

DEVELOPMENT CHARGES BACKGROUND STUDY

Town of Innisfil



Addendum Report to the July 19, 2018 Development Charges Background Study

HEMSON Consulting Ltd.

August 23, 2018

TABLE OF CONTENTS

DISCLAIMER.....	1
A. Amended Appendices Attached	1
B. Consolidated 2018 DC Background Study to be Prepared Following Approval of DC By-law	1
I BACKGROUND.....	2
A. DC Background Study Was Published in Accordance with the DCA and Associated Regulations.....	2
B. Amended DC rates are Calculated in Accordance with the DCA and Associated Regulations.....	2
C. Changes Will Be Reflected in the Consolidated 2018 DC Background Study.....	3
II ADDENDUM REPORT IS CONSISTENT WITH THE DEVELOPMENT CHARGES ACT.....	4
A. The Report is Consistent with the Development Charges Act (DCA)	4
B. All Town-wide Services with Development-Related Costs are Included in the Analysis.....	5
III RECOMMENDED CHANGES TO THE JULY 19, 2018 DC BACKGROUND STUDY ARE PROPOSED.....	6
A. Development Forecast.....	6
B. Service Level and Funding Envelope Calculations	7
C. Capital Program Allocations	8
IV REVISED CALCULATED DEVELOPMENT CHARGES	9
A. Proposed Residential and Non-Residential Rates	9
B. Comparison with July 19, 2018 DC Background Study.....	13

LIST OF APPENDICES

A.	Development Forecast	14
B.	Soft Services Technical Appendix	25
	B.1 Library Board	26
	B.2 Fire Protection.....	33
	B.3 Police Services	41
	B.4 Parks and Recreation.....	49
	B.5 Public Works.....	75
	B.6 Municipal Fleet	82
	B.7 General Government.....	96
C.	Engineering Infrastructure Roads and Related Technical Appendix	102

DISCLAIMER

A. AMENDED APPENDICES ATTACHED

Only the appendices that have been changed since the release of the July 19, 2018 DC Background Study are included in this Addendum Report.

B. CONSOLIDATED 2018 DC BACKGROUND STUDY TO BE PREPARED FOLLOWING APPROVAL OF DC BY-LAW

Following Council's approval of the proposed DC by-law, a complete consolidated version of the 2018 Development Charges Background Study, reflecting the adopted development charge rates, will be prepared and posted on the Town's website.

I BACKGROUND

A. DC BACKGROUND STUDY WAS PUBLISHED IN ACCORDANCE WITH THE DCA AND ASSOCIATED REGULATIONS

The Town of Innisfil DC Background Study and Addendum Report have been prepared in accordance with the requirements of the *Development Charges Act, 1997* (DCA) and associated regulations, as summarized below.

Task	Description
Release DC Background Study to Public	<ul style="list-style-type: none"> 60 days prior to by-law passage (including on website)
Advertise for Public Meeting	<ul style="list-style-type: none"> 20 days notice
Release Proposed DC By-law	<ul style="list-style-type: none"> 2 weeks before Public Meeting (or sooner)
Hold Statutory Public Meeting	<ul style="list-style-type: none"> Receive submissions from public and Council Amend proposed charges and by-law if warranted Determine if additional Public Meeting is required
DC By-law Passage (Current Task)	<ul style="list-style-type: none"> Any changes brought forward for adoption
Notice of By-law Passage	<ul style="list-style-type: none"> 20 days after DC by-law passage
Appeal Period	<ul style="list-style-type: none"> 40 days following DC by-law passage
DC Pamphlet	<ul style="list-style-type: none"> 60 days after passage of DC by-law

In addition to the Statutory Public Meeting held on August 8, 2018, two development industry stakeholder meetings were held on June 20, 2018 and August 8, 2018. Verbal and written comments and submissions were received by members of the public through this process, and responses to pertinent written questions have been provided.

B. AMENDED DC RATES ARE CALCULATED IN ACCORDANCE WITH THE DCA AND ASSOCIATED REGULATIONS

The purpose of this Addendum report is to amend the July 19, 2018 DC Background Study based on further analysis and discussions with Town staff following the Statutory Public Meeting. These refinements are in relation to the development forecasts included in the Background Study, and result in changes to the calculated Town-wide DC rates within the Background Study and proposed by-law. No changes to the calculated water and wastewater DC rates under the July 19, 2018 DC Background Study are proposed.

It is Hemson's role as the Town's consultant to prepare a study that meets the requirements of the DCA and represents a fair, reasonable, and defensible calculation of the charges. In our view, the changes contemplated in this Addendum Report represent improvements to the accuracy of the data used to calculate the development charges for the Town. In our opinion the proposed changes are reasonable and in keeping with the provisions of the DCA.

**C. CHANGES WILL BE REFLECTED IN THE CONSOLIDATED 2018 DC
BACKGROUND STUDY**

All identified changes will be reflected in a consolidated 2018 DC Background Study, which will be prepared following the passage of the new DC By-law and subsequently posted on the Town's website.

II ADDENDUM REPORT IS CONSISTENT WITH THE DEVELOPMENT CHARGES ACT

A. THE REPORT IS CONSISTENT WITH THE DEVELOPMENT CHARGES ACT (DCA)

- This study calculates the amended DCs for the Town of Innisfil in compliance with the provisions of the DCA and its associated regulation Ontario Regulation 82/98 (O.Reg 82/98).
- The Town needs to continue implementing DCs to fund capital projects related to growth throughout Innisfil so that development pays for its share of capital requirements to the extent allowed by the DCA so that new services required by growth are provided in a fiscally responsible manner.
- The DCA and O. Reg. 82/98 require that a DC background study be prepared in which DCs are determined with reference to:
 - A forecast of the amount, type and location of housing units, population and non-residential development anticipated in the Town;
 - 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 development and non-development-related components of the capital projects;
 - An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the DC by-law would relate; and
 - An asset management plan that demonstrates that all the assets proposed to be funded under the development charge by-law are financially sustainable.
- This report identifies the amended development charge rate and associated calculations since the July 19, 2018 DC Background Study. It is intended that Council will pass a new DC by-law as informed based on the inputs and assumptions identified in the July 19, 2018 DC Background Study, and the updated calculations identified in this Addendum report.

B. ALL TOWN-WIDE SERVICES WITH DEVELOPMENT-RELATED COSTS ARE INCLUDED IN THE ANALYSIS

The following Town services were identified in the July 19, 2018 DC Background Study. Inputs and assumptions have been updated for select services based on dialogue with Town staff. The basis of these updates is to the Town-wide development forecast included in the Background Study.

Services denoted with an (*) have been amended since the release of the July 19, 2018 DC Background Study

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

III RECOMMENDED CHANGES TO THE JULY 19, 2018 DC BACKGROUND STUDY ARE PROPOSED

This section describes the proposed changes to the July 19, 2018 DC Background Study. The impact of the changes is a reduction in the overall calculated development charges for Town-wide services. The Town-wide development charges were calculated at a total of \$34,416 per single detached dwelling unit within the July 19, 2018 DC Background Study. After the identified changes, the single detached unit rate has decreased by \$1,450 per unit to \$32,966 per unit. The associated impacts to the other residential and non-residential rate categories are discussed further in the following sections.

A. DEVELOPMENT FORECAST

Refinements to the development forecast were made to improve the accuracy of the Town's existing and forecast population and households, including seasonal and recreational dwellings and residents. In particular, the population in new households forecast was adjusted to ensure the anticipated seasonal residential associated with the Friday Harbour resort are fully accounted for.

In addition to updating the forecast of population in new households over the 2018 to 2041 planning period, adjustments were made to the historical and forecast Census population. It is noted that the July 19, 2018 DC Background Study did not account for seasonal and recreational residents associated with the Friday Harbour resort within the service level calculations as seasonal populations are not included within Statistics Canada Census data, which forms the basis of the "net population" data used in the Background Study. Through discussions with staff, as the dwelling units associated with the Friday Harbour resort are subject to development charges, it was determined that the population associated with these units should be accounted for within the service level calculations.

Table 1 below summarizes the proposed revised development forecast. Further detail is included within Appendix A.

Table 1: Summary of Residential and Non-Residential Development Forecast

Growth Forecast	2017 Estimate	Soft Services Planning Period 2018 - 2027		Engineered Services Planning Period 2018 - 2041	
		Growth	Total at 2027	Growth	Total at 2041
		Residential			
Total Occupied Dwellings	14,408	5,937	20,345	13,264	27,672
Total Population					
Census	39,240	14,588	53,828	34,303	73,543
<i>Population In New Dwellings</i>		16,746		38,459	
Non-Residential					
Employment	8,811	2,524	11,335	7,728	16,539
Non-Residential Building Space (sq.m.)		139,080		452,540	

B. SERVICE LEVEL AND FUNDING ENVELOPE CALCULATIONS

As a result of the proposed updates to the development forecast, service levels and funding envelopes have been recalculated for all Town-wide services included in the development calculations. The recalculated service levels and funding envelopes are summarized in Table 2. Further detail is available in Appendix B and Appendix C.

