b>6.81</b>	<b>9.76</b>	<b>9.76</b>	<b>13.49</b>	<b>13.49</b>	<b>13.49</b>	<b>13.49</b>	<b>13.52</b>	
<b>Total (\$000)</b>	<b>\$4,719.8</b>	<b>\$4,719.8</b>	<b>\$4,719.8</b>	<b>\$4,719.8</b>	<b>\$7,065.0</b>	<b>\$7,065.0</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$10,030.4</b>	<b>\$10,054.2</b>	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Stroud Innisfil Community Centre	\$250,480	\$257,920	\$257,920	\$260,400	\$260,400	\$262,880	\$265,000	\$265,000	\$270,000	\$271,000
South Innisfil Community Centre	\$161,200	\$163,680	\$163,680	\$166,160	\$166,160	\$168,640	\$170,000	\$170,000	\$173,500	\$175,000
Churchill Community Centre	\$62,000	\$63,240	\$63,240	\$64,480	\$64,480	\$76,880	\$77,500	\$77,500	\$79,000	\$80,500
Cookstown Town Hall	\$31,620	\$32,240	\$32,240	\$33,480	\$33,480	\$34,720	\$36,000	\$36,000	\$37,000	\$38,000
Knock Community Centre & Park Commu	\$9,920	\$10,540	\$10,540	\$11,160	\$11,160	\$11,160	\$12,000	\$12,000	\$12,400	\$13,000
Innisfil Recreational Complex	\$0	\$0	\$0	\$0	\$990,000	\$990,000	\$990,000	\$990,000	\$1,000,000	\$1,100,000
Alcona Glen School	\$15,000	\$16,000	\$16,000	\$17,000	\$17,000	\$18,000	\$18,500	\$18,500	\$20,000	\$21,000
<b>Total (\$000)</b>	<b>\$530.2</b>	<b>\$543.6</b>	<b>\$543.6</b>	<b>\$552.7</b>	<b>\$1,542.7</b>	<b>\$1,562.3</b>	<b>\$1,569.0</b>	<b>\$1,569.0</b>	<b>\$1,591.9</b>	<b>\$1,698.5</b>

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
INDOOR RECREATION

Historic Population	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	29,644	30,146	30,656	31,175	31,547	31,923	32,304	32,689	33,079	33,345

INVENTORY SUMMARY (\$000)

Major Facilities	\$29,308.4	\$29,308.4	\$29,308.4	\$29,308.4	\$48,508.4	\$49,907.1	\$73,689.4	\$73,689.4	\$73,679.2	\$73,679.2
Land	\$4,719.8	\$4,719.8	\$4,719.8	\$4,719.8	\$7,065.0	\$7,065.0	\$10,030.4	\$10,030.4	\$10,030.4	\$10,054.2
Furniture & Equipment	\$530.2	\$543.6	\$543.6	\$552.7	\$1,542.7	\$1,562.3	\$1,569.0	\$1,569.0	\$1,591.9	\$1,698.5
<b>Total (\$000)</b>	<b>\$34,558.3</b>	<b>\$34,571.7</b>	<b>\$34,571.7</b>	<b>\$34,580.8</b>	<b>\$57,116.0</b>	<b>\$58,534.4</b>	<b>\$85,288.7</b>	<b>\$85,288.7</b>	<b>\$85,301.4</b>	<b>\$85,431.9</b>

SERVICE LEVEL (\$/capita)

	Average Service Level									
Major Facilities	\$988.68	\$972.21	\$956.04	\$940.12	\$1,537.65	\$1,563.36	\$2,281.12	\$2,254.26	\$2,227.37	\$2,209.60
Land	\$159.21	\$156.56	\$153.96	\$151.40	\$223.95	\$221.31	\$310.50	\$306.84	\$303.22	\$301.52
Furniture & Equipment	\$17.89	\$18.03	\$17.73	\$17.73	\$48.90	\$48.94	\$48.57	\$48.00	\$48.12	\$50.94
<b>Total (\$/capita)</b>	<b>\$1,165.78</b>	<b>\$1,146.81</b>	<b>\$1,127.73</b>	<b>\$1,109.25</b>	<b>\$1,810.51</b>	<b>\$1,833.61</b>	<b>\$2,640.19</b>	<b>\$2,609.10</b>	<b>\$2,578.72</b>	<b>\$2,562.06</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
INDOOR RECREATION

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2003 - 2012	\$1,858.37
Net Population Growth 2013 - 2022	8,721
Maximum Allowable Funding Envelope	\$16,206,845
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$1,620,684
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$14,586,160</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2012	\$85,431,870
Inventory Using Average Service Level	\$61,967,348
Excess Capacity	\$23,464,522
Excess Capacity:	Committed

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
INDOOR RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Replacement & BTE Shares	Ineligible Costs 10% Reduction	Total DC Eligible Costs	DC Eligible Costs		Post 2022
								Available DC Reserves	2013- 2022	
<b>4.0 INDOOR RECREATION</b>										
<b>4.1 Recovery of IRC Debt<sup>1</sup></b>										
4.1.1 Principle Payment	2013	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.2 Principle Payment	2014	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.3 Principle Payment	2015	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.4 Principle Payment	2016	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.5 Principle Payment	2017	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.6 Principle Payment	2018	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.7 Principle Payment	2019	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.8 Principle Payment	2020	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.9 Principle Payment	2021	\$ 933,956	\$ -	\$ 933,956	\$ -	\$ -	\$ 933,956	\$ -	\$ 933,956	\$ -
4.1.10 Principle Payment	2022	\$ 6,999,303	\$ -	\$ 6,999,303	\$ -	\$ -	\$ 6,999,303	\$ -	\$ 4,348,275	\$ 2,651,027
Subtotal Recovery of IRC Debt		\$ 15,404,910	\$ -	\$ 15,404,910	\$ -	\$ -	\$ 15,404,910	\$ -	\$ 12,753,883	\$ 2,651,027
<b>4.2 Recovery of Cookstown CC Debt<sup>1</sup></b>										
4.2.1 Principle Payment	2013	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.2 Principle Payment	2014	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.3 Principle Payment	2015	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.4 Principle Payment	2016	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.5 Principle Payment	2017	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.6 Principle Payment	2018	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.7 Principle Payment	2019	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.8 Principle Payment	2020	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.9 Principle Payment	2021	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.2.10 Principle Payment	2022	\$ 288,121	\$ -	\$ 288,121	\$ -	\$ -	\$ 288,121	\$ -	\$ 288,121	\$ -
Subtotal Recovery of Cookstown CC Debt		\$ 634,132	\$ -	\$ 634,132	\$ -	\$ -	\$ 634,132	\$ -	\$ 634,132	\$ -

APPENDIX B.4  
TABLE 2

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
INDOOR RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs	
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022
<b>4.3 Major Facilities</b>									
4.3.1 Indoor Soccer Facility	2022	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ 400,000	\$ 3,600,000	\$ -	\$ 3,600,000
Subtotal Major Facilities		\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ 400,000	\$ 3,600,000	\$ -	\$ 3,600,000
<b>4.4 Recovery of Negative Reserve Fund Balance</b>									
4.4.1 Balance as at December 31, 2012	2013	\$ 1,198,146	\$ -	\$ 1,198,146	\$ -	\$ -	\$ 1,198,146	\$ 1,198,146	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 1,198,146	\$ -	\$ 1,198,146	\$ -	\$ -	\$ 1,198,146	\$ 1,198,146	\$ -
<b>TOTAL INDOOR RECREATION</b>		<b>\$ 21,237,188</b>	<b>\$ -</b>	<b>\$ 21,237,188</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ 20,837,188</b>	<b>\$ 14,586,160</b>	<b>\$ 6,251,027</b>

Note 1: The principal payments have already considered the 10% reduction in previous by-laws.

<b>Residential Development Charge Calculation</b>		
Residential Share of 2013 - 2022 DC Eligible Costs	100%	\$14,586,160
10-Year Growth in Population in New Units		9,864
Unadjusted Development Charge Per Capita		<b>\$1,478.73</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2013 - 2022 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		103,480
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2013 - 2022 Net Funding Envelope	\$14,586,160
Reserve Fund Balance	
Balance as at December 31, 2012	(\$1,198,146)

APPENDIX B.4  
TABLE 3TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
INDOOR RECREATION  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
<b>INDOOR RECREATION</b>											
OPENING CASH BALANCE	\$0.00	(\$1,965.69)	(\$2,119.43)	(\$2,206.82)	(\$1,578.01)	(\$820.47)	\$65.73	\$1,095.59	\$2,253.64	\$3,557.04	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Indoor Recreation (New Projects): Non li	\$1,198.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,198.1
- IRC Debenture Principal Payments <sup>1</sup>	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$934.0	\$4,348.3	\$12,753.9
- Cookstown CC Debenture Principal Pay	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$288.1	\$634.1
- Indoor Recreation (New Projects): Inflat	\$2,170.5	\$972.4	\$972.4	\$972.4	\$972.4	\$972.4	\$972.4	\$972.4	\$972.4	\$4,636.4	\$14,586.2
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102	9,864
<b>REVENUE</b>											
- DC Receipts: Inflated	\$1,037.9	\$1,670.1	\$1,703.5	\$2,358.8	\$2,405.9	\$2,447.4	\$2,496.3	\$2,546.3	\$2,597.2	\$2,649.1	\$21,912.5
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$108.1)	(\$116.6)	(\$121.4)	(\$86.8)	(\$45.1)	\$2.3	\$38.3	\$78.9	\$124.5	(\$234.0)
- Interest on In-year Transactions	(\$31.1)	\$12.2	\$12.8	\$24.3	\$25.1	\$25.8	\$26.7	\$27.5	\$28.4	(\$54.7)	\$97.0
- Interest Payments for IRC Debenture <sup>2</sup>	(\$770.2)	(\$725.7)	(\$686.5)	(\$634.4)	(\$590.0)	(\$547.0)	(\$502.3)	(\$462.7)	(\$411.8)	(\$1,574.5)	(\$6,904.9)
- Interest Payments for Cookstown CC De	(\$31.7)	(\$29.9)	(\$28.3)	(\$26.1)	(\$24.3)	(\$22.5)	(\$20.7)	(\$19.0)	(\$16.9)	(\$64.8)	(\$284.2)
<b>TOTAL REVENUE</b>	\$204.9	\$818.7	\$885.0	\$1,601.2	\$1,729.9	\$1,858.6	\$2,002.3	\$2,130.4	\$2,275.8	\$1,079.6	\$14,586.4
<b>CLOSING CASH BALANCE</b>	(\$1,965.7)	(\$2,119.4)	(\$2,206.8)	(\$1,578.0)	(\$820.5)	\$65.7	\$1,095.6	\$2,253.6	\$3,557.0	\$0.2	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

**2013 Adjusted Charge Per Capita**      **\$2,011.50****Allocation of Capital Program**Residential Sector      100.0%  
Non-Residential Sector      0.0%**Rates for 2013**Inflation Rate:      2.0%  
Interest Rate on Positive Balances      3.5%  
Interest Rate on Negative Balances      5.5%**HEMSON**





## **APPENDIX B.5**

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### ***PARKS***



## APPENDIX B.5

### PARKS

The Town of Innisfil Parks Department is responsible for the recreation and leisure needs of the community, including the provision and maintenance of parks to the residents of Innisfil. The Town offers over 200 hectares of parkland and open space and an array of parks facilities including playgrounds, soccer fields, and baseball diamonds to its residents.

#### TABLE 1      2003-2012 HISTORIC SERVICE LEVELS

Table 1 displays the Parks ten-year historic inventory for developed parkland, park amenities, buildings and special facilities. The developed parkland amounts to 200.7 hectares in numerous neighbourhood and community parks, lake access points and opens spaces. The Parks department is also responsible for park amenities such as a variety of sports fields (soccer pitches, baseball diamonds) and various ball courts, playgrounds, park bridges, pathways and skate parks. The total value of these types of above base amenities is \$8.77 million. Other park facilities such as docks, park buildings (washrooms, pavilions, concessions, storage buildings) and parking areas are also included in the Parks service level. These types of facilities add \$17.71 million to the inventory.

The 2012 full replacement value of the inventory of capital assets for the Parks department amounts to \$37.11 million and the ten-year historic average service level is \$1,012.89 per capita.

The historic service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$8.83 million (8,721 net population growth X historic service level of \$1,012.89/capita).

Through discussion with Town staff, a review of current facilities, and past funding commitments it has been established the Innisfil Recreation Complex sports fields and the Cookstown park have committed excess capacity equivalent to \$3.34 million. A portion of this amount, \$1.22 million, is related to forecast development over the 2013-2022 period and is eligible for DC funding as part of the calculated maximum funding envelope. The committed excess capacity is the sum of the debt payments related to the IRC sports fields and the Cookstown park, and finally the negative

reserve fund balance. The remaining portion of the calculated excess capacity, \$2.11 million, is deemed to be uncommitted excess capacity and must be netted off of the maximum allowable funding envelope.

Finally, Parks is a service for which development-related capital costs must be reduced by ten percent as required under the DCA. \$672,524 is calculated as the ten per cent reduction. The resulting discounted maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$6.05 million.

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

The 2013–2022 gross development-related capital program for the Parks department amounts to \$12.14 million.

The first two projects in the Parks department capital program are for the recovery of the committed excess capacity related to the IRC sports fields and the Cookstown park. The principal payments related to the debt payments have been included in the capital program (\$891,409 for the IRC sports fields and \$148,677 for Cookstown Park). The negative reserve fund balance relates to the committed excess capacity created from recent additions to the capital inventory. The negative DC reserve fund balance for the Parks department amounts to \$189,745 and is included for recovery through future DCs. These amounts have not been reduced by 10%, as this reduction was made in prior DC by-laws.

The remaining projects in the capital plan consist of various parkland improvements, trail development, construction of sports fields, ball courts, lighting for sports fields, signage, park furnishings and the construction of various park buildings. The total gross cost of the new park additions and improvements total to \$10.91 million. No replacement or benefit to existing shares has been identified for this service. The legislated 10 percent discount is applied to the new projects and totals to \$1.09 million. The DC eligible costs are then reduced to \$9.82 million, of which \$4.82 million is brought forward to the DC rate calculation. \$4.99 million is deemed to be post period benefit and will not be recovered under these development charges, but is eligible for consideration in future development charge studies.

The 2013–2022 DC costs eligible for recovery amount to \$6.05 million which is allocated entirely against future residential development in the Town of Innisfil. This results in an unadjusted development charge of \$613.62 per capita.

**TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS**

Given the current balance in the Parks development charge reserve fund is in a deficit of \$189,745, it is shown as committed excess capacity in the capital program, and the opening balance for cash flow purposes is set at \$0.

After cash flow consideration, the residential charge increases to \$685.62 per capita. The increase reflects the front-ended nature of the capital program.

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

<b>PARKS SUMMARY</b>						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,012.89	\$12,139,831	\$6,052,714	\$613.62	\$0.00	<b>\$685.62</b>	<b>\$0.00</b>

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NEIGHBOURHOOD PARKS Park Name	# of Hectares of Developed Area											UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
10th Line Beach Park (Glenwood Beach)	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.34	1.34	1.34	1.34	1.34	\$70,000
12th Line Park	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$70,000
Andrade Park	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$70,000
Bayview Beach Park	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$70,000
Brandy Lane Park	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	\$70,000
Coralwoods Park	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	\$70,000
Church Street Park (Drive)	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	\$70,000
Crossroads Park (Huron Court)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$70,000
Previn Court	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	\$70,000
Orm Membray (Gifford Parkette)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$70,000
Kiddo Lane Park	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$70,000
Meadows of Stroud	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	\$70,000
Nantyr Park	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	\$70,000
Huron Court	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$70,000
Royal Alcona Park	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	3.34	\$70,000
Trinity Park	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$70,000
Stroud Arena Park	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	\$70,000
Cedar Harbour	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$70,000
Fennells Park	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$70,000
Cove and Beach Ave Park	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	\$70,000
Cedarport Park (Pitt & Dixon St)	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	\$70,000
Cookstown Memorial Park	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$70,000
Circle Park (Gifford)	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	\$70,000
Belle Ewart Park	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$70,000
Skivereen Park	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	\$70,000
Linda Street Park	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	\$70,000
Vance Crescent	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$70,000
McKee Park	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$70,000
Lawrence Avenue Park	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	\$70,000
Maplegrove	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	\$70,000

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NEIGHBOURHOOD PARKS Park Name	# of Hectares of Developed Area											UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Alcona Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$70,000
Webster Blvd.	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$70,000
Rose Lane	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$70,000
Pitt Street	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$70,000
St. John's Soccer park	-	-	-	-	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	\$70,000
Cookstown Fair Grounds	-	-	-	-	3.89	3.89	3.89	3.89	3.89	3.89	3.89	3.89	\$70,000
<b>Total (ha)</b>	<b>40.60</b>	<b>40.60</b>	<b>40.60</b>	<b>40.60</b>	<b>45.84</b>	<b>45.84</b>	<b>45.84</b>	<b>46.17</b>	<b>46.17</b>	<b>46.17</b>	<b>46.17</b>	<b>46.89</b>	
<b>Total (\$000)</b>	<b>\$2,842.0</b>	<b>\$2,842.0</b>	<b>\$2,842.0</b>	<b>\$2,842.0</b>	<b>\$3,208.8</b>	<b>\$3,208.8</b>	<b>\$3,231.9</b>	<b>\$3,231.9</b>	<b>\$3,231.9</b>	<b>\$3,231.9</b>	<b>\$3,231.9</b>	<b>\$3,282.3</b>	

COMMUNITY PARKS Park Name	# of Hectares of Developed Area											UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Centennial Park	40.49	40.49	40.49	40.49	40.49	40.49	40.49	40.49	40.49	40.49	40.49	40.49	\$86,000
Innisfil Park	30.36	30.36	30.36	30.36	30.36	30.36	30.36	30.36	30.36	30.36	30.36	30.36	\$86,000
<b>Total (ha)</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	<b>70.85</b>	
<b>Total (\$000)</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	<b>\$6,093.1</b>	

ROAD ENDS/LAKE ACCESS Park Name	# of Hectares											UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
11th Line (Lockhart Road)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
12th Line (Mapleview Drive)	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$17,000
13th Line	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
14th Line	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
1st Line (Shore Acres Road)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Gilford Road	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
3rd Line	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
2nd Line	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$17,000
30th Side Road North	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
30th Side Road South	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000

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ROAD ENDS/LAKE ACCESS Park Name	# of Hectares										UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
4th Line (Killarney Beach Road)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.10	0.10	0.10	0.10	\$17,000
5th Line Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
6th Line Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
7th Line	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$17,000
9th Line	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Irwin Street	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$17,000
Big Bay Point Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Alcina	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Guest Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Alfred Street Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Algonquin Avenue Road End Park	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Isabella Street Road End	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$17,000
Arnold Street	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Bayview Avenue (Up from Bayview Ave Rd End)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Bayview Avenue Rd End	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$17,000
Cumberland Street	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Dudley Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Eastern Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Center Street Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Northern Street Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Evans Place Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Ewart Street Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Chapman Street Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Frederick Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Edgewood Street Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Lakeview Avenue	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Maple Street Road End	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$17,000
Moyer Avenue Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
North Shore Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Robertson Street Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000



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ROAD ENDS/LAKE ACCESS Park Name	# of Hectares										UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Roslyn Avenue Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Sylvan Avenue Right of Way	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$17,000
Woodgreen Road End	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$17,000
25th Side Road	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	\$17,000
Westwood Drive	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$17,000
20th Sideroad	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$17,000
Poplar Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Lindy Road End	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Maple Street Road End (formerly West Gwillimbury)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Tall Trees Right of way @ Crystal Beach Road	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$17,000
Purvis Street right of way	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Woods Place	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Westward Drive	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Simcoe Street Blocks of Land	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$17,000
<b>Total (ha)</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>	<b>8.90</b>
<b>Total (\$000)</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>	<b>\$151.3</b>

OPEN SPACE Park Name	# of Hectares of Parkettes										UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Luck Property	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	\$15,000
Park Street	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$15,000
Rose Lane	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$15,000
Coral Woods	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$15,000
Anna Maria	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$15,000
7th Line	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	\$15,000
Crossroads	12.20	12.20	12.20	12.20	12.20	12.20	12.20	12.20	12.20	12.20	12.20	\$15,000
Canada Trail	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	\$15,000
Innisfil Heights	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	\$15,000
McLean Street	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$15,000

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OPEN SPACE Park Name	# of Hectares of Parkettes										UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
5th Line Cemetery	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$15,000
Legion Cemetery	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$15,000
<b>Total (ha)</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	<b>74.09</b>	
<b>Total (\$000)</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>	<b>\$1,111.4</b>

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SOCCER PITCHES Park Name	# of Soccer Pitches											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
<b>Major</b>													
Innisfil Beach Park - West	1	1	1	1	1	1	1	1	1	1	1	1	\$285,000
Innisfil Beach Park - North	1	1	1	1	1	1	1	1	1	1	1	1	\$285,000
Innisfil Recreational Complex	-	-	-	-	-	-	-	4	4	4	4	4	\$360,000
Previn Court	-	-	-	-	-	-	-	1	1	1	1	1	\$285,000
<b>Minor Unlighted</b>													
Trinity Park	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Noel Andrade Park	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Cedar Harbour Park	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Nantyr Park	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
St. Johns Soccer Park	-	-	-	1	1	1	1	1	1	1	1	1	\$90,000
Webster Park	-	-	-	1	1	1	1	1	1	1	1	1	\$90,000
Huron Park	-	-	-	-	-	-	-	-	-	-	-	-	\$90,000
<b>Mini</b>													
Innisfil Beach Park	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Coralwoods Park - East	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Coralwoods Park - West	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Centennial Park	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Meadows of Stroud Park	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Fennels Corners Park	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
<b>Total (#)</b>	12	12	12	14	14	14	15	19	19	19	19	20	
<b>Total (\$000)</b>	\$1,110.0	\$1,110.0	\$1,110.0	\$1,290.0	\$1,290.0	\$1,290.0	\$1,575.0	\$3,015.0	\$3,015.0	\$3,015.0	\$3,015.0	\$3,105.0	

BASEBALL DIAMONDS Park Name	# of Baseball Diamonds											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
<b>Unlit</b>													
Village North	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Coralwoods Park	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Dixon and Pitt Street Park	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000

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BASEBALL DIAMONDS Park Name	# of Baseball Diamonds											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Unlit													
Church Drive Park	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Royal Alcona Park	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Knock Community Centre	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Stroud Community Centre	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Innisfil Beach Park B	-	-	1	1	1	1	1	1	1	1	1	1	\$130,000
Nantyr Park	-	-	-	-	-	1	1	1	1	1	1	1	\$130,000
Lit													
Fennels Corner Park	1	1	1	1	1	1	1	1	1	1	1	1	\$185,000
Innisfil Beach Park A	1	1	1	1	1	1	1	1	1	1	1	1	\$185,000
Innisfil Recreational Complex	-	-	-	-	-	-	2	2	2	2	2	2	\$285,000
<b>Total (#)</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	
<b>Total (\$000)</b>	<b>\$1,280.0</b>	<b>\$1,280.0</b>	<b>\$1,410.0</b>	<b>\$1,410.0</b>	<b>\$1,410.0</b>	<b>\$1,540.0</b>	<b>\$2,110.0</b>	<b>\$2,110.0</b>	<b>\$2,110.0</b>	<b>\$2,110.0</b>	<b>\$2,110.0</b>	<b>\$2,110.0</b>	

TENNIS COURTS Park Name	# of Tennis Courts											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Innisfil Beach Park	4	4	4	4	4	4	4	4	4	4	4	4	\$80,000
Jans Boulevard Park	2	2	2	2	2	2	2	2	2	2	2	2	\$80,000
<b>Total (#)</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	
<b>Total (\$000)</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	<b>\$480.0</b>	

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BASKETBALL COURTS Park Name	# of Basketball Courts										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Innisfil Beach Park	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Centennial Park	-	-	-	-	-	1	1	1	1	1	1	\$25,000
Huron Court Park	-	-	-	-	-	-	-	-	-	-	-	\$35,000
Cookstown Park	-	-	-	-	-	-	-	-	-	-	-	\$35,000
<b>Total (#)</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>4</b>
<b>Total (\$000)</b>	<b>\$25.0</b>	<b>\$25.0</b>	<b>\$25.0</b>	<b>\$25.0</b>	<b>\$25.0</b>	<b>\$50.0</b>	<b>\$50.0</b>	<b>\$50.0</b>	<b>\$50.0</b>	<b>\$50.0</b>	<b>\$50.0</b>	<b>\$120.0</b>

BEACH VOLLEYBALL COURTS Park Name	# of Volleyball Courts										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Innisfil Beach Park	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Centennial Park	1	1	1	1	1	1	1	1	1	1	1	\$10,000
<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>2</b>	<b>2</b>
<b>Total (\$000)</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>	<b>\$20.0</b>

PLAYGROUNDS Park Name	# of Play Equipment										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
10th Line	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Royal Alcona	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Cove & Beach	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Belle Ewart	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Brandy Lane	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Maple Grove	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Church Drive Park	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Jans Boulevard	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Crossroads	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Innisfil Beach Park	1	1	1	1	1	1	1	1	1	1	2	\$55,000
Kidds Lane	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Nantyr	1	1	1	1	1	1	1	1	1	1	1	\$45,000

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PLAYGROUNDS Park Name	# of Play Equipment											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Noel Andrade	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Innisfil Community Centre	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Victoria Green	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Coral Woods	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Westmount & Ashwood	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Maple View Road East	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Centennial	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Meadows of Stroud	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Gilford Parkette	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Fennels	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
McKee	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Previn Court Park	-	-	-	-	-	-	-	-	-	-	-	-	\$55,000
Webster Park	-	-	-	-	-	-	-	-	-	-	-	-	\$55,000
Cookstown Park	-	-	-	-	-	-	-	-	-	-	-	-	\$55,000
<b>Total (#)</b>	23	23	23	24	24	24	25	25	25	25	25	27	
<b>Total (\$000)</b>	\$1,060.0	\$1,060.0	\$1,060.0	\$1,115.0	\$1,115.0	\$1,170.0	\$1,170.0	\$1,170.0	\$1,170.0	\$1,170.0	\$1,170.0	\$1,280.0	

SKATE/BIKE PARKS Park Name	# of Skate/Bike Parks											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Stroud Arena Park	-	-	-	1	1	1	1	1	1	1	1	1	\$280,000
Lefroy Arena	-	-	1	1	1	1	1	1	1	1	1	1	\$280,000
<b>Total (#)</b>	-	-	1	2	2	2	2	2	2	2	2	2	
<b>Total (\$000)</b>	\$0.0	\$0.0	\$280.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	

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WOODEN BRIDGES Park Name	# of Linear Feet										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Trans Canada Trail - 2 former rail bridges	80	80	80	80	80	80	80	80	80	80	80	\$3,000
<b>Total (#)</b>	80	80	80	80	80	80	80	80	80	80	80	
<b>Total (\$000)</b>	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0	\$240.0

STEEL BRIDGES Park Name	# of Linear Feet										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Innisfil Beach Park (2)	40	40	40	40	40	40	40	40	40	40	40	\$2,000
Jans trail bridge	-	-	-	15	15	15	15	15	15	15	15	\$2,000
<b>Total (#)</b>	40	40	40	55	55	55	55	55	55	55	55	
<b>Total (\$000)</b>	\$80.0	\$80.0	\$80.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0	\$110.0

PATHWAYS Park Name	# of Linear Metres										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Paved Surface (linear metres)	-	-	-	-	630	630	630	630	630	630	630	\$110
Stone Surface (linear metres)	7,000	7,000	7,000	7,640	8,090	8,090	8,090	8,090	8,090	8,090	8,090	\$41
Woodchip Surface (linear metres)	-	-	1,275	1,275	1,875	1,875	1,875	1,875	1,875	1,975	1,975	\$25
<b>Total (#)</b>	7,000	7,000	8,275	8,915	10,595	10,595	10,595	10,595	10,695	10,695	10,695	
<b>Total (\$000)</b>	\$287.0	\$287.0	\$318.9	\$345.1	\$447.9	\$447.9	\$447.9	\$447.9	\$450.4	\$450.4	\$450.4	\$450.4

WATER PARKS/SPLASH PADS Pool Name	# of Waterplay Facilities										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Cookstown Park	-	-	-	-	-	-	-	-	-	-	1	\$290,000
<b>Total (#)</b>	-	-	-	-	-	-	-	-	-	-	1	
<b>Total (\$000)</b>	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$290.0	\$290.0

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SPECIAL FACILITIES Name	# of Facilities												UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	2012		
30th Side Road North Dock	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Innisfil Beach Park Dock	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Isabella Street Dock	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Picnic Tables	120	120	120	124	124	128	128	128	132	132	140	140	140	\$475
Electronic sign IRC complex	-	-	-	-	2	2	2	2	2	2	2	2	2	\$68,000
Gateway Sign	-	-	-	-	1	1	1	1	1	1	1	1	1	\$160,000
<b>Total (#)</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>127</b>	<b>130</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>138</b>	<b>138</b>	<b>146</b>	<b>146</b>	<b>146</b>	
<b>Total (\$000)</b>	<b>\$1,557.0</b>	<b>\$1,557.0</b>	<b>\$1,557.0</b>	<b>\$1,558.9</b>	<b>\$1,854.9</b>	<b>\$1,856.8</b>	<b>\$1,856.8</b>	<b>\$1,856.8</b>	<b>\$1,858.7</b>	<b>\$1,858.7</b>	<b>\$1,862.5</b>	<b>\$1,862.5</b>	<b>\$1,862.5</b>	

OTHER SPECIAL FACILITIES Name	# of Facilities												UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	2012		
<b>Innisfil Beach Park</b>														
Pavillion East	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Pavillion West	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Washrooms	2	2	2	2	2	3	3	3	4	4	4	4	4	\$250,000
Restaurant Concession	1	1	1	1	1	1	1	1	1	1	1	1	1	\$225,000
Storage Garage Compound	1	1	1	1	1	1	1	1	1	1	1	1	1	\$385,000
Boat Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Grand Stand	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Gatehouse	1	1	1	1	1	1	1	1	1	1	1	1	1	\$225,000
Portable Bleachers	1	1	1	1	1	1	1	1	1	1	2	2	2	\$1,850
<b>Centennial Park</b>														
Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Storage Building	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Gatehouse	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Belle Ewart pavilion	-	-	-	-	1	1	1	1	1	1	1	1	1	\$85,000
Cookstown quanset hut	-	-	-	-	1	1	1	1	1	1	1	1	1	\$110,000
Cookstown concession	-	-	-	-	1	1	1	1	1	1	1	1	1	\$100,000



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OTHER SPECIAL FACILITIES Name	# of Facilities										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Centennial Park												
Cookstown gazebo	-	1	1	1	1	1	1	1	1	1	1	\$50,000
Total (#)	14	15	15	15	18	19	19	19	20	20	20	
Total (\$000)	\$2,423.9	\$2,473.9	\$2,473.9	\$2,473.9	\$2,768.9	\$3,018.9	\$3,018.9	\$3,018.9	\$3,268.9	\$3,268.9	\$2,970.7	