Table 2: Summary of Average Historical Service Levels 2008-2017

Service	2008 - 2017 Service Level Indicator	Discounted Maximum Allowable Funding Envelope
Library Board	\$562.41 per capita	\$ 7,384,125
Fire Services	\$492.36 per population & employment	\$ 6,917,767
Police Services	\$181.18 per population & employment	\$ 3,031,504
Parks and Recreation	\$3,549.56 per capita	\$ 46,602,883
Public Works	\$287.49 per population & employment	\$ 3,264,254
Municipal Fleet	\$287.80 per population & employment	\$ 4,333,923
Roads and Related	\$14,950.26 per population & employment	\$ 516,994,904

C. CAPITAL PROGRAM ALLOCATIONS

The service level and funding envelope adjustments noted above have implications for the capital program cost allocations for the soft services included in the development charges calculations, and in particular the proportion of costs allocated to post-2027 development. The proposed capital program allocations for soft services are summarized in Table 3, and further detail is included in Appendix B.

It is noted that there has also been an increase to the overall Library Board capital program; this is due to growth in the amount allocated to additional collection materials over the 10-year planning period, which is based on maintaining historical service levels.

Table 3: Summary of Capital Program Allocations for Soft Services

Service	Development-Related Capital Program (2018 - 2027)					Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2027 Benefit (\$000)	
1.0 LIBRARY BOARD	\$34,429.4	\$0.0	\$2,627.5	\$0.0	\$24,417.8	\$7,384.1
Unadjusted Development Charge Per Capita						
Unadjusted Development Charge Per Sq.M						
2.0 FIRE SERVICES	\$20,631.7	\$67.8	\$0.0	\$1,388.2	\$12,257.9	\$6,917.8
Unadjusted Development Charge Per Capita						
Unadjusted Development Charge Per Sq.M						
3.0 POLICE SERVICES	\$2,484.7	\$7.0	\$0.0	\$0.0	\$0.0	\$2,477.7
Unadjusted Development Charge Per Capita						
Unadjusted Development Charge Per Sq.M						
4.0 PARKS AND RECREATION	\$80,167.4	\$7,227.0	\$6,015.2	\$4,188.3	\$16,134.1	\$46,602.9
Unadjusted Development Charge Per Capita						
Unadjusted Development Charge Per Sq.M						
5.0 PUBLIC WORKS	\$6,566.8	\$47.0	\$0.0	\$0.0	\$3,255.6	\$3,264.3
Unadjusted Development Charge Per Capita						
Unadjusted Development Charge Per Sq.M						
6.0 MUNICIPAL FLEET	\$6,704.0	\$0.0	\$654.9	\$0.0	\$1,715.1	\$4,333.9
Unadjusted Development Charge Per Capita						
Unadjusted Development Charge Per Sq.M						
7.0 GENERAL GOVERNMENT	\$8,218.7	\$4,665.9	\$355.3	\$592.0	\$0.0	\$2,605.5
Unadjusted Development Charge Per Capita						
Unadjusted Development Charge Per Sq.M						
TOTAL 10-YEAR SOFT SERVICES	\$159,202.7	\$12,014.7	\$9,652.9	\$6,168.5	\$57,780.5	\$73,586.1

IV REVISED CALCULATED DEVELOPMENT CHARGES

The following provides a summary of the revised calculated development charges arising from the changes identified in the Addendum report. Further detail regarding each of the Town-wide services included in the development calculations is provided within Appendix B and Appendix C.

A. PROPOSED RESIDENTIAL AND NON-RESIDENTIAL RATES

Proposed residential development charges rates by unit type are presented in Table 4 and Table 5. After cash flow adjustments, the proposed development charges for Town-wide services amount to \$32,966 per single detached unit. It is noted that the recommended water and wastewater DC rates remain consistent with the July 19, 2018 DC Background Study. After accounting for these area-specific charges, the total recommended residential development charges range from \$46,973 per single detached unit in the Friday Harbour service area to \$59,328 in the Innisfil South service area.

Table 4: Town-Wide 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	\$441	\$529	\$1,703	\$1,476	\$1,005	\$767
Fire Services	\$368	\$433	\$1,394	\$1,208	\$823	\$628
Police Services	\$132	\$152	\$489	\$424	\$289	\$220
Parks And Recreation	\$2,783	\$3,104	\$9,995	\$8,660	\$5,898	\$4,501
Public Works	\$173	\$205	\$660	\$572	\$390	\$297
Municipal Fleet	\$230	\$266	\$857	\$742	\$505	\$386
General Government	\$138	\$139	\$448	\$388	\$264	\$202
Subtotal Town-Wide Soft Services	\$4,266	\$4,828	\$15,546	\$13,470	\$9,174	\$7,001
Roads and Related	\$5,056	\$5,410	\$17,420	\$15,094	\$10,279	\$7,845
Total Town-Wide Services	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
(1) Based on Persons Per Unit Of:			3.22	2.79	1.90	1.45

Table 5: Town-Wide and Area-Specific 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
Innisfil North						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$508	\$508	\$1,636	\$1,417	\$965	\$737
Water Supply and Treatment	\$958	\$958	\$3,085	\$2,673	\$1,820	\$1,389
Wastewater Collection	\$928	\$928	\$2,988	\$2,589	\$1,763	\$1,346
Wastewater Treatment	\$2,584	\$2,584	\$8,320	\$7,209	\$4,910	\$3,747
Total Charge in Innisfil North	\$14,299	\$15,216	\$48,995	\$42,452	\$28,911	\$22,065
Friday Harbour						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Water Supply and Treatment	\$958	\$958	\$3,085	\$2,673	\$1,820	\$1,389
Wastewater Collection	\$808	\$808	\$2,602	\$2,254	\$1,535	\$1,172
Wastewater Treatment	\$2,584	\$2,584	\$8,320	\$7,209	\$4,910	\$3,747
Total Charge in Friday Harbour	\$13,671	\$14,588	\$46,973	\$40,700	\$27,718	\$21,154
Innisfil South						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$3,488	\$3,488	\$11,231	\$9,732	\$6,627	\$5,058
Water Supply and Treatment	\$958	\$958	\$3,085	\$2,673	\$1,820	\$1,389
Wastewater Collection	\$1,157	\$1,157	\$3,726	\$3,228	\$2,198	\$1,678
Wastewater Treatment	\$2,584	\$2,584	\$8,320	\$7,209	\$4,910	\$3,747
Total Charge in Innisfil South	\$17,508	\$18,425	\$59,328	\$51,406	\$35,008	\$26,718
Innisfil Central						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$1,308	\$1,308	\$4,212	\$3,649	\$2,485	\$1,897
Water Supply and Treatment	\$958	\$958	\$3,085	\$2,673	\$1,820	\$1,389
Wastewater Collection	\$2,553	\$2,553	\$8,221	\$7,123	\$4,851	\$3,702
Wastewater Treatment	\$2,584	\$2,584	\$8,320	\$7,209	\$4,910	\$3,747
Total Charge in Innisfil Central	\$16,724	\$17,641	\$56,804	\$49,218	\$33,519	\$25,581
Cookstown						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$534	\$534	\$1,719	\$1,490	\$1,015	\$774
Water Supply and Treatment	\$958	\$958	\$3,085	\$2,673	\$1,820	\$1,389
Wastewater Collection	\$3,645	\$3,645	\$11,737	\$10,170	\$6,926	\$5,285
Wastewater Treatment	\$0	\$0	\$0	\$0	\$0	\$0
Total Charge in Cookstown	\$14,458	\$15,375	\$49,507	\$42,897	\$29,214	\$22,294
(1) Based on Persons Per Unit Of:			3.22	2.79	1.90	1.45

Proposed non-residential development charges rates per square metre are presented in Table 6 and Table 7. After cash flow adjustments, the proposed development charges for Town-wide services amount to \$104.74 per square metre. Once again, the recommended water and wastewater DC rates remain consistent with the July 19, 2018 DC Background Study. After accounting for these charges, the total recommended non-residential development charge is calculated at \$234.20 per square metre across all service areas.