PARKING AREA FOR PARK FACILITIES Park Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
<b>Paved &amp; Lit</b>												
Stroud Innisfil C.R.C	179,670	179,670	179,670	179,670	179,670	179,670	179,670	179,670	179,670	179,670	179,670	\$15
South Innisfil C.R.C	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	176,800	\$15
Churchil C.R.C	27,653	27,653	27,653	27,653	27,653	27,653	27,653	27,653	27,653	27,653	27,653	\$15
Innisfil Recreational Complex	-	-	-	-	241,000	241,000	241,000	241,000	241,000	241,000	241,000	\$15
Previn Court Park	-	-	-	-	-	1,800	1,800	1,800	1,800	1,800	1,800	\$15
<b>Paved</b>												
Innisfil Beach Park	-	-	-	-	-	-	-	-	-	-	146,000	\$13
10th Line Beach	18,841	18,841	18,841	18,841	18,841	18,841	18,841	18,841	18,841	18,841	18,841	\$13
Guest road parking lot	-	-	-	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$13
Huron Park	-	-	-	-	-	900	900	900	900	900	900	\$13

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS  
OTHER PARK FACILITIES

PARKING AREA FOR PARK FACILITIES Park Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Unpaved												
Innisfil Beach Park	191,087	191,087	191,087	191,087	191,087	191,087	191,087	191,087	191,087	191,087	35,087	\$11
Centennial Park	18,852	18,852	18,852	18,852	18,852	18,852	18,852	18,852	18,852	18,852	18,852	\$11
Fennell's Corners	16,269	16,269	16,269	16,269	16,269	16,269	16,269	16,269	16,269	16,269	16,269	\$11
Brandy Lane	7,597	7,597	7,597	7,597	7,597	7,597	7,597	7,597	7,597	7,597	7,597	\$11
Crossroads Park	3,712	3,712	3,712	3,712	3,712	3,712	3,712	3,712	3,712	3,712	3,712	\$11
Belle Ewart Park	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	\$11
Nantyr Park	11,104	11,104	11,104	11,104	11,104	11,104	11,104	11,104	11,104	11,104	11,104	\$11
Knock Community Centre	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$11
St. John's soccer park	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$11
<b>Total (sq.ft.)</b>	<b>626,285</b>	<b>626,285</b>	<b>626,285</b>	<b>631,085</b>	<b>882,085</b>	<b>884,785</b>	<b>884,785</b>	<b>884,785</b>	<b>884,785</b>	<b>884,785</b>	<b>911,585</b>	
<b>Total (\$000)</b>	<b>\$8,316.1</b>	<b>\$8,316.1</b>	<b>\$8,316.1</b>	<b>\$8,378.5</b>	<b>\$12,103.5</b>	<b>\$12,142.2</b>	<b>\$12,142.2</b>	<b>\$12,142.2</b>	<b>\$12,142.2</b>	<b>\$12,142.2</b>	<b>\$12,876.2</b>	

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
PARKS

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	29,644	30,146	30,656	31,175	31,547	31,923	32,304	32,689	33,079	33,345

INVENTORY SUMMARY (\$000)

Parkland	\$10,197.8	\$10,197.8	\$10,197.8	\$10,197.8	\$10,564.6	\$10,564.6	\$10,587.7	\$10,587.7	\$10,587.7	\$10,638.1
Park Facilities	\$4,582.0	\$4,582.0	\$5,023.9	\$5,595.1	\$5,722.9	\$6,192.9	\$8,202.9	\$8,202.9	\$8,205.4	\$8,765.4
Special Facilities	\$12,297.0	\$12,347.0	\$12,347.0	\$12,411.3	\$16,727.3	\$17,017.9	\$17,017.9	\$17,019.8	\$17,269.8	\$17,709.4
<b>Total (\$000)</b>	<b>\$27,076.7</b>	<b>\$27,126.7</b>	<b>\$27,568.6</b>	<b>\$28,204.1</b>	<b>\$33,014.7</b>	<b>\$33,775.3</b>	<b>\$35,808.4</b>	<b>\$35,810.3</b>	<b>\$36,062.8</b>	<b>\$37,112.8</b>

SERVICE LEVEL (\$/capita)

	Average Service Level										
Parkland	\$344.01	\$338.28	\$332.65	\$327.11	\$334.88	\$330.94	\$327.75	\$323.89	\$320.07	\$319.03	\$329.86
Park Facilities	\$154.57	\$151.99	\$163.88	\$179.47	\$181.41	\$193.99	\$253.93	\$250.94	\$248.05	\$262.87	\$204.11
Special Facilities	\$414.82	\$409.57	\$402.76	\$398.12	\$530.23	\$533.09	\$526.80	\$520.66	\$522.08	\$531.10	\$478.92
<b>Total (\$/capita)</b>	<b>\$913.40</b>	<b>\$899.84</b>	<b>\$899.29</b>	<b>\$904.70</b>	<b>\$1,046.52</b>	<b>\$1,058.02</b>	<b>\$1,108.48</b>	<b>\$1,095.48</b>	<b>\$1,090.20</b>	<b>\$1,113.00</b>	<b>\$1,012.89</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2003 - 2012	\$1,012.89
Net Population Growth 2013 - 2022	8,721
Maximum Allowable Funding Envelope	\$8,833,414
Less: Uncommitted Excess Capacity	\$2,108,176
Less: 10% Legislated Reduction	\$672,524
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$6,052,714</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2012	\$37,112,824
Inventory Using Average Service Level	\$33,774,817
Calculated Excess Capacity	\$3,338,007
Uncommitted Excess Capacity	\$2,108,176
Committed Excess Capacity	\$1,229,831

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022	Post 2022
<b>5.0 PARKS</b>										
<b>5.1 Recovery of IRC Sports Fields Debt<sup>1</sup></b>										
5.1.1 Principle Payment	2013	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.2 Principle Payment	2014	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.3 Principle Payment	2015	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.4 Principle Payment	2016	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.5 Principle Payment	2017	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.6 Principle Payment	2018	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.7 Principle Payment	2019	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.8 Principle Payment	2020	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.9 Principle Payment	2021	\$ 54,044	\$ -	\$ 54,044	\$ -	\$ -	\$ 54,044	\$ -	\$ 54,044	\$ -
5.1.10 Principle Payment	2022	\$ 405,016	\$ -	\$ 405,016	\$ -	\$ -	\$ 405,016	\$ -	\$ 405,016	\$ -
Subtotal Recovery of IRC Sports Fields Debt		\$ 891,409	\$ -	\$ 891,409	\$ -	\$ -	\$ 891,409	\$ -	\$ 891,409	\$ -
<b>5.2 Recovery of Cookstown Park Debt<sup>1</sup></b>										
5.2.1 Principle Payment	2013	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.2 Principle Payment	2014	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.3 Principle Payment	2015	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.4 Principle Payment	2016	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.5 Principle Payment	2017	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.6 Principle Payment	2018	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.7 Principle Payment	2019	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.8 Principle Payment	2020	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.9 Principle Payment	2021	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
5.2.10 Principle Payment	2022	\$ 67,552	\$ -	\$ 67,552	\$ -	\$ -	\$ 67,552	\$ -	\$ 67,552	\$ -
Subtotal Recovery of Cookstown Park Debt		\$ 148,677	\$ -	\$ 148,677	\$ -	\$ -	\$ 148,677	\$ -	\$ 148,677	\$ -

APPENDIX B.5  
TABLE 2

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs	
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022
<b>5.3 Park Development and Facilities</b>									
5.3.1 Recovery of 9th Line Beach Development	2013	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500
5.3.2 Town Trail Development	2013	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 18,000
5.3.3 Webster Park	2013	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ -	\$ 202,500
5.3.4 Additional park furnishings	2014	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 1,000	\$ 9,000	\$ -	\$ 9,000
5.3.5 Additional Trail development	2014	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 18,000
5.3.6 Bell Park Cookstown additional development	2014	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000
5.3.7 Cookshill Park South	2014	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000
5.3.8 Cookshill parkette	2014	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500
5.3.9 Innisfil Beach Park - Volleyball Courts	2014	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500
5.3.10 Lighting Innisfil Beach Park Tennis Courts	2014	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ -	\$ 31,500
5.3.11 LSAMI P1 park development	2014	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000
5.3.12 Off leash Dog Park development	2014	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ -	\$ 13,500
5.3.13 Additional park furnishings	2015	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 1,000	\$ 9,000	\$ -	\$ 9,000
5.3.14 Additional trail development	2015	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 18,000
5.3.15 Artificial Turf Field including lighting	2015	\$ 1,200,000	\$ -	\$ 1,200,000	\$ -	\$ 120,000	\$ 1,080,000	\$ -	\$ 1,080,000
5.3.16 Innisfil Beach Electronic Sign	2015	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000
5.3.17 LSAMI 2 parkette	2015	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500
5.3.18 LSAMI P1 Parkette	2015	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500
5.3.19 Road end park development	2015	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000
5.3.20 Water park development Innisfil Beach Park	2015	\$ 475,000	\$ -	\$ 475,000	\$ -	\$ 47,500	\$ 427,500	\$ -	\$ 427,500
5.3.21 Additional furnishings parks	2016	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 1,000	\$ 9,000	\$ -	\$ 9,000
5.3.22 Additional trail development	2016	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 18,000
5.3.23 Cookstown Community Park Development - phase 2	2016	\$ 220,000	\$ -	\$ 220,000	\$ -	\$ 22,000	\$ 198,000	\$ -	\$ 198,000
5.3.24 Road end park development	2016	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000
5.3.25 Sleeping Lion Parkette 1	2016	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000
5.3.26 Sleeping Lion Parkette 2	2016	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000
5.3.27 Additional large pavilion Innisfil Beach Park	2017	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 35,000	\$ 315,000	\$ -	\$ 315,000
5.3.28 Additional park furnishings	2017	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 1,000	\$ 9,000	\$ -	\$ 9,000
5.3.29 Alcona Community Park	2017	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ 45,000	\$ 405,000	\$ -	\$ 405,000
5.3.30 Hydro/water service expansion Innisfil Beach Park	2017	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000
5.3.31 Innisfil Beach Park Basketball Court Lighting	2017	\$ 80,000	\$ -	\$ 80,000	\$ -	\$ 8,000	\$ 72,000	\$ -	\$ 72,000
5.3.32 Road end park development	2017	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000



APPENDIX B.5  
TABLE 2

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022	Post 2022
5.3.33 Sleeping Lion Park Development	2017	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ 360,000	\$ -	\$ 360,000	\$ -
5.3.34 Sleeping Lion Parkette 3	2017	\$ 125,000	\$ -	\$ 125,000	\$ -	\$ -	\$ 112,500	\$ -	\$ 112,500	\$ -
5.3.35 Trail development	2017	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000	\$ -
5.3.36 Trail expansion Innisfil Beach Park + lighting	2017	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ -	\$ 405,000	\$ -	\$ 403,883	\$ 1,117
5.3.37 Walking trail Innisfil Recreational Complex	2017	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ 180,000
5.3.38 Additional Park furnishings	2018	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ 9,000
5.3.39 LSAMI P3	2018	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ 135,000
5.3.40 LSAMI P4 Park	2018	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 225,000	\$ -	\$ -	\$ 225,000
5.3.41 Road end Park development	2018	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ 36,000
5.3.42 Trail Development	2018	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
5.3.43 Trinity Park Bridge	2018	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -	\$ 54,000	\$ -	\$ -	\$ 54,000
5.3.44 Sleeping Lion Splash Pad	2018	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ 360,000	\$ -	\$ -	\$ 360,000
5.3.45 7th line Alcona nature Park	2019	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ 135,000
5.3.46 Additional park furnishings	2019	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ 9,000
5.3.47 Arboretum storage building	2019	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ 135,000
5.3.48 Big Bay Point Park	2019	\$ 1,600,000	\$ -	\$ 1,600,000	\$ -	\$ -	\$ 1,440,000	\$ -	\$ -	\$ 1,440,000
5.3.49 Cookstown Community Park phase 3	2019	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ 360,000	\$ -	\$ -	\$ 360,000
5.3.50 Road end park development	2019	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ 36,000
5.3.51 Skateboard park Alcona	2019	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ -	\$ 202,500	\$ -	\$ -	\$ 202,500
5.3.52 Sleeping Lion Parkette 4	2019	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ 135,000
5.3.53 Sleeping Lion Parkette 5	2019	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ 135,000
5.3.54 Trail development	2019	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
5.3.55 Greenhouse parks	2020	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ 135,000
5.3.56 Innisfil Village park	2020	\$ 325,000	\$ -	\$ 325,000	\$ -	\$ -	\$ 292,500	\$ -	\$ -	\$ 292,500
5.3.57 Park furnishings	2020	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ 9,000
5.3.58 Road end parks	2020	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ 36,000
5.3.59 Walking trails	2020	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
5.3.60 Water play area Alcona	2020	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ -	\$ 405,000	\$ -	\$ -	\$ 405,000
5.3.61 Dog park 7th line	2021	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ 36,000
5.3.62 Park furnishings	2021	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ 9,000
5.3.63 Road end parks	2021	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ 36,000
5.3.64 Trail development	2021	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000



APPENDIX B.5  
TABLE 2

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs	
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022
5.3.65 Leonard's Beach secondary park development	2022	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 35,000	\$ 315,000	\$ -	\$ 315,000
5.3.66 Park furnishings	2022	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 1,000	\$ 9,000	\$ -	\$ 9,000
5.3.67 Road end park development	2022	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000
5.3.68 Trail development	2022	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 18,000
Subtotal Park Development and Facilities		\$ 10,910,000	\$ -	\$ 10,910,000	\$ -	\$ 1,091,000	\$ 9,819,000	\$ -	\$ 4,996,117
<b>5.4 Recovery of Negative Reserve Fund Balance</b>									
5.4.1 Balance as at December 31, 2012	2013	\$ 189,745	\$ -	\$ 189,745	\$ -	\$ -	\$ 189,745	\$ -	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 189,745	\$ -	\$ 189,745	\$ -	\$ -	\$ 189,745	\$ -	\$ -
<b>TOTAL PARKS</b>		<b>\$ 12,139,831</b>	<b>\$ -</b>	<b>\$ 12,139,831</b>	<b>\$ -</b>	<b>\$ 1,091,000</b>	<b>\$ 11,048,831</b>	<b>\$ 6,052,714</b>	<b>\$ 4,996,117</b>

Note 1: The principal payments have already considered the 10% reduction in previous by-laws.

Residential Development Charge Calculation	
Residential Share of 2013 - 2022 DC Eligible Costs	100%
10-Year Growth in Population in New Units	9,864
Unadjusted Development Charge Per Capita	<b>\$613.62</b>
Non-Residential Development Charge Calculation	
Non-Residential Share of 2013 - 2022 DC Eligible Costs	0%
10-Year Growth in Square Metres	103,480
Unadjusted Development Charge Per Square Metre	<b>\$0.00</b>

2013 - 2022 Net Funding Envelope	\$6,052,714
Reserve Fund Balance	
Balance as at December 31, 2012	(\$189,745)

APPENDIX B.5  
TABLE 3

TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
PARKS  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

PARKS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
OPENING CASH BALANCE	\$0.00	(\$244.15)	(\$380.65)	(\$1,739.35)	(\$1,600.12)	(\$2,975.84)	(\$2,391.80)	(\$1,755.64)	(\$1,064.51)	(\$314.23)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks (New Projects): Non Inflated	\$477.7	\$567.0	\$1,705.5	\$441.0	\$1,821.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,012.6
- IRC Debenture Principal Payments <sup>1</sup>	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$54.0	\$405.0	\$891.4
- Cookstown Park Debenture Principal Pa	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$67.6	\$148.7
- Parks (New Projects): Inflated	\$540.8	\$641.4	\$1,837.5	\$531.1	\$2,034.6	\$63.1	\$63.1	\$63.1	\$63.1	\$472.6	\$6,310.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102	9,864
REVENUE											
- DC Receipts: Inflated	\$353.8	\$569.3	\$580.6	\$804.0	\$820.1	\$834.2	\$850.9	\$867.9	\$885.3	\$903.0	\$7,469.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$13.4)	(\$20.9)	(\$95.7)	(\$88.0)	(\$163.7)	(\$131.5)	(\$96.6)	(\$58.5)	(\$17.3)	(\$685.6)
- Interest on In-year Transactions	(\$5.1)	(\$2.0)	(\$34.6)	\$4.8	(\$33.4)	\$13.5	\$13.8	\$14.1	\$14.4	\$7.5	(\$7.0)
- Interest Payments for IRC Debenture <sup>2</sup>	(\$44.6)	(\$42.0)	(\$39.7)	(\$36.7)	(\$34.1)	(\$31.7)	(\$29.1)	(\$26.8)	(\$23.8)	(\$91.1)	(\$399.6)
- Interest Payments for Cookstown Park I	(\$7.4)	(\$7.0)	(\$6.6)	(\$6.1)	(\$5.7)	(\$5.3)	(\$4.8)	(\$4.5)	(\$4.0)	(\$15.2)	(\$66.6)
TOTAL REVENUE	\$296.7	\$504.9	\$478.8	\$670.3	\$658.9	\$647.1	\$699.2	\$754.2	\$813.3	\$786.9	\$6,310.2
CLOSING CASH BALANCE	(\$244.1)	(\$380.6)	(\$1,739.4)	(\$1,600.1)	(\$2,975.8)	(\$2,391.8)	(\$1,755.6)	(\$1,064.5)	(\$314.2)	\$0.1	

Note 1: Debenture principal payments not inflated.  
Note 2: Interest on debenture payments not inflated.

<b>2013 Adjusted Charge Per Capita</b>	<b>\$685.62</b>
--	-----------------

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





**APPENDIX B.6**

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***PUBLIC WORKS***



## APPENDIX B.6

### PUBLIC WORKS

The Public Works department is responsible for the maintenance of all roads, sidewalks and curbs within the Town boundaries. The capital costs associated with Public Works functions are accounted for in this section. Information regarding roads and related infrastructure can be found in Appendix C.

#### TABLE 1 2003-2012 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Public Works includes 28,434 square feet of building space with a replacement value of \$4.14 million. The 8.94 hectares of land associated with the Public Works buildings are valued at \$1.53 million, furniture and equipment amounts to \$873,700, and the paved surfaces at the yard adds an additional \$1.61 million to the value of the capital assets.

The total value of the Public Works capital infrastructure is estimated to be \$8.15 million. The ten-year historic average service level is \$201.59 per capita and employee and this, multiplied by the ten-year forecast net population and employment growth (10,380), results in a ten-year maximum allowable funding envelope of \$2.09 million. No excess capacity has been identified for this service.

Under the *Development Charges Act, 1997*, services related to a highway as defined in subsection 1(1) of the *Municipal Act, 2001*, need not to be reduced by the legislated ten per cent (as with other soft services). The services and capital assets of the Public Works department are considered to be related to a highway, and as such, the maximum allowable of \$2.09 million is not required to be reduced by ten per cent. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$2.09 million

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

The total 2013–2022 development-related capital program for the Public Works department amounts to \$13.20 million.

The first project in the Public Works capital program is for the land acquisition and construction of a new salt management facility. The land component amounts to \$820,000 and the construction of the facility itself is \$4.88 million. A portion of the salt management facility is deemed to be a replacement share, as two sand domes will be decommissioned when the new salt management facility opens. The replacement share works out to be \$2.30 million.

The second project in the Public Works capital program is for the construction of a new operations centre. The total gross cost of this project is \$7.50 million, however not all of this is deemed to be growth-related. An amount of \$2.24 million is deemed to be a replacement share, as the existing office building/shop will close as a result of the construction of the new operations centre.

After netting off the replacement shares from the gross project cost, the total DC eligible costs are reduced to \$8.66 million. No ten per cent reduction shares are identified in this service. There is an amount of \$1.06 million available in the Public Works reserve fund balance and it is applied to the land purchase and a portion of the salt management facility. Finally, the portion of the DC eligible costs that are deemed to be the post period benefit share amounts to \$5.51 million. These shares are growth-related, but cannot be recovered through this by-law process. The costs will be examined for recovery in the next DC by-law update, subject to service level restrictions.

The 2013–2022 DC costs eligible for recovery amounts to \$2.09 million is allocated 86 percent, or \$1.79 million, against new residential development, and 14 per cent, or \$301,300, against non-residential development. This yields an unadjusted development charge of \$181.59 per capita and \$2.91 per square metre.

### **TABLE 3      CASH FLOW ANALYSIS**

After cash flow and reserve fund analysis, the residential calculated charge increases to \$208.64 per capita and the non-residential charge increases to \$3.33 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

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

<b>PUBLIC WORKS SUMMARY</b>						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		<b>Development Charge</b>	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	<b>\$/capita</b>	<b>\$/sq.m</b>
\$201.59	\$13,200,000	\$2,092,504	\$181.59	\$2.91	<b>\$208.64</b>	<b>\$3.33</b>

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS

BUILDINGS Facility Name	# of Square Feet											UNIT COST (\$/sq.ft.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012		
Shop	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264	\$275
Winter Storage Shed	512	512	512	512	512	512	512	512	512	512	512	512	\$80
Sand Dome	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	\$55
Coverall	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	\$33
Salt/Patch Coverall	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	\$33
<b>Total (#)</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	
<b>Total (\$000)</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	<b>\$4,139.3</b>	

LAND Facility Name	# of Hectares											UNIT COST (\$/ha)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012		
Roads Depot Yard	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	\$350,000
Gravel Pit	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	\$150,000
<b>Total (ha)</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	
<b>Total (\$000)</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	<b>\$1,529.0</b>	

PAVED SURFACE Facility Name	# of Square Metres											UNIT COST (\$/sq.m.)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012		
Parking Lots/Asphalt Surfaces	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	\$171
<b>Total (ha)</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	
<b>Total (\$000)</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	<b>\$1,607.0</b>	

Total Value of Furniture & Equipment (\$)											
FURNITURE AND EQUIPMENT Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012
	Total Roads Depot Yard	\$404,364	\$404,364	\$404,364	\$404,364	\$404,364	\$404,364	\$416,495	\$416,495	\$428,990	\$428,990
Fuel Systems	\$253,332	\$253,332	\$253,332	\$253,332	\$253,332	\$253,332	\$260,932	\$260,932	\$268,760	\$268,760	\$268,760
Winter Liquid Storage System	\$0	\$0	\$0	\$0	\$0	\$25,850	\$26,626	\$26,626	\$27,425	\$27,425	\$27,425
Towers - Churchill	\$0	\$0	\$140,000	\$140,000	\$140,000	\$140,000	\$144,200	\$144,200	\$148,526	\$148,526	\$148,526
<b>Total (\$000)</b>	<b>\$657.7</b>	<b>\$657.7</b>	<b>\$797.7</b>	<b>\$797.7</b>	<b>\$797.7</b>	<b>\$823.5</b>	<b>\$848.3</b>	<b>\$848.3</b>	<b>\$873.7</b>	<b>\$873.7</b>	<b>\$873.7</b>

APPENDIX B.6  
TABLE 1 - PAGE 2

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
PUBLIC WORKS

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	29,644	30,146	30,656	31,175	31,547	31,923	32,304	32,689	33,079	33,345
Historic Employment	<u>7,523</u>	<u>7,802</u>	<u>8,091</u>	<u>8,390</u>	<u>8,500</u>	<u>8,612</u>	<u>8,725</u>	<u>8,839</u>	<u>8,955</u>	<u>9,058</u>
Total Historic Population & Employment	37,167	37,948	38,747	39,565	40,047	40,535	41,029	41,528	42,034	42,403

INVENTORY SUMMARY (\$000)

Buildings	\$4,139.3	\$4,139.3	\$4,139.3	\$4,139.3	\$4,139.3	\$4,139.3	\$4,139.3	\$4,139.3	\$4,139.3	\$4,139.3
Land	\$1,529.0	\$1,529.0	\$1,529.0	\$1,529.0	\$1,529.0	\$1,529.0	\$1,529.0	\$1,529.0	\$1,529.0	\$1,529.0
Paved Surface	\$1,607.0	\$1,607.0	\$1,607.0	\$1,607.0	\$1,607.0	\$1,607.0	\$1,607.0	\$1,607.0	\$1,607.0	\$1,607.0
Furniture And Equipment	\$657.7	\$657.7	\$797.7	\$797.7	\$797.7	\$823.5	\$848.3	\$848.3	\$873.7	\$873.7
<b>Total (\$000)</b>	<b>\$7,932.9</b>	<b>\$7,932.9</b>	<b>\$8,072.9</b>	<b>\$8,072.9</b>	<b>\$8,072.9</b>	<b>\$8,098.8</b>	<b>\$8,123.5</b>	<b>\$8,123.5</b>	<b>\$8,148.9</b>	<b>\$8,148.9</b>

Average  
Service  
Level

SERVICE LEVEL (\$/pop & emp)

Buildings	\$111.37	\$109.08	\$106.83	\$104.62	\$103.36	\$102.12	\$100.89	\$99.67	\$98.47	\$97.62
Land	\$41.14	\$40.29	\$39.46	\$38.65	\$38.18	\$37.72	\$37.27	\$36.82	\$36.38	\$36.06
Paved Surface	\$43.24	\$42.35	\$41.47	\$40.62	\$40.13	\$39.64	\$39.17	\$38.70	\$38.23	\$37.90
Furniture And Equipment	\$17.70	\$17.33	\$20.59	\$20.16	\$19.92	\$20.32	\$20.67	\$20.43	\$20.79	\$20.60
<b>Total (\$/pop &amp; emp)</b>	<b>\$213.44</b>	<b>\$209.05</b>	<b>\$208.35</b>	<b>\$204.04</b>	<b>\$201.59</b>	<b>\$199.80</b>	<b>\$197.99</b>	<b>\$195.61</b>	<b>\$193.87</b>	<b>\$192.18</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PUBLIC WORKS

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2003 - 2012	\$201.59
Net Population & Employment Growth 2013 - 2022	10,380
Maximum Allowable Funding Envelope	\$2,092,504
Less: Uncommitted Excess Capacity	\$0
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$2,092,504</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2012	\$8,148,937
Inventory Using Average Service Level	\$8,548,021
Excess Capacity	\$0

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PUBLIC WORKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs	
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2013-2022
<b>6.0 PUBLIC WORKS</b>									
<b>6.1 Buildings and Land</b>									
6.1.1 Salt Management Facility - Land Acquisition	2013	\$ 820,000	\$ -	\$ 820,000	\$ -	\$ -	\$ 820,000	\$ 820,000	\$ -
6.1.2 Salt Management Facility - Construction	2014	\$ 4,880,000	\$ -	\$ 4,880,000	\$ 2,302,400	\$ -	\$ 2,577,600	\$ 238,837	\$ 2,092,504
6.1.3 Operations Centre	2015	\$ 7,500,000	\$ -	\$ 7,500,000	\$ 2,237,400	\$ -	\$ 5,262,600	\$ -	\$ 5,262,600
Subtotal Buildings and Land		\$ 13,200,000	\$ -	\$ 13,200,000	\$ 4,539,800	\$ -	\$ 8,660,200	\$ 1,058,837	\$ 2,092,504
<b>TOTAL PUBLIC WORKS</b>		<b>\$ 13,200,000</b>	<b>\$ -</b>	<b>\$ 13,200,000</b>	<b>\$ 4,539,800</b>	<b>\$ -</b>	<b>\$ 8,660,200</b>	<b>\$ 1,058,837</b>	<b>\$ 2,092,504</b>
									<b>\$ 5,508,859</b>

<b>Residential Development Charge Calculation</b>	
Residential Share of 2013 - 2022 DC Eligible Costs	86%
10-Year Growth in Population in New Units	9,864
Unadjusted Development Charge Per Capita	<b>\$181.59</b>
<b>Non-Residential Development Charge Calculation</b>	
Non-Residential Share of 2013 - 2022 DC Eligible Costs	14%
10-Year Growth in Square Metres	103,480
Unadjusted Development Charge Per Square Metre	<b>\$2.91</b>

2013 - 2022 Net Funding Envelope	\$2,092,504
Reserve Fund Balance	
Balance as at December 31, 2012	\$1,058,837



APPENDIX B.6  
TABLE 3 - PAGE 1

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

PUBLIC WORKS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
OPENING CASH BALANCE	\$0.00	\$109.58	(\$1,585.93)	(\$1,493.36)	(\$1,326.51)	(\$1,145.50)	(\$950.16)	(\$738.99)	(\$510.91)	(\$264.90)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$0.0	\$1,791.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,791.2
- Public Works: Inflated	\$0.0	\$1,827.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,827.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102	9,864
REVENUE											
- DC Receipts: Inflated	\$107.7	\$173.2	\$176.7	\$244.7	\$249.6	\$253.9	\$258.9	\$264.1	\$269.4	\$274.8	\$2,273.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$3.8	(\$87.2)	(\$82.1)	(\$73.0)	(\$63.0)	(\$52.3)	(\$40.6)	(\$28.1)	(\$14.6)	(\$437.1)
- Interest on In-year Transactions	\$1.9	(\$45.5)	\$3.1	\$4.3	\$4.4	\$4.4	\$4.5	\$4.6	\$4.7	\$4.8	(\$8.7)
TOTAL REVENUE	\$109.6	\$131.6	\$92.6	\$166.8	\$181.0	\$195.3	\$211.2	\$228.1	\$246.0	\$265.0	\$1,827.2
CLOSING CASH BALANCE	\$109.6	(\$1,585.9)	(\$1,493.4)	(\$1,326.5)	(\$1,145.5)	(\$950.2)	(\$739.0)	(\$510.9)	(\$264.9)	\$0.1	

**2013 Adjusted Charge Per Capita**      **\$208.64**

<b>Allocation of Capital Program</b>	
Residential Sector	85.6%
Non-Residential Sector	14.4%
<b>Rates for 2013</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6  
TABLE 3 - PAGE 2

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

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
<b>PUBLIC WORKS</b>											
OPENING CASH BALANCE	\$0.00	\$25.84	(\$257.24)	(\$239.03)	(\$213.51)	(\$185.58)	(\$154.67)	(\$120.96)	(\$83.96)	(\$43.70)	
2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$0.0	\$301.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$301.3
- Public Works: Inflated	\$0.0	\$307.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$307.3
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	7,620	9,100	9,180	10,740	10,820	10,980	11,060	11,220	11,300	11,460	103,480
<b>REVENUE</b>											
- DC Receipts: Inflated	\$25.4	\$30.9	\$31.8	\$38.0	\$39.0	\$40.4	\$41.5	\$42.9	\$44.1	\$45.6	\$379.6
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	\$0.9	(\$14.1)	(\$13.1)	(\$11.7)	(\$10.2)	(\$8.5)	(\$6.7)	(\$4.6)	(\$2.4)	(\$70.5)
- Interest on In-year Transactions	\$0.4	(\$7.6)	\$0.6	\$0.7	\$0.7	\$0.7	\$0.7	\$0.8	\$0.8	\$0.8	(\$1.5)
<b>TOTAL REVENUE</b>	\$25.8	\$24.2	\$18.2	\$25.5	\$27.9	\$30.9	\$33.7	\$37.0	\$40.3	\$44.0	\$307.6
<b>CLOSING CASH BALANCE</b>	\$25.8	(\$257.2)	(\$239.0)	(\$213.5)	(\$185.6)	(\$154.7)	(\$121.0)	(\$84.0)	(\$43.7)	\$0.3	

2013 Adjusted Charge Per Square Metre **\$3.33**

**Allocation of Capital Program**  
Residential Sector 85.6%  
Non-Residential Sector 14.4%

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

**APPENDIX B.7**

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***MUNICIPAL FLEET***



**APPENDIX B.7**  
**MUNICIPAL FLEET**

This section deals with the Town-wide municipal fleet and equipment for all DC-eligible services, with the exception of the Fire and Police Departments which maintain their own rolling stock. Included in this category are vehicles for By-law, Building, Parks, Water, Wastewater, and Roads Services.

**TABLE 1      2003-2012 HISTORIC SERVICE LEVELS**

The ten-year historic inventory of capital assets for Municipal Fleet includes 204 vehicles and small equipment items with a total replacement value of \$9.66 million. The ten-year historic average service level is \$194.57 per capita and employment and this, multiplied by the ten-year forecast net population and employment growth (10,380), results in a ten-year maximum allowable of \$2.02 million.

There is calculated excess capacity in the amount of \$1.41 million, of which \$244,350 is considered to be a prior commitment, and as such, committed excess capacity. The remaining calculated amount, \$1.17 million, is deemed to be uncommitted excess capacity and has been removed from the maximum allowable calculation. Finally, the required ten per cent reduction as per the *DCA* of \$85,439 is also deducted. The resulting discounted maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$768,949.

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

The total 2013–2022 development-related capital program for the Municipal Fleet amounts to \$4.66 million.

The first section of projects is recovery for prior commitments, in other words, these are shares of prior projects that were deemed to be post period benefit in prior DC Studies, and now the Town intends to recover those costs through this by-law process. In total, there are 6 vehicles, in the amount of \$244,350, that had post period benefit shares in the 2009 DC Study which the Town is now recovering for.

The second grouping of fleet projects is net additions to the Town-wide fleet. In total, it is anticipated that the Town will add 40 new vehicles to the Town-wide fleet over the ten-year planning period. These 40 vehicles amount to \$3.88 million.

And finally, the Municipal Fleet reserve fund balance is in a negative position of -\$535,400, and this will be recovered through future DCs.

No replacement shares have been identified for this service and the required 10 percent reduction of \$388,170 is netted of the capital cost.

A large portion of the Municipal Fleet capital program, \$3.50 million, is deemed as a post-period benefit, and will not be recovered under these development charges but are eligible for consideration in future development charge studies, subject to service level restrictions.

The 2013–2022 DC costs eligible for recovery amount to \$768,900 is allocated 86 percent, or \$658,200, against new residential development, and 14 per cent, or \$110,700, against non-residential development. This yields an unadjusted development charge of \$66.73 per capita and \$1.07 per square metre.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow and reserve fund analysis, the residential calculated charge increases to \$79.24 per capita and the non-residential charge increases to \$1.27 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

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

<b>MUNICIPAL FLEET SUMMARY</b>						
10-year Hist.	2013 - 2022		Unadjusted		Adjusted	
Service Level per pop & emp	Development-Related Capital Program		Development Charge		Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$194.57	\$4,661,421	\$768,949	\$66.73	\$1.07	<b>\$79.24</b>	<b>\$1.27</b>

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TABLE 1 - PAGE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

BY-LAW Vehical Details	# of Vehicles											UNIT COST (\$/unit)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Unit 07-56 2007 Ford Ranger	-	-	-	-	1	1	1	1	-	-	-	\$35,960
Unit 11-136 2011 Ford Escape (Hybrid)	-	-	-	-	-	-	-	-	1	1	1	\$35,960
<b>Total (#)</b>	-	-	-	-	1	1	1	1	1	1	1	
<b>Total (\$000)</b>	\$0.0	\$0.0	\$0.0	\$0.0	\$36.0	\$36.0	\$36.0	\$36.0	\$36.0	\$36.0	\$36.0	\$36.0

BUILDING SERVICES Vehical Details	# of Vehicles											UNIT COST (\$/unit)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Unit 12-98 2012 Ford Escape	-	-	-	-	-	-	-	-	-	-	-	\$35,960
Unit 11-135 2012 Ford Escape	-	-	-	-	-	-	-	-	1	1	1	\$35,960
Unit 09-60 2009 Ford Ranger	-	-	-	-	-	-	1	1	1	1	1	\$32,000
Unit 08-50 2008 Ford Ranger	-	-	-	-	-	1	1	1	1	1	1	\$32,000
Unit 07 59 2007 Ford Ranger	-	-	-	-	1	1	1	1	1	1	1	\$32,000
Unit 99-60 1999 Ford Ranger	1	1	1	1	1	1	-	-	-	-	-	\$32,000
Unit 99-61 1999 Ford Ranger	1	1	1	1	1	1	-	-	-	-	-	\$32,000
Unit 99-98 1999 Dodge 1500 4x4	1	1	1	1	1	1	1	1	-	-	-	\$40,000
Unit 96-50 1996 Ford F150	1	1	1	1	1	1	-	-	-	-	-	\$40,000
<b>Total (#)</b>	4	4	4	4	5	6	4	4	4	4	5	
<b>Total (\$000)</b>	\$144.0	\$144.0	\$144.0	\$144.0	\$176.0	\$208.0	\$136.0	\$136.0	\$132.0	\$132.0	\$167.9	

PARKS Vehical Details	# of Vehicles											UNIT COST (\$/unit)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Unit 04-01 2004 Kubota RTV 900	-	1	1	1	1	1	1	1	1	1	1	\$38,500
Unit 92-15 1992 GMC Service Truck	1	1	1	1	1	1	-	-	-	-	-	\$71,200
Unit 97-24 1997 GMC Van	1	1	1	1	1	1	1	1	-	-	-	\$33,400
Unit 96-25 1996 Ford F150	1	1	1	1	1	1	1	1	-	-	-	\$40,000
Unit 00-29 2000 GMC Van	1	1	1	1	1	1	1	1	1	1	1	\$33,400
Unit 04--38 2004 Ford F250	-	-	1	1	1	1	1	1	1	1	1	\$38,400
Unit 97-40 1997 Ford Pick Up	1	1	1	1	1	1	1	1	-	-	-	\$34,900
Unit 97-41 1997 GMC 1500	1	1	1	1	1	1	-	-	-	-	-	\$40,000
Unit 86-42 1986 GMC 1 Ton Dual	1	1	1	1	1	1	1	1	-	-	-	\$71,200
Unit 07_43 2007 Dodge Quad Cab 2500 4x4	-	-	-	1	1	1	1	1	1	1	1	\$37,600
Unit 89-44 1989 Ford 1 Ton Dual	1	1	1	1	1	1	-	-	-	-	-	\$71,200
Unit 04-45 2004 Ford 1 Ton	-	1	1	1	1	1	1	1	1	1	1	\$71,200

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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

PARKS Vehical Details	# of Vehicles											UNIT COST (\$/unit)		
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Unit 07-46 2007 Dodge 1500	-	-	-	-	-	1	1	1	1	1	1	1	1	\$40,000
Unit 03-47 2003 Kubota Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	\$48,200
Unit 07-49 2007 Toro Grounds Master	-	-	-	-	-	1	1	1	1	1	1	1	1	\$78,700
Unit 96-52 1996 Ford Van	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,400
Unit 72-66 1972 Zamboni Ice Resurfacers	1	1	-	-	-	-	-	-	-	-	-	-	-	\$87,100
Unit 06--68 2006 Elopquijp Trailer	-	-	-	-	-	1	1	1	1	1	1	1	1	\$14,900
Unit 94-69 1994 Lowboy Single Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Unit 97--73 1996 Lowboy Tandem Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Unit 99--74 1999 Hiboy Tandem Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000
Unit 05--82 2006 Macvac Litter Machine	-	-	1	1	1	1	1	1	1	1	1	1	1	\$51,900
Unit 06--83 2005 Ford F150 4x4	-	-	-	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 06--84 2006 Kubota Zero Turn	-	-	-	1	1	1	1	1	1	1	1	1	1	\$24,100
Unit 06--85 2006 Kubota cutter	1	1	1	1	1	1	1	1	1	1	1	1	1	\$23,600
Unit 06--86 2006 JD cutter	-	-	-	1	1	1	1	1	1	1	1	1	1	\$33,800
Unit 07--90 2007 Massie Zero Turn	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,100
Unit 07--91 2007 Massie Zero Turn	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,100
Unit 07--93 2007 Ford Water Truck	-	-	-	-	1	1	1	1	1	1	1	1	1	\$73,900
Unit 04-99 1999 Kubota landscape Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,800
Unit 99-103 1999 Land Pride Wide Area Cutter	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,100
Post Hole Auger	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,200
2007 Ball-Park 6 Infield Groomer	-	-	-	-	1	1	1	1	1	1	1	1	1	\$5,000
2006 Toro Push Mowers	3	3	3	5	5	5	12	12	12	12	12	12	12	\$850
2006 Stihl Trimmers	7	7	7	7	7	7	12	12	12	12	12	12	12	\$425
2006 Stihl Chainsaws	3	3	3	3	3	3	4	4	4	4	4	4	4	\$900
2006 Stihl Pole Saw	-	-	-	1	1	1	1	1	1	1	1	1	1	\$900
2006 Stihl Back Pack Blower	1	1	1	2	2	2	3	4	4	4	4	4	4	\$650
2006 Stihl Hand Held Blower	1	1	1	2	2	2	2	2	2	2	2	2	2	\$275
2007 walk behind snow blower	-	-	-	-	1	1	2	2	2	2	2	2	2	\$3,900
2008 snow blower	-	-	-	-	-	-	1	1	1	1	1	1	1	\$3,900
Unit 99--65 1999 Olympia Ice Resurfacers	1	1	1	1	1	1	-	-	-	-	-	-	-	\$87,100
Unit 08--67 2008 Lift Automatic Lift	-	-	-	-	-	1	1	1	1	1	1	1	1	\$17,500
Unit 07-95 2008 ice resurfacers	-	-	-	-	1	1	1	1	1	1	1	1	1	\$87,100
Unit 07 --65 2007 ice resurfacers	-	-	-	-	1	1	1	1	1	1	1	1	1	\$87,100
Unit 2008 Honda Push Mower	-	-	-	-	-	1	1	1	1	1	1	1	1	\$850
Unit 2008 Stihl Trimmers	-	-	-	-	-	1	1	1	1	1	1	1	1	\$450
Unit 2007 Honda Snow Blower	-	-	-	-	-	1	1	1	1	1	1	1	1	\$3,900



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TOWN OF INNISFIL  
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MUNICIPAL FLEET

PARKS Vehical Details	# of Vehicles											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Unit 07-96 Ice resurfacer	-	-	-	-	1	1	1	1	1	1	1	1	\$87,100
Unit 03-64 2003 Olympia Ice Resurfacer	1	1	1	1	1	1	1	1	1	-	-	-	\$87,100
Unit 2008 Honda Snow Blower	-	-	-	-	-	1	1	1	1	1	1	1	\$3,900
Unit 08--97 2008 parks ez go cart	-	-	-	-	-	1	-	-	-	-	-	-	\$25,000
Unit 09-15 2009Ford F250 (3/4 ton)	-	-	-	-	-	-	-	1	1	1	1	1	\$45,400
Unit 09-24 2009 Ford F250 (3/4ton) 8' box	-	-	-	-	-	-	-	1	1	1	1	1	\$46,200
Unit 09-40 Ford F150 (1/2 ton)	-	-	-	-	-	-	-	1	1	1	1	1	\$34,800
Unit 06-43 Dodge Ram 2500 (3/4 ton)	-	-	-	-	1	1	1	1	1	1	1	1	\$37,600
Unit 09-108 Ford 450 (1 ton dump)	-	-	-	-	-	-	-	1	1	1	1	1	\$62,400
Unit 11-138 Ice resurfacer	-	-	-	-	-	-	-	-	-	1	1	1	\$87,100
Unit 10-124 Ford Ford250	-	-	-	-	-	-	-	-	1	1	1	1	\$52,500
Unit 12-29 Dodge 150	-	-	-	-	-	-	-	-	-	-	-	1	\$33,500
Unit 12-150 Ford F450 Garbage truck	-	-	-	-	-	-	-	-	-	-	-	1	\$124,400
Unit 12-151 Dodge1500	-	-	-	-	-	-	-	-	-	-	-	1	\$32,700
Unit 12 152 Homestead - enclosed trailer	-	-	-	-	-	-	-	-	-	-	-	1	\$14,900
Unit 12-152 Homestead - enclosed trailer	-	-	-	-	-	-	-	-	-	-	-	1	\$14,900
Unit 11- 119 toro grounds master	-	-	-	-	-	-	-	-	-	-	1	1	\$25,000
Unit 11-118 toro grounds master	-	-	-	-	-	-	-	-	-	-	1	1	\$25,000
Unit 11-125 toroworkman UTV	-	-	-	-	-	-	-	-	-	-	1	1	\$38,500
Unit 09-105 Toro Z590	-	-	-	-	-	-	-	-	1	1	1	1	\$16,100
Unit 09-106 Toro workman UTV	-	-	-	-	-	-	-	-	1	1	1	1	\$32,100
Unit 09-107 Trailer - double axle	-	-	-	-	-	-	-	-	1	1	1	1	\$4,600
Unit 09 - 110 Tor grounds master	-	-	-	-	-	-	-	-	1	1	1	1	\$47,700
Unit 09-111 Toro Z590	-	-	-	-	-	-	-	-	1	1	1	1	\$16,100
Unit 09 - 112 compact tractor	-	-	-	-	-	-	-	-	1	1	1	1	\$33,800
Unit 09-113 trailer	-	-	-	-	-	-	-	-	1	1	1	1	\$6,100
Unit 09-116 Toro grounds master	-	-	-	-	-	-	-	-	1	1	1	1	\$23,600
Unit 09-117 Toro grounds master	-	-	-	-	-	-	-	-	1	1	1	1	\$33,800
Unit 10-123 Toro 4700-D conyour mower	-	-	-	-	-	-	-	-	1	1	1	1	\$75,900
Unit 10-120 Top dresser	-	-	-	-	-	-	-	-	1	1	1	1	\$29,200
Unit 10-121 John Deere 4520 Tractor	-	-	-	-	-	-	-	-	1	1	1	1	\$39,700
Unit 10-122 Aerator	-	-	-	-	-	-	-	-	1	1	1	1	\$27,300
Unit 11 - 139Turf Vaccum	-	-	-	-	-	-	-	-	-	-	1	1	\$31,100
Unit 12-140 Wide Area Mower	-	-	-	-	-	-	-	-	-	-	-	1	\$78,700
Unit 12-141 Front Mount Mower	-	-	-	-	-	-	-	-	-	-	-	1	\$24,100

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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

PARKS	# of Vehicles											UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Vehical Details													
Total (#)	35	37	38	47	59	64	87	91	95	101			
Total (\$000)	\$884.1	\$993.8	\$997.0	\$1,136.0	\$1,689.5	\$1,712.4	\$1,790.5	\$1,911.4	\$2,031.0	\$2,288.0			

WATER	# of Vehicles											UNIT COST (\$/unit)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Vehical Details												
Unit 09-27 2009 Ford Van	1	1	1	1	1	1	1	1	1	1	1	\$43,000
Unit 02-70 2003 Ford F150 4x4	1	1	1	1	1	1	1	-	-	-	-	\$40,000
Unit 04-71 2004 Chevrolet Van	-	1	1	1	1	1	1	1	1	1	-	\$43,000
Unit 06-72 2006 Ford Van	1	1	1	1	1	1	1	1	1	1	1	\$43,000
Unit 07-75 2007 Dodge 1500	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 08-76 2008 Chevrolet Van	1	1	1	1	1	1	1	1	1	1	1	\$43,000
Unit 09-77 2009 Ford F150	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 10-70 2010 Chevrolet Van	-	-	-	-	-	-	1	1	1	1	1	\$32,000
Unit 12-71 2012 Chevrolet Van	-	-	-	-	-	-	-	-	-	-	1	\$32,200
Unit 04-54 2004 GMC Sierra	-	-	-	-	-	-	-	-	-	-	1	\$40,000
Unit 10-126 Cargo Trailer	-	-	-	-	-	-	-	1	1	1	1	\$6,000
Portable Trench Box	-	-	-	-	-	-	-	1	1	1	1	\$11,000
Portable Pressure Washer	2	2	2	2	2	2	1	1	1	1	1	\$3,800
Snow Blower Walk Behind	2	2	2	2	2	2	1	1	1	1	1	\$2,300
Electric Valve Operator	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Pipe Thawing Machine	1	1	1	1	1	1	1	1	1	1	1	\$4,000
2" Electric Pump	1	1	1	1	1	1	1	1	1	1	1	\$1,200
<b>Total (#)</b>	<b>13</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>13</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>15</b>	
<b>Total (\$000)</b>	<b>\$273.9</b>	<b>\$316.9</b>	<b>\$316.9</b>	<b>\$316.9</b>	<b>\$316.9</b>	<b>\$316.9</b>	<b>\$342.8</b>	<b>\$319.8</b>	<b>\$319.8</b>	<b>\$319.8</b>	<b>\$349.0</b>	

WASTE WATER	# of Vehicles											UNIT COST (\$/unit)
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Vehical Details												
Unit 99-26 1999 Ford Ranger	1	1	1	1	1	1	1	-	-	-	-	\$32,000
Unit 01--51 2001 Chevrolet S-10	1	1	1	1	1	1	1	1	1	1	1	\$32,000
Unit 00-53 2000 Dodge Van	1	1	1	1	1	1	1	1	1	1	1	\$43,000
Unit 04--54 2004 GMC Sierra	-	1	1	1	1	1	1	1	1	1	-	\$40,000
Unit 04--55 2004 Ford F250 4x4	-	1	1	1	1	1	1	1	1	1	1	\$55,000
Unit 08--57 2009 Ford Econoline Van	-	-	-	-	-	1	1	1	1	1	1	\$43,000
Unit 06--87 2006 JD Trailer Generator	-	-	-	1	1	1	1	1	1	1	1	\$44,300

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MUNICIPAL FLEET

WASTE WATER Vehical Details	# of Vehicles													UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	2012			
Unit 12-78 2012 Dodge Ram 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$40,000
Unit 11-55 2012 Dodge RPC 2500	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$35,000
Generator Gas	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$3,700
Riding Lawnmower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,500
Mig Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Portable Arc Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500
2" Trash Pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,700
3" Trash pump	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,400
Portable Pressure Washer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$3,800
Snow Blower Walk Behind	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,300
<b>Total (#)</b>	<b>13</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>17</b>	<b>18</b>	<b>17</b>	<b>17</b>	<b>18</b>	<b>17</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	
<b>Total (\$000)</b>	<b>\$139.7</b>	<b>\$234.7</b>	<b>\$238.4</b>	<b>\$282.7</b>	<b>\$282.7</b>	<b>\$325.7</b>	<b>\$282.7</b>	<b>\$293.7</b>	<b>\$293.7</b>	<b>\$293.7</b>	<b>\$328.7</b>	<b>\$328.7</b>	<b>\$328.7</b>	<b>\$328.7</b>	

ROADS Vehical Details	# of Vehicles													UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	2012			
Unit 85-02 1985 Champion Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$330,000
Unit 09-02 2009 Volvo Grader	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$360,000
Unit 00-03 2000 Champion Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$360,000
Unit 95-04 1995 Ford Tandem Axle Dump	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$235,000
Unit 09-04 2009 International Single Axle Dump	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$230,000
Unit 99-05 1999 International Single Axle Dump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$230,000
Unit 10-130 2010 International Tandem Axle	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$270,000
Unit 03-06 2003 GMC 4 x 4 Pick Up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Unit 87-08 1987 International Water Tank Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$220,000
Unit 08-08 2008 Sterling Water Tank Truck	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$285,000
Unit 99-09 1999 Ford 4 x 4 Pick Up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 09-09 2010 Ford 4 x 4 Pick Up	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$38,000
Unit 02-10 2002 Trackless Side Walk Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000
Unit 12-10 2012 Trackless	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$135,000
Unit 73-11 1973 JCTS Float	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000
Unit 08-11 2008 WeberLane Float	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$19,800
Unit 99-12 1999 International Tandem Axle Dump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$235,000
Unit 10-128 2010 International Tandem Axle	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$270,000
Unit 66-13 1966 Thompson Steamer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,500



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MUNICIPAL FLEET

ROADS Vehical Details	# of Vehicles										UNIT COST (\$/unit)	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Unit 09-131 2009 Trackless	-	-	-	-	-	-	-	1	1	1	1	\$135,000
Unit 10-132 2010 Dodge Service Truck	-	-	-	-	-	-	-	-	1	1	1	\$55,000
9 Yard Hopper	1	1	1	1	1	1	1	1	1	1	1	\$46,200
Chainsaws Gas	9	9	9	9	9	9	9	9	9	9	9	\$850
Concrete Saw Gas	3	3	3	3	3	3	3	3	3	3	3	\$2,200
Arc Welder Fixed	1	1	1	1	1	1	1	1	1	1	1	\$2,750
Oxy/Acet Torch Portable	2	2	2	2	2	2	2	2	2	2	2	\$700
Concrete Grinder Gas	1	1	1	1	1	1	1	1	1	1	1	\$4,400
Generator Gas	1	1	1	1	1	1	1	1	1	1	1	\$4,070
Plate Tamper	1	1	1	1	1	1	1	1	1	1	1	\$3,300
V-Plow Pick-up	-	-	1	1	1	1	1	1	1	1	1	\$7,000
Sander Pick-up	1	1	1	1	1	1	1	1	1	1	1	\$3,200
<b>Total (#)</b>	<b>49</b>	<b>51</b>	<b>53</b>	<b>55</b>	<b>58</b>	<b>60</b>	<b>62</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	
<b>Total (\$000)</b>	<b>\$4,347.8</b>	<b>\$4,440.3</b>	<b>\$4,513.3</b>	<b>\$5,078.3</b>	<b>\$5,355.8</b>	<b>\$5,879.1</b>	<b>\$6,148.4</b>	<b>\$6,546.4</b>	<b>\$6,532.4</b>	<b>\$6,490.4</b>		

APPENDIX B.7  
TABLE 1 - PAGE 8

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
MUNICIPAL FLEET

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Historic Population	29,644	30,146	30,656	31,175	31,547	31,923	32,304	32,689	33,079	33,345
Historic Employment	7,523	7,802	8,091	8,390	8,500	8,612	8,725	8,839	8,955	9,058
Total Historic Population & Employment	37,167	37,948	38,747	39,565	40,047	40,535	41,029	41,528	42,034	42,403

INVENTORY SUMMARY (\$000)

By-Law	\$0.0	\$0.0	\$0.0	\$0.0	\$36.0	\$36.0	\$36.0	\$36.0	\$36.0	\$36.0
Building Services	\$144.0	\$144.0	\$144.0	\$144.0	\$176.0	\$208.0	\$136.0	\$136.0	\$132.0	\$167.9
Parks	\$884.1	\$993.8	\$997.0	\$1,136.0	\$1,699.5	\$1,712.4	\$1,790.5	\$1,911.4	\$2,031.0	\$2,288.0
Water	\$273.9	\$316.9	\$316.9	\$316.9	\$316.9	\$316.9	\$342.8	\$319.8	\$319.8	\$349.0
Waste Water	\$139.7	\$234.7	\$238.4	\$282.7	\$282.7	\$325.7	\$293.7	\$293.7	\$328.7	\$328.7
Roads	\$4,347.8	\$4,440.3	\$4,513.3	\$5,078.3	\$5,355.8	\$5,879.1	\$6,148.4	\$6,546.4	\$6,532.4	\$6,490.4
<b>Total (\$000)</b>	<b>\$5,789.4</b>	<b>\$6,129.6</b>	<b>\$6,209.5</b>	<b>\$6,957.9</b>	<b>\$7,866.8</b>	<b>\$8,478.0</b>	<b>\$8,747.3</b>	<b>\$9,243.2</b>	<b>\$9,379.7</b>	<b>\$9,660.0</b>

Average  
Service  
Level

SERVICE LEVEL (\$/pop & emp)

By-Law	\$0.00	\$0.00	\$0.00	\$0.00	\$0.90	\$0.89	\$0.88	\$0.87	\$0.86	\$0.85
Building Services	\$3.87	\$3.79	\$3.72	\$3.64	\$4.39	\$5.13	\$3.31	\$3.27	\$3.14	\$3.96
Parks	\$23.79	\$26.19	\$25.73	\$28.71	\$42.44	\$42.24	\$43.64	\$46.03	\$48.32	\$53.96
Water	\$7.37	\$8.35	\$8.18	\$8.01	\$7.91	\$7.82	\$8.36	\$7.70	\$7.61	\$8.23
Waste Water	\$3.76	\$6.18	\$6.15	\$7.15	\$7.06	\$8.04	\$7.16	\$7.07	\$7.82	\$7.75
Roads	\$116.98	\$117.01	\$116.48	\$128.35	\$133.74	\$145.04	\$149.85	\$157.64	\$155.41	\$153.06
<b>Total (\$/pop &amp; emp)</b>	<b>\$155.77</b>	<b>\$161.53</b>	<b>\$160.26</b>	<b>\$175.96</b>	<b>\$196.44</b>	<b>\$209.15</b>	<b>\$213.20</b>	<b>\$222.58</b>	<b>\$223.15</b>	<b>\$227.81</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
MUNICIPAL FLEET

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2003 - 2012	\$194.57
Net Population & Employment Growth 2013 - 2031	10,380
Maximum Allowable Funding Envelope	\$2,019,637
Less: Uncommitted Excess Capacity	\$1,165,248
Less: 10% Legislated Reduction	\$85,439
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$768,949</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2012	\$9,659,950
Inventory Using Average Service Level	\$8,250,352
Excess Capacity	\$1,409,598
Uncommitted Excess Capacity:	\$1,165,248
Committed Excess Capacity:	\$244,350

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
MUNICIPAL FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	10% Reduction	Total DC Eligible Costs	DC Eligible Costs		Post 2022
								Available DC Reserves	2013- 2022	
<b>7.0 MUNICIPAL FLEET</b>										
<b>7.1 Committed Excess Capacity - Fleet</b>										
7.1.1 Message Board	2013	\$ 27,000	\$ -	\$ 27,000	\$ -	\$ -	\$ 27,000	\$ -	\$ 27,000	\$ -
7.1.2 Airway Aerator	2013	\$ 13,500	\$ -	\$ 13,500	\$ -	\$ -	\$ 13,500	\$ -	\$ 13,500	\$ -
7.1.3 Garbage Collection Truck	2013	\$ 112,500	\$ -	\$ 112,500	\$ -	\$ -	\$ 112,500	\$ -	\$ 112,500	\$ -
7.1.4 Hot Box Asphalt Unit	2013	\$ 34,650	\$ -	\$ 34,650	\$ -	\$ -	\$ 34,650	\$ -	\$ 34,650	\$ -
7.1.5 Silt Seeder/Over Seeder	2013	\$ 16,200	\$ -	\$ 16,200	\$ -	\$ -	\$ 16,200	\$ -	\$ 16,200	\$ -
7.1.6 Sports Turf Vacuum & De-Thatcher	2013	\$ 40,500	\$ -	\$ 40,500	\$ -	\$ -	\$ 40,500	\$ -	\$ 29,708	\$ 10,792
Subtotal Committed Excess Capacity - Fleet		\$ 244,350	\$ -	\$ 244,350	\$ -	\$ -	\$ 244,350	\$ -	\$ 233,558	\$ 10,792
<b>7.2 Town-wide Fleet</b>										
7.2.1 3/4 Ton pick-up P&R	2014	\$ 54,300	\$ -	\$ 54,300	\$ -	\$ 5,430	\$ 48,870	\$ -	\$ -	\$ 48,870
7.2.2 BiDirectional Tractor/Loader Mounted Snow Blower	2014	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ -	\$ -	\$ 31,500
7.2.4 Snow Blade - snow plowing	2014	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ -	\$ 22,500
7.2.5 Boom Mower	2014	\$ 85,000	\$ -	\$ 85,000	\$ -	\$ 8,500	\$ 76,500	\$ -	\$ -	\$ 76,500
7.2.6 1/2 ton pick-up with cargo cap - Building Inspections	2014	\$ 41,500	\$ -	\$ 41,500	\$ -	\$ 4,150	\$ 37,350	\$ -	\$ -	\$ 37,350
7.2.7 1/2 ton pick-up with cargo cap - Building Inspections	2014	\$ 41,500	\$ -	\$ 41,500	\$ -	\$ 4,150	\$ 37,350	\$ -	\$ -	\$ 37,350
7.2.7 1/2 ton, 4X4, 2 door - Engineering	2014	\$ 36,400	\$ -	\$ 36,400	\$ -	\$ 3,640	\$ 32,760	\$ -	\$ -	\$ 32,760
7.2.8 Forestry Truck	2015	\$ 241,920	\$ -	\$ 241,920	\$ -	\$ 24,192	\$ 217,728	\$ -	\$ -	\$ 217,728
7.2.9 Gradall	2015	\$ 360,000	\$ -	\$ 360,000	\$ -	\$ 36,000	\$ 324,000	\$ -	\$ -	\$ 324,000
7.2.10 1/2 ton Pick-Up Truck - Wastewater Operations	2016	\$ 45,400	\$ -	\$ 45,400	\$ -	\$ 4,540	\$ 40,860	\$ -	\$ -	\$ 40,860
7.2.11 Street Sweeper	2015	\$ 306,000	\$ -	\$ 306,000	\$ -	\$ 30,600	\$ 275,400	\$ -	\$ -	\$ 275,400
7.2.12 UTV Workman P&R	2015	\$ 38,500	\$ -	\$ 38,500	\$ -	\$ 3,850	\$ 34,650	\$ -	\$ -	\$ 34,650
7.2.13 2 - Zero Turn Mowers P&R	2014	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ -	\$ 54,000
7.2.14 3/4 Ton	2016	\$ 56,500	\$ -	\$ 56,500	\$ -	\$ 5,650	\$ 50,850	\$ -	\$ -	\$ 50,850
7.2.16 Enclosed Trailer P&R	2014	\$ 14,900	\$ -	\$ 14,900	\$ -	\$ 1,490	\$ 13,410	\$ -	\$ -	\$ 13,410
7.2.17 Forestry Chipper	2016	\$ 53,200	\$ -	\$ 53,200	\$ -	\$ 5,320	\$ 47,880	\$ -	\$ -	\$ 47,880
7.2.18 Hot Box	2016	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ -	\$ -	\$ 31,500
7.2.19 Sidewalk Machine	2016	\$ 162,000	\$ -	\$ 162,000	\$ -	\$ 16,200	\$ 145,800	\$ -	\$ -	\$ 145,800
7.2.20 Sidewalk Vacuum	2016	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ 12,000	\$ 108,000	\$ -	\$ -	\$ 108,000