Table 6: Town-Wide Non-Residential Development Charges per Square Metre

Service	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre
Library Board	\$0.00	\$0.00
Fire Services	\$5.47	\$6.44
Police Services	\$1.96	\$2.25
Parks And Recreation	\$0.00	\$0.00
Public Works	\$2.58	\$3.05
Municipal Fleet	\$3.43	\$3.96
General Government	\$2.06	\$2.07
Subtotal Town-Wide Soft Services	\$15.50	\$17.77
Roads and Related	\$75.82	\$86.97
Total Town-Wide Services	\$91.32	\$104.74

Table 7: Town-Wide and Area-Specific Non-Residential Development Charges per Square Metre

Service	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre
Innisfil North		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$28.51	\$28.51
Water Supply and Treatment	\$27.88	\$27.88
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
Total Charge in Innisfil North	\$220.78	\$234.20
Friday Harbour		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$28.51	\$28.51
Water Supply and Treatment	\$27.88	\$27.88
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
Total Charge in Friday Harbour	\$220.78	\$234.20
Innisfil South		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$28.51	\$28.51
Water Supply and Treatment	\$27.88	\$27.88
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
Total Charge in Innisfil South	\$220.78	\$234.20
Innisfil Central		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$28.51	\$28.51
Water Supply and Treatment	\$27.88	\$27.88
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
Total Charge in Innisfil Central	\$220.78	\$234.20
Cookstown		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$28.51	\$28.51
Water Supply and Treatment	\$27.88	\$27.88
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
Total Charge in Cookstown	\$220.78	\$234.20

B. COMPARISON WITH JULY 19, 2018 DC BACKGROUND STUDY

The proposed development charges rates represent an overall reduction as compared with the rates presented within the July 19, 2018 DC Background Study. As shown in Table 8, the proposed Town-wide rate of \$32,966 per single detached unit represents a reduction of \$1,450 from the July 19, 2018 calculated rate of \$34,416 per unit. Similarly, the proposed non-residential development charges rate for Town-wide services of \$104.74 per square metre represents a reduction of \$19.44 from the July 19, 2018 calculated rate of \$124.18 per square metre.

Table 8: Comparison of Proposed Town-Wide Residential Development Charges per Single Detached Unit

Service	July 19, 2018 Residential Charge / SDU	Proposed Residential Charge / SDU	Difference in Charge	
Library Board	\$1,674	\$1,703	\$29	2%
Fire Services	\$1,124	\$1,394	\$270	24%
Police Services	\$564	\$489	(\$75)	-13%
Parks And Recreation	\$10,162	\$9,995	(\$167)	-2%
Public Works	\$480	\$660	\$180	38%
Municipal Fleet	\$834	\$857	\$23	3%
General Government	\$480	\$448	(\$32)	-7%
Subtotal Town-Wide Soft Services	\$15,318	\$15,546	\$228	1%
Roads and Related	\$19,098	\$17,420	(\$1,678)	-9%
Total Town-Wide Services	\$34,416	\$32,966	(\$1,450)	-4%

APPENDIX A

DEVELOPMENT FORECAST

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.1
Historic Population, Dwellings & Employment

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2001	28,666		10,195		3	5,910		
2002	29,151	485	10,426	231	3	6,131	221	21.0%
2003	29,644	493	10,663	237	3	6,361	230	21.5%
2004	30,146	502	10,905	242	3	6,599	238	21.9%
2005	30,656	510	11,152	247	3	6,846	247	22.3%
2006	31,175	519	11,405	253	3	7,103	257	22.8%
2007	31,479	304	11,578	173	3	7,232	129	23.0%
2008	31,786	307	11,753	175	3	7,366	134	23.2%
2009	32,096	310	11,931	178	3	7,506	140	23.4%
2010	32,409	313	12,111	180	3	7,651	145	23.6%
2011	32,727	318	12,294	183	3	7,796	145	23.8%
2012	33,746	1,019	12,607	313	3	7,938	142	23.5%
2013	34,787	1,041	12,927	320	3	8,086	148	23.2%
2014	35,858	1,071	13,256	329	3	8,241	155	23.0%
2015	36,958	1,100	13,593	337	3	8,404	163	22.7%
2016	38,088	1,130	13,938	345	3	8,575	171	22.5%
2017	39,240	1,152	14,408	470	3	8,811	236	22.5%
<i>Growth 2008-2017</i>		<i>7,761</i>		<i>2,830</i>			<i>1,579</i>	

Source: Statistics Canada, Census of Canada, Hemson Consulting Ltd., 2018

Note: Activity Rate represents the ratio between total employment and Census population.

Note: Census Population does not include Census net undercoverage of roughly 2.4%.

Note: Census Population and Occupied Households include seasonal units and population associated with the Friday Harbour resort.

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

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

Year	CMHC Annual Housing Completions				Shares by Unit Type			
	Singles/Semis	Rows	Apts.	Total	Singles/Semis	Rows	Apts.	Total
2006	152	0	0	152	100%	0%	0%	100%
2007	169	19	0	188	90%	10%	0%	100%
2008	259	40	0	299	87%	13%	0%	100%
2009	137	54	0	191	72%	28%	0%	100%
2010	129	27	0	156	83%	17%	0%	100%
2011	148	22	0	170	87%	13%	0%	100%
2012	152	31	0	183	83%	17%	0%	100%
2013	362	61	0	423	86%	14%	0%	100%
2014	324	14	0	338	96%	4%	0%	100%
2015	353	34	0	387	91%	9%	0%	100%
2016	279	33	0	312	89%	11%	0%	100%
2017	302	88	222	612	49%	14%	36%	100%
<i>Growth 2008 - 2017</i>	<i>2,445</i>	<i>404</i>	<i>222</i>	<i>3,071</i>	<i>80%</i>	<i>13%</i>	<i>7%</i>	<i>100%</i>

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

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.3**Historic Residential Building Permits**

Year	Building Permits				Shares by Unit Type			
	Singles/Semis	Rows	Apts.	Total	Singles/Semis	Rows	Apts.	Total
2006	175	0	1	176	99%	0%	1%	100%
2007	277	9	0	286	97%	3%	0%	100%
2008	381	72	0	453	84%	16%	0%	100%
2009	55	7	0	62	89%	11%	0%	100%
2010	137	15	0	152	90%	10%	0%	100%
2011	181	6	4	191	95%	3%	2%	100%
2012	237	0	0	237	100%	0%	0%	100%
2013	377	7	0	384	98%	2%	0%	100%
2014	397	0	0	397	100%	0%	0%	100%
2015	377	0	10	387	97%	0%	3%	100%
2016	353	162	12	527	67%	31%	2%	100%
2017	387	183	131	701	55%	26%	19%	100%
<i>Growth 2008 - 2017</i>	<i>2,882</i>	<i>452</i>	<i>157</i>	<i>3,491</i>	<i>83%</i>	<i>13%</i>	<i>4%</i>	<i>100%</i>

Source: Stats Can, Building Permit Data

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.4

Historic Households by Period of Construction Showing Household Size

Dwelling Unit Type	Period of Construction										Period of Construction Summary		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
Singles & Semis													
Household Population	2,155	2,270	2,810	4,770	6,060	2,215	3,440	3,220	3,220	3,920	26,940	7,140	34,080
Households	875	1,025	1,205	2,030	2,145	800	1,145	990	1,015	1,200	10,215	2,215	12,430
Household Size	2.46	2.21	2.33	2.35	2.83	2.77	3.00	3.25	3.17	3.27	2.64	3.22	2.74
Rows													
Household Population	0	0	0	0	90	260	100	135	555	310	585	865	1,450
Households	0	0	0	0	35	115	30	55	195	115	235	310	545
Household Size	0.00	0.00	0.00	0.00	2.57	2.26	3.33	2.45	2.85	2.70	2.49	2.79	2.66
Apartments													
Household Population	75	0	90	80	100	55	120	75	0	0	595	0	595
Households	65	15	55	45	50	40	45	30	10	15	345	25	370
Household Size	1.15	0.00	1.64	1.78	2.00	1.38	2.67	2.50	0.00	0.00	1.72	0.00	1.61
All Units													
Household Population	2,230	2,270	2,900	4,850	6,250	2,530	3,660	3,430	3,775	4,230	28,120	8,005	36,125
Households	940	1,040	1,260	2,075	2,230	955	1,220	1,075	1,220	1,330	10,795	2,550	13,345
Household Size	2.37	2.18	2.30	2.34	2.80	2.65	3.00	3.19	3.09	3.18	2.60	3.14	2.71

Source: Statistics Canada, 2016 Census Special Run.