APPENDIX B.7  
TABLE 1

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
MUNICIPAL FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs	
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022
<b>7.0 MUNICIPAL FLEET</b>									
<b>7.2 Town-wide Fleet</b>									
7.2.21 Tandem	2016	\$ 283,000	\$ -	\$ 283,000	\$ -	\$ 28,300	\$ 254,700	\$ -	\$ 254,700
7.2.22 1 ton dump truck P&R	2017	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500
7.2.23 3/4 Ton	2017	\$ 58,200	\$ -	\$ 58,200	\$ -	\$ 5,820	\$ 52,380	\$ -	\$ 52,380
7.2.24 Paint Marking Machine	2017	\$ 15,560	\$ -	\$ 15,560	\$ -	\$ 1,556	\$ 14,004	\$ -	\$ 14,004
7.2.25 Skid Steer	2017	\$ 53,000	\$ -	\$ 53,000	\$ -	\$ 5,300	\$ 47,700	\$ -	\$ 47,700
7.2.26 3 Ton	2016	\$ 230,000	\$ -	\$ 230,000	\$ -	\$ 23,000	\$ 207,000	\$ -	\$ 207,000
7.2.27 Sport Utility Vehicle - Municipal Law Enforcement	2018	\$ 38,000	\$ -	\$ 38,000	\$ -	\$ 3,800	\$ 34,200	\$ -	\$ 34,200
7.2.28 Wide area mower P&R	2018	\$ 80,000	\$ -	\$ 80,000	\$ -	\$ 8,000	\$ 72,000	\$ -	\$ 72,000
7.2.29 Road Widener	2018	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ 2,400	\$ 21,600	\$ -	\$ 21,600
7.2.30 2 Ton Dump - water operations	2019	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500
7.2.31 3/4 ton quad cab pick-up P&R	2019	\$ 45,400	\$ -	\$ 45,400	\$ -	\$ 4,540	\$ 40,860	\$ -	\$ 40,860
7.2.32 Loader/Plow Harness	2019	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ -	\$ 202,500
7.2.33 Trailer - P&R	2019	\$ 14,900	\$ -	\$ 14,900	\$ -	\$ 1,490	\$ 13,410	\$ -	\$ 13,410
7.2.34 Vactor Truck - water operations	2019	\$ 425,000	\$ -	\$ 425,000	\$ -	\$ 42,500	\$ 382,500	\$ -	\$ 382,500
7.2.35 Skid Steer Loader P&R	2020	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000
7.2.36 Sidewalk Machine	2021	\$ 162,000	\$ -	\$ 162,000	\$ -	\$ 16,200	\$ 145,800	\$ -	\$ 145,800
7.2.37 2 - Zero Turn Mowers P&R	2022	\$ 48,200	\$ -	\$ 48,200	\$ -	\$ 4,820	\$ 43,380	\$ -	\$ 43,380
7.2.38 3/4 ton quad cab pick-up P&R	2022	\$ 45,400	\$ -	\$ 45,400	\$ -	\$ 4,540	\$ 40,860	\$ -	\$ 40,860
7.2.39 Enclosed Trailer P&R	2022	\$ 14,900	\$ -	\$ 14,900	\$ -	\$ 1,490	\$ 13,410	\$ -	\$ 13,410
7.2.40 Mini Ex	2022	\$ 107,000	\$ -	\$ 107,000	\$ -	\$ 10,700	\$ 96,300	\$ -	\$ 96,300
Subtotal Committed Excess Capacity - Fleet		\$ 3,881,680	\$ -	\$ 3,881,680	\$ -	\$ 388,168	\$ 3,493,512	\$ -	\$ 3,493,512
<b>7.3 Recovery of Negative Reserve Fund Balance</b>									
7.3.1 Balance as at December 31, 2012	2013	\$ 535,391	\$ -	\$ 535,391	\$ -	\$ -	\$ 535,391	\$ -	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 535,391	\$ -	\$ 535,391	\$ -	\$ -	\$ 535,391	\$ -	\$ -
<b>TOTAL MUNICIPAL FLEET</b>		<b>\$ 4,661,421</b>	<b>\$ -</b>	<b>\$ 4,661,421</b>	<b>\$ -</b>	<b>\$ 388,168</b>	<b>\$ 4,273,253</b>	<b>\$ 768,949</b>	<b>\$ 3,504,304</b>

<b>Residential Development Charge Calculation</b>	
Residential Share of 2013 - 2022 DC Eligible Costs	\$658,242
10-Year Growth in Population in New Units	9,664
Unadjusted Development Charge Per Capita	<b>\$66.73</b>
<b>Non-Residential Development Charge Calculation</b>	
Non-Residential Share of 2013 - 2022 DC Eligible Costs	\$110,708
10-Year Growth in Square Metres	103,480
Unadjusted Development Charge Per Square Metre	<b>\$1.07</b>

2013 - 2022 Net Funding Envelope	\$768,949
Reserve Fund Balance	
Balance as at December 31, 2012	(\$535,391)





APPENDIX B.7  
TABLE 3 - PAGE 1

TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
MUNICIPAL FLEET  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

MUNICIPAL FLEET	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
OPENING CASH BALANCE	\$0.00	(\$634.32)	(\$602.25)	(\$567.10)	(\$503.77)	(\$435.02)	(\$360.86)	(\$280.68)	(\$194.07)	(\$100.65)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- Municipal Fleet: Non Inflated	\$658.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$658.2
- Municipal Fleet: Inflated	\$658.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$658.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102	9,864
REVENUE											
- DC Receipts: Inflated	\$40.9	\$65.8	\$67.1	\$92.9	\$94.8	\$96.4	\$98.3	\$100.3	\$102.3	\$104.4	\$863.2
INTEREST											
- Interest on Opening Balance	\$0.0	(\$34.9)	(\$33.1)	(\$31.2)	(\$27.7)	(\$23.9)	(\$19.8)	(\$15.4)	(\$10.7)	(\$5.5)	(\$202.3)
- Interest on In-year Transactions	(\$17.0)	\$1.2	\$1.2	\$1.6	\$1.7	\$1.7	\$1.7	\$1.8	\$1.8	\$1.8	(\$2.6)
TOTAL REVENUE	\$23.9	\$32.1	\$35.2	\$63.3	\$68.8	\$74.2	\$80.2	\$86.6	\$93.4	\$100.7	\$658.3
CLOSING CASH BALANCE	(\$634.3)	(\$602.3)	(\$567.1)	(\$503.8)	(\$435.0)	(\$360.9)	(\$280.7)	(\$194.1)	(\$100.6)	\$0.0	

2013 Adjusted Charge Per Capita **\$79.24**

<b>Allocation of Capital Program</b>	
Residential Sector	85.6%
Non-Residential Sector	14.4%
<b>Rates for 2013</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
MUNICIPAL FLEET  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
<b>MUNICIPAL FLEET</b>											
OPENING CASH BALANCE	\$0.00	(\$103.79)	(\$97.49)	(\$90.54)	(\$80.76)	(\$70.04)	(\$58.23)	(\$45.35)	(\$31.16)	(\$15.78)	
2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Municipal Fleet: Non Inflated	\$110.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$110.7
- Municipal Fleet: Inflated	\$110.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$110.7
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	7,620	9,100	9,180	10,740	10,820	10,980	11,060	11,220	11,300	11,460	103,480
<b>REVENUE</b>											
- DC Receipts: Inflated	\$9.7	\$11.8	\$12.1	\$14.5	\$14.9	\$15.4	\$15.8	\$16.4	\$16.8	\$17.4	\$144.8
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$5.7)	(\$5.4)	(\$5.0)	(\$4.4)	(\$3.9)	(\$3.2)	(\$2.5)	(\$1.7)	(\$0.9)	(\$32.6)
- Interest on In-year Transactions	(\$2.8)	\$0.2	\$0.2	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	(\$0.4)
<b>TOTAL REVENUE</b>	\$6.9	\$6.3	\$6.9	\$9.8	\$10.7	\$11.8	\$12.9	\$14.2	\$15.4	\$16.8	\$111.8
<b>CLOSING CASH BALANCE</b>	(\$103.8)	(\$97.5)	(\$90.5)	(\$80.8)	(\$70.0)	(\$58.2)	(\$45.4)	(\$31.2)	(\$15.8)	\$1.1	

**2013 Adjusted Charge Per Square Metre \$1.27**

<b>Allocation of Capital Program</b>	
Residential Sector	85.6%
Non-Residential Sector	14.4%
<b>Rates for 2013</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.8**

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***GENERAL GOVERNMENT***



**APPENDIX B.6**  
**GENERAL GOVERNMENT**

The *DCA* allows the cost of development-related studies to be included in the calculation of the development charges as long as they are permitted under the legislation. Consistent with s.5(1)7 of the *DCA*, the eligible development-related capital costs for the provision of studies and permitted general government expenditures are reduced by 10 per cent when calculating the development charges.

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

As shown on Table 1, the 2013–2022 development-related gross cost for General Government is \$3.57 million. Development-related studies for each service have been included in this capital program. Fire service intends to undertake a master plan every five years and as such, a provision for two \$80,000 studies has been included. Library services will be undertaking two strategic plans and two master plans for a total of \$260,000. As required under the *DCA*, development charges studies must be undertaken every five years, thus two studies are included in the capital program, in addition to a long-term financial plan for a total of \$250,000.

Planning Studies related to development have also been included for recovery. Such studies include secondary plans, urban design studies, development permit study, land use plans, and OP updates. The planning studies amount to \$1.90 million.

The parks and recreation department also intends to undertake two master plans within this ten-year planning horizon in the amount of \$190,000. Other studies such as the development guidelines, architectural urban guidelines and updates to the Town engineering standards have been included for a total cost of \$275,000.

And finally, the current position of the General Government reserve fund balance is in a deficit of -\$532,300. This amount is also included in the capital program for recovery through future DCs.

Recognizing that not all studies under this service are entirely a result of new growth in the Town, “benefit to existing” shares have been netted off the total net costs. The benefit to existing shares amount to \$1.17 million and this amount will not be recovered through development charges. The legislated ten per cent reduction, \$186,650 is discounted from the capital costs.

The remaining amount of \$2.21 million is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation and is allocated 86 per cent, or \$1.89 million to the residential sector and 14 per cent, or \$318,500 to the non-residential sector based on shares of ten-year growth in population in new units and employment. The resulting unadjusted per capita residential charge is \$191.98 per capita before cash flow adjustments. The non-residential unadjusted charge is \$3.08 per square metre.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow analysis, the residential charge increases to \$210.73 per capita and the non-residential charge increases to \$3.36 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

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

<b>GENERAL GOVERNMENT SUMMARY</b>					
2013 - 2022		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$3,570,334	\$2,212,184	\$191.98	\$3.08	<b>\$210.73</b>	<b>\$3.36</b>

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs	
					Replacement & BTE Shares	10% Reduction			2013-2022	Post 2022
<b>8.0 GENERAL GOVERNMENT</b>										
<b>8.1 Fire Services Studies</b>										
8.1.1 Fire Master Plan	2017	\$ 80,000	\$ -	\$ 80,000	\$ 40,000	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
8.1.2 Fire Master Plan	2022	\$ 80,000	\$ -	\$ 80,000	\$ 40,000	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
Subtotal Fire Services Studies		\$ 160,000	\$ -	\$ 160,000	\$ 80,000	\$ 8,000	\$ 72,000	\$ -	\$ 72,000	\$ -
<b>8.2 Library Services Studies</b>										
8.2.1 Strategic Plan	2016	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
8.2.2 Master Plan	2017	\$ 70,000	\$ -	\$ 70,000	\$ 35,000	\$ 3,500	\$ 31,500	\$ -	\$ 31,500	\$ -
8.2.3 Strategic Plan	2021	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
8.2.4 Master Plan	2022	\$ 80,000	\$ -	\$ 80,000	\$ 40,000	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
Subtotal Library Services Studies		\$ 260,000	\$ -	\$ 260,000	\$ 130,000	\$ 13,000	\$ 117,000	\$ -	\$ 117,000	\$ -
<b>8.3 Finance Studies</b>										
8.3.1 Long-Term Financial Plan	2014	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
8.3.2 Development Charges Study	2017	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
8.3.3 Development Charges Study	2022	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
Subtotal Finance Studies		\$ 250,000	\$ -	\$ 250,000	\$ 25,000	\$ 22,500	\$ 202,500	\$ -	\$ 202,500	\$ -
<b>8.4 Planning Studies</b>										
8.4.1 Innisfil Heights Secondary Plan Study OPA #1	2013	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -
8.4.2 OP Amendment for Secondary Plans in Alcona North & South	2013	\$ 423,000	\$ -	\$ 423,000	\$ 211,500	\$ 21,150	\$ 190,350	\$ -	\$ 190,350	\$ -
8.4.3 Recovery of Parking Plan for Alcona Central Commercial Area	2013	\$ 40,000	\$ -	\$ 40,000	\$ 10,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
8.4.4 Small Settlements Study	2013	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
8.4.5 Agriculture Land Use Study	2014	\$ 25,000	\$ -	\$ 25,000	\$ 12,500	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -
8.4.6 Innisfil Heights Urban Design Study	2014	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
8.4.7 Stroud Urban Design Study	2014	\$ 75,000	\$ -	\$ 75,000	\$ 37,500	\$ 3,750	\$ 33,750	\$ -	\$ 33,750	\$ -
8.4.8 Development Permit Study Innisfil Beach Road	2015	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -
8.4.9 Innisfil Heights Development Permit Study	2015	\$ 180,000	\$ -	\$ 180,000	\$ 90,000	\$ 9,000	\$ 81,000	\$ -	\$ 81,000	\$ -
8.4.10 Institutional Land Use Plan	2015	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -

APPENDIX B.8  
TABLE 1  
TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2013-2022	Post 2022
<b>8.0 GENERAL GOVERNMENT</b>										
<b>8.4 Planning Studies</b>										
8.4.11 Sandy Cove Secondary Plan	2015	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
8.4.12 Sandy Cove Design Study	2016	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -
8.4.13 Zoning By-law Update	2017	\$ 125,000	\$ -	\$ 125,000	\$ 62,500	\$ 6,250	\$ 56,250	\$ -	\$ 56,250	\$ -
8.4.14 OP Update	2018	\$ 250,000	\$ -	\$ 250,000	\$ 125,000	\$ 12,500	\$ 112,500	\$ -	\$ 112,500	\$ -
8.4.15 GIS Master Plan Update	2019	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
Subtotal Planning Studies		\$ 1,903,000	\$ -	\$ 1,903,000	\$ 704,000	\$ 119,900	\$ 1,079,100	\$ -	\$ 1,079,100	\$ -
<b>8.5 Parks and Recreation Studies</b>										
8.5.1 Parks Master Plan	2015	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
8.5.2 Parks Master Plan	2020	\$ 130,000	\$ -	\$ 130,000	\$ 65,000	\$ 6,500	\$ 58,500	\$ -	\$ 58,500	\$ -
Subtotal Parks and Recreation Studies		\$ 190,000	\$ -	\$ 190,000	\$ 95,000	\$ 9,500	\$ 85,500	\$ -	\$ 85,500	\$ -
<b>8.6 Other Studies</b>										
8.6.1 Development Guidelines	2014	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
8.6.2 Architectural Urban Guidelines	2014	\$ 25,000	\$ -	\$ 25,000	\$ 12,500	\$ 1,250	\$ 11,250	\$ -	\$ 11,250	\$ -
8.6.3 Update Town Engineering Standards	Various	\$ 150,000	\$ -	\$ 150,000	\$ 75,000	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -
Subtotal Other Studies		\$ 275,000	\$ -	\$ 275,000	\$ 137,500	\$ 13,750	\$ 123,750	\$ -	\$ 123,750	\$ -
<b>8.7 Recovery of Negative Reserve Fund Balance</b>										
8.7.1 Balance as at December 31, 2012	2013	\$ 532,334	\$ -	\$ 532,334	\$ -	\$ -	\$ 532,334	\$ -	\$ 532,334	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 532,334	\$ -	\$ 532,334	\$ -	\$ -	\$ 532,334	\$ -	\$ 532,334	\$ -
<b>TOTAL GENERAL GOVERNMENT</b>		<b>\$ 3,570,334</b>	<b>\$ -</b>	<b>\$ 3,570,334</b>	<b>\$ 1,171,500</b>	<b>\$ 186,650</b>	<b>\$ 2,212,184</b>	<b>\$ -</b>	<b>\$ 2,212,184</b>	<b>\$ -</b>

<b>Residential Development Charge Calculation</b>	
Residential Share of 2013 - 2022 DC Eligible Costs	86%
10-Year Growth in Population in New Units	9,864
Unadjusted Development Charge Per Capita	<b>\$191.98</b>
<b>Non-Residential Development Charge Calculation</b>	
Non-Residential Share of 2013 - 2022 DC Eligible Costs	14%
10-Year Growth in Square Metres	103,480
Unadjusted Development Charge Per Square Metre	<b>\$3.08</b>

Reserve Fund Balance  
Balance as at December 31, 2012  
(\$532,334)





APPENDIX B.8  
TABLE 2 - PAGE 1

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

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
<b>GENERAL GOVERNMENT</b>											
OPENING CASH BALANCE	\$0.00	(\$711.97)	(\$708.99)	(\$916.66)	(\$805.08)	(\$800.74)	(\$698.57)	(\$504.02)	(\$325.56)	(\$101.05)	
2013 - 2022 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$801.6	\$131.0	\$329.4	\$82.8	\$188.8	\$102.1	\$28.9	\$55.9	\$28.9	\$144.5	\$1,893.7
- General Government: Inflated	\$801.6	\$133.6	\$342.7	\$87.9	\$204.3	\$112.7	\$32.5	\$64.2	\$33.9	\$172.6	\$1,986.0
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102	9,864
<b>REVENUE</b>											
- DC Receipts: Inflated	\$108.7	\$175.0	\$178.5	\$247.1	\$252.1	\$256.4	\$261.5	\$266.8	\$272.1	\$277.5	\$2,295.7
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$39.2)	(\$39.0)	(\$50.4)	(\$44.3)	(\$44.0)	(\$38.4)	(\$27.7)	(\$17.9)	(\$5.6)	(\$306.5)
- Interest on In-year Transactions	(\$19.1)	\$0.7	(\$4.5)	\$2.8	\$0.8	\$2.5	\$4.0	\$3.5	\$4.2	\$1.8	(\$3.2)
<b>TOTAL REVENUE</b>	\$89.6	\$136.6	\$135.0	\$199.5	\$208.7	\$214.9	\$227.1	\$242.6	\$258.4	\$273.8	\$1,986.1
<b>CLOSING CASH BALANCE</b>	(\$712.0)	(\$709.0)	(\$916.7)	(\$805.1)	(\$800.7)	(\$698.6)	(\$504.0)	(\$325.6)	(\$101.0)	\$0.1	

**2013 Adjusted Charge Per Capita**      **\$210.73**

<b>Allocation of Capital Program</b>	
Residential Sector	85.6%
Non-Residential Sector	14.4%
<b>Rates for 2013</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



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

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
<b>GENERAL GOVERNMENT</b>											
OPENING CASH BALANCE	\$0.00	(\$112.22)	(\$109.51)	(\$141.77)	(\$125.64)	(\$127.42)	(\$112.31)	(\$81.52)	(\$52.92)	(\$16.35)	
2013 - 2022 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$134.8	\$22.0	\$55.4	\$13.9	\$31.7	\$17.2	\$4.9	\$9.4	\$4.9	\$24.3	\$318.5
- General Government: Inflated	\$134.8	\$22.5	\$57.6	\$14.8	\$34.4	\$19.0	\$5.5	\$10.8	\$5.7	\$29.0	\$334.0
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	7,620	9,100	9,180	10,740	10,820	10,980	11,060	11,220	11,300	11,460	103,480
<b>REVENUE</b>											
- DC Receipts: Inflated	\$25.6	\$31.2	\$32.1	\$38.3	\$39.4	\$40.7	\$41.8	\$43.3	\$44.5	\$46.0	\$382.9
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$6.2)	(\$6.0)	(\$7.8)	(\$6.9)	(\$7.0)	(\$6.2)	(\$4.5)	(\$2.9)	(\$0.9)	(\$48.4)
- Interest on In-year Transactions	(\$3.0)	\$0.2	(\$0.7)	\$0.4	\$0.1	\$0.4	\$0.6	\$0.6	\$0.7	\$0.3	(\$0.5)
<b>TOTAL REVENUE</b>	\$22.6	\$25.2	\$25.4	\$30.9	\$32.6	\$34.1	\$36.3	\$39.4	\$42.3	\$45.4	\$334.0
<b>CLOSING CASH BALANCE</b>	(\$112.2)	(\$109.5)	(\$141.8)	(\$125.6)	(\$127.4)	(\$112.3)	(\$81.5)	(\$52.9)	(\$16.3)	\$0.0	

2013 Adjusted Charge Per Square Metre **\$3.36**

**Allocation of Capital Program**  
Residential Sector 85.6%  
Non-Residential Sector 14.4%

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

## **APPENDIX C**

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### ***ENGINEERING INFRASTRUCTURE ROADS AND RELATED TECHNICAL APPENDIX***



**APPENDIX C**

**ENGINEERED SERVICES TECHNICAL APPENDIX**

**ROADS AND RELATED**

The Town of Innisfil's Roads Services presently has jurisdiction over certain major divisions such as; rehabilitation and maintenance of all Town roads, shoulders of roads, ditches, sidewalks, bridges, traffic control measures, street cleaning, ice and snow removal, roadside weed control, street lighting, railway crossings, and municipal drains.

This appendix provides a brief outline of the infrastructure included in the roads and related development charges. These include the roads themselves as well as streetlights, intersection improvements, bridges, interchange structures, multi-use trails, and other related structures. The development-related projects outlined in this appendix are required to service the demands of new development up to "build-out" of the Town's designated lands to approximately 58,300 persons. This includes capital works designated for the Sleeping Lion settlement in Alcona South, and also the Friday Harbour resort area.

The capital project list is based upon the recently completed Transportation Master Plan (TMP) undertaken by HDR Inc. The TMP sets out what capital projects are required to service the future population and employment growth. The TMP also provides a rationale for the benefit to existing development shares, and includes time frames in which each project is expected to be undertaken.

The following tables set out the 2013 to build-out growth-related capital forecast and the calculation of the development charge for roads. The cost, quantum and description of the projects included in the forecast are based upon TMP.

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

Table 1	Roads and Related Capital Program
Table 2	Multiuse Trails Capital Program
Table 3	Signal Projects Capital Program
Table 4	Studies Capital Program

Table 5	Calculation of Unadjusted Development Charges
Table 6	Residential Cash Flow Analysis
Table 7	Non-Residential Cash Flow Analysis

The total gross cost of the roads and related capital program is \$225.06 million and provides for the undertaking of various road reconstructions, urbanizations, new road lengths, a bridge expansion, and an interchange structure at Highway 400. The entire \$225.06 million capital program is not to be fully recovered from future development charges; approximately \$83.65 million of the program has been identified as a non-growth or benefit to existing share. As such, the DC eligible portion is reduced to \$141.40 million.

Table 2 identifies the multiuse trail projects which includes on soft surface trail, and seven hard surface trails. They are included in various locations across the Town. The total gross cost of the multiuse program is \$9.74 million and half of these costs are deemed to be the benefit to existing share. As such, only \$4.87 million is brought forward to the DC calculations.

Table 3 shows four signalized intersection projects, at a cost of \$306,000 each. Ten per cent has been removed as the benefit to existing share and as such, \$1.10 million is brought forward to the DC calculations.

Finally, future transportation-related studies have been included for recovery in the roads and related capital program. These studies amount to \$500,000 and this amount has been brought forward to the DC calculation.

Also included for recovery in the roads and related capital program are post-period benefit shares that have been paid for from alternative revenue sources (ARS). These were shares that were identified as growth related, but the DC funds were not available at the time to fund the project. As such, the Town borrowed from ARS to help fund the post-period benefit portion of the project, and now the Town wishes to collect for these prior commitments from future DCs. A total of \$275,950 has been included for recovery of past payments for the Sorenson Bridge.

Also included for recovery are projects that were committed in the 2013 Capital Budget. This includes \$4.89 million for the Innisfil Beach Road project, and also \$31,600 for the 25<sup>th</sup> Side Road Bridge.

And finally, the roads and related DC reserve fund balance is currently in a negative position of -\$8.60 million and the Town is included the negative position for recovery through future DCs.

Table 5 summarizes the roads and related capital program. The total gross cost of the program amounts to \$250.32 million. The benefit to existing shares amount to \$88.64 million and this is removed from the DC calculations.

The result is a growth-related and development charge recoverable share of the capital program of \$161.67 million. The growth-related cost has been allocated 89% (\$143.89 million) to new residential development and 11% (\$17.78 million) to new non-residential development. The allocation of costs is based on shares of population and employment growth over the planning period. This yields an unadjusted development charge of \$4,454.63 per capita and \$72.49 per metre squared.

The long term cash-flow analysis (Tables 6 and 7) takes into consideration expenditure timing and revenue projections. The effect of the analysis is an increase in the residential development charge rates to \$4,523.11 per capita. The non-residential cash-flow results in an increase in the charge and the adjusted rate is \$71.98 per square metre.

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

<b>ROADS AND RELATED SUMMARY</b>					
2013 - 2031		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$250,316,743	\$161,672,934	\$4,454.63	\$72.49	<b>\$4,523.11</b>	<b>\$71.98</b>

APPENDIX C  
TABLE 1

TOWN OF INNISFIL  
2013 DEVELOPMENT CHARGES REVIEW  
ROADS AND RELATED GROWTH-RELATED CAPITAL PROGRAM

Road Projects	Improvement Section		Improvement Type	Timing <sup>1</sup>	Length (km)	Total Gross Cost	LESS:		Net DC Recoverable
	From	To					Benefit to Existing	Recoverable	
1	Big Bay Point Road	25th Sideroad	Reconstruction	m	5.00	\$ 9,372,784	80%	\$ 7,498,227	\$ 1,874,557
2	Big Bay Point Road	25th Sideroad	Reconstruction	s	3.40	\$ 5,536,475	80%	\$ 4,429,180	\$ 1,107,295
3	Mapleview Drive	20th Sideroad	Reconstruction	l	3.30	\$ 4,628,632	80%	\$ 3,702,906	\$ 925,726
4	Lockhart Road	100m west of Main St (Sandy Cove)	Reconstruction	l	3.00	\$ 4,577,753	80%	\$ 3,662,202	\$ 915,551
5	Lockhart Road	25th Sideroad	Urbanization	m	1.10	\$ 5,313,443	10%	\$ 531,344	\$ 4,782,099
6	25th Sideroad	Innisfil Beach Road	Urbanization	m	1.00	\$ 3,862,314	10%	\$ 386,231	\$ 3,476,083
7	Leslie Drive West Extension	20 Sideroad	New Construction	m	1.10	\$ 4,407,621	0%	\$ -	\$ 4,407,621
8	20th Sideroad	Leslie Drive	Reconstruction	l	6.30	\$ 9,811,138	80%	\$ 7,848,910	\$ 1,962,228
9	20th Sideroad (bypass)	South of Innisfil Beach Rd	New Construction	m	2.00	\$ 6,694,792	0%	\$ -	\$ 6,694,792
10	7th Line	20th Sideroad	Urbanization	l	3.00	\$ 13,735,575	10%	\$ 1,373,557	\$ 12,362,017
11	St. John's Road	Innisfil Beach Road	Urbanization	m	2.30	\$ 10,375,746	10%	\$ 1,037,575	\$ 9,338,171
12	Belle Aire Beach Road	Sideroad 20	Urbanization	l	1.20	\$ 4,709,509	10%	\$ 470,951	\$ 4,238,558
13	Belle Aire Beach Road	East of GO Transit Station (Proposed)	Urbanization	l	1.70	\$ 6,519,345	10%	\$ 651,934	\$ 5,867,410
14	Killarney Beach Road / 4th Line	John Street	Urbanization	m	0.80	\$ 3,768,569	10%	\$ 376,857	\$ 3,391,712
15	Killarney Beach Road	Yonge Street	Reconstruction	l	3.40	\$ 4,806,392	80%	\$ 3,845,114	\$ 961,278
16	Killarney Beach Road	20th Sideroad	Urbanization	m	3.40	\$ 4,117,294	10%	\$ 411,729	\$ 3,705,565
17	Ewart Street	Killarney Beach Road	Urbanization	m	0.40	\$ 1,492,431	10%	\$ 149,243	\$ 1,343,188
18	Ewart Street / Maple Rd / St. Johns Rd	300 metres north of Killarney Beach Road	Urbanization	l	4.60	\$ 14,423,927	10%	\$ 1,442,393	\$ 12,981,535
19	25th Sideroad	Big Bay Point Rd	Reconstruction	l	1.70	\$ 3,110,415	80%	\$ 2,488,332	\$ 622,083
20	25th Sideroad	Mapleview Drive East	Reconstruction	l	1.20	\$ 2,228,876	80%	\$ 1,783,101	\$ 445,775
21	25th Sideroad	Henderson Drive	Urbanization	l	0.70	\$ 4,225,574	10%	\$ 422,557	\$ 3,803,017
22	25th Sideroad	Lockhart Road	Urbanization	l	2.40	\$ 10,492,722	80%	\$ 8,394,178	\$ 2,098,544
23	25th Sideroad	Rose Lane	Urbanization	l	1.60	\$ 10,866,886	10%	\$ 1,086,689	\$ 9,780,198
24	9th Line	20 Sideroad	Urbanization	l	3.00	\$ 12,460,122	10%	\$ 1,246,012	\$ 11,214,110
25	6th Line	20 Sideroad	Urbanization	m	3.30	\$ 12,136,722	10%	\$ 1,213,672	\$ 10,923,050
26	6th Line	County Road 27	Reconstruction	l	12.20	\$ 19,378,256	80%	\$ 15,502,604	\$ 3,875,651
27	7th Line	Yonge Street	Reconstruction	l	3.06	\$ 4,553,595	80%	\$ 3,642,876	\$ 910,719
28	9th Line	Yonge Street	Reconstruction	l	3.06	\$ 4,793,595	80%	\$ 3,834,876	\$ 958,719
29	13th Line	Big Bay Point Road / 25th Sideroad	Reconstruction	s	0.80	\$ 1,464,498	10%	\$ 146,450	\$ 1,318,048
30	25th Sideroad (West Side)	Rose Lane	Paved Shoulders	s	1.60	\$ 324,317	100%	\$ 324,317	\$ -
31	25th Sideroad (West Side)	Leslie Drive	Paved Shoulders	s	1.00	\$ 181,236	100%	\$ 181,236	\$ -
32	St. John's Road	Innisfil Beach Road	Paved Shoulders	s	4.60	\$ 710,637	100%	\$ 710,637	\$ -
33	25th Sideroad	Big Bay Point Road	Paved Shoulders	s		\$ 1,321,116	100%	\$ 1,321,116	\$ -