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.5

Historical Place of Work Employment

Year	Population Related	Annual Growth	Employment Land	Annual	Other Rural Based	Annual Growth	Total for DC Study	Annual Growth	Work at Home	Annual Growth	Total W/ Work At Home	Annual Growth
2006	2,742		2,581		745		6,068		1,035		7,103	
2007	2,794	52	2,583	2	759	14	6,136	68	1,096	61	7,232	129
2008	2,847	53	2,585	2	773	14	6,205	69	1,161	65	7,366	134
2009	2,901	54	2,587	2	788	15	6,276	71	1,230	69	7,506	140
2010	2,956	55	2,589	2	803	15	6,348	72	1,303	73	7,651	145
2011	3,010	54	2,589	0	818	15	6,417	69	1,380	77	7,796	145
2012	3,068	58	2,699	110	834	16	6,601	184	1,337	-43	7,938	142
2013	3,127	59	2,813	114	850	16	6,790	189	1,296	-41	8,086	148
2014	3,187	60	2,932	119	866	16	6,985	195	1,256	-40	8,241	155
2015	3,248	61	3,056	124	883	17	7,187	202	1,217	-39	8,404	163
2016	3,311	63	3,185	129	899	16	7,395	208	1,180	-37	8,575	171
2017	3,441	130	3,250	65	901	2	7,592	197	1,219	39	8,811	236
<i>Growth 2008 - 2017</i>		<i>647</i>		<i>667</i>		<i>142</i>		<i>1,456</i>		<i>123</i>		

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.6

Forecast Population, Household & Employment Growth Summary

Mid-Year	Census Population	Annual Growth	Total Private Dwellings	Annual Growth	Av. Household Size (PPU)	Place of Work Employment*	Annual Growth	Activity Rate
2011	32,727		12,294		2.66	7,796		23.8%
2012	33,746	1,019	12,607	313.00	2.68	7,938	142	23.5%
2013	34,787	1,041	12,927	320.00	2.69	8,086	148	23.2%
2014	35,858	1,071	13,256	329.00	2.71	8,241	155	23.0%
2015	36,958	1,100	13,593	337.00	2.72	8,404	163	22.7%
2016	38,088	1,130	13,938	345.00	2.73	8,575	171	22.5%
2017	39,240	1,152	14,408	470.00	2.72	8,811	236	22.8%
2018	40,427	1,187	14,894	486.00	2.71	9,055	244	23.1%
2019	41,650	1,223	15,396	502.00	2.71	9,306	251	23.4%
2020	42,910	1,260	15,915	519.00	2.70	9,566	260	23.7%
2021	44,208	1,298	16,452	537.00	2.71	9,835	269	24.0%
2022	45,733	1,525	17,071	619.00	2.68	10,070	235	24.3%
2023	47,311	1,578	17,713	642.00	2.67	10,312	242	24.6%
2024	48,940	1,629	18,380	667.00	2.66	10,560	248	24.9%
2025	50,624	1,684	19,072	692.00	2.65	10,816	256	25.2%
2026	52,370	1,746	19,790	718.00	2.65	11,077	261	25.5%
2027	53,828	1,458	20,345	555.00	2.65	11,335	258	25.8%
2028	55,322	1,494	20,916	571.00	2.64	11,600	265	26.1%
2029	56,852	1,530	21,503	587.00	2.64	11,871	271	26.4%
2030	58,416	1,564	22,106	603.00	2.64	12,150	279	26.7%
2031	60,012	1,596	22,725	619.00	2.64	12,437	287	27.0%
2032	61,294	1,282	23,201	476.00	2.64	12,810	373	27.3%
2033	62,604	1,310	23,688	487.00	2.64	13,197	387	27.6%
2034	63,945	1,341	24,187	499.00	2.64	13,598	401	27.9%
2035	65,317	1,372	24,699	512.00	2.64	14,013	415	28.2%
2036	66,724	1,407	25,222	523.00	2.65	14,442	429	28.5%
2037	68,029	1,305	25,691	469.00	2.65	14,836	394	28.8%
2038	69,365	1,336	26,171	480.00	2.65	15,243	407	29.1%
2039	70,729	1,364	26,661	490.00	2.65	15,661	418	29.4%
2040	72,122	1,393	27,161	500.00	2.66	16,093	432	29.7%
2041	73,543	1,421	27,672	511.00	2.66	16,539	446	30.0%
<i>Growth 2018-2027</i>		14,588		5,937			2,524	
<i>Growth 2018-2031</i>		20,772		8,317			3,626	
<i>Growth 2018-2041</i>		34,303		13,264			7,728	

Source: Hemson Consulting Ltd., 2018

*Includes Work at Home

Note: Census Population and Total Dwellings includes seasonal recreational units and population associated with Friday Harbour, comprising 1,600 initially approved units (700 built or under construction, 600 in the 2016-2021 period, and 300 in the 2021-2026 period), and an additional 1,000 recently proposed units assumed to be built within the latter half of the 10-year forecast period.

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.7

Forecast of Households by Unit Type

Year	Private Dwellings				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2011	11,504	440	350	12,294	94%	4%	3%	100%
2012	11,664	509	434	12,607	93%	4%	3%	100%
2013	11,827	580	520	12,927	91%	4%	4%	100%
2014	11,992	655	609	13,256	90%	5%	5%	100%
2015	12,159	732	702	13,593	89%	5%	5%	100%
2016	12,328	813	798	13,938	88%	6%	6%	100%
2017	12,634	891	883	14,408	88%	6%	6%	100%
2018	12,941	981	972	14,894	87%	7%	7%	100%
2019	13,258	1,073	1,065	15,396	86%	7%	7%	100%
2020	13,581	1,172	1,162	15,915	85%	7%	7%	100%
2021	13,911	1,278	1,264	16,452	85%	8%	8%	100%
2022	14,261	1,400	1,410	17,071	84%	8%	8%	100%
2023	14,605	1,545	1,563	17,713	82%	9%	9%	100%
2024	14,956	1,698	1,726	18,380	81%	9%	9%	100%
2025	15,313	1,863	1,896	19,072	80%	10%	10%	100%
2026	15,676	2,037	2,078	19,790	79%	10%	11%	100%
2027	16,016	2,159	2,170	20,345	79%	11%	11%	100%
2028	16,372	2,277	2,267	20,916	78%	11%	11%	100%
2029	16,740	2,396	2,367	21,503	78%	11%	11%	100%
2030	17,116	2,519	2,471	22,106	77%	11%	11%	100%
2031	17,516	2,631	2,579	22,725	77%	12%	11%	100%
2032	17,844	2,733	2,624	23,201	77%	12%	11%	100%
2033	18,185	2,831	2,672	23,688	77%	12%	11%	100%
2034	18,529	2,936	2,722	24,187	77%	12%	11%	100%
2035	18,882	3,043	2,774	24,699	76%	12%	11%	100%
2036	19,248	3,145	2,829	25,222	76%	12%	11%	100%
2037	19,577	3,247	2,867	25,691	76%	13%	11%	100%
2038	19,913	3,351	2,907	26,171	76%	13%	11%	100%
2039	20,251	3,462	2,948	26,661	76%	13%	11%	100%
2040	20,601	3,570	2,990	27,161	76%	13%	11%	100%
2041	20,959	3,679	3,034	27,672	76%	13%	11%	100%

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.8

Growth in Households by Unit Type

Year	Private Dwellings				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2016	169	81	96	345	49%	23%	28%	100%
2017	306	78	85	470	65%	17%	18%	100%
2018	307	90	89	486	63%	19%	18%	100%
2019	317	92	93	502	63%	18%	19%	100%
2020	323	99	97	519	62%	19%	19%	100%
2021	330	106	102	537	61%	20%	19%	100%
2022	350	122	146	619	57%	20%	24%	100%
2023	344	145	153	642	54%	23%	24%	100%
2024	351	153	163	667	53%	23%	24%	100%
2025	357	165	170	692	52%	24%	25%	100%
2026	363	174	182	718	51%	24%	25%	100%
2027	340	122	92	555	61%	22%	17%	100%
2028	356	118	97	571	62%	21%	17%	100%
2029	368	119	100	587	63%	20%	17%	100%
2030	376	123	104	603	62%	20%	17%	100%
2031	400	112	108	619	65%	18%	17%	100%
2032	328	102	45	476	69%	21%	9%	100%
2033	341	98	48	487	70%	20%	10%	100%
2034	344	105	50	499	69%	21%	10%	100%
2035	353	107	52	512	69%	21%	10%	100%
2036	366	102	55	523	70%	20%	11%	100%
2037	329	102	38	469	70%	22%	8%	100%
2038	336	104	40	480	70%	22%	8%	100%
2039	338	111	41	490	69%	23%	8%	100%
2040	350	108	42	500	70%	22%	8%	100%
2041	358	109	44	511	70%	21%	9%	100%
<i>Growth 2018-2027</i>	3,382	1,268	1,287	5,937	57%	21%	22%	100%
<i>Growth 2018-2031</i>	4,882	1,740	1,696	8,317	59%	21%	20%	100%
<i>Growth 2018-2041</i>	8,325	2,788	2,151	13,264	63%	21%	16%	100%

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.9

Forecast Population in New Households by Unit Type

Year	Average Household Size (PPU)				Population in New HH			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2018	3.22	2.79	1.80	2.88	989	251	160	1,400
2019	3.22	2.79	1.80	2.88	1,021	257	167	1,445
2020	3.22	2.79	1.80	2.87	1,040	276	175	1,491
2021	3.22	2.79	1.80	2.87	1,063	296	184	1,543
2022	3.22	2.79	1.80	2.80	1,127	340	263	1,730
2023	3.22	2.79	1.80	2.78	1,108	405	275	1,788
2024	3.22	2.79	1.80	2.77	1,130	427	293	1,850
2025	3.22	2.79	1.80	2.77	1,150	460	306	1,916
2026	3.22	2.79	1.80	2.76	1,169	485	328	1,982
2027	3.22	2.79	1.80	2.88	1,095	340	166	1,601
2028	3.22	2.79	1.80	2.89	1,146	329	175	1,650
2029	3.22	2.79	1.80	2.89	1,185	332	180	1,697
2030	3.22	2.79	1.80	2.89	1,211	343	187	1,741
2031	3.22	2.79	1.80	2.90	1,288	312	194	1,794
2032	3.22	2.79	1.80	2.99	1,056	285	81	1,422
2033	3.22	2.79	1.80	2.99	1,098	273	86	1,457
2034	3.22	2.79	1.80	2.99	1,108	293	90	1,491
2035	3.22	2.79	1.80	2.99	1,137	299	94	1,530
2036	3.22	2.79	1.80	2.99	1,179	285	99	1,563
2037	3.22	2.79	1.80	3.01	1,059	285	68	1,412
2038	3.22	2.79	1.80	3.01	1,082	290	72	1,444
2039	3.22	2.79	1.80	3.00	1,088	310	74	1,472
2040	3.22	2.79	1.80	3.01	1,127	301	76	1,504
2041	3.22	2.79	1.80	3.01	1,153	304	79	1,536
2018-2027	3.22	2.79	1.80	2.82	10,892	3,537	2,317	16,746
2018-2031	3.22	2.79	1.80	2.84	15,722	4,853	3,053	23,628
2018-2041	3.22	2.79	1.80	2.90	26,809	7,778	3,872	38,459

TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.10
Non-Residential Space Forecast

Employment Density

Population Related Employment 50.0 m² per employee
 Employment Land Employment 80.0 m² per employee
 Other Rural Based - m² per employee
 Work at Home - m² per employee

Mid-Year	Population Related Employment			Employment Land			Other Rural Based			Total for DC Study			Work at Home Employment			Total With Work at Home Employment		
	Employees	Emp Growth	Space (m ²)	Total Emp	Empl Growth	Space (m ²)	Employees	Emp Growth	Space (m ²)	Total Emp	Empl Growth	Space (m ²)	Employees	Empl Growth	Space (m ²)	Employees	Empl Growth	Space (m ²)
2016	3,311			3,185			899			7,395			1,180			8,575		
2017	3,441	130	6,500	3,250	65	5,200	901	2	0	7,592	197		1,219	39	0	8,811	236	
2018	3,576	135	6,750	3,317	67	5,360	903	2	0	7,796	204	12,110	1,259	40	0	9,055	244	12,110
2019	3,716	140	7,000	3,385	68	5,440	905	2	0	8,006	210	12,440	1,300	41	0	9,306	251	12,440
2020	3,862	146	7,300	3,454	69	5,520	907	2	0	8,223	217	12,820	1,343	43	0	9,566	260	12,820
2021	4,014	152	7,600	3,525	71	5,680	909	2	0	8,448	225	13,280	1,387	44	0	9,835	269	13,280
2022	4,087	73	3,650	3,652	127	10,160	911	2	0	8,650	202	13,810	1,420	33	0	10,070	235	13,810
2023	4,161	74	3,700	3,784	132	10,560	913	2	0	8,858	208	14,260	1,454	34	0	10,312	242	14,260
2024	4,236	75	3,750	3,920	136	10,880	915	2	0	9,071	213	14,630	1,489	35	0	10,560	248	14,630
2025	4,313	77	3,850	4,061	141	11,280	917	2	0	9,291	220	15,130	1,525	36	0	10,816	256	15,130
2026	4,390	77	3,850	4,208	147	11,760	917	0	0	9,515	224	15,610	1,562	37	0	11,077	261	15,610
2027	4,477	87	4,350	4,341	133	10,640	918	1	0	9,736	221	14,990	1,599	37	0	11,335	258	14,990
2028	4,566	89	4,450	4,478	137	10,960	919	1	0	9,963	227	15,410	1,637	38	0	11,600	265	15,410
2029	4,657	91	4,550	4,619	141	11,280	920	1	0	10,196	233	15,830	1,675	38	0	11,871	271	15,830
2030	4,750	93	4,650	4,765	146	11,680	921	1	0	10,436	240	16,330	1,714	39	0	12,150	279	16,330
2031	4,844	94	4,700	4,916	151	12,080	923	2	0	10,683	247	16,780	1,754	40	0	12,437	287	16,780
2032	4,942	98	4,900	5,138	222	17,760	923	0	0	11,003	320	22,660	1,807	53	0	12,810	373	22,660
2033	5,042	100	5,000	5,370	232	18,560	923	0	0	11,335	332	23,560	1,862	55	0	13,197	387	23,560
2034	5,144	102	5,100	5,612	242	19,360	923	0	0	11,679	344	24,460	1,919	57	0	13,598	401	24,460
2035	5,248	104	5,200	5,865	253	20,240	923	0	0	12,036	357	25,440	1,977	58	0	14,013	415	25,440
2036	5,353	105	5,250	6,129	264	21,120	923	0	0	12,405	369	26,370	2,037	60	0	14,442	429	26,370
2037	5,465	112	5,600	6,355	226	18,080	923	0	0	12,743	338	23,680	2,093	56	0	14,836	394	23,680
2038	5,579	114	5,700	6,590	235	18,800	923	0	0	13,082	349	24,500	2,151	58	0	15,243	407	24,500
2039	5,695	116	5,800	6,833	243	19,440	923	0	0	13,451	359	25,240	2,210	59	0	15,661	418	25,240
2040	5,814	119	5,950	7,085	252	20,160	923	0	0	13,822	371	26,110	2,271	61	0	16,093	432	26,110
2041	5,935	121	6,050	7,348	263	21,040	923	0	0	14,206	384	27,090	2,333	62	0	16,539	446	27,090
2018-2027	40,832	1,036	51,800	37,647	1,091	87,280	9,115	17	0	87,594	2,144	139,080	14,338	380	0	101,932	2,524	139,080
2018-2031	59,649	1,403	70,150	56,425	1,666	133,280	12,798	22	0	128,872	3,091	203,430	21,118	535	0	149,990	3,626	203,430
2018-2041	113,866	2,494	124,700	118,750	4,096	327,840	22,028	22	0	254,644	6,614	452,540	41,778	1,114	0	296,422	7,728	452,540

Source: Hemson Consulting Ltd.

APPENDIX B

SOFT SERVICES
TECHNICAL APPENDIX

APPENDIX B.1

LIBRARY BOARD

27
APPENDIX B.1
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
LIBRARY BOARD

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Stroud Branch	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	\$300
Churchill Branch	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	\$300
Cookstown Branch (19 Queen Street)	1,326	-	-	-	-	-	-	-	-	-	\$300
Lakeshore Branch	11,506	11,506	11,506	11,506	11,506	11,506	11,506	21,522	21,522	21,522	\$500
Excess Capacity								(9,953)	(9,953)	(9,953)	\$500
Cookstown Branch (20 Church Street)	-	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	\$500
Excess Capacity		(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	\$500
Total (sq.ft.)	19,163	22,298	22,298	22,298	22,298	22,298	22,298	22,362	22,362	22,362	
Total (\$000)	\$8,050.1	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,914.7	\$9,914.7	\$9,914.7	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Stroud Branch	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$1,300,000
Churchill Branch	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$1,300,000
Cookstown Branch (19 Queen)	0.02	-	-	-	-	-	-	-	-	-	\$1,300,000
Lakeshore Branch	0.60	0.60	0.60	0.60	1.22	1.22	1.22	1.22	1.22	1.22	\$1,300,000
Excess Capacity					(0.50)	(0.50)	(0.50)	(0.50)	(0.50)	(0.50)	\$1,300,000
Cookstown Branch (20 Church)	-	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$1,300,000
Total (ha)	1.05	1.84	1.84	1.84	1.96	1.96	1.96	1.96	1.96	1.96	
Total (\$000)	\$1,365.0	\$2,392.0	\$2,392.0	\$2,392.0	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6	