APPENDIX C  
TABLE 1

TOWN OF INNISFIL  
2013 DEVELOPMENT CHARGES REVIEW  
ROADS AND RELATED GROWTH-RELATED CAPITAL PROGRAM

Road Projects	Improvement Section		Improvement Type	Timing <sup>1</sup>	Length (km)	Total Gross Cost	LESS:		Net DC Recoverable
	From	To					Benefit to Existing	Benefit to Existing	
34	20th Sideroad	9th Line	Paved Shoulders	s		\$ 1,602,509	100%	\$ 1,602,509	\$ -
35	St. Johns Rd / Maple Rd	Nantyr Drive	Paved Shoulders	s		\$ 677,251	100%	\$ 677,251	\$ -
36	Ewart Street	Maple Road	Paved Shoulders	s		\$ 529,400	100%	\$ 529,400	\$ -
37	9th Line (South Side)	25th Sideroad	Paved Shoulders	s		\$ 205,083	100%	\$ 205,083	\$ -
38	Willard Ave	Leslie Drive	Paved Shoulders	s		\$ 205,083	100%	\$ 205,083	\$ -
39	Adullam Ave	Lebanon Drive	Urbanization	s		\$ 3,164,323	10%	\$ 316,432	\$ 2,847,890
40	6th Line	Bridge Expansion over Railway	Urbanization	m		\$ 3,271,632	0%	\$ -	\$ 3,271,632
41	6th Line	Interchange Structure at Highway 400	Reconstruction	l		\$ 9,000,000	0%	\$ -	\$ 9,000,000
<b>Total</b>						<b>\$ 225,057,591</b>		<b>\$ 83,652,769</b>	<b>\$ 141,404,822</b>

(1) Timing for the roads projects:

- S = 2013 to 2018
- M = 2019 to 2024
- L = 2025 to 2031

APPENDIX C  
TABLE 2

TOWN OF INNISFIL  
2013 DEVELOPMENT CHARGES REVIEW  
MULTIUSE GROWTH-RELATED CAPITAL PROGRAM

Multiuse Projects	Improvement Section				Total Gross Cost	LESS:		Net DC Recoverable	
	From	To	Timing	Length (km)		Benefit to Existing			
<b>Soft Surface Trails</b>									
1	Greenfield (west of Innisfil Heights)	TransCanada Trail	Barrie Border	2013 - 2031	1.46	\$ 245,280	50%	\$ 122,640	\$ 122,640
<b>Hard Surface Trails</b>									
2	25 Sideroad BBP - Sandy Cove	Sandy Cove Border	Water boundary	2013 - 2031	6.05	\$ 1,815,000	50%	\$ 907,500	\$ 907,500
3	25 Sideroad Sandy Cove - Alcona	Alcona Border	Sandy Cove Border	2013 - 2031	1.36	\$ 408,000	50%	\$ 204,000	\$ 204,000
4	St. Johns Rd	Lefroy Border	Alcona Border	2013 - 2031	1.80	\$ 540,000	50%	\$ 270,000	\$ 270,000
5	Mapleview Drive	25 Sideroad	Barrie Border	2013 - 2031	3.08	\$ 924,000	50%	\$ 462,000	\$ 462,000
6	Killarney Beach Rd	Churchill Border	Lefroy Border	2013 - 2031	2.76	\$ 828,000	50%	\$ 414,000	\$ 414,000
7	20 Sideroad	Shore Acres Drive / Gifford Border	Innisfil Beach Rd	2013 - 2031	9.64	\$ 2,892,000	50%	\$ 1,446,000	\$ 1,446,000
8	20 Sideroad	Innisfil Beach Road	Big Bay Point/13th	2013 - 2031	6.95	\$ 2,085,000	50%	\$ 1,042,500	\$ 1,042,500
<b>Total</b>						<b>\$ 9,737,280</b>	<b>\$</b>	<b>\$ 4,868,640</b>	<b>\$ 4,868,640</b>

APPENDIX C  
TABLE 3

TOWN OF INNISFIL  
2013 DEVELOPMENT CHARGES REVIEW  
SIGNAL GROWTH-RELATED CAPITAL PROGRAM

Signal Projects	Timing	Total Gross Cost	LESS:		Net DC Recoverable
			Benefit to Existing		
1 20th Sideroad and Lockhart Road	2013 - 2031	\$ 306,000	10%	\$ 30,600	\$ 275,400
2 20th Sideroad and 9th Line	2013 - 2031	\$ 306,000	10%	\$ 30,600	\$ 275,400
3 25th Sideroad and Big Bay Point Road	2013 - 2031	\$ 306,000	10%	\$ 30,600	\$ 275,400
4 25th Sideroad and 9th Line	2013 - 2031	\$ 306,000	10%	\$ 30,600	\$ 275,400
<b>Total</b>		<b>\$ 1,224,000</b>		<b>\$ 122,400</b>	<b>\$ 1,101,600</b>

APPENDIX C  
TALBE 4

TOWN OF INNISFIL  
2013 DEVELOPMENT CHARGES REVIEW  
STUDIES GROWTH-RELATED CAPITAL PROGRAM

Studies	Timing	Gross	Benefit to Existing	Net DC Recoverable
1 Transportation Planning Studies (TMP)	2017, 2022, 2027, 2031	\$ 200,000	0% \$ -	\$ 200,000
2 Transit studies	2014, 2018, 2023, 2028	\$ 200,000	0% \$ -	\$ 200,000
3 Other growth management studies	2015, 2019, 2024, 2029	\$ 100,000	0% \$ -	\$ 100,000
<b>Total</b>		<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>

**TOWN OF INNISFIL  
2013 DEVELOPMENT CHARGES STUDY  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES:  
TOWN-WIDE ROADS AND RELATED**

Ultimate Growth in Population in New Units	32,301	89%
Ultimate Employment Growth	4,042	11%
Population plus Employment Growth	36,343	
Ultimate Growth in Square Meters	245,320	

	Growth-Related Capital Forecast							Total Growth-Related Net Capital Costs (\$000)	
	Total Gross Cost (\$000)	Grants/Subsidies (\$000)	Local Share (\$000)	Benefit To Existing Share (\$000)	Post-Period Benefit (\$000)	Residential Share %	Non-Residential Share %	Residential Share \$000	Non-Residential Share \$000
<b>ROADS AND RELATED</b>									
Road Infrastructure	\$225,057.59	\$0.00	\$0.00	\$83,652.77	\$0.00	89%	\$125,850.29	\$15,554.53	
Multiuse Pathways	\$9,737.28	\$0.00	\$0.00	\$4,868.64	\$0.00	89%	\$4,333.09	\$535.55	
Signalization	\$1,224.00	\$0.00	\$0.00	\$122.40	\$0.00	89%	\$980.42	\$121.18	
Studies	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	89%	\$445.00	\$55.00	
Recovery of Past Commitments <sup>1</sup>	\$275.95	\$0.00	\$0.00	\$0.00	\$0.00	89%	\$245.60	\$30.35	
2013 Committed Roads Projects <sup>2</sup>	\$4,922.80	\$0.00	\$0.00	\$0.00	\$0.00	89%	\$4,381.29	\$541.51	
Committed Excess Capacity/(Available Reserve Fund) <sup>3</sup>	\$8,599.12	\$0.00	\$0.00	\$0.00	\$0.00	89%	\$7,653.22	\$945.90	
<b>Subtotal Roads and Related</b>	<b>\$250,316.74</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$88,643.81</b>	<b>\$0.00</b>		<b>\$143,888.91</b>	<b>\$17,784.02</b>	
<b>Unadjusted Development Charge Per Capita (\$)</b>									
<b>Unadjusted Development Charge Per Sq. M. (\$)</b>								<b>\$72.49</b>	

Note 1: Recovery of post-period shares from ARS. This includes Sorenson Bridge (\$30,768) + (\$245,182).

Note 2: These are committed projects in the 2013 approved budget. This includes IBR Precinct 1 (\$4,891,166) and 25th Sideroad Bridge (\$31,634).

Note 3: Recovery of Negative Reserve Fund Balance.

Unadjusted Residential Charges	Charge Per Capita	Charge By Unit Type <sup>4</sup>			Non-Residential Residential Charge per Square Metre
		Single & Semi-Detached	Rows & Other Multiples	Apartments Bachelor & 1 Bedroom	
Roads and Related	\$4,454.63	\$13,574	\$12,696	\$8,464	\$72.49

(4) Based on Persons Per Unit Of:

3.05                      2.85                      1.90                      1.45

APPENDIX C  
TABLE 6

TOWN OF INNISFIL  
ROADS AND RELATED  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>ROADS AND RELATED: RESIDENTIAL</b>										
OPENING CASH BALANCE (\$000)	-	(11,310.8)	(9,260.0)	(7,019.3)	(3,155.1)	957.6	5,347.8	1,820.5	(1,878.2)	(5,819.2)
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Roads And Related: Residential: Non Inflated	\$13,342.0	\$1,106.4	\$1,084.1	\$1,061.9	\$1,106.4	\$1,106.4	\$8,194.5	\$8,172.3	\$8,172.3	\$6,216.8
Roads And Related: Residential: Inflated	\$13,342.0	\$1,128.5	\$1,127.9	\$1,126.8	\$1,197.5	\$1,221.5	\$9,228.3	\$9,387.3	\$9,575.1	\$9,819.8
<b>NEW RESIDENTIAL DEVELOPMENT</b>										
- Population Growth in New Units	516	814	814	1,105	1,105	1,102	1,102	1,102	1,102	1,102
<b>REVENUE</b>										
- DC Receipts: Inflated	\$2,333.9	\$3,755.4	\$3,830.6	\$5,304.0	\$5,410.0	\$5,503.3	\$5,613.3	\$5,725.6	\$5,840.1	\$5,956.9
<b>INTEREST</b>										
- Interest on Opening Balance	\$0.0	(\$622.1)	(\$509.3)	(\$386.1)	(\$173.5)	\$33.5	\$187.2	\$63.7	(\$103.3)	(\$320.1)
- Interest on In-year Transactions	(\$302.7)	\$46.0	\$47.3	\$73.1	\$73.7	\$74.9	(\$99.4)	(\$100.7)	(\$102.7)	(\$106.2)
<b>TOTAL REVENUE</b>	\$2,031.2	\$3,179.3	\$3,368.6	\$4,991.0	\$5,310.2	\$5,611.7	\$5,701.1	\$5,688.6	\$5,634.1	\$5,530.6
<b>CLOSING CASH BALANCE</b>	(\$11,310.8)	(\$9,260.0)	(\$7,019.3)	(\$3,155.1)	\$957.6	\$5,347.8	\$1,820.5	(\$1,878.2)	(\$5,819.2)	(\$10,108.4)

	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
<b>ROADS AND RELATED: RESIDENTIAL</b>										
OPENING CASH BALANCE (\$000)	(10,108.4)	(6,869.7)	(3,349.0)	(2,936.4)	(2,489.2)	(2,089.3)	(1,656.7)	(1,145.6)	(562.6)	
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Roads And Related: Residential: Non Inflated	\$8,216.8	\$8,194.5	\$10,822.7	\$10,822.7	\$10,867.2	\$10,867.2	\$10,845.0	\$10,822.7	\$10,867.2	\$143,888.9
Roads And Related: Residential: Inflated	\$10,016.2	\$10,188.8	\$13,725.9	\$14,000.4	\$14,339.1	\$14,625.9	\$14,887.8	\$15,154.4	\$15,521.1	\$179,614.4
<b>NEW RESIDENTIAL DEVELOPMENT</b>										
- Population Growth in New Units	2,493	2,493	2,495	2,495	2,491	2,491	2,493	2,493	2,493	32,301
<b>REVENUE</b>										
- DC Receipts: Inflated	\$13,745.5	\$14,020.4	\$14,312.3	\$14,598.6	\$14,866.7	\$15,164.0	\$15,479.7	\$15,789.3	\$16,105.1	\$183,354.7
<b>INTEREST</b>										
- Interest on Opening Balance	(\$556.0)	(\$377.8)	(\$184.2)	(\$161.5)	(\$136.9)	(\$114.9)	(\$91.1)	(\$63.0)	(\$30.9)	(\$3,546.3)
- Interest on In-year Transactions	\$65.3	\$67.1	\$10.3	\$10.5	\$9.2	\$9.4	\$10.4	\$11.1	\$10.2	(\$193.4)
<b>TOTAL REVENUE</b>	\$13,254.8	\$13,709.6	\$14,138.4	\$14,447.6	\$14,739.0	\$15,058.5	\$15,398.9	\$15,737.4	\$16,084.4	\$179,615.0
<b>CLOSING CASH BALANCE</b>	(\$6,869.7)	(\$3,349.0)	(\$2,936.4)	(\$2,489.2)	(\$2,089.3)	(\$1,656.7)	(\$1,145.6)	(\$562.6)	\$0.7	

**2013 Adjusted Charge Per Capita**      \$ 4,523.11

Allocation of Capital Program		
Residential Sector		89.0%
Non-Residential Sector		11.0%
<b>Rates for 2013</b>		
Inflation Rate		2.0%
Interest Rate on Positive Balances		3.5%
Interest Rate on Negative Balances		5.5%



APPENDIX C  
TABLE 7

TOWN OF INNISFIL  
ROADS AND RELATED  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>ROAD AND RELATED - NON-RESIDENTIAL</b>										
OPENING CASH BALANCE (\$000)	\$0	(\$1,131)	(\$655)	(\$133)	\$552	\$1,279	\$2,058	\$1,879	\$1,706	\$1,529
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Road And Related: Non-Residential: Non: Inflated	\$1,649.0	\$136.7	\$134.0	\$131.2	\$136.7	\$136.7	\$1,012.8	\$1,010.1	\$1,010.1	\$1,015.6
Road And Related: Non-Residential: Inflated	\$1,649.0	\$139.5	\$139.4	\$139.3	\$148.0	\$151.0	\$1,140.6	\$1,160.2	\$1,183.4	\$1,213.7
<b>NEW RESIDENTIAL DEVELOPMENT</b>										
- New Building GFA - square metres	7,620	9,100	9,180	10,740	10,820	10,980	11,060	11,220	11,300	11,460
<b>REVENUE</b>										
- DC Receipts: Inflated	\$548.5	\$688.1	\$887.5	\$820.4	\$843.0	\$872.6	\$896.5	\$927.7	\$953.0	\$985.8
<b>INTEREST</b>										
- Interest on Opening Balance	\$0.0	(\$62.2)	(\$36.0)	(\$7.3)	\$19.3	\$44.8	\$72.0	\$65.8	\$59.7	\$53.5
- Interest on In-year Transactions	(\$30.3)	\$9.3	\$9.6	\$11.9	\$12.2	\$12.6	(\$6.7)	(\$6.4)	(\$6.3)	(\$6.3)
<b>TOTAL REVENUE</b>	\$518.2	\$615.2	\$861.1	\$825.0	\$874.5	\$930.0	\$961.8	\$987.1	\$1,006.4	\$1,033.0
<b>CLOSING CASH BALANCE</b>	(\$1,130.8)	(\$655.1)	(\$133.4)	\$552.3	\$1,278.7	\$2,057.7	\$1,879.0	\$1,705.8	\$1,528.7	\$1,348.1

	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
<b>ROAD AND RELATED - NON-RESIDENTIAL</b>										
OPENING CASH BALANCE (\$000)	\$1,348.1	\$1,494.5	\$1,658.8	\$1,423.8	\$1,190.1	\$950.7	\$705.2	\$465.7	\$233.2	
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS										
Road And Related: Non-Residential: Non: Inflated	\$1,015.6	\$1,012.8	\$1,337.6	\$1,337.6	\$1,343.1	\$1,343.1	\$1,340.4	\$1,337.6	\$1,343.1	\$17,784.0
Road And Related: Non-Residential: Inflated	\$1,238.0	\$1,259.3	\$1,696.5	\$1,730.4	\$1,772.2	\$1,807.7	\$1,840.1	\$1,873.0	\$1,918.3	\$22,199.6
<b>NEW RESIDENTIAL DEVELOPMENT</b>										
- New Building GFA - square metres	15,220	15,300	15,460	15,620	15,780	15,860	16,020	16,180	16,400	245,320
<b>REVENUE</b>										
- DC Receipts: Inflated	\$1,335.5	\$1,369.3	\$1,411.3	\$1,454.4	\$1,498.7	\$1,536.4	\$1,583.0	\$1,630.8	\$1,686.0	\$21,708.5
<b>INTEREST</b>										
- Interest on Opening Balance	\$47.2	\$52.3	\$58.1	\$49.8	\$41.7	\$33.3	\$24.7	\$16.3	\$8.2	\$541.0
- Interest on In-year Transactions	\$1.7	\$1.9	(\$7.8)	(\$7.6)	(\$7.5)	(\$7.5)	(\$7.1)	(\$6.7)	(\$6.4)	(\$47.3)
<b>TOTAL REVENUE</b>	\$1,384.4	\$1,423.5	\$1,461.5	\$1,496.6	\$1,532.8	\$1,562.2	\$1,600.6	\$1,640.4	\$1,687.8	\$22,202.1
<b>CLOSING CASH BALANCE</b>	\$1,494.5	\$1,658.8	\$1,423.8	\$1,190.1	\$950.7	\$705.2	\$465.7	\$233.2	\$2.6	

<b>2013 Adjusted Charge Per Square Meter</b>	<b>\$71.98</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89.0%
Non-Residential Sector	11.0%
<b>Rates for 2013</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%







## **APPENDIX D**

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### ***WATER AND WASTEWATER SERVICES TECHNICAL APPENDIX***



**APPENDIX D**  
**WATER & WASTEWATER SERVICES**  
**TECHNICAL APPENDIX**

Water Services administers, operates and maintains the municipal water treatment and distribution systems within the Town of Innisfil. There is currently one surface water treatment plant and four ground water supply systems with associated distribution operating systems. The functions of Wastewater Services are the administration, operation, and maintenance of the municipal wastewater treatment and collections systems in the Town of Innisfil.

This appendix provides an outline of the water and wastewater development-related capital projects the Town will require in order to meet the servicing needs of new residential and non-residential development. This includes capital works designated for the Sleeping Lion settlement in Alcona South, and also the Friday Harbour resort area. The water service includes water supply and distribution system and the wastewater service provides for collection and treatment.

The water and wastewater capital forecast is based on the March 2012 Town-wide Water and Wastewater Master Servicing Plan (MSP), undertaken by Genivar. The MSP is a long range plan that identifies infrastructure requirements for existing and future land uses. The DC capital forecast for water and wastewater follows the same format as the MSP where it considers the servicing of four major zones; Innisfil North, Innisfil Central, Innisfil South, and the Cookstown and Highway 400 and 89 Area. For each zone, the MSP identifies recommended water and wastewater system solutions. The cost, time frame, and existing and project flows (average day flows in litres per day) have also been identified in the MSP and is the basis of the water and wastewater DC calculations.

Keeping with past practices in which the Town levies its water and wastewater DC, the Town will continue to calculate and levy these residential charges on an area-specific basis. There are currently six service areas that levy water and/or wastewater rates on an area-specific basis, and the new by-law proposes to create four new service areas. The following table outlines the existing and proposed service areas.

<b>Service Areas in MSP</b>	<b>DC By-law Service Areas</b>	<b>Existing Area?</b>
Innisfil North	Friday Harbour Resort Big Bay Point Shoreline Stroud Alcona*	Yes No No Yes
Innisfil Central	Innisfil Heights Churchill Alcona South	Yes No No
Innisfil South	Gilford & Degrassi Point Lefroy-Belle Ewart	Yes Yes
Cookstown & Hwy 400/89	Cookstown	Yes

\* The Alcona service area includes: Alcona, Alcona (OPA lands), Leonard's Beach, Sandy Cove, Big Cedar Point Shoreline

The area-specific cost recovery approach is used to calculate development charges for residential water and wastewater rates. A Town-wide uniform cost approach for non-residential water and wastewater rates has been implemented, also keeping with the Town's past practices. This results in ten area-specific residential development charges and one Town-wide uniform non-residential charge.

The following tables set out the 2013 to build-out growth-related capital forecast and the calculation of the development charge for water and wastewater services. Tables 1 – 9 provide details of the projects included in the water engineered infrastructure development charges calculation. The content of the tables is as follows:

### **Water Services**

Table 1	Water Service Capital: Water Supply
Table 2	Innisfil North Water Servicing
Table 3	Innisfil North Calculated Water Charges
Table 4	Innisfil Central Water Servicing
Table 5	Innisfil Central Calculated Water Charges
Table 6	Innisfil South Water Servicing
Table 7	Innisfil South Calculated Water Charges
Table 8	Cookstown & Hwy 400 Water Servicing
Table 9	Cookstown & Hwy 400 Calculated Water Charges

The cost of providing water services in the Town is extensive; the development-related capital program for the water system is \$154.33 million to service growth to build-out of the Town's currently designated lands. The program provides for a Phase 3a and 3b expansion of the water treatment plant – in total, including debenture interest costs, the two expansions amount to \$38.11 million. Various watermains across the Town are also required to service growth at a total gross cost of \$39.81 million, of which, \$18.51 million will be paid for by direct developer contributions. The total gross cost of water pumping stations amount to \$27.32 million, of which \$7.98 million are recovered through direct developer contributions. And finally, water storage projects amount to \$49.09 million and \$5.68 million is paid for by direct developer contributions.

Debenture interest costs have been assumed and included for the Phase 3a and 3b expansions to the water treatment plant as it is anticipated that the Town will need to borrow to help fund this project. No financing costs have been included for the watermains, water pumping stations nor the water storage projects. It is anticipated that the Town will need to enter into servicing agreements with various stakeholders within the Town, as the financial burden of the water services forecast is too much for the Town to fiscally support. The timing of the projects will need to be closely monitored by the Town as part of its normal budgeting processes.

After removing the costs to be borne directly by developers, the cost of the water services forecast is reduced to \$122.16 million. There is also a small non-growth replacement share associated with two water storage projects and as such, \$5.49 million is removed from the DC calculations. The amount that is brought forward to the DC calculation is \$116.66 million.

The net municipal cost of the watermains, water pumping stations and water storage are then allocated to the service areas based on benefitting shares of maximum day water demands (in litres per day). These costs are then divided by the forecast serviced water demand which yields a charge per cubic metre. The cost of the water treatment plant is divided by the total capacity available in the system which again yields a cost per cubic metre charge. These two charges are then added together, and factored up by a weighted max daily demand per capita which yields a charge per capita used for the residential DC calculations. For the non-residential charge, the total cost per cubic metre is factored up by the max day demand of 0.044 cubic metres per square metre of GFA. This then yields the non-residential water charge per square metre.

It should be noted that the “net costs” shown on each of the service area capital programs are not entirely recoverable against future development charges. Existing users that will connect into the water system in the future will pay a capital connection fee, equivalent to that of the DC water rate.

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

Service Area	Water Services	
	Residential \$/capita	Non-Residential \$/square metre
<b>Innisfil North</b>		
Friday Harbour Resort	\$658.93	\$37.79
Big Bay Point Shoreline <sup>1</sup>	\$774.10	\$37.79
Stroud <sup>1</sup>	\$753.16	\$37.79
Alcona <sup>2</sup>	\$771.47	\$37.79
<b>Innisfil Central</b>		
Innisfil Heights <sup>3</sup>	\$2,600.80	\$37.79
Churchill <sup>1</sup>	\$3,450.05	\$37.79
Alcona South <sup>1</sup>	\$771.47	\$37.79
<b>Innisfil South</b>		
Gilford & Degrassi Point	\$1,529.64	\$37.79
Lefroy-Belle Ewart	\$1,989.52	\$37.79
<b>Cookstown &amp; Hwy 400/Hwy89</b>		
Cookstown	\$2,215.94	\$37.79

Notes:

- 1) Proposed new DC Service Area
- 2) Alcona DC Service Area includes: Alcona, Alcona South (Water Only), Leonard's Beach, Sandy Cove and Big Cedar Point Shoreline
- 3) Innisfil Heights DC Service Area includes: Innisfil Heights and Campus Node

Tables 10 – 18 provide details of the projects included in the wastewater engineered infrastructure development charges calculation. The content of the tables is as follows:

### Wastewater Services

Table 10	Wastewater Treatment Costs
Table 11	Innisfil North Wastewater Servicing
Table 12	Innisfil North Calculated Wastewater Charges
Table 13	Innisfil Central Wastewater Servicing
Table 14	Innisfil Central Calculated Wastewater Charges
Table 15	Innisfil South Wastewater Servicing
Table 16	Innisfil South Calculated Wastewater Charges
Table 17	Cookstown & Hwy 400 Wastewater Servicing
Table 18	Cookstown & Hwy 400 Calculated Wastewater Charges

The cost of providing wastewater services in the Town is extensive; the development-related capital program for the water system is \$201.37 million to service growth to build-out of the Town's currently designated lands. The program provides for the design and construction of the phase three expansion of the lakeshore water pollution control plant, anticipated to cost \$111.59 million (which includes debenture interest costs). Sanitary sewers at a total gross cost of \$16.03 million is also included, however \$1.45 million of these costs will be funded through direct developer contributions. Finally, sewage pumping stations and forcemains add \$64.28 million to the total gross cost of the wastewater program, but \$5.94 million is anticipated through direct developer contributions.

Debenture interest costs have been assumed and included for the stage three expansion to the water pollution control plant as it is anticipated that the Town will need to borrow to help fund this project. No financing costs have been included for the sanitary sewer, sewage pumping station or forcemain projects. It is anticipated that the Town will need to enter into servicing agreements with various stakeholders within the Town as the financial burden of the wastewater forecast is too much for the Town to fiscally support. The timing of the projects will need to be closely monitored by the Town as part of its normal budgeting processes.

After removing the costs to be borne directly by developers, the cost of the wastewater services forecast is reduced to \$193.99 million. There is also a small non-growth replacement share associated with the Cookstown water pollution control plant and as such, \$3.88 million is removed from the DC calculations. The amount that is brought forward to the DC calculation is \$190.10 million

The net municipal cost of the sanitary sewers, sewage pumping stations and forcemains are then allocated to the service areas based on benefitting shares of average day flows (in litres per day). These costs are then divided by the forecast serviced sewage flows which yields a charge per cubic metre. The cost of the wastewater treatment plant is divided by the total capacity available in the system which again yields a cost per cubic metre charge. These two charges are then added together, and then factored up by a weighted average day flow per capita which yields a charge per capita used for the residential DC calculations. For the non-residential charge, the total cost per cubic metre is factored up by the average day demand of 0.0056 cubic metres per square metre of GFA. This then yields the non-residential wastewater charge per square metre.

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

Service Area	<u>Wastewater Services</u>	
	Residential \$/capita	Non-Residential \$/square metre
<b>Innisfil North</b>		
Friday Harbour Resort	\$2,322.76	\$52.71
Big Bay Point Shoreline <sup>1</sup>	\$8,364.72	\$52.71
Stroud <sup>1</sup>	\$4,704.95	\$52.71
Alcona <sup>2</sup>	\$2,343.63	\$52.71
<b>Innisfil Central</b>		
Innisfil Heights <sup>3</sup>	\$2,983.41	\$52.71
Churchill <sup>1</sup>	\$3,985.47	\$52.71
Alcona South <sup>1</sup>	\$2,218.39	\$52.71
<b>Innisfil South</b>		
Gilford & Degrassi Point	\$8,860.42	\$52.71
Lefroy-Belle Ewart	\$2,516.32	\$52.71
<b>Cookstown &amp; Hwy 400/Hwy89</b>		
Cookstown	\$1,576.83	\$52.71

Notes:

- 1) Proposed new DC Service Area
- 2) Alcona DC Service Area includes: Alcona, Alcona South (Water Only), Leonard's Beach, Sandy Cove and Big Cedar Point Shoreline
- 3) Innisfil Heights DC Service Area includes: Innisfil Heights and Campus Node

The calculation of the Town-wide uniform non-residential charge for water and wastewater services is shown on Table 19.