28
APPENDIX B.1
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
LIBRARY BOARD

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Group A: Books	45,824	56,171	63,138	39,381	39,143	32,954	32,946	31,037	29,127	29,419	\$41
Group B: Books	8,285	10,001	11,272	5,989	5,758	4,912	3,994	3,687	3,380	3,511	\$20
Group C: Books	14,969	12,354	10,700	14,367	14,993	14,275	11,614	11,755	11,896	12,442	\$16
Group D: Hardcover, Talking Books	6,068	6,567	7,343	6,313	4,823	5,309	5,188	5,181	5,174	5,442	\$26
Group E: Books, Videos, Book/Cassettes	9,848	10,835	13,956	12,556	10,704	8,589	6,754	6,109	5,463	5,404	\$21
Group F: CDs	1,996	2,543	3,260	1,700	1,718	1,943	1,151	1,109	1,066	940	\$33
Group G: Audio Cassettes, Talking Books	4,507	4,782	5,392	4,111	3,743	3,288	3,217	3,212	3,206	3,401	\$44
Group H: CD-ROM	2	2	2	-	-	-	-	-	-	-	\$0
Group I: Video	1,431	1,105	919	82	96	-	-	-	-	-	\$0
Group J: DVD	2,879	4,593	4,662	3,765	5,169	7,437	8,962	9,436	9,910	10,230	\$37
Group K: Reference Books	1,943	1,946	1,907	1,697	1,121	823	671	678	684	684	\$87
Group L: Periodicals/Journals	4,614	3,701	8,506	2,936	2,773	2,808	2,704	2,783	2,862	2,289	\$10
Group M: Reference Database	11	80	151	124	124	99	102	65	23	25	\$305
Group N: Downloadable audio books	3,054	15,506	41,613	73,299	73,316	72,908	58,883	66,540	58,304	70,874	\$59
Total (#)	105,431	130,186	172,821	166,320	163,481	155,345	136,186	141,590	131,095	144,661	
Total (\$000)	\$3,421.3	\$4,712.8	\$6,743.3	\$7,310.2	\$7,213.8	\$6,913.5	\$5,996.6	\$6,358.3	\$5,780.7	\$6,562.6	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Stroud Branch	\$243,679	\$246,091	\$272,499	\$297,543	\$309,356	\$336,273	\$337,551	\$354,024	\$355,441	\$356,732
Churchill Branch	\$99,027	\$104,774	\$104,774	\$104,774	\$105,022	\$114,358	\$114,364	\$115,077	\$115,217	\$115,651
Cookstown Branch	\$106,093	\$329,991	\$353,206	\$354,664	\$356,882	\$411,882	\$506,012	\$514,069	\$590,037	\$689,769
Lakeshore Branch	\$377,540	\$414,010	\$477,159	\$504,790	\$527,888	\$625,381	\$659,197	\$1,187,595	\$1,294,514	\$1,346,269
Excess Capacity								(\$806,061)	(\$841,552)	(\$841,552)
Total (\$000)	\$826.3	\$1,094.9	\$1,207.6	\$1,261.8	\$1,299.1	\$1,487.9	\$1,617.1	\$1,364.7	\$1,513.7	\$1,666.9

**TOWN OF INNISFIL
CALCULATION OF SERVICE LEVELS
LIBRARY BOARD**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

INVENTORY SUMMARY (\$000)

Buildings	\$8,050.1	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,914.7	\$9,914.7	\$9,914.7
Land	\$1,365.0	\$2,392.0	\$2,392.0	\$2,392.0	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6
Materials	\$3,421.3	\$4,712.8	\$6,743.3	\$7,310.2	\$7,213.8	\$6,913.5	\$5,996.6	\$6,358.3	\$5,780.7	\$6,562.6
Furniture And Equipment	\$826.3	\$1,094.9	\$1,207.6	\$1,261.8	\$1,299.1	\$1,487.9	\$1,617.1	\$1,364.7	\$1,513.7	\$1,666.9
Total (\$000)	\$13,662.7	\$18,082.7	\$20,226.0	\$20,847.0	\$20,938.6	\$20,827.1	\$20,039.4	\$20,180.3	\$19,751.7	\$20,686.8

SERVICE LEVEL (\$/capita)											Average Service Level
Buildings	\$253.26	\$307.92	\$304.95	\$301.98	\$292.87	\$284.10	\$275.62	\$268.27	\$260.31	\$252.67	\$280.19
Land	\$42.94	\$74.53	\$73.81	\$73.09	\$75.35	\$73.09	\$70.91	\$68.80	\$66.76	\$64.80	\$68.41
Materials	\$107.64	\$146.83	\$208.07	\$223.37	\$213.77	\$198.74	\$167.23	\$172.04	\$151.77	\$167.24	\$175.67
Furniture And Equipment	\$26.00	\$34.11	\$37.26	\$38.55	\$38.50	\$42.77	\$45.10	\$36.93	\$39.74	\$42.48	\$38.14
Total (\$/capita)	\$429.84	\$563.39	\$624.09	\$637.00	\$620.48	\$598.70	\$558.85	\$546.03	\$518.58	\$527.19	\$562.42

**TOWN OF INNISFIL
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY BOARD**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$562.42
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$8,204,583
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$820,458
Discounted Maximum Allowable Funding Envelope	\$7,384,125

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$20,686,837
Inventory Using Average Service Level	\$22,069,361
Excess Capacity	\$0
Excess Capacity	Uncommitted

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	2018-2027	Post 2027
1.0 LIBRARY BOARD										
1.1 Committed Excess Capacity - Library										
1.1.1 RFID	2018	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
1.1.2 NovelBranch Book Kiosk	2018	\$ 35,491	\$ -	\$ 35,491	\$ -	\$ 3,549	\$ 31,942	\$ -	\$ 31,942	\$ -
1.1.3 Lakeshore Library Expansion	2018	\$ 6,897,752	\$ -	\$ 6,897,752	\$ -	\$ -	\$ 6,897,752	\$ -	\$ 5,335,285	\$ 1,362,467
Subtotal Committed Excess Capacity - Library		\$ 6,973,242	\$ -	\$ 6,973,242	\$ -	\$ 7,549	\$ 6,965,693	\$ -	\$ 5,603,226	\$ 1,362,467
1.2 Recovery of Cookstown Library Debt¹										
1.2.1 Principle Payment	2018	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.2 Principle Payment	2019	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.3 Principle Payment	2020	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.4 Principle Payment	2021	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.5 Principle Payment	2022	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.6 Principle Payment	2023	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541
1.2.7 Principle Payment	2024	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541
1.2.8 Principle Payment	2025	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541
1.2.9 Principle Payment	2026	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541
1.2.10 Principle Payment	2027	\$ 286,618	\$ -	\$ 286,618	\$ -	\$ -	\$ 286,618	\$ -	\$ -	\$ 286,618
Subtotal Recovery of Cookstown Library Debt ¹		\$ 1,056,482	\$ -	\$ 1,056,482	\$ -	\$ -	\$ 1,056,482	\$ -	\$ 427,703	\$ 628,780
1.3 Buildings and Land										
1.3.1 New Lefroy Branch & idealAB	2019	\$ 8,550,000	\$ -	\$ 8,550,000	\$ -	\$ 855,000	\$ 7,695,000	\$ -	\$ -	\$ 7,695,000
1.3.2 Campus Branch Site Planning	2023	\$ 863,000	\$ -	\$ 863,000	\$ -	\$ 86,300	\$ 776,700	\$ -	\$ -	\$ 776,700
1.3.3 Campus Branch	2024	\$ 13,427,000	\$ -	\$ 13,427,000	\$ -	\$ 1,342,700	\$ 12,084,300	\$ -	\$ -	\$ 12,084,300
Subtotal Buildings and Land		\$ 22,840,000	\$ -	\$ 22,840,000	\$ -	\$ 2,284,000	\$ 20,556,000	\$ -	\$ -	\$ 20,556,000

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	2018-2027	Post 2027
1.0 LIBRARY BOARD										
1.4 Equipment										
1.4.1 Cookstown Digital Media Lab	2018	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ -	\$ 45,000
1.4.2 Design / Preparation for idealLAB & Library with Recreational Component in Lefroy	2018	\$ 550,000	\$ -	\$ 550,000	\$ -	\$ 55,000	\$ 495,000	\$ -	\$ -	\$ 495,000
1.4.3 Kiosk & Hot Spot Development	2022	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ -	\$ 135,000
1.4.4 RFID	2020	\$ 47,000	\$ -	\$ 47,000	\$ -	\$ 4,700	\$ 42,300	\$ -	\$ -	\$ 42,300
Subtotal Equipment		\$ 797,000	\$ -	\$ 797,000	\$ -	\$ 79,700	\$ 717,300	\$ -	\$ -	\$ 717,300
1.5 Materials Acquisitions										
1.5.1 Additional Collections Materials	Various	\$ 2,562,700	\$ -	\$ 2,562,700	\$ -	\$ 256,270	\$ 2,306,430	\$ -	\$ 1,153,215	\$ 1,153,215
Subtotal Materials Acquisitions		\$ 2,562,700	\$ -	\$ 2,562,700	\$ -	\$ 256,270	\$ 2,306,430	\$ -	\$ 1,153,215	\$ 1,153,215
1.6 Recovery of Negative Reserve Fund Balance										
1.6.1 Balance as at December 31, 2017	2018	\$ 199,981	\$ -	\$ 199,981	\$ -	\$ -	\$ 199,981	\$ -	\$ 199,981	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 199,981	\$ -	\$ 199,981	\$ -	\$ -	\$ 199,981	\$ -	\$ 199,981	\$ -
TOTAL LIBRARY BOARD		\$ 34,429,405	\$ -	\$ 34,429,405	\$ -	\$ 2,627,519	\$ 31,801,886	\$ -	\$ 7,384,125	\$ 24,417,762

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

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	100%	\$7,384,125
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		\$441
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		\$0.00

2018 - 2027 Net Funding Envelope	\$7,384,125
Reserve Fund Balance	
Balance as at December 31, 2017	(\$199,981)

32
APPENDIX B.1
TABLE 3

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

LIBRARY BOARD	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.0	(\$6,524.7)	(\$6,223.3)	(\$5,860.0)	(\$5,425.7)	(\$4,803.3)	(\$4,004.9)	(\$3,103.7)	(\$2,089.8)	(\$954.7)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Service (New Projects): Non Inflated	\$6,956.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$6,956.4
- Cookstown Debenture Principal Payments ¹	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$427.7
- Library Service (New Projects): Inflated	\$7,042.0	\$85.5	\$85.5	\$85.5	\$85.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$7,384.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	16,746
REVENUE											
- DC Receipts: Inflated	\$740.6	\$779.7	\$820.6	\$866.2	\$990.6	\$1,044.3	\$1,102.1	\$1,164.3	\$1,228.5	\$1,012.2	\$9,749.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$358.9)	(\$342.3)	(\$322.3)	(\$298.4)	(\$264.2)	(\$220.3)	(\$170.7)	(\$114.9)	(\$52.5)	(\$2,144.5)
- Interest on In-year Transactions	(\$173.3)	\$12.1	\$12.9	\$13.7	\$15.8	\$18.3	\$19.3	\$20.4	\$21.5	\$17.7	(\$21.6)
- Interest Payments for Cookstown Debenture ²	(\$50.1)	(\$46.0)	(\$42.4)	(\$37.7)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$176.2)
TOTAL REVENUE	\$517.2	\$387.0	\$448.8	\$519.8	\$708.0	\$798.4	\$901.1	\$1,014.0	\$1,135.1	\$977.4	\$7,406.8
CLOSING CASH BALANCE	(\$6,524.7)	(\$6,223.3)	(\$5,860.0)	(\$5,425.7)	(\$4,803.3)	(\$4,004.9)	(\$3,103.7)	(\$2,089.8)	(\$954.7)	\$22.7	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

2018 Adjusted Charge Per Capita	\$529
--	--------------

Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2

FIRE PROTECTION

34
APPENDIX B.2
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
FIRE SERVICES

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
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	\$400
Station #2 - Lefroy, Ardill St	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	-	-	-	\$400
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	\$400
Station #4 - Cookstown, King St	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	9,200	9,200	\$400
Excess Capacity										(5,487)	(5,487)	\$400
Big Bay Point Tower	100	100	100	100	100	100	100	100	100	100		\$250
Station # 2 - Lefroy, 20th Sdrd	-	-	-	-	-	-	-	-	11,400	11,400	11,400	\$400
Excess Capacity									(4,304)	(4,304)	(4,304)	\$400
Total (sq.ft.)	20,129	20,129	20,129	20,129	20,129	20,129	20,129	20,129	24,920	25,633	25,533	
Total (\$000)	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$9,952.9	\$10,238.1	\$10,213.1	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
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	\$1,300,000
Station #2 - Lefroy, Ardill St	0.15	0.15	0.15	0.15	0.15	0.15	0.15	1.21	1.21	1.21	1.21	\$1,300,000
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	\$1,300,000
Station #4 - Cookstown, King St	0.10	0.10	0.10	0.10	0.10	0.31	0.31	0.31	0.31	0.31	0.31	\$1,300,000
Total (ha)	1.30	1.30	1.30	1.30	1.30	1.51	1.51	2.57	2.57	2.57	2.57	
Total (\$000)	\$1,690.0	\$1,690.0	\$1,690.0	\$1,690.0	\$1,690.0	\$1,963.0	\$1,963.0	\$3,341.0	\$3,341.0	\$3,341.0	\$3,341.0	

FURNITURE & EQUIPMENT Station Name	Total Value of Furniture & Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Fightfighters - Full Time	12	12	12	12	12	12	16	16	20	28
Firefighters - Volunteer	80	80	80	80	96	96	80	80	80	80
Fire Prevention/Training Officer	1	1	1	1	1	2	2	2	2	2
Personal Fire Fighter Equipment	\$693,000	\$693,000	\$693,000	\$693,000	\$805,000	\$812,000	\$742,000	\$742,000	\$784,000	\$868,000
Communications Equipment	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$211,000	\$211,000	\$211,000
Other Station Equipment	\$485,000	\$485,000	\$485,000	\$485,000	\$485,000	\$485,000	\$500,000	\$525,000	\$573,000	\$573,000
Big Bay Point Tower	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$90,000	\$90,000	\$125,000	\$125,000	\$125,000
Firefighting Equipment on trucks	\$384,052	\$384,052	\$384,052	\$384,052	\$446,121	\$450,000	\$450,000	\$485,000	\$500,000	\$511,000
Excess Capacity									(\$12,902)	(\$12,902)
Total (\$000)	\$1,781.1	\$1,781.1	\$1,781.1	\$1,781.1	\$1,955.1	\$1,982.0	\$1,927.0	\$2,088.0	\$2,180.1	\$2,275.1

35
APPENDIX B.2
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
FIRE SERVICES

VEHICLES Vehicle Type	# of Vehicles										UNIT COST (\$/vehicle)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Tanker 3000 Gallon	1	1	1	1	1	1	1	1	1	1	\$400,000
Tanker 1500 Gallon	4	4	4	4	4	4	4	5	5	5	\$325,000
Pumpers	4	4	4	4	4	4	4	4	4	4	\$600,000
Rescue (Van Type)	1	1	1	1	1	1	1	1	1	1	\$135,000
Rescue Boat	1	1	1	1	1	1	1	1	1	1	\$250,000
50' Telesquirt	1	1	1	1	1	1	1	1	1	1	\$900,000
Utility Pick Up	1	1	1	1	2	3	5	6	6	7	\$50,000
Rescue/Pumper (Custom)	1	1	1	1	1	1	1	2	2	2	\$750,000
Smoke House	1	1	1	1	1	1	1	1	1	1	\$75,000
Fire Prevention vehicle	1	1	1	1	1	1	1	1	1	1	\$50,000
100' Ladder Truck	-	-	-	1	1	1	1	1	1	1	\$1,600,000
Enclosed Trailer	-	-	-	-	-	1	1	1	1	1	\$10,000
Excess Capacity								(\$661,100)	(\$661,100)	(\$745,550)	
Total (#)	16	16	16	17	18	20	22	25	25	26	
Total (\$000)	\$6,310.0	\$6,310.0	\$6,310.0	\$7,910.0	\$7,960.0	\$8,020.0	\$8,120.0	\$8,583.9	\$8,583.9	\$8,549.4	

36
APPENDIX B.2
TABLE 1

TOWN OF INNISFIL
CALCULATION OF SERVICE LEVELS
FIRE SERVICES

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	<u>6,205</u>	<u>6,276</u>	<u>6,348</u>	<u>6,417</u>	<u>6,601</u>	<u>6,790</u>	<u>6,985</u>	<u>7,187</u>	<u>7,395</u>	<u>7,592</u>
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

INVENTORY SUMMARY (\$000)

Buildings	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$9,952.9	\$10,238.1	\$10,213.1
Land	\$1,690.0	\$1,690.0	\$1,690.0	\$1,690.0	\$1,690.0	\$1,963.0	\$1,963.0	\$3,341.0	\$3,341.0	\$3,341.0
Furniture & Equipment	\$1,781.1	\$1,781.1	\$1,781.1	\$1,781.1	\$1,955.1	\$1,982.0	\$1,927.0	\$2,088.0	\$2,180.1	\$2,275.1
Vehicles	\$6,310.0	\$6,310.0	\$6,310.0	\$7,910.0	\$7,960.0	\$8,020.0	\$8,120.0	\$8,583.9	\$8,583.9	\$8,549.4
Total (\$000)	\$17,817.7	\$17,817.7	\$17,817.7	\$19,417.7	\$19,641.7	\$20,001.6	\$20,046.6	\$23,965.8	\$24,343.1	\$24,378.6