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**APPENDIX D**  
**TABLE 1**

**TOWN OF INNISFIL**  
**2013 DEVELOPMENT CHARGES BACKGROUND STUDY**  
**WATER SUPPLY - PLANT COSTS**

	Innisfil Share	BWG Share	Total
<b>1. Phase 3a Expansion</b>			
1.1 Added Capacity (m <sup>3</sup> max. day)	7,500	12,500	20,000
1.2 Capital Cost	\$ 11,730,000	\$ 19,390,000	\$ 31,120,000
1.3 Debenture Interest Costs <sup>1</sup>	<u>\$ 5,532,000</u>		
<b>Total Phase 3a Expansion</b>	<b>\$ 17,262,000</b>		
<b>2. Phase 3b Expansion</b>			
2.1 Added Capacity (m <sup>3</sup> max. day)	14,200	5,800	20,000
2.2 Capital Cost	\$ 14,110,000	\$ 5,820,000	\$ 19,930,000
2.3 Debenture Interest Costs <sup>1</sup>	<u>\$ 6,655,000</u>		
<b>Total Phase 3b Expansion</b>	<b>\$ 20,765,000</b>		
<b>Total Growth-Related Works</b>	<b>\$ 38,027,000</b>		
Recovery: Water Supply DC Reserve Fund (Dec 31, 2012)	\$ 82,320		
Total Growth-Related Capital Costs	\$ 38,109,320		
Capacity Available (m <sup>3</sup> ):			
Phase 2 Added Capacity	7,100		
Phase 3a Added Capacity	7,500		
Phase 3b Added Capacity	<u>14,200</u>		
Total Capacity Available (m <sup>3</sup> )	28,800		
<b>Cost Per Cubic Metre (\$ / m<sup>3</sup>)</b>	<b>\$ 1,323.24</b>		

Source: Town of Innisfil 2013 Capital Budget, 2012 Water and Wastewater Master Servicing Plan

Notes:

1. Debt Repayment Terms

Amortization Period	Financing Real Rate	Debt Factor	Interest Share
20	4.00%	0.073582	0.471635007

2. Water Demands:

<b>Residential:</b>	
Average Day Per Capita	0.2750 m <sup>3</sup> /day/cap
Max Day Factor	1.8
Max Day Per Capita	0.495 m <sup>3</sup> /day/cap

<b>Non-Residential:</b>	
Max Day Demand Per Hectare	36 m <sup>3</sup> /ha.d
Coverage Factor	25%
Max Day Demand GFA	
Per Square Metre of GFA	0.01440 m <sup>3</sup>
Per Square Foot of GFA	0.00134 m <sup>3</sup>

APPENDIX D  
TABLE 2

TOWN OF INNISFIL  
WATER SERVICING: INNISFIL NORTH

2. Water Servicing

2.1 Watermain		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Alcona Share		Alcona South Share		Innisfil Heights Share	
#	Project Description						%	\$	%	\$	%	\$
1	25th Sideroad Watermain	2011-2015	\$ 2,803,000	\$ 2,803,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
2	25th Sideroad Watermain (WTP to 9th Line)	2011-2015	\$ 683,000	\$ -	\$ -	\$ 683,000	21.30%	\$ 145,506	48.80%	\$ 333,293	29.90%	\$ 204,201
3	9th Line Watermain (25th Sideroad to 20th Sideroad)	2011-2015	\$ 1,575,000	\$ -	\$ -	\$ 1,575,000	21.30%	\$ 335,536	48.80%	\$ 768,575	29.90%	\$ 470,889
4	20th Sideroad Watermain (9th Line to Alcona Reservoir)	2011-2015	\$ 998,000	\$ -	\$ -	\$ 998,000	21.30%	\$ 212,613	48.80%	\$ 487,008	29.90%	\$ 298,379
5	8th Line Watermain (St. John's Road to Zone 1 Boundary)	2016-2020	\$ 769,000	\$ -	\$ -	\$ 769,000	21.30%	\$ 163,827	48.80%	\$ 375,260	29.90%	\$ 229,913
6	Purple Pipe Watermain	2021-2031	\$ 7,845,000	\$ 7,845,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Watermain System</b>			<b>\$ 14,673,000</b>	<b>\$ 10,648,000</b>	<b>\$ -</b>	<b>\$ 4,025,000</b>		<b>\$ 857,481</b>		<b>\$ 1,964,136</b>		<b>\$ 1,203,383</b>
2.2 Water Pumping Stations		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Alcona Share		Alcona South Share		Innisfil Heights Share	
#	Project Description						%	\$	%	\$	%	\$
1	Big Bay Point Booster Pumping Station	2011-2015	\$ 3,718,000	\$ 3,718,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Water Pumping Stations</b>			<b>\$ 3,718,000</b>	<b>\$ 3,718,000</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
2.3 Water Storage		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Alcona Share		Alcona South Share		Innisfil Heights Share	
#	Project Description						%	\$	%	\$	%	\$
1	Big Bay Point Reservoir	2011-2015	\$ 4,932,000	\$ 4,932,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
2	Alcona Reservoir Phase 2 Expansion	2016-2020	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	27.53%	\$ 1,376,572	63.06%	\$ 3,153,159	9.41%	\$ 470,269
<b>Sub-Total Water Storage</b>			<b>\$ 9,932,000</b>	<b>\$ 4,932,000</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>		<b>\$ 1,376,572</b>		<b>\$ 3,153,159</b>		<b>\$ 470,269</b>
<b>Total Water Distribution System</b>			<b>\$ 28,323,000</b>	<b>\$ 19,298,000</b>	<b>\$ -</b>	<b>\$ 9,025,000</b>		<b>\$ 2,234,054</b>		<b>\$ 5,117,295</b>		<b>\$ 1,673,652</b>

Servicing Areas	New Maximum Day Water Demands 2012 - 2031 (L/day)		
	Existing	Future	Total
<b>1. Big Bay Point</b>			
Friday Harbour Resort	-	4,193,271	4,193,271
Big Bay Point Shoreline	-	1,604,509	1,604,509
<b>Sub-Total Big Bay Point</b>	<b>-</b>	<b>5,797,780</b>	<b>5,797,780</b>
<b>2. Alcona</b>			
Stroud	274,394	137,376	411,770
Sandy Cove	1,991,820	3,318,916	5,310,735
Leonard's Beach Shoreline	379,811	2,862	382,673
Alcona (1)	-	7,672,538	7,672,538
Alcona South (OPA1)	-	17,574,615	17,574,615
Big Cedar Point Shoreline	297,648	7,155	304,803
<b>Sub-Total Alcona</b>	<b>2,943,673</b>	<b>28,713,462</b>	<b>31,657,135</b>
<b>3. Total Innisfil North</b>	<b>2,943,673</b>	<b>34,511,242</b>	<b>37,454,915</b>
<b>Allocation by DC Service Area</b>			
Friday Harbour Resort	-	4,193,271	4,193,271
Stroud	274,394	137,376	411,770
Alcona	2,669,279	12,605,980	15,275,259
<b>Total</b>	<b>2,943,673</b>	<b>16,936,627</b>	<b>19,880,300</b>

Note:  
(1) Alcona includes OPA 1 lands North of Alcona. The remaining OPA 1 lands to the south of Alcona are allocated to Innisfil Central (Alcona South)



APPENDIX D  
TABLE 3

TOWN OF INNISFIL  
WATER SERVICES: INNISFIL NORTH  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES

Water Servicing	Friday Harbour Resort	Big Bay Point Shoreline	Stroud	Alcona Service Area*
1. Water Distribution System				
1.1 Watermains	\$0	\$0	\$0	\$2,821,617
1.2 Water Pumping Stations	\$0	\$0	\$0	\$0
1.3 Water Storage	\$0	\$0	\$0	\$4,529,731
<b>Sub-Total Water Distribution System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,351,348</b>
Total Max Day Water Demands (m <sup>3</sup> )	4,193	1,605	412	31,245
Distribution Cost Per Cubic Metre	\$0.00	\$0.00	\$0.00	\$235.28
2. Water Supply and Treatment Cost Per Cubic Metre	\$1,323.24	\$1,323.24	\$1,323.24	\$1,323.24
<b>Total Water Servicing Charge Per Cubic Metre</b>	<b>\$1,323.24</b>	<b>\$1,323.24</b>	<b>\$1,323.24</b>	<b>\$1,558.52</b>
Residential Charge Based On:				
Weighted Max Daily Demand Per Capita (m <sup>3</sup> /day/capita)	0.498	0.585	0.569	0.495
<b>Residential Charge Per Capita</b>	<b>\$658.93</b>	<b>\$774.10</b>	<b>\$753.16</b>	<b>\$771.47</b>

\* Alcona Service Area includes: Sandy Cove, Leonard's Beach Shoreline, Alcona, Alcona South (Water Only), Big Cedar Point Shoreline, and the OPA 1 lands north of Alcona

APPENDIX D  
TABLE 4  
TOWN OF INNISFIL  
WATER SERVICING: INNISFIL CENTRAL

2. Water Servicing

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Innisfil Heights		Campus Node		Churchill		Alcona South		ALC	
							%	\$	%	\$	%	\$	%	\$	%	\$
1	Zone 2 Security Supply Watermain (20th Sideroad)	2016-2020	\$ 1,821,000	\$ -	\$ -	\$ 1,821,000	87.56%	\$ 1,594,441	12.44%	\$ 226,559	0.00%	\$ -	0.00%	\$ -	21.30%	\$ 163,827
2	8th Line Watermain (St. John's Road to Zone 1 Boundary)	2016-2020	\$ 769,000	\$ -	\$ -	\$ 769,000	29.90%	\$ 229,913	0.00%	\$ -	0.00%	\$ -	48.80%	\$ 375,260	0.00%	\$ -
3	Purple Pipe Watermain	2021-2031	\$ 7,845,000	\$ 7,845,000	\$ -	\$ -	87.56%	\$ -	12.44%	\$ -	0.00%	\$ -	0.00%	\$ -	21.30%	\$ 145,506
4	25th Sideroad Watermain (WTP to 9th Line)	2011-2015	\$ 683,000	\$ -	\$ -	\$ 683,000	29.90%	\$ 204,201	0.00%	\$ -	0.00%	\$ -	48.80%	\$ 333,293	0.00%	\$ -
5	8th Line Watermain (25th Sideroad to 20th Sideroad)	2011-2015	\$ 1,575,000	\$ -	\$ -	\$ 1,575,000	29.90%	\$ 470,889	0.00%	\$ -	0.00%	\$ -	48.80%	\$ 768,575	21.30%	\$ 335,586
6	20th Sideroad Watermain (8th Line to Alcona Reservoir)	2011-2015	\$ 998,000	\$ -	\$ -	\$ 998,000	29.90%	\$ 298,379	0.00%	\$ -	0.00%	\$ -	48.80%	\$ 487,008	21.30%	\$ 212,613
<b>Sub-Total Watermain System</b>			<b>\$ 13,691,000</b>	<b>\$ 7,845,000</b>	<b>\$ -</b>	<b>\$ 5,846,000</b>		<b>\$ 2,797,824</b>		<b>\$ 226,559</b>		<b>\$ -</b>		<b>\$ 1,964,136</b>		<b>\$ 857,481</b>

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Innisfil Heights		Campus Node		Churchill		Alcona South	
							%	\$	%	\$	%	\$	%	\$
1	New Zone 2 Water Pumping Station (Phase 1)	2016-2031	\$ 5,865,300	\$ -	\$ -	\$ 5,865,300	87.56%	\$ 5,135,570	12.44%	\$ 729,730	0.00%	\$ -	0.00%	\$ -
2	Zone 2 Water PS (Extra Pump Installation)	2021-2031	\$ 308,700	\$ -	\$ -	\$ 308,700	87.56%	\$ 270,293	12.44%	\$ 38,407	0.00%	\$ -	0.00%	\$ -
3	Decommission Existing Zone 2 Water Pumping Station	2016-2031	\$ 328,000	\$ -	\$ -	\$ 328,000	87.56%	\$ 287,192	12.44%	\$ 40,808	0.00%	\$ -	0.00%	\$ -
4	Innisfil Heights Zone 3 Pump Station (Phase 1)	2011-2015	\$ 9,890,000	\$ -	\$ -	\$ 9,890,000	87.56%	\$ 8,659,538	12.44%	\$ 1,230,462	0.00%	\$ -	0.00%	\$ -
5	IH Zone 3 Pump Station Extra Pump Installation	2016-2020	\$ 500,000	\$ -	\$ -	\$ 500,000	87.56%	\$ 437,793	12.44%	\$ 62,207	0.00%	\$ -	0.00%	\$ -
6	IH Zone 3 Pump Station Extra Pump Installation	2021-2031	\$ 500,000	\$ -	\$ -	\$ 500,000	87.56%	\$ 437,793	12.44%	\$ 62,207	0.00%	\$ -	0.00%	\$ -
7	Innisfil Heights PRV	2011-2015	\$ 52,000	\$ -	\$ -	\$ 52,000	87.56%	\$ 45,530	12.44%	\$ 6,470	0.00%	\$ -	0.00%	\$ -
8	Purple Pipe Water Booster Station	2021-2031	\$ 4,264,000	\$ 4,264,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Water Pumping Stations</b>			<b>\$ 21,708,000</b>	<b>\$ 4,264,000</b>	<b>\$ -</b>	<b>\$ 17,444,000</b>		<b>\$ 15,273,710</b>		<b>\$ 2,170,290</b>		<b>\$ -</b>		<b>\$ -</b>

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Innisfil Heights		Campus Node		Churchill		Alcona South	
							%	\$	%	\$	%	\$	%	\$
1	Churchill Reservoir Expansion	2021-2031	\$ 4,655,800	\$ -	\$ 3,817,756	\$ 838,044	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 838,044	0.00%	\$ -
2	Innisfil Heights Reservoir (Phase 1) - Financing Costs	2011-2015	\$ 4,406,000	\$ -	\$ 1,675,860	\$ 3,730,140	87.56%	\$ 3,266,066	12.44%	\$ 464,084	0.00%	\$ -	0.00%	\$ -
2a	Innisfil Heights Reservoir (Phase 1) - Financing Costs	2011-2015	\$ 1,759,000	\$ -	\$ -	\$ 1,759,000	87.56%	\$ 1,540,155	12.44%	\$ 218,845	0.00%	\$ -	0.00%	\$ -
3	Innisfil Heights Reservoir Supply (Watermain on Innisfil Beach Road)	2011-2015	\$ 10,323,000	\$ -	\$ -	\$ 10,323,000	87.56%	\$ 9,038,667	12.44%	\$ 1,284,333	0.00%	\$ -	0.00%	\$ -
4	Innisfil Heights Reservoir Supply (Watermain on 6th Line from Reservoir to Campus Node)	2016-2021	\$ 4,267,000	\$ -	\$ -	\$ 4,267,000	87.56%	\$ 3,736,122	12.44%	\$ 530,878	0.00%	\$ -	0.00%	\$ -
5	Innisfil Heights Reservoir Supply (Watermain on 6th Line from Campus Node to Lefroy Pump Station)	2021-2031	\$ 3,861,000	\$ -	\$ -	\$ 3,861,000	87.56%	\$ 3,380,635	12.44%	\$ 480,365	0.00%	\$ -	0.00%	\$ -
6	Decommission Innisfil Heights Groundwater Supply	2021-2031	\$ 328,000	\$ -	\$ -	\$ 328,000	87.56%	\$ 287,192	12.44%	\$ 40,808	0.00%	\$ -	0.00%	\$ -
7	Innisfil Heights Reservoir Expansion (Phase 2)	2016-2020	\$ 3,604,000	\$ -	\$ -	\$ 3,604,000	87.56%	\$ 3,155,609	12.44%	\$ 448,391	0.00%	\$ -	0.00%	\$ -
8	Sodium Hypochlorite Storage Tanks	2021-2031	\$ 752,000	\$ 752,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Water Storage</b>			<b>\$ 34,955,800</b>	<b>\$ 752,000</b>	<b>\$ 5,493,616</b>	<b>\$ 28,710,184</b>		<b>\$ 24,404,435</b>		<b>\$ 3,467,705</b>		<b>\$ 838,044</b>		<b>\$ -</b>
<b>Total Water Distribution System</b>			<b>\$ 70,354,800</b>	<b>\$ 12,861,000</b>	<b>\$ 5,493,616</b>	<b>\$ 52,000,184</b>		<b>\$ 42,475,969</b>		<b>\$ 5,864,554</b>		<b>\$ 838,044</b>		<b>\$ 1,964,136</b>

Servicing Areas	New Maximum Day Water Demands 2012 - 2031 (L/day)		Total
	Existing	Future	
1. Innisfil Heights	10,767,580	10,767,580	21,535,160
Innisfil Heights Campus Node	1,530,000	1,530,000	3,060,000
Sub-Total Innisfil Heights	10,767,580	10,767,580	21,535,160
2. Churchill	99,216	75,843	175,059
Churchill	99,216	75,843	175,059
3. Alcona South	-	17,574,615	17,574,615
Alcona South (OPA 1)	-	17,574,615	17,574,615
Sub-Total Alcona South	-	17,574,615	17,574,615
4. Total Innisfil Central	10,866,796	19,180,458	30,047,254
Allocation by DC Service Area			
Innisfil Heights	10,767,580	15,300,000	26,067,580
Churchill	99,216	75,843	175,059
Alcona South	17,574,615	17,574,615	35,149,230
Total	10,866,796	19,180,458	30,047,254



APPENDIX D  
TABLE 5

TOWN OF INNISFIL  
WATER SERVICES: INNISFIL CENTRAL  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES

Water Servicing	Churchill	Innisfil Heights incl Campus Node	Alcona South
1. Water Distribution System			
1.1 Watermains	\$0	\$3,024,383	\$1,964,136
1.2 Water Pumping Stations	\$0	\$17,444,000	\$0
1.3 Water Storage	\$838,044	\$27,872,140	\$0
<b>Sub-Total Water Distribution System</b>	<b>\$838,044</b>	<b>\$48,340,523</b>	<b>\$1,964,136</b>
Total Max Day Water Demands (m <sup>3</sup> )	175	12,298	17,575
Distribution Cost Per Cubic Metre	\$4,787.21	\$3,930.90	\$111.76
2. Water Supply and Treatment Cost Per Cubic Metre	\$1,323.24	\$1,323.24	\$1,323.24
<b>Total Water Servicing Charge Per Cubic Metre</b>	<b>\$6,110.45</b>	<b>\$5,254.14</b>	<b>\$1,435.00</b>
Residential Charge Based On:			
Weighted Max Daily Demand Per Capita (m <sup>3</sup> /day/capita)	0.565	0.495	0.495
<b>Residential Charge Per Capita</b>	<b>\$3,450.05</b>	<b>\$2,600.80</b>	<b>\$710.33</b>

TOWN OF INNISFIL  
WATER SERVICING: INNISFIL SOUTH

2. Water Servicing

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Gifford Share		Degrassi Point Shoreline Share		Lefroy Share		Belle-Ewart Share		Fennell's Corner Share	
							%	\$	%	\$	%	\$	%	\$	%	\$
1	Shores Acres Drive Watermain (Fennell's Corners connection)	2011-2015	\$ 17,000	\$ 17,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
2	Belle-Aire Beach Road Watermain	2011-2015	\$ 1,160,000	\$ -	\$ -	\$ 1,160,000	0.00%	\$ -	4.71%	\$ 54,601	59.39%	\$ 686,935	35.90%	\$ 416,464	0.00%	\$ -
3	St. John's/Maple Road Watermain	2011-2015	\$ 1,775,000	\$ -	\$ -	\$ 1,775,000	0.00%	\$ -	4.71%	\$ 83,549	59.39%	\$ 1,054,190	35.90%	\$ 637,262	0.00%	\$ -
4	Trunk Watermain from Alcona to BWG - Outstanding Town Share	2013	\$ 2,978,641	\$ -	\$ -	\$ 2,978,641	21.52%	\$ 640,930	0.00%	\$ -	75.19%	\$ 2,239,687	0.00%	\$ -	3.29%	\$ 98,025
<b>Sub-Total Watermain System</b>			<b>\$ 5,930,641</b>	<b>\$ 17,000</b>	<b>\$ -</b>	<b>\$ 5,913,641</b>		<b>\$ 640,930</b>		<b>\$ 138,149</b>		<b>\$ 3,982,812</b>		<b>\$ 1,053,726</b>		<b>\$ 98,025</b>

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Gifford Share		Degrassi Point Shoreline Share		Lefroy Share		Belle-Ewart Share	
							%	\$	%	\$	%	\$	%	\$
1	Lefroy Booster Pumping Station (Phase 1) - Recovery of negative reserve fund balance	2011-2015	\$ 1,285,734	\$ -	\$ -	\$ 1,285,734	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,285,734	0.00%	\$ -
2	Lefroy Booster Pumping Station (extra pump install)	2021-2031	\$ 609,200	\$ -	\$ -	\$ 609,200	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 609,200	0.00%	\$ -
<b>Sub-Total Water Pumping Stations</b>			<b>\$ 1,894,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,894,934</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ 1,894,934</b>		<b>\$ -</b>

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Gifford Share		Degrassi Point Shoreline Share		Lefroy Share		Belle-Ewart Share	
							%	\$	%	\$	%	\$	%	\$
1	Lefroy Reservoir (Phase 1) - Recovery of negative reserve fund balance	2013	\$ 1,928,602	\$ -	\$ -	\$ 1,928,602	0.00%	\$ -	4.71%	\$ 90,779	59.39%	\$ 1,145,415	35.90%	\$ 692,408
2	Lefroy Reservoir (Phase 2)	2021-2031	\$ 1,620,900	\$ -	\$ -	\$ 1,620,900	0.00%	\$ -	4.71%	\$ 76,285	59.39%	\$ 962,668	35.90%	\$ 581,937
3	Decommission Gifford Groundwater Supply	2021-2031	\$ 328,000	\$ -	\$ -	\$ 328,000	100.00%	\$ 328,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
4	Alcona Reservoir Phase 2 Expansion	2016-2020	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	0.00%	\$ -	0.00%	\$ -	9.41%	\$ 470,269	0.00%	\$ -
<b>Sub-Total Water Storage</b>			<b>\$ 8,877,502</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,877,502</b>		<b>\$ 328,000</b>		<b>\$ 167,074</b>		<b>\$ 2,576,352</b>		<b>\$ 1,274,345</b>

<b>Total Water Distribution System</b>			<b>\$ 16,703,077</b>	<b>\$ 17,000</b>	<b>\$ -</b>	<b>\$ 16,686,077</b>		<b>\$ 968,930</b>		<b>\$ 305,223</b>		<b>\$ 8,456,098</b>		<b>\$ 2,328,071</b>		<b>\$ 98,025</b>
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Servicing Areas	New Maximum Day Water Demands 2012 - 2031 (L/day)		Total
	Existing	Future	
1. Gifford			
Gifford	579,794	170,289	750,083
<b>Sub-Total Gifford</b>	<b>579,794</b>	<b>170,289</b>	<b>750,083</b>
2. Degrassi Point Shoreline			
Degrassi Point Shoreline	207,734	-	207,734
<b>Sub-Total Degrassi Point Shoreline</b>	<b>207,734</b>	<b>-</b>	<b>207,734</b>
3. Lefroy-Belle Ewart			
Lefroy	522,315	2,098,800	2,621,115
Belle-Ewart	1,131,921	452,554	1,584,475
<b>Sub-Total Lefroy-Belle Ewart</b>	<b>1,654,236</b>	<b>2,551,354</b>	<b>4,205,590</b>
<b>Total Innisfil South</b>	<b>2,441,763</b>	<b>2,721,643</b>	<b>5,163,406</b>
Allocation by DC Service Area			
Gifford	579,794	170,289	750,083
Lefroy	1,861,970	2,551,354	4,413,323
<b>Total</b>	<b>2,441,763</b>	<b>2,721,643</b>	<b>5,163,406</b>

APPENDIX D  
TABLE 7

TOWN OF INNISFIL  
WATER SERVICES: INNISFIL SOUTH  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES

Water Servicing	Gilford & Degrassi-Point	Lefroy & Belle-Ewart
1. Water Distribution System		
1.1 Watermains	\$779,079	\$5,036,538
1.2 Water Pumping Stations	\$0	\$1,894,934
1.3 Water Storage	<u>\$495,074</u>	<u>\$3,852,697</u>
<b>Sub-Total Water Distribution System</b>	<b>\$1,274,153</b>	<b>\$10,784,169</b>
Total Max Day Water Demands (m <sup>3</sup> )	958	4,206
Distribution Cost Per Cubic Metre	\$1,330.27	\$2,564.25
2. Water Supply and Treatment Cost Per Cubic Metre	\$1,323.24	\$1,323.24
<b>Total Water Servicing Charge Per Cubic Metre</b>	<b>\$2,653.51</b>	<b>\$3,887.49</b>
Residential Charge Based On:		
Weighted Max Daily Demand Per Capita (m <sup>3</sup> /day/capita)	0.576	0.512
<b>Residential Charge Per Capita</b>	<b>\$1,529.64</b>	<b>\$1,989.52</b>

TOWN OF INNISFIL  
WASTEWATER SERVICING: COOKSTOWN AND HIGHWAY 400 & 89 AREA

2. Water Servicing

2.1 Watermain		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Areas Serviced By Works - New Flows		Cookstown Share	
#	Project Description						CST & 89	Total	%	\$
1	Cookstown Watermain - Recovery of negative reserve fund balance	2013	\$ 3,710,510	\$ -	\$ -	\$ 3,710,510	2,109,589	2,109,589	100.00%	\$ 3,710,510
2	Trunk Watermain from Alcona to BWG - Outstanding Town Share	2013	\$ 1,802,599	\$ -	\$ -	\$ 1,802,599	2,109,589	2,109,589	100.00%	\$ 1,802,599
<b>Sub-Total Watermain System</b>			<b>\$ 5,513,109</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,513,109</b>				<b>\$ 5,513,109</b>
2.2 Water Pumping Stations		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Areas Serviced By Works - New Flows		Cookstown Share	
#	Project Description						CST & 89	Total	%	\$
1	Highway 400 & 89 Area PRV		\$ -	\$ -	\$ -	\$ -	-	-	0.00%	\$ -
<b>Sub-Total Water Pumping Stations</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>				<b>\$ -</b>
2.3 Water Storage		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Areas Serviced By Works - New Flows		Cookstown Share	
#	Project Description						CST & 89	Total	%	\$
1	Decommission Cookstown Groundwater Supply	2016-2020	\$ 328,000	\$ -	\$ -	\$ 328,000	2,109,589	2,109,589	100.00%	\$ 328,000
<b>Sub-Total Water Supply</b>			<b>\$ 328,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 328,000</b>				<b>\$ 328,000</b>
<b>Total Water Distribution System</b>			<b>\$ 5,841,109</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,841,109</b>				<b>\$ 5,841,109</b>

Servicing Areas	New Maximum Day Water Demands 2012 - 2031 (L/day)		
	Existing	Future	Total
1. Cookstown			
Cookstown	41,857	2,067,732	2,109,589
<b>Sub-Total Cookstown</b>	<b>41,857</b>	<b>2,067,732</b>	<b>2,109,589</b>
2. <b>Total Cookstown and Hwy 400 &amp;</b>			
<b>Allocation by DC Service Area</b>			
Cookstown	41,857	2,067,732	2,109,589
Total	41,857	2,067,732	2,109,589
<i>Check</i>	-	-	-



APPENDIX D  
TABLE 9

TOWN OF INNISFIL  
WATER SERVICES: COOKSTOWN  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES

Water Servicing	Cookstown
1. Water Distribution System	
1.1 Watermains	\$5,513,109
1.2 Water Pumping Stations	\$0
1.3 Water Storage	<u>\$328,000</u>
<b>Sub-Total Water Distribution System</b>	<b>\$5,841,109</b>
Total Max Day Water Demands (m <sup>3</sup> )	2,110
Distribution Cost Per Cubic Metre	\$2,768.84
2. Water Supply and Treatment Cost Per Cubic Metre	\$1,323.24
<b>Total Water Servicing</b>	<b>\$4,092.08</b>
Residential Charge Based On:	
Weighted Max Daily Demand Per Capita (m <sup>3</sup> /day/capita)	0.542
<b>Residential Charge Per Capita</b>	<b>\$2,215.94</b>

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**APPENDIX D**  
**TABLE 10**

**TOWN OF INNISFIL**  
**2013 DEVELOPMENT CHARGES BACKGROUND STUDY**  
**WASTEWATER TREATMENT - COSTS**

**1. Lakeshore Water Pollution Control Plant Stage III Expansion**

1.1 Optimization - Phase 2 (2015)	\$ 1,000,000
1.2 Design and Construction, Phase 3 Expansion (2017)	\$ 76,000,000
1.3 Land Costs <sup>1</sup>	\$ 400,000
1.4 Uncommitted Reserve Fund Balance (Dec 31, 2012)	\$ (4,500,000)
1.5 Debenture Interest Costs <sup>2</sup>	<u>\$ 34,194,000</u>
<b>Total Lakeshore Water Pollution Control Plant Stage III Expansion</b>	<b>\$ 106,694,000</b>

Capacity Available (m<sup>3</sup>) 15,500

**Cost Per Cubic Metre (\$ / m<sup>3</sup>)** **\$ 6,883.48**

Source: Town of Innisfil 2013 Capital Budget, 2012 Water and Wastewater Master Servicing Plan

Notes:

1. Based on Staff Report CAO-09-05, March 16, 2005. Total cost \$800,000 with 50% allocation to the Stage III expansion.

2. Debt Repayment Terms	Amortization Period 20	Financing Rate 4.00%	Debt Factor 0.073582	Interest Share 0.471635
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3. Wastewater Demands:

<b>Residential:</b>	
WPCP Average Day Flow Per Capita	0.30 m <sup>3</sup> /day/cap

<b>Non-Residential:</b>	
Average Day Demand Per Hectare	14 m <sup>3</sup> /ha.d
Average Coverage	25%
Average Day Demand GFA	
Per Square Metre of GFA	0.0056000 m <sup>3</sup>
Per Square Foot of GFA	0.0005203 m <sup>3</sup>

APPENDIX D  
TABLE 11  
TOWN OF INNISFIL  
WASTEWATER SERVICING-INNISFIL NORTH

1. Wastewater Servicing

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Friday Harbour Resort		Big Bay Point Shoreline		Stroud Shore		Sandy Cove Shore		Leonard's Beach Shoreline		Alcona Shore	
							%	\$	%	\$	%	\$	%	\$	%	\$	%	\$
1	Sanitary Sewers																	
1	Big Bay Point Sewer (from 13th Line to SPS SC1)	2011-2015	\$ 618,000	\$ 618,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
2	Big Bay Point Sewer (from SPS SC1 forcemains to existing sewer on Irwin Street)	2011-2015	\$ 608,000	\$ 608,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
3	Sewer Upgrades in Leonard's Beach	2011-2015	\$ 623,000	\$ -	\$ 623,000	\$ 293,389	48.03%	\$ 18,684	2.90%	\$ 79,308	12.73%	\$ 35,826	5.72%	\$ 223,150	35.31%	\$ 2,849	0.46%	\$ 579,000
4	Sewer Upgrades in Alcona Network	2016-2020	\$ 579,000	\$ -	\$ 579,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ 579,000
5	Sewer from Leslie Drive to Spring Street and along Spring Street to Lebanon Drive	2011-2015	\$ 495,000	\$ -	\$ 495,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ 495,000
6	Stroud Sewer	2021-2031	\$ 1,397,000	\$ -	\$ 1,397,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
7	Park Road Sewer	2021-2031	\$ 30,000	\$ 30,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
8	Crystal Beach Road Sewer	2021-2031	\$ 9,000	\$ 9,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Sanitary Sewers</b>							<b>\$ 4,359,000</b>	<b>\$ 1,265,000</b>	<b>\$ 299,599</b>	<b>\$ 18,094</b>	<b>\$ 1,476,308</b>	<b>\$ 223,150</b>	<b>\$ 2,849</b>	<b>\$ 1,074,000</b>	<b>\$ 44,856</b>	<b>\$ 676</b>	<b>\$ 310,000</b>	<b>\$ 1,527,018</b>

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Friday Harbour Resort		Big Bay Point Shoreline		Stroud Shore		Sandy Cove Shore		Leonard's Beach Shoreline		Alcona Shore		
							%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	
1	SPS SC1	2011-2015	\$ 2,273,400	\$ 2,273,400	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
2	SPS SC1 Trimmed Forcemains	2011-2015	\$ 2,400,000	\$ 2,400,000	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
3	Class EA for New Pump Station No. 3 and Foremain	2011-2015	\$ 213,000	\$ -	\$ 213,000	\$ 60,227	28.28%	\$ 3,637	1.71%	\$ 15,943	7.48%	\$ 44,856	21.06%	\$ 44,856	21.06%	\$ 573	0.27%	\$ 87,762	
4	Class EA for New Pump Station No. 4 and Foremain	2011-2015	\$ 190,000	\$ -	\$ 190,000	\$ 71,107	37.42%	\$ 4,294	2.26%	\$ 18,923	9.91%	\$ 52,862	27.87%	\$ 52,862	27.87%	\$ 676	0.36%	\$ 42,137	
5	Decommissioning Existing Sewage Pump Station No. 7	2011-2015	\$ 310,000	\$ -	\$ 310,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
6	Sewage Pump Station No. 3 (Phase 1)	2016-2020	\$ 3,706,100	\$ -	\$ 3,706,100	\$ 3,706,100	28.28%	\$ 1,047,916	1.71%	\$ 63,287	7.48%	\$ 277,397	21.06%	\$ 780,516	27.7%	\$ 9,967	0.27%	\$ 1,527,018	
7	SPS No. 3 (Extra Pump Installation)	2021-2031	\$ 1,671,900	\$ -	\$ 1,671,900	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
8	Sewage Pump Station No. 3 Foremain	2016-2020	\$ 756,000	\$ -	\$ 756,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
9	Decommissioning Sewage Pump Station No. 3	2021-2031	\$ 328,000	\$ -	\$ 328,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
10	Sewage Pump Station No. 4 (Phase 1)	2016-2020	\$ 3,045,900	\$ -	\$ 3,045,900	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
11	SPS No. 4 (Extra Pump Installation)	2021-2031	\$ 1,373,700	\$ -	\$ 1,373,700	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
12	Sewage Pump Station No. 4 F	2016-2020	\$ 1,268,000	\$ -	\$ 1,268,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
13	Decommissioning Sewage Pump Station No. 4	2021-2031	\$ 328,000	\$ -	\$ 328,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
14	SPS BBP1	2021-2031	\$ 1,147,000	\$ -	\$ 1,147,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
15	SPS BBP1 Foremain	2021-2031	\$ 2,025,000	\$ -	\$ 2,025,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
16	SPS SC1 (Extra Pump Installation)	2021-2031	\$ 252,600	\$ -	\$ 252,600	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
17	SPS SC3	2021-2031	\$ 1,173,000	\$ -	\$ 1,173,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
18	SPS SC3 Foremain	2021-2031	\$ 1,006,000	\$ -	\$ 1,006,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
19	SPS S	2021-2031	\$ 1,066,000	\$ -	\$ 1,066,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
20	SPS S Foremain	2021-2031	\$ 2,541,000	\$ -	\$ 2,541,000	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	
<b>Sub-Total Sewage Pumping Stations</b>							<b>\$ 27,074,000</b>	<b>\$ 4,673,400</b>	<b>\$ 4,447,807</b>	<b>\$ 3,440,616</b>	<b>\$ 4,721,333</b>	<b>\$ 5,314,416</b>	<b>\$ 40,037</b>	<b>\$ 4,436,392</b>	<b>\$ 42,887</b>	<b>\$ 5,510,392</b>	<b>\$ 44,856</b>	<b>\$ 87,762</b>	
<b>Total Wastewater Collection System</b>							<b>\$ 31,433,000</b>	<b>\$ 5,938,400</b>	<b>\$ 4,747,406</b>	<b>\$ 3,458,710</b>	<b>\$ 6,197,641</b>	<b>\$ 5,537,655</b>	<b>\$ 42,887</b>	<b>\$ 5,510,392</b>	<b>\$ 44,856</b>	<b>\$ 87,762</b>	<b>\$ 44,856</b>	<b>\$ 87,762</b>	<b>\$ 44,856</b>

Servicing Areas	New Average Day Wastewater Flows 2012 - 2031 (L/day)		Total
	Existing	Future	
1. Big Bay Point			
Friday Harbour Resort	-	3,037,543	3,037,543
Big Bay Point Foremain	-	755,030	755,030
Sub-Total Big Bay Point	-	3,792,573	3,792,573
2. Alcona			
Stroud	727,756	804,076	1,531,832
Sandy Cove	418,600	2,262,442	2,681,042
Leonard's Beach Shoreline	27,300	28,890	56,190
Alcona <sup>(1)</sup>	163,770	4,426,291	4,590,061
Big Cedar Point Shoreline	165,350	3,975	169,325
Sub-Total Alcona	1,502,776	6,188,248	7,691,024
3. Total Innisfil North	1,502,776	9,409,237	10,912,024
Allocation by DC Service Area			
Friday Harbour Resort	-	3,037,543	3,037,543
Stroud	727,756	804,076	1,531,832
Alcona	775,030	6,295,374	7,070,404
Total	1,502,776	9,409,237	10,912,024

Notes:  
(1) Alcona includes OPA 1 lands North of Alcona. The remaining OPA 1 lands to the south of Alcona are allocated to Innisfil Central (Alcona South)



APPENDIX D  
TABLE 12

TOWN OF INNISFIL  
WASTEWATER SERVICES: INNISFIL NORTH  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES

Wastewater Servicing	Friday Harbour Resort	Big Bay Point Shoreline	Stroud	Alcona Service Area*
1. Wastewater Collection System				
1.1 Sanitary Sewers	\$299,599	\$18,094	\$1,476,308	\$1,299,999
1.2 Sewage Pumping Stations and Force mains	<u>\$4,447,807</u>	<u>\$3,440,616</u>	<u>\$4,721,333</u>	<u>\$9,790,845</u>
<b>Sub-Total Wastewater Collection System</b>	<b>\$4,747,406</b>	<b>\$3,458,710</b>	<b>\$6,197,641</b>	<b>\$11,090,844</b>
Total Average Day Sewage Flows (m <sup>3</sup> )	3,038	183	804	6,887
Collection Cost Per Cubic Metre	\$1,562.91	\$18,854.10	\$7,707.78	\$1,610.41
2. Wastewater Treatment Cost Per Cubic Metre	\$6,883.48	\$6,883.48	\$6,883.48	\$6,883.48
<b>Total Wastewater Servicing Cost Per Cubic Metre</b>	<b>\$8,446.39</b>	<b>\$25,737.59</b>	<b>\$14,591.26</b>	<b>\$8,493.90</b>
Residential Charge Based On:				
Weighted Average Daily Flow Per Capita (m <sup>3</sup> /day/capita)	0.275	0.325	0.322	0.276
<b>Residential Charge Per Capita</b>	<b>\$2,322.76</b>	<b>\$8,364.72</b>	<b>\$4,704.95</b>	<b>\$2,343.63</b>

APPENDIX D  
TABLE 13  
TOWN OF INNISFIL  
WASTEWATER SERVICING: INNISFIL CENTRAL

1. Wastewater Servicing

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Innisfil Heights Share		Campus Node Share		Churchill Share		Alcona South Share		GLL LFY Share	
							%	\$	%	\$	%	\$	%	\$	%	\$
1	Innisfil Heights Sewer	2011-2015	\$ 2,094,000	\$ -	\$ -	\$ 2,094,000	100.00%	\$ 2,094,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
2	Campus Node Sewer	2011-2015	\$ 2,472,000	\$ -	\$ -	\$ 2,472,000	38.00%	\$ 939,275	4.97%	\$ 122,748	0.00%	\$ -	57.04%	\$ 1,409,976	0.00%	\$ -
3	Churchill Sewer	2021-2031	\$ 1,022,000	\$ -	\$ -	\$ 1,022,000	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,022,000	0.00%	\$ -	0.00%	\$ -
4	Alcona South Sewer (on the 6th Line from 20th Sideroad to SPS No. 2)	2011-2015	\$ 2,594,000	\$ -	\$ -	\$ 2,594,000	38.00%	\$ 985,631	4.97%	\$ 128,807	0.00%	\$ -	57.04%	\$ 1,479,562	0.00%	\$ -
5	Lefroy-Belle Ewart Sewer	2021-2031	\$ 584,000	\$ -	\$ -	\$ 584,000	0.00%	\$ -	0.00%	\$ -	12.29%	\$ 71,787	0.00%	\$ -	87.71%	\$ 512,213
<b>Sub-Total Sanitary Sewers</b>			<b>\$ 8,766,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,766,000</b>		<b>\$ 4,016,907</b>		<b>\$ 251,556</b>		<b>\$ 1,093,787</b>		<b>\$ 2,889,538</b>		<b>\$ 512,213</b>

#	Project Description	Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Innisfil Heights Share		Campus Node Share		Churchill Share		Alcona South Share		GLL DPS, LFY Share	
							%	\$	%	\$	%	\$	%	\$	%	\$
1	SPS IH2 (Phase 1)	2011-2015	\$ 2,258,900	\$ -	\$ -	\$ 2,258,900	100.00%	\$ 2,258,900	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
2	SPS IH2 Extra Pump Installation	2021-2031	\$ 968,100	\$ -	\$ -	\$ 968,100	100.00%	\$ 968,100	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
3	SPS IH2 Foremain (1st of twinned forcemain)	2011-2015	\$ 1,918,000	\$ -	\$ -	\$ 1,918,000	100.00%	\$ 1,918,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
4	SPS IH2 Foremain (2nd of twinned forcemain)	2020-2031	\$ 1,918,000	\$ -	\$ -	\$ 1,918,000	100.00%	\$ 1,918,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
5	SPS CN (Phase 1)	2011-2015	\$ 3,351,600	\$ -	\$ -	\$ 3,351,600	38.00%	\$ 1,273,483	4.97%	\$ 166,426	0.00%	\$ -	57.04%	\$ 1,911,681	0.00%	\$ -
6	SPS CN Extra Pump Installation	2021-2031	\$ 1,436,400	\$ -	\$ -	\$ 1,436,400	38.00%	\$ 545,783	4.97%	\$ 71,325	0.00%	\$ -	57.04%	\$ 819,292	0.00%	\$ -
7	SPS CN Foremain (1st of twinned forcemain)	2011-2015	\$ 1,661,000	\$ -	\$ -	\$ 1,661,000	38.00%	\$ 631,123	4.97%	\$ 82,478	0.00%	\$ -	57.04%	\$ 947,399	0.00%	\$ -
8	SPS CN Foremain (2nd of twinned forcemain)	2021-2031	\$ 1,661,000	\$ -	\$ -	\$ 1,661,000	38.00%	\$ 631,123	4.97%	\$ 82,478	0.00%	\$ -	57.04%	\$ 947,399	0.00%	\$ -
9	New Sewage Pump Station No. 2 Foremain (1st of twinned forcemain)	2011-2020	\$ 486,000	\$ -	\$ -	\$ 486,000	38.00%	\$ 184,663	4.97%	\$ 24,133	0.00%	\$ -	57.04%	\$ 277,204	0.00%	\$ -
10	New Sewage Pump Station No. 2 Foremain (2nd of twinned forcemain)	2021-2031	\$ 486,000	\$ -	\$ -	\$ 486,000	38.00%	\$ 184,663	4.97%	\$ 24,133	0.00%	\$ -	57.04%	\$ 277,204	0.00%	\$ -
11	New Sewage Pump Station No. 2 (Phase 1)	2016-2020	\$ 4,046,700	\$ -	\$ -	\$ 4,046,700	38.00%	\$ 1,537,608	4.97%	\$ 200,942	0.00%	\$ -	57.04%	\$ 2,308,151	0.00%	\$ -
12	New SPS No. 2 (Extra Pump Installation)	2021-2031	\$ 1,734,300	\$ -	\$ -	\$ 1,734,300	38.00%	\$ 658,975	4.97%	\$ 86,118	0.00%	\$ -	57.04%	\$ 889,208	0.00%	\$ -
13	Decommissioning Existing Sewage Pump Station No. 2	2016-2020	\$ 328,000	\$ -	\$ -	\$ 328,000	38.00%	\$ 124,629	4.97%	\$ 16,287	0.00%	\$ -	57.04%	\$ 187,084	0.00%	\$ -
14	Expand Sewage Pmp Station No. 1	2021-2031	\$ 820,000	\$ -	\$ -	\$ 820,000	0.00%	\$ -	0.00%	\$ -	11.62%	\$ 95,522	0.00%	\$ -	88.38%	\$ 724,748
15	Sewage Pump No. 1 Foremain	2016-2031	\$ 1,419,000	\$ -	\$ -	\$ 1,419,000	0.00%	\$ -	0.00%	\$ -	11.62%	\$ 164,832	0.00%	\$ -	88.38%	\$ 1,254,168
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ 24,485,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,485,000</b>		<b>\$ 12,835,060</b>		<b>\$ 754,319</b>		<b>\$ 260,084</b>		<b>\$ 8,664,620</b>		<b>\$ 1,976,916</b>
<b>Total Wastewater Collection System</b>			<b>\$ 33,259,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,259,000</b>		<b>\$ 16,853,967</b>		<b>\$ 1,005,875</b>		<b>\$ 1,353,872</b>		<b>\$ 11,554,158</b>		<b>\$ 1,976,916</b>

Servicing Areas	New Average Day Wastewater Flows 2012 - 2031 (L/day)		Total
	Existing	Future	
1. Innisfil Heights	6,504,211	6,504,211	6,504,211
Innisfil Heights Campus Node	-	850,000	850,000
<b>Sub-Total Innisfil Heights</b>	<b>6,504,211</b>	<b>7,354,211</b>	<b>7,354,211</b>
2. Churchill	201,533	42,135	243,668
Churchill	201,533	42,135	243,668
<b>Sub-Total Churchill</b>	<b>201,533</b>	<b>42,135</b>	<b>243,668</b>
3. Alcona South	-	9,763,675	9,763,675
Alcona South (OP#1)	-	9,763,675	9,763,675
<b>Sub-Total Alcona South</b>	<b>6,705,744</b>	<b>10,655,810</b>	<b>17,361,554</b>
4. Total Innisfil Central	6,504,211	850,000	7,354,211
Allocation by DC Service Area	201,533	42,135	243,668
Churchill	201,533	42,135	243,668
Alcona South	-	9,763,675	9,763,675
<b>Total</b>	<b>6,705,744</b>	<b>10,655,810</b>	<b>17,361,554</b>



APPENDIX D  
TABLE 14

TOWN OF INNISFIL  
WASTEWATER SERVICES: INNISFIL CENTRAL  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES

Wastewater Servicing	Innisfil Heights		
	Churchill	incl Campus Node	Alcona South
1. Wastewater Collection System			
1.1 Sanitary Sewers	\$1,093,787.44	\$4,270,462	\$2,889,538
1.2 Sewage Pumping Stations and Force mains	<u>\$260,084.07</u>	<u>\$13,589,380</u>	<u>\$8,664,620</u>
<b>Sub-Total Wastewater Collection System</b>	<b>\$1,353,871.51</b>	<b>\$17,859,842</b>	<b>\$11,554,158</b>
Total Average Day Sewage Flows (m <sup>3</sup> )	244	7,354	9,764
Collection Cost Per Cubic Metre	\$5,556.23	\$2,428.52	\$1,183.38
2. Wastewater Treatment Cost Per Cubic Metre	\$6,883.48	\$6,883.48	\$6,883.48
<b>Total Wastewater Servicing Cost Per Cubic Metre</b>	<b>\$12,439.71</b>	<b>\$9,312.00</b>	<b>\$8,066.87</b>
Residential Charge Based On:			
Weighted Average Daily Flow Per Capita (m <sup>3</sup> /day/capita)	0.320	0.320	0.275
<b>Residential Charge Per Capita</b>	<b>\$3,985.47</b>	<b>\$2,983.41</b>	<b>\$2,218.39</b>

TOWN OF INNISFIL  
WASTEWATER SERVICING: INNISFIL SOUTH

1. Wastewater Servicing

1.1 Sanitary Sewers		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Gilford Share		Degrassi Point Shoreline		Lefroy Share		CHU Share	
#	Project Description						%	\$	%	\$	%	\$	%	\$
1	Lefroy-Belle Ewart Sewer	2016-2020	\$ 584,000	\$ -	\$ -	\$ 584,000	28.89%	\$ 168,695	0.00%	\$ -	58.82%	\$ 343,518	12.29%	\$ 71,787
2	Belle Aire Beach Road Sewer	2014	\$ 1,650,000	\$ -	\$ -	\$ 1,650,000	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,650,000	0.00%	\$ -
3	South Degrassi Point Shoreline Sewer (to SPS G1)	2021-2031	\$ 264,000	\$ -	\$ -	\$ 264,000	100.00%	\$ 264,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
4	North Degrassi Point Shoreline Sewer (to SPSPDS)	2021-2031	\$ 355,000	\$ -	\$ -	\$ 355,000	0.00%	\$ -	100.00%	\$ 355,000	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Sanitary Sewers</b>			<b>\$ 2,853,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,853,000</b>		<b>\$ 432,695</b>		<b>\$ 355,000</b>		<b>\$ 1,993,518</b>		<b>\$ 71,787</b>
1.2 Sewage Pumping Stations and Force mains		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Gilford Share		Degrassi Point Shoreline		Lefroy Share		CHU Share	
#	Project Description						%	\$	%	\$	%	\$	%	\$
1	SPSP G1 (Gilford Sewage Pump Station)	2021-2031	\$ 920,000	\$ -	\$ -	\$ 920,000	100.00%	\$ 920,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
2	SPS G1 Force mains (twinned)	2021-2031	\$ 6,936,000	\$ -	\$ -	\$ 6,936,000	100.00%	\$ 6,936,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
3	SPS G2 (Gilford Sewage Pump Station)	2021-2031	\$ 905,000	\$ -	\$ -	\$ 905,000	100.00%	\$ 905,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
4	SPS G2 Force main	2021-2031	\$ 1,604,000	\$ -	\$ -	\$ 1,604,000	100.00%	\$ 1,604,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
5	Expand Sewage Pmp Station No. 1	2016-2020	\$ 820,000	\$ -	\$ -	\$ 820,000	27.30%	\$ 223,834	5.50%	\$ 45,114	55.59%	\$ 455,800	11.62%	\$ 95,252
6	Sewage Pump No. 1 Force main	2016-2020	\$ 1,419,000	\$ -	\$ -	\$ 1,419,000	27.30%	\$ 387,342	5.50%	\$ 78,069	55.59%	\$ 788,757	11.62%	\$ 164,832
7	SPS DPS	2021-2031	\$ 307,000	\$ -	\$ -	\$ 307,000	0.00%	\$ -	100.00%	\$ 307,000	0.00%	\$ -	0.00%	\$ -
8	Force main from SPS DPS	2021-2031	\$ 2,042,000	\$ -	\$ -	\$ 2,042,000	0.00%	\$ -	100.00%	\$ 2,042,000	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ 14,953,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,953,000</b>		<b>\$ 10,976,176</b>		<b>\$ 2,472,183</b>		<b>\$ 1,244,557</b>		<b>\$ 260,084</b>
<b>Total Wastewater Collection System</b>			<b>\$ 17,806,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,806,000</b>		<b>\$ 11,408,871</b>		<b>\$ 2,827,183</b>		<b>\$ 3,238,075</b>		<b>\$ 331,872</b>

Servicing Areas	New Average Day Wastewater Flows 2012 - 2031 (L/day)		
	Existing	Future	Total
1. Gilford			
Gilford	477,994	94,605	572,599
Sub-Total Gilford	477,994	94,605	572,599
2. Degrassi Point Shoreline			
Degrassi Point Shoreline	115,408	-	115,408
Sub-Total Degrassi Point Shoreline	115,408	-	115,408
3. Lefroy-Belle Ewart			
Lefroy	-	1,166,000	1,166,000
Belle-Ewart	16,695	251,419	268,114
Sub-Total Lefroy-Belle Ewart	16,695	1,417,419	1,434,114
4. Total Innisfil South	610,096	1,512,024	2,122,120
Allocation by DC Service Area			
Gilford	477,994	94,605	572,599
Lefroy	132,103	1,417,419	1,549,521
Total	610,096	1,512,024	2,122,120



APPENDIX D  
TABLE 16

TOWN OF INNISFIL  
WASTEWATER SERVICES: INNISFIL SOUTH  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES

Wastewater Servicing	Gilford & Degrassi-Point	Lefroy & Belle-Ewart
1. Wastewater Collection System		
1.1 Sanitary Sewers	\$787,695	\$1,993,518
1.2 Sewage Pumping Stations and Force mains	<u>\$13,448,359</u>	<u>\$1,244,557</u>
<b>Sub-Total Wastewater Collection System</b>	<b>\$14,236,054</b>	<b>\$3,238,075</b>
Total Average Day Sewage Flows (m <sup>3</sup> )	688	1,434
Collection Cost Per Cubic Metre	\$20,691.75	\$2,257.89
2. Wastewater Treatment Cost Per Cubic Metre	\$6,883.48	\$6,883.48
<b>Total Wastewater Servicing</b>	<b>\$27,575.23</b>	<b>\$9,141.38</b>
Residential Charge Based On:		
Weighted Average Daily Flow Per Capita (m <sup>3</sup> /day/capita)	0.321	0.275
<b>Residential Charge Per Capita</b>	<b>\$8,860.42</b>	<b>\$2,516.32</b>



APPENDIX D  
TABLE 17

TOWN OF INNISFIL  
WASTEWATER SERVICING: COOKSTOWN AND HIGHWAY 400 & 89 AREA

1. Wastewater Servicing

1.1 Sanitary Sewers		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Areas Serviced By Works - New Flows		Cookstown DC Recoverable Share	
							CST & 89	Total	%	\$
#	Project Description									
1	Inflow and Infiltration Remediation Program	Completed	\$ 633,000	\$ 182,420	\$ -	\$ 450,580	1,148,740	1,148,740	100.00%	\$ 450,580
<b>Sub-Total Sanitary Sewers</b>			<b>\$ 633,000</b>	<b>\$ 182,420</b>	<b>\$ -</b>	<b>\$ 450,580</b>				<b>\$ 450,580</b>

1.2 Sewage Pumping Stations and Force mains		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	DC Recoverable Share	Areas Serviced By Works - New Flows		Cookstown DC Recoverable Share	
							CST & 89	Total	%	\$
#	Project Description									
1			\$ -	\$ -	\$ -	\$ -				\$ -
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>				<b>\$ -</b>

1.3 Wastewater Treatment Facilities		Anticipated Timing (Year)	Gross Cost	Direct Developer Contributions	Non-Growth Replacement Share	Net Cost	Areas Serviced By Works - New Flows		Cookstown DC Recoverable Share	
							CST & 89	Total	%	\$
#	Project Description									
1	Cookstown WPCP	2021-2031	\$ 8,160,000	\$ -	\$ 3,345,600	\$ 4,814,400	1,148,740	1,148,740	100.00%	\$ 4,814,400
2	Decommissioning Existing Cookstown WPCP	2021-2031	\$ 1,310,000	\$ -	\$ 537,100	\$ 772,900	1,148,740	1,148,740	100.00%	\$ 772,900
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ 9,470,000</b>	<b>\$ -</b>	<b>\$ 3,882,700</b>	<b>\$ 5,587,300</b>				<b>\$ 5,587,300</b>
<b>Total Wastewater Collection System</b>			<b>\$ 10,103,000</b>	<b>\$ 182,420</b>	<b>\$ 3,882,700</b>	<b>\$ 6,037,880</b>				<b>\$ 6,037,880</b>

Servicing Areas	New Average Day Wastewater Flows 2012 - 2031 (L/day)		
	Existing	Future	Total
1. Cookstown	-	1,148,740	1,148,740
Sub-Total Cookstown	-	1,148,740	1,148,740
2. Total Cookstown and Hwy 400 &	-	1,148,740	1,148,740
Allocation by DC Service Area			
Cookstown	-	1,148,740	1,148,740
Total	-	1,148,740	1,148,740

APPENDIX D  
TABLE 18

TOWN OF INNISFIL  
WASTEWATER SERVICES: COOKSTOWN  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES

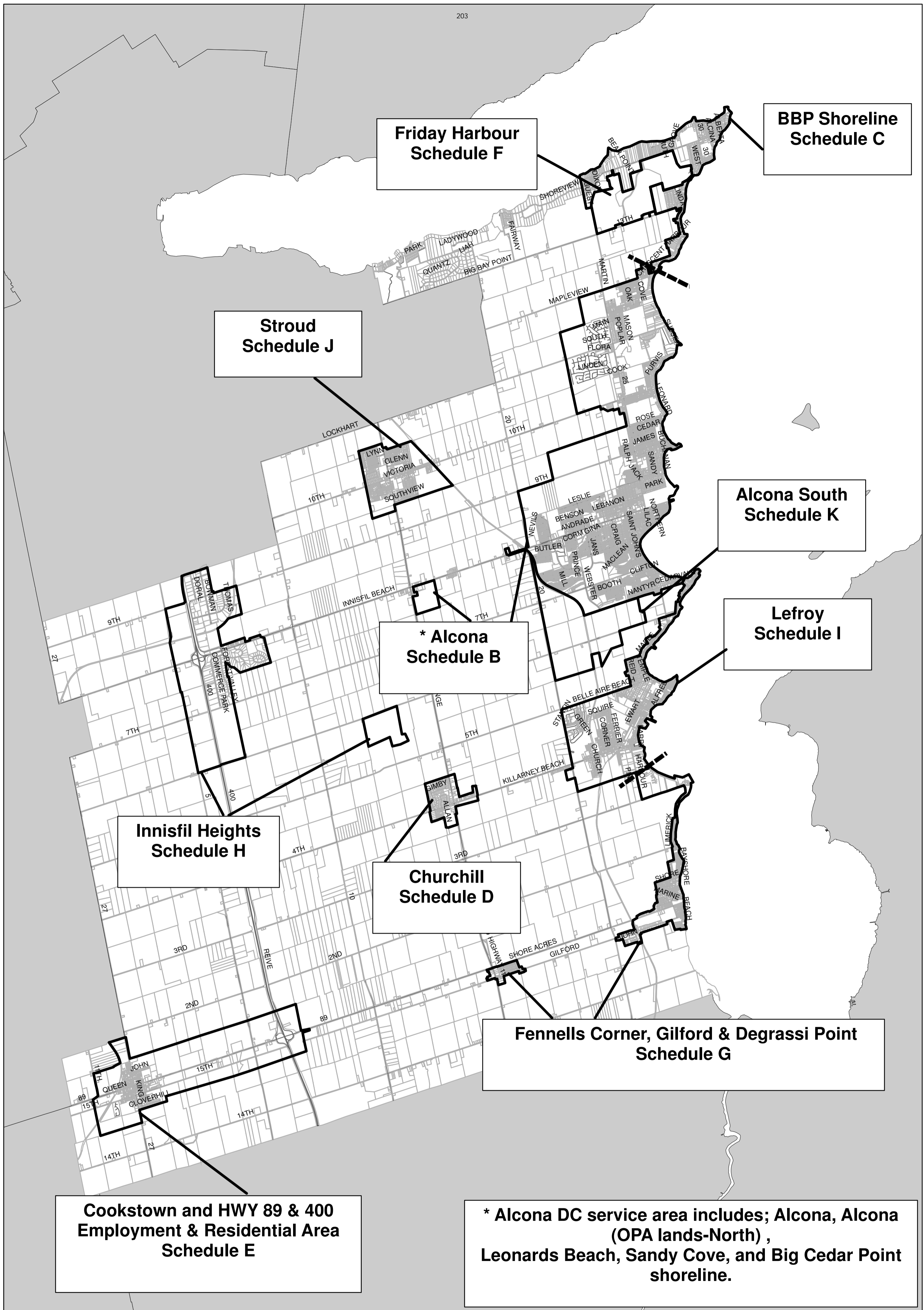
Wastewater Servicing	Cookstown
1. Wastewater Collection System	
1.1 Sanitary Sewers	\$450,580
1.2 Sewage Pumping Stations and Force mains	\$0
1.3 Wastewater Treatment Facilities	<u>\$5,587,300</u>
<b>Sub-Total Wastewater Collection System</b>	<b>\$6,037,880</b>
Total Average Day Sewage Flows (m <sup>3</sup> )	1,149
Collection Cost Per Cubic Metre	\$5,256.09
<b>Total Wastewater Servicing</b>	<b>\$5,256.09</b>
Residential Charge Based On:	
Weighted Average Daily Flow Per Capita (m <sup>3</sup> /day/capita)	0.300
<b>Residential Charge Per Capita</b>	<b>\$1,576.83</b>

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**APPENDIX D**  
**TABLE 19**

**TOWN OF INNISFIL**  
**WATER AND WASTEWATER SERVICES**  
**CALCULATION OF UNIFORM NON-RESIDENTIAL CHARGE**

<b>Wastewater Servicing</b>		
1. Wastewater Collection System		
1.1 Sanitary Sewers		\$14,579,580
1.2 Sewage Pumping Stations and Forcemains		\$59,607,600
1.3 Wastewater Treatment Facilities		<u>\$5,587,300</u>
<b>Sub-Total Wastewater Collection System</b>		<b>\$79,774,480</b>
Total Average Day Sewage Flows (m <sup>3</sup> )		31,544
Collection Cost Per Cubic Metre		\$2,528.96
2. Wastewater Treatment Cost Per Cubic Metre		
		\$6,883.48
<b>Total Wastewater Servicing Cost Per Cubic Metre</b>		<b>\$9,412.44</b>
Non-Residential Charge Based On:		
Average Day Demand Per Square Metre of GFA:	0.0056 m <sup>3</sup> /sq.m	\$52.71

<b>Water Servicing</b>		
1. Water Distribution System		
1.1 Watermains		\$17,174,725
1.2 Water Pumping Stations		\$19,338,934
1.3 Water Storage		<u>\$37,915,686</u>
<b>Sub-Total Water Distribution System</b>		<b>\$74,429,345</b>
Total Max Day Water Demands (m <sup>3</sup> )		57,201
Distribution Cost Per Cubic Metre		\$1,301.20
2. Water Supply and Treatment Cost Per Cubic Metre		
		\$1,323.24
<b>Total Water Servicing Cost Per Cubic Metre</b>		<b>\$2,624.44</b>
Non-Residential Charge Based On:		
Max Day Demand Per Square Metre of GFA:	0.0144 m <sup>3</sup> /sq.m	\$37.79

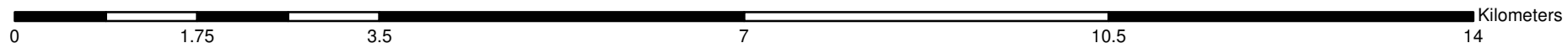


**Cookstown and HWY 89 & 400  
Employment & Residential Area  
Schedule E**

**\* Alcona DC service area includes; Alcona, Alcona (OPA lands-North), Leonards Beach, Sandy Cove, and Big Cedar Point shoreline.**



# Town of Innisfil Schedules for DC Charges



## APPENDIX E

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### *RESERVE FUND BALANCES*



## APPENDIX E

### DEVELOPMENT CHARGES RESERVE FUNDS UNCOMMITTED BALANCES

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances that are available to help fund the growth-related net capital costs identified in this study. The opening balances of the development charges reserve funds as at December 31, 2012. All of the available reserve fund balances are therefore accounted for in this study.

As shown on Table 1, the December 31, 2012 total reserve fund balance was in a negative position of \$13.07 million.

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 a position balance. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis. Where there is a negative balance, the amount is brought forward to the DC capital forecast for recovery through future development charges.

**APPENDIX E  
TABLE 1**

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

<b>Service</b>	<b>Reserve Fund Balance as at Dec. 31, 2012</b>
Library Board	(\$584,862.96)
Fire Services	(\$242,531.31)
Police Services	(\$164,196.07)
Indoor Recreation	(\$1,198,145.83)
Parks	(\$189,744.92)
Public Works	\$1,058,837.20
Municipal Fleet	(\$535,391.36)
General Government	(\$532,333.55)
Roads and Related	(\$8,599,121.78)
Water	(\$7,007,165.80)
Wastewater	\$4,929,083.09
<b>Total Development Charge Reserves</b>	<b>(\$13,065,573.29)</b>



## **APPENDIX F**

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





APPENDIX F  
TABLE 2 - PAGE 1

TOWN OF INNISFIL  
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2013 (\$000)	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	TOTAL (\$000)
<b>LIBRARY BOARD</b>											
Total Net Cost (1)	1,978.2	7,609.4	219.3	194.3	344.3	5,959.8	194.3	194.3	194.3	749.8	17,637.9
Net Cost From Development Charges (2)	1,955.8	7,735.5	85.5	85.5	85.5	85.5	85.5	85.5	85.5	85.5	3,369.1
Net Cost From Non-DC Sources	22.4	7,436.0	133.7	108.7	258.7	5,874.3	108.7	108.7	108.7	108.7	14,268.8
- Discount Portion (3)	12.9	752.4	13.4	10.9	25.9	587.4	10.9	10.9	10.9	10.9	1,446.3
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2022 Development (5)	9.5	6,683.6	120.4	97.9	232.9	5,286.8	97.9	97.9	97.9	97.9	12,822.4
<b>FIRE SERVICES</b>											
Total Net Cost (1)	3,354.9	2,703.0	2,554.4	48.0	0.0	0.0	0.0	400.0	0.0	0.0	9,060.2
Net Cost From Development Charges (2)	2,674.9	1,727.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,402.1
Net Cost From Non-DC Sources	680.0	975.7	2,554.4	48.0	0.0	0.0	0.0	400.0	0.0	0.0	4,658.1
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	680.0	885.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,565.0
- For Post 2022 Development (5)	0.0	90.7	2,554.4	48.0	0.0	0.0	0.0	400.0	0.0	0.0	3,093.1
<b>POLICE SERVICES</b>											
Total Net Cost (1)	305.7	291.5	141.5	565.6	141.5	141.5	141.5	141.5	141.5	1,005.2	3,016.6
Net Cost From Development Charges (2)	297.2	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0	130.3	1,491.5
Net Cost From Non-DC Sources	8.5	158.5	8.5	432.6	8.5	8.5	8.5	8.5	8.5	874.9	1,525.1
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2022 Development (5)	8.5	158.5	8.5	432.6	8.5	8.5	8.5	8.5	8.5	874.9	1,525.1
<b>INDOOR RECREATION</b>											
Total Net Cost (1)	2,170.5	972.4	972.4	972.4	972.4	972.4	972.4	972.4	972.4	11,287.4	21,237.2
Net Cost From Development Charges (2)	2,170.5	972.4	972.4	972.4	972.4	972.4	972.4	972.4	972.4	4,636.4	14,586.2
Net Cost From Non-DC Sources	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6,651.0	6,651.0
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	400.0	400.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2022 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Notes: (1) For total development-related capital program see Appendix B.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Mandatory 10% reduction for applicable services

(4) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).

(5) Post 2022 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

APPENDIX F  
TABLE 2 - PAGE 2

TOWN OF INNISFIL  
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2013 (\$000)	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	TOTAL (\$000)
<b>PARKS</b>											
Total Net Cost (1)	572.8	693.1	1,958.1	553.1	2,288.1	993.1	2,958.1	1,058.1	173.1	892.6	12,139.8
Net Cost From Development Charges (2)	540.8	630.1	1,768.6	504.1	1,884.4	63.1	63.1	63.1	63.1	472.6	6,052.7
Net Cost From Non-DC Sources	32.0	63.0	189.5	49.0	403.6	930.0	2,895.0	995.0	110.0	420.0	6,087.1
- Discount Portion (3)		63.0	189.5	49.0	222.5	93.0	289.5	99.5	11.0	42.0	1,091.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2022 Development (5)	0.0	0.0	0.0	0.0	181.1	837.0	2,605.5	895.5	99.0	378.0	4,996.1
<b>PUBLIC WORKS</b>											
Total Net Cost (1)	820.0	4,880.0	7,500.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13,200.0
Net Cost From Development Charges (2)	0.0	2,092.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,092.5
Net Cost From Non-DC Sources	820.0	2,787.5	7,500.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11,107.5
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	820.0	238.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,058.8
- Replacement & Benefit to Existing	0.0	2,302.4	2,237.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,539.8
- For Post 2022 Development (5)	0.0	246.3	5,262.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,508.9
<b>MUNICIPAL FLEET</b>											
Total Net Cost (1)	779.7	393.6	946.4	985.1	201.8	142.0	785.3	50.0	162.0	215.5	4,661.4
Net Cost From Development Charges (2)	768.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	768.9
Net Cost From Non-DC Sources	10.8	393.6	946.4	985.1	201.8	142.0	785.3	50.0	162.0	215.5	3,892.5
- Discount Portion (3)	0.0	39.4	94.6	98.5	20.2	14.2	78.5	5.0	16.2	21.6	388.2
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2022 Development (5)	10.8	354.2	851.8	886.6	181.6	127.8	706.8	45.0	145.8	194.0	3,504.3
<b>TOTAL SOFT SERVICES</b>											
Total Net Cost (1)	9,981.8	17,543.0	14,292.0	3,318.4	3,948.0	8,208.7	5,051.5	2,816.2	1,643.2	14,150.5	80,953.2
Net Cost From Development Charges (2)	8,408.2	5,728.7	2,959.5	1,695.0	3,075.4	1,254.0	1,254.0	1,254.0	1,254.0	5,880.3	32,763.1
Net Cost From Non-DC Sources	1,573.6	11,814.3	11,332.5	1,623.4	872.6	6,954.7	3,797.5	1,562.2	389.2	8,270.2	48,190.1
- Discount Portion (3)	44.9	854.8	297.5	158.4	268.6	694.6	378.9	115.4	38.1	474.4	3,325.5
- Available DC Reserves (4)	820.0	238.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,058.8
- Replacement & Benefit to Existing	680.0	3,187.4	2,237.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6,104.8
- For Post 2022 Development (5)	28.7	7,533.3	8,797.6	1,465.0	604.0	6,260.1	3,418.6	1,446.8	351.1	7,795.7	37,701.0

Notes: (1) For total development-related capital program see Appendix B.

(2) Share of capital program to be funded from development charges if calculated rates are fully implemented

(3) Mandatory 10% reduction for applicable services

(4) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).

(5) Post 2022 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required



**APPENDIX G**

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***2013 DEVELOPMENT CHARGES***

***BY-LAW 001-14***





212  
**ORIGINAL**

COPY

**THE CORPORATION OF THE TOWN OF INNISFIL**

**BY-LAW NO. 001-14**

**A By-Law of The Corporation of the Town of Innisfil to impose development charges for the recovery of growth-related capital costs.**

**WHEREAS** subsection 2(1) of the Act provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies; and

**WHEREAS** Council has before it a report entitled "Development Charges Background Study", the Town of Innisfil, dated October 15, 2013 by Hemson Consulting (the "Study"); and

**WHEREAS** Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on October 30, 2013 prior to and at which the Study and the proposed Development Charge By-law were made available to the public and Council heard comments and representations from all persons who applied to be heard (the "Public Meeting"); and

**WHEREAS** following the public meeting, Council afforded the public an additional period of time for the submission of further written representations; and

**WHEREAS** on January 22, 2014, having considered the Study in light of public comment and representation, Council recommended adoption of the study under CR-007-13.14;

**WHEREAS** by Resolution No. CR-007-13.14 on January 22, 2014, Council determined that no further Public Meetings are required under Section 12 of the Act; and

**WHEREAS** by Resolution No. CR-007-13.14 on January 22, 2014, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate; and

**WHEREAS** by Resolution No. CR-007-13.14 on January 22, 2014, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges; and

**NOW THEREFORE** the Council of the Corporation of the Town of Innisfil enacts as follows:

**Definitions**

1. In this By-law:

**Act** means the *Development Charges Act, 1997*, S.O. 1997, c.27 as amended, or successor legislation;

**Agricultural Use** means a bona fide farming operation, including sod farms, the breeding and boarding of horses, and greenhouses;

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**BY-LAW NO. 001-14**

**Air-Supported Structure** means an air supported structure as defined in the *Building Code Act*;

**Apartment Dwelling** means a building containing six or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, including units defined as Special Care Dwelling Units;

**Bedroom** means a room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

**Board Of Education** means a board of education, public school board, secondary school board, Catholic school board or Protestant school board;

**Building Or Structure** means a structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, but does not include a farm building, but does include an air-supported structure and an exterior storage tank;

**Building Code Act** means the *Building Code Act*, S.O. 1992, chapter 23, as amended, or any successor thereto and all Regulations thereto including the Ontario Building Code, 1997, as amended;

**Building Permit** means a Permit issued in accordance with the Building Code Act.

**Business Park Use** means lands, buildings or structures or units within such buildings or structures to be developed within a commercial business park zone or industrial business park zone as permitted as such within the Town's Zoning By-law 054-04 (24-83, 02-80, 79B25, 81-37, 92-77 or 76-17), or any successor thereto;

**Commercial Use** means lands, buildings or structures or units within such buildings or structures to be developed within a commercial zone as permitted as such within the Town's Zoning By-law 080-13 (054-04, 24-83, 02-80, 79B25, 81-37, 92-77 or 76-17), or any successor thereto;

**County** means The County of Simcoe;

**Development** means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the Total Floor Area, and includes Redevelopment;

**Development Charge** means a charge imposed pursuant to this By-law;

**Dwelling Unit** means one or more habitable rooms designed or intended to be used together as a single and separate house-keeping unit by one person or jointly by two or more persons, containing its own kitchen and sanitary facilities, with a private entrance from outside the unit itself;

**Farm Building** means a farm building as defined in the Building Code Act;

**Floor** includes a paved, concrete, wooden, gravel, or dirt floor;

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**Grade** means the average level of proposed or finished ground adjoining a building or structure at all exterior walls;

**Industrial Use** means lands, buildings or structures or units within such buildings or structures to be developed within an industrial zone as permitted by the Town's Zoning By-law 080-13 (054-04, 24-83, 02-80, 79B25, 81-37, 92-77 or 76-17), or any successor thereto;

**Institutional Use** means lands, buildings or structures or units within such buildings or structures to be developed within an institutional zone as permitted as such within the Town's Zoning By-law 080-13 (054-04, 24-83, 02-80, 79B25, 81-37, 92-77 or 76-17), or any successor thereto;

**Local Board** means a public utility commission, transportation commission, public library board, board of park management, local board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the Town or the County;

**Long Term Care Home or Nursing Home** means premises in which lodging is provided with or without meals and in addition, nursing or medical care and treatment is provided in accordance with the Long Term Care Homes Act, 2007, as amended, and/or other applicable legislation and regulations, and shall include a hospice in accordance with any applicable regulations, but does not include a Retirement Home as defined herein. For the purpose of this by-law, a Long Term Care Home or Nursing Home structure is considered an Institutional Use.

**Manufactured Housing** means a prefabricated dwelling that is manufactured and assembled in a factory and then transported to a site for use. Manufactured Housing are built as dwelling units of at least 30m<sup>2</sup> with a permanent chassis to assure the initial and continued transportability of the home. The combined gross floor area of a Manufactured House shall not exceed 100 square metres. Manufactured Housing does not include modular homes that are constructed and then transported to a site for assembly. For the purposes of this definition, Park Model Trailers are considered Manufactured Housing. Park Model Trailers shall not exceed 50 square meters and are transportable and primarily designed for long-term or permanent placement. For the purpose of this by-law, this type of dwelling unit is considered to be equivalent to a large apartment unit.

**Mezzanine** means a mezzanine as defined in the Building Code Act;

**Multiple Dwellings** means all dwellings other than single-family detached dwellings, semi-detached dwellings, and apartment dwellings;

**Multiple Use** means any Building or Structure that contains portions of the Building or Structure that vary between the definition of Residential or Non-Residential within the same Building or Structure.

**Non-Residential Use** means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use;

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

**Places of Worship** means that part of a building or structure that is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990 C.A. 31, as amended, as a place of worship under the Assessment Act, 1990, as amended or any successor thereto;

**Planning Act** means the *Planning Act*, R.S.O. 1990 C.P. 13, as amended and all Regulations enacted thereunder;

**Private School** means an institution at which instruction is provided on any school day for five or more pupils who are of or over compulsory school age in subjects of the elementary or secondary school courses of study as defined by the Education Act, and is not a school of a Board of Education. Notwithstanding the Zoning By-law designation for the lands on which the Private School is to be located, for the purpose of this by-law a Private School is to be considered an Institutional Use;

**Protracted** means in relation to a Temporary Building or Structure the persistence of its construction, erection, placement on land, alteration or of an addition to it for a period exceeding eight months;

**Redevelopment** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;

**Residential Uses** means land, buildings or structures or portions thereof used, designed, or intended to be used principally (or primarily) as living accommodation for one or more individuals;

**Retirement Home** means premises that provides accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided, but which shall not include a Long Term Care Home or Nursing Home. For the purpose of this by-law, a Retirement Home structure will be considered Multi Use.

**Semi-Detached Dwelling** means a building divided vertically, into two separate dwelling units, with at least 50 per cent of the above-grade area of a main wall on one side of each dwelling unit attached to or the same as a main wall on one side of the other dwelling unit;

**Services** means services designated in Section 6 to this By-law or in agreement under Section 44 of the Act, or both;

**Single Family Detached Dwelling** means a completely detached residential building containing only one dwelling unit;

**Special Care Dwelling Unit** means a unit in a residential building not otherwise defined

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**BY-LAW NO. 001-14**

in this bylaw containing self-contained dwelling units which may include culinary facilities, which are designed to accommodate persons with specific needs and where meals are provided within the development on a regular basis, including, but not limited to, Independent Living Units and Assisted Living Units. For the purpose of this by-law, a Special Care Dwelling Unit is considered to be equivalent to a small apartment unit;

**Temporary Building Or Structure** means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;

**Total Floor Area** means the sum total of all the areas of the floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior wall partitions; and
- (b) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles, and;
- (c) where a building does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building and the total areas of the floors in the building or structure.

**Town** means The Corporation of the Town of Innisfil;

**Rules**

2. For the purpose of complying with Section 6 of the Act:
  - (a) the area to which this By-law applies shall be the area described in Section 3 of this By-law;
  - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a Development Charge is payable in any particular case and for determining the amount of the charge shall be as set forth in sections 4 through 18, inclusive and Section 25 of this By-law;
  - (c) the exemptions provided for by such rules shall be the exemptions set forth in Sections 19 through 23, inclusive of this By-law, the indexing of charges shall be in accordance with Section 16 of this By-law; and
  - (d) there shall be no phasing of the charge as provided in subsection 17(1) of this By-law; and
  - (e) the Redevelopment of land shall be in accordance with the rules set forth in Section 24 of this By-law.

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**Lands Affected**

3. This By-law applies to all lands in the geographic area of the Town, subject to the following:
  - (a) municipal sanitary sewerage services Development Charges, as identified on Schedules B, C, D, E, F, G, H, I, J and K will only be levied against development of land that will receive sanitary sewerage services from the Town of Innisfil, or a local board thereof, at the time of development; and
  - (b) municipal water services Development Charges, as identified on Schedule as identified on Schedules B, C, D, E, F, G, H, I, J and K will only be levied against development of land that will receive water services from the Town of Innisfil, or a local board thereof, at the time of Development.

**Designation of Services**

4. It is declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
5. The Development Charge applicable to a Development as determined under this By-law shall apply without regard to the services required or used by an individual Development, except as set out in subsections 3(a) and 3(b) of this By-law.
6. Development Charges shall be imposed for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:
  - (a) General Government – Growth Studies;
  - (b) Library Services;
  - (c) Fire and Rescue Services;
  - (d) Police Services;
  - (e) Parks and Recreation Services (Indoor);
  - (f) Parks and Recreation Services (Outdoor);
  - (g) Public Works (Buildings and Related);
  - (h) Municipal Fleet;
  - (h) Roads and Related (including associated structures, sidewalks, street lights, traffic signals, multiuse paths and intersection improvements);
  - (i) Utility Services - Sanitary Sewerage; and
  - (j) Utility Services - Water;

**Calculation of Development Charges**

7. The Development Charge with respect to the use of any land, Buildings or Structures shall be calculated as follows:
  - (a) in the case of Residential Development, or the residential portion of a Multiple Use Development, based upon the number and type of Dwelling Units; or
  - (b) in the case of Non-Residential Development, or the non-residential portion of a

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**BY-LAW NO. 001-14**

Multiple Use Development, based upon the Total Floor Area of such development.

**Approvals for Development**

8. Development Charges shall be imposed against all lands, Buildings or Structures within the area to which this By-law applies if the Development of such lands, Buildings or Structures requires any of the following approvals:
  - (a) the passing of a zoning By-law or of an amendment thereto under Section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
  - (e) a consent under Section 53 of the *Planning Act*;
  - (f) the approval of a description under section 50 of the *Condominium Act, 1998*; or
  - (g) the issuing of a Permit under the *Building Code Act* in relation to a Building or Structure.
9. No more than one Development Charge for each service designated in Section 6 shall be imposed upon any lands, Buildings or Structures to which this By-law applies even though two or more of the actions described in Section 8 are required before the lands, Buildings or Structure can be developed.
10. Notwithstanding Section 13 if two or more of the actions described in Section 8 occur at different times, additional Development Charges shall be imposed in respect of any increased or additional Development permitted by that action.
11. Where a Development requires an approval described in Section 8 after the issuance of a Building Permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under Section 8.
12. If a Development does not require a Building Permit but does require one or more of the approvals described in Section 8, then the Development Charge shall nonetheless be payable in respect of any increased or additional Development permitted by such approval required for the increased or additional Development being granted.
13. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Sections 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services as council may require, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.

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**Amount of Charge – Residential**

14. The Development Charges described in Schedules A, B, C, D, E, F, G, H, I, J and K to this By-law shall be imposed on Residential Uses of lands, Buildings or Structures, including a Dwelling Unit accessory to a Non-Residential Use and, in the case of a Multiple Use Building or Structure, on the Residential component of the Multiple Use Building or Structure, according to the type of Residential Use.

**Amount of Charge – Non-Residential**

15. The Development Charges described in Schedule A, B, C, D, E, F, G, H, I, J and K to this By-law shall be imposed on Non-Residential Uses of lands, Buildings or Structures and, in the case of a Multiple Use Building or Structure, on the Non-Residential components of the Multiple Use Building or Structure, and calculated with respect to each of the services according to the Total Floor Area of the Non-Residential Use.

**Indexing of Development Charges**

16. The Development Charges set out in Schedules A, B, C, D, E, F, G, H, I, J and K hereto shall be adjusted without amendment to this By-law annually on July 1<sup>st</sup> in each year, commencing July 1<sup>st</sup>, 2014, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

**Phasing, Timing of Calculation and Payment**

17. (1) The Development Charges set out in this By-law are not subject to phasing and are payable in full, subject to the exemptions and credits set out in this By-Law from the effective date of this By-law.
- (2) Subject to Section 24 (with respect to Redevelopment) and subsection (3) the Development Charge shall be calculated as of, and shall be payable, on the date the first Building Permit is issued in relation to a building or structure on land to which the Development Charge applies.
- (3) Notwithstanding subsection (2), the Town may require and where so required an Owner shall enter into an agreement, including the provision of security for the Owner's obligations under agreement, pursuant to section 27 of the Act and, without limiting the generality of the foregoing, such an agreement may require the early payment of the development charges hereunder. The terms of such agreement shall then prevail over the provisions of this By-law.

**Payment by Money or the Provision of Services**

18. (1) Payment of Development Charges shall be by cash or by cheque payable to the Treasurer of the Town of Innisfil.
- (2) In the alternative to payment by the means provided in subsection (1), the Town may, by an agreement entered into with the Owner, accept the provision of services in full or partial satisfaction of the Development Charge otherwise payable provided that:



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- (a) If the Town and the Owner cannot agree as to the reasonable cost of doing the work under sub-section (2), the dispute shall be referred to Council whose decision shall be final and binding.
- (b) If the credit exceeds the amount of the charge for the service to which the work relates:
  - (i) the excess amount shall not be credited against the charge for any other service, unless the Town has so agreed in an agreement under Section 38 of the Act; and
  - (ii) in no event shall the Town be required to make a cash payment to the credit holder.
- (3) Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the *Planning Act* that the Owner, at the Owner's expense, install such local services as Council may require in accordance with the Town's local services' policies in effect at the time.

**Rules with Respect to Exemptions for Intensification of Existing Housing**

- 19. (1) This By-law does not apply with respect to approvals related to the residential Development of land, Buildings or Structures that would have the affect only:
  - (a) of permitting the enlargement of an existing Dwelling Unit;
  - (b) of creating one or two additional Dwelling Units in an existing Single Family Detached Dwelling;
  - (c) of creating one additional Dwelling Unit in an existing Semi-Detached Dwelling; or
  - (d) of creating one additional Dwelling Unit for any other existing Residential Use.
- (2) Notwithstanding clauses (1)(b) to (d), a Development Charge shall be imposed with respect to the creation of one or two additional Dwelling Units in a Building, if the Total Floor Area of the additional one or two Dwelling Units exceeds the Total Floor Area of the existing Dwelling Unit for the purposes of clause (1)(b) and (1)(c), and the smallest existing Dwelling Unit for the purposes of clause (1)(d).

**Rules with Respect to Industrial Expansion Exemption**

- 20. (1) If a Development includes the enlargement of the Total Floor Area of an existing Building, the amount of the Development Charge that is payable is the following:
  - (a) if the Total Floor Area is enlarged by 50 per cent or less, the amount of the Development Charge in respect of the enlargement is zero; and
  - (b) if the Total Floor Area is enlarged by more than 50 per cent, Development Charges are payable on the amount by which the enlargement exceeds

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50 per cent of the Total Floor Area before the enlargement.

- (2) In this section, for greater certainty in applying the exemption herein:
- (a) the Total Floor Area of an existing Industrial Building shall be determined as of the date this By-law comes in to force; and
  - (b) the Total Floor Area of an existing Industrial Building is enlarged where there is a bona fide increase in the size of the existing Building and the enlarged area is attached to existing Industrial Building and is used for or in connection with an industrial purpose as set out in subsection 1(1) of O. Reg. 82/98. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing Industrial Building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below grade connection such as a service tunnel, foundation, footing or a parking facility.

**Categories of Exempt Institutions**

21. (1) The following categories of Institutions are hereby designated as being exempt from the payment of Development Charges:
- (a) Buildings or Structures used as Hospitals governed by the *Public Hospitals Act*, R.S.O 1990, c. P. 40;
  - (b) Buildings or Structures owned by and used for the purposes of the Town, the County, or their Local Boards;
  - (c) Buildings or Structures owned by a Board of Education and used for school purposes;
  - (d) Buildings or Structures owned by and used for the purposes of a college of applied arts and technology established pursuant to the Ministry of Training Colleges and Universities Act, R.S.O. 1990, c. M.19;
  - (e) Buildings or Structures owned by and used for the purposes of a university established by an Act of the Legislative Assembly of Ontario; and
  - (f) Places of Worship.
- (2) The exemption referred to in paragraph 21(1)(b) does not apply to the development for Residential Uses of lands owned by:
- (a) the County or any local board thereof; or
  - (b) any corporation owned, controlled, or operated by the County.

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**Agricultural Uses**

22. Agricultural Uses as well as Farm Buildings and other ancillary Development to an Agricultural Use excluding any Residential or Non-Residential Uses shall be exempt from the provisions of this By-law.

**Temporary Buildings or Structures**

23. (1) Temporary Buildings or Structures shall be exempt from the provisions of this By-law.
- (2) In the event that a Temporary Building or Structure becomes Protracted, it shall be deemed not to be nor ever to have been a Temporary Building or Structure, and the Development Charges required to be paid under this By-law shall become payable on the date the Temporary Building or Structure becomes Protracted.
- (3) Prior to the Town issuing a Building Permit for a Temporary Building or Structure, the Town may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the Development Charge required by subsection 23(2) of this By-law to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

**Rules with Respect to the Redevelopment of Land**

24. (1) Where there is a Redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a Building or Structure that since has been demolished, a credit shall be allowed against the Development Charge otherwise payable by the owner pursuant to this By-law for the portion of the previous Building or Structure still in existence that is being converted or for the portion of the Building or Structure that has been demolished, as the case may be, calculated by multiplying the number and type of Dwelling Units being converted or demolished or the Non-Residential Total Floor Area being converted or demolished by the relevant Development Charge in effect on the date when the Development Charge is payable in accordance with this By-law.
- (2) A credit in respect of any demolition under this section shall not be given unless a Building Permit has been issued or a subdivision agreement has been entered into with the Town for the Development within five years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the Development.
- (4) No credit shall be provided for a Development that was exempt from payment of Development Charges at the time of its original construction or for which no Development Charge was paid.

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**Interest**

25. The Town shall pay interest on a refund under subsection 18(3) and 25(2) of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

**Front Ending Agreements**

26. The Town may enter into agreements under Section 44 of the Act.

**Schedules**

27. The following Schedules are attached to this by-law and form an integral part of this By-law:
- a) Schedule A – Town-Wide Development Charges
  - b) Schedule B – Alcona Service Area – Sewer and Water Charges
  - c) Schedule C – Big Bay Point Shoreline Service Area – Sewer and Water Charges
  - d) Schedule D – Churchill Service Area – Sewer and Water Charges
  - e) Schedule E – Cookstown Service Area – Sewer and Water Charges
  - f) Schedule F – Friday Harbour Resort Service Area – Sewer and Water Charges
  - g) Schedule G – Fennell's Corner, Gilford, and Degrassi Point Service Area – Sewer and Water Charges
  - h) Schedule H – Innisfil Heights Service Area – Sewer and Water Charges
  - i) Schedule I – Lefroy Service Area – Sewer and Water Charges
  - j) Schedule J – Stroud Service Area – Sewer and Water Charges
  - k) Schedule K – Alcona South Service Area – Sewer and Water Charges
  - l) Schedule L – Geographic area to which the Development Charges rates for Schedules B to K are applied

**By-law Registration**

28. A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the Town and may be registered against title to any land to which this By-law applies.

**Date By-law Effective**

29. This By-law comes into force on February 1, 2014.

**Date By-law Expires**

30. This By-law expires five years from its effective date.

**Repeal**

31. The following by-laws are repealed effective on the date this By-law comes into force:
- a) By-law 020-09
  - b) By-law 139-12
  - c) By-law 086-09 as amended by By-law 096-12
  - d) By-law 089-09

**Headings for Reference Only**

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


**Severability**

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

**Short Title**

34. This By-law may be referred to as the Town's Development Charges By-law.

**PASSED THIS 22nd DAY OF JANUARY, 2014.**

  
Barbara Baguley, Mayor

  
Karen Fraser, Acting Clerk

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SCHEDULE 'A'

Town-Wide Development Charges

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Board	\$1,280	\$1,197	\$798	\$699	\$0.00
Fire Services	\$1,369	\$1,280	\$854	\$651	\$7.17
Police Services	\$621	\$580	\$387	\$295	\$3.23
Indoor Recreation	\$6,130	\$5,733	\$3,822	\$2,917	\$0.00
Parks	\$2,089	\$1,954	\$1,303	\$994	\$0.00
Public Works	\$636	\$595	\$396	\$303	\$3.33
Municipal Fleet	\$241	\$226	\$151	\$115	\$1.27
General Government	\$642	\$601	\$400	\$306	\$3.36
<b>Subtotal Town-Wide Soft Services</b>	<b>\$13,008</b>	<b>\$12,166</b>	<b>\$8,111</b>	<b>\$6,190</b>	<b>\$18.36</b>
Roads and Related	\$13,783	\$12,891	\$8,594	\$6,559	\$71.98
<b>Total Town-Wide Services</b>	<b>\$26,791</b>	<b>\$25,057</b>	<b>\$16,705</b>	<b>\$12,749</b>	<b>\$90.34</b>

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**SCHEDULE 'B'**

**Alcona Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Alcona</b>					
Water	\$2,351	\$2,199	\$1,466	\$1,119	\$37.79
Sanitary Sewerage	\$7,142	\$6,679	\$4,453	\$3,398	\$52.71
<b>Total Water and Sewer</b>	<b>\$9,493</b>	<b>\$8,878</b>	<b>\$5,919</b>	<b>\$4,517</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

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**SCHEDULE 'C'**

**Big Bay Point Shoreline Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Big Bay Point Shoreline</b>					
Water	\$2,359	\$2,206	\$1,471	\$1,122	\$37.79
Sanitary Sewerage	\$25,489	\$23,839	\$15,893	\$12,129	\$52.71
<b>Total Water and Sewer</b>	<b>\$27,848</b>	<b>\$26,045</b>	<b>\$17,364</b>	<b>\$13,251</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.



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**SCHEDULE 'D'**

**Churchill Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Churchill</b>					
Water	\$10,513	\$9,833	\$6,555	\$5,003	\$37.79
Sanitary Sewerage	\$12,145	\$11,359	\$7,572	\$5,779	\$52.71
<b>Total Water and Sewer</b>	<b>\$22,658</b>	<b>\$21,192</b>	<b>\$14,127</b>	<b>\$10,782</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

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**SCHEDULE 'E'**

**Cookstown Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Cookstown</b>					
Water	\$6,753	\$6,315	\$4,210	\$3,213	\$37.79
Sanitary Sewerage	\$4,805	\$4,494	\$2,996	\$2,286	\$52.71
<b>Total Water and Sewer</b>	<b>\$11,558</b>	<b>\$10,809</b>	<b>\$7,206</b>	<b>\$5,499</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

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**SCHEDULE 'F'**

**Friday Harbour Resort Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Friday Harbour Resort</b>					
Water	\$2,008	\$1,878	\$1,252	\$955	\$37.79
Sanitary Sewerage	\$7,078	\$6,620	\$4,413	\$3,368	\$52.71
<b>Total Water and Sewer</b>	<b>\$9,086</b>	<b>\$8,498</b>	<b>\$5,665</b>	<b>\$4,323</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

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**SCHEDULE 'G'**

**Fennell's Corner, Gilford, Degrassi Point Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Fennell's Corner, Gilford &amp; Degrassi Point</b>					
Water	\$4,661	\$4,359	\$2,906	\$2,218	\$37.79
Sanitary Sewerage	\$27,000	\$25,252	\$16,835	\$12,848	\$52.71
<b>Total Water and Sewer</b>	<b>\$31,661</b>	<b>\$29,611</b>	<b>\$19,741</b>	<b>\$15,066</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

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**SCHEDULE 'H'**

**Innisfil Heights Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Innisfil Heights</b>					
Water	\$7,925	\$7,412	\$4,942	\$3,771	\$37.79
Sanitary Sewerage	\$9,091	\$8,503	\$5,668	\$4,326	\$52.71
<b>Total Water and Sewer</b>	<b>\$17,016</b>	<b>\$15,915</b>	<b>\$10,610</b>	<b>\$8,097</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

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**SCHEDULE 'I'**

**Lefroy Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Lefroy</b>					
Water	\$6,063	\$5,670	\$3,780	\$2,885	\$37.79
Sanitary Sewerage	\$7,668	\$7,172	\$4,781	\$3,649	\$52.71
<b>Total Water and Sewer</b>	<b>\$13,731</b>	<b>\$12,842</b>	<b>\$8,561</b>	<b>\$6,534</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

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**SCHEDULE 'J'**

**Stroud Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Stroud</b>					
Water	\$2,295	\$2,147	\$1,431	\$1,092	\$37.79
Sanitary Sewerage	\$14,337	\$13,409	\$8,939	\$6,822	\$52.71
<b>Total Water and Sewer</b>	<b>\$16,632</b>	<b>\$15,556</b>	<b>\$10,370</b>	<b>\$7,914</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.

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**SCHEDULE 'K'**

**Alcona South Service Area – Sewer and Water Charges**

	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Alcona South</b>					
Water	\$2,351	\$2,199	\$1,466	\$1,119	\$37.79
Sanitary Sewerage	\$6,760	\$6,322	\$4,215	\$3,217	\$52.71
<b>Total Charge in Alcona South</b>	<b>\$9,111</b>	<b>\$8,521</b>	<b>\$5,681</b>	<b>\$4,336</b>	<b>\$90.50</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule L.



SCHEDULE 'L'

Geographic area to which the Development Charges rates for Schedules B to K are applied.