SERVICE LEVEL (\$/capita & employment)	Average Service Level										
Buildings	\$211.54	\$209.44	\$207.36	\$205.31	\$199.19	\$193.29	\$187.58	\$225.46	\$225.10	\$218.08	\$208.23
Land	\$44.48	\$44.04	\$43.61	\$43.17	\$41.89	\$47.21	\$45.82	\$75.68	\$73.46	\$71.34	\$53.07
Furniture & Equipment	\$46.88	\$46.42	\$45.95	\$45.50	\$48.46	\$47.67	\$44.98	\$47.30	\$47.93	\$48.58	\$46.97
Vehicles	\$166.09	\$164.44	\$162.81	\$202.07	\$197.29	\$192.90	\$189.53	\$194.45	\$188.73	\$182.56	\$184.09
Total (\$/pop & emp)	\$469.00	\$464.34	\$459.73	\$496.06	\$486.82	\$481.07	\$467.91	\$542.89	\$535.21	\$520.55	\$492.36

TOWN OF INNISFIL
CALCULATION OF MAXIMUM ALLOWABLE
FIRE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$492.36
Net Population & Employment Growth 2018 - 2027	16,732
Maximum Allowable Funding Envelope	\$8,238,168
Less: Uncommitted Excess Capacity	\$1,320,401
Discounted Maximum Allowable Funding Envelope	\$6,917,767

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$24,378,604
Inventory Using Average Service Level	\$23,058,204
Excess Capacity	\$1,320,401
Excess Capacity	Uncommitted

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	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2018-2027	Post 2027
2.0 FIRE SERVICES										
2.1 Committed Excess Capacity - Fire										
2.1.1 Deputy Chief Duty Vehicle	2018	\$ 43,458	\$ -	\$ 43,458	\$ -	\$ -	\$ 43,458	\$ 43,458	\$ -	\$ -
2.1.2 BBP Fire Hall - Pumper Truck	2018	\$ 583,388	\$ -	\$ 583,388	\$ -	\$ -	\$ 583,388	\$ 583,388	\$ -	\$ -
2.1.3 Outfit 4 Firefighters - FT	2018	\$ 12,902	\$ -	\$ 12,902	\$ -	\$ -	\$ 12,902	\$ 12,902	\$ -	\$ -
2.1.4 Training Officer Duty Vehicle	2018	\$ 34,254	\$ -	\$ 34,254	\$ -	\$ -	\$ 34,254	\$ 34,254	\$ -	\$ -
2.1.5 Outfit 2017 SLC Deputy Chief	2018	\$ 54,288	\$ -	\$ 54,288	\$ -	\$ -	\$ 54,288	\$ 54,288	\$ -	\$ -
2.1.6 Outfit 2017 SLC Operations Technologist	2018	\$ 30,162	\$ -	\$ 30,162	\$ -	\$ -	\$ 30,162	\$ -	\$ 30,162	\$ -
Subtotal Committed Excess Capacity - Fire		\$ 758,452	\$ -	\$ 758,452	\$ -	\$ -	\$ 758,452	\$ 728,290	\$ 30,162	\$ -
2.2 Buildings, Land and Furnishings										
2.2.1 Lefroy Station (Station 2) Replacement - Outstanding Debt	2018	\$ 2,194,817	\$ -	\$ 2,194,817	\$ -	\$ -	\$ 2,194,817	\$ 659,927	\$ 1,534,890	\$ -
2.2.2 Cookstown Station Replacement - Outstanding Debt	2018	\$ 1,721,727	\$ -	\$ 1,721,727	\$ -	\$ -	\$ 1,721,727	\$ -	\$ 1,721,727	\$ -
2.2.3 Big Bay Point Station (Station 5) - Outstanding Debt	2018	\$ 7,160,000	\$ -	\$ 7,160,000	\$ -	\$ -	\$ 7,160,000	\$ -	\$ 2,663,288	\$ 4,496,712
2.2.4 Station Equipment for BBP Fire Hall	2018	\$ 218,000	\$ -	\$ 218,000	\$ -	\$ -	\$ 218,000	\$ -	\$ -	\$ 218,000
2.2.5 Station 6 - Innisfil Heights (9,000 sq.ft.)	2026	\$ 6,098,000	\$ -	\$ 6,098,000	\$ -	\$ -	\$ 6,098,000	\$ -	\$ -	\$ 6,098,000
Subtotal Buildings, Land and Furnishings		\$ 17,392,544	\$ -	\$ 17,392,544	\$ -	\$ -	\$ 17,392,544	\$ 659,927	\$ 5,919,905	\$ 10,812,712
2.3 Vehicles										
2.3.1 BBP Fire Hall - Tanker Truck	2018	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -
2.3.2 Big Bay Point - Utility Vehicle	2018	\$ 59,700	\$ -	\$ 59,700	\$ -	\$ -	\$ 59,700	\$ -	\$ 59,700	\$ -
2.3.3 New Pumper Truck - Station 6	2025	\$ 691,000	\$ -	\$ 691,000	\$ -	\$ -	\$ 691,000	\$ -	\$ -	\$ 691,000
2.3.4 Tanker Truck - Station #6	2025	\$ 285,000	\$ -	\$ 285,000	\$ -	\$ -	\$ 285,000	\$ -	\$ -	\$ 285,000
2.3.5 Utility Vehicle - Station #6	2026	\$ 39,000	\$ -	\$ 39,000	\$ -	\$ -	\$ 39,000	\$ -	\$ -	\$ 39,000
2.3.6 Fire Inspector vehicle	2019	\$ 44,000	\$ -	\$ 44,000	\$ -	\$ -	\$ 44,000	\$ -	\$ 44,000	\$ -
2.3.7 Fire Boat	2019	\$ 316,000	\$ -	\$ 316,000	\$ -	\$ -	\$ 316,000	\$ -	\$ 316,000	\$ -
Subtotal Vehicles		\$ 1,784,700	\$ -	\$ 1,784,700	\$ -	\$ -	\$ 1,784,700	\$ -	\$ 769,700	\$ 1,015,000

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	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2018-2027	Post 2027
2.0 FIRE SERVICES										
2.4 Equipment and Gear										
2.4.1 Improved Radio Communications in BBP	2018	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
2.4.2 Outfit 2018 SLC Firefighters	2018	\$ 98,000	\$ -	\$ 98,000	\$ -	\$ -	\$ 98,000	\$ -	\$ 98,000	\$ -
2.4.3 Equipment for Additional Firefighters (8)	2019	\$ 84,000	\$ -	\$ 84,000	\$ -	\$ -	\$ 84,000	\$ -	\$ -	\$ 84,000
2.4.4 Equipment for Additional Firefighters (20)	2021	\$ 210,000	\$ -	\$ 210,000	\$ -	\$ -	\$ 210,000	\$ -	\$ -	\$ 210,000
2.4.5 Bunker Gear Extractor (Washing) Machines	2019	\$ 22,000	\$ -	\$ 22,000	\$ -	\$ -	\$ 22,000	\$ -	\$ -	\$ 22,000
2.4.6 Air Cylinder Filling Station	2019	\$ 78,000	\$ -	\$ 78,000	\$ -	\$ -	\$ 78,000	\$ -	\$ -	\$ 78,000
2.4.7 Pumper Testing Unit	2023	\$ 104,000	\$ -	\$ 104,000	\$ 67,786	\$ -	\$ 36,214	\$ -	\$ -	\$ 36,214
Subtotal Equipment and Gear		\$ 696,000	\$ -	\$ 696,000	\$ 67,786	\$ -	\$ 628,214	\$ -	\$ 198,000	\$ 430,214
TOTAL FIRE SERVICES		\$ 20,631,696	\$ -	\$ 20,631,696	\$ 67,786	\$ -	\$ 20,563,910	\$ 1,388,217	\$ 6,917,767	\$ 12,257,927

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$6,156,813
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		\$368
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$760,954
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		\$5.47

2018 - 2027 Net Funding Envelope	\$6,917,767
Reserve Fund Balance	
Balance as at December 31, 2017	\$1,388,217

39
APPENDIX B.2
TABLE 3

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

FIRE SERVICES	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.0	(\$5,374.0)	(\$5,352.8)	(\$4,963.7)	(\$4,515.3)	(\$3,938.7)	(\$3,285.5)	(\$2,548.4)	(\$1,718.8)	(\$790.3)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Services: Non Inflated	\$5,836.4	\$320.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$6,156.8
- Fire Services: Inflated	\$5,836.4	\$326.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$6,163.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	16,746
REVENUE											
- DC Receipts: Inflated	\$606.2	\$638.2	\$671.7	\$709.0	\$810.8	\$854.8	\$902.1	\$953.0	\$1,005.5	\$828.5	\$7,979.8
INTEREST											
- Interest on Opening Balance	\$0.0	(\$295.6)	(\$294.4)	(\$273.0)	(\$248.3)	(\$216.6)	(\$180.7)	(\$140.2)	(\$94.5)	(\$43.5)	(\$1,786.8)
- Interest on In-year Transactions	(\$143.8)	\$5.4	\$11.8	\$12.4	\$14.2	\$15.0	\$15.8	\$16.7	\$17.6	\$14.5	(\$20.5)
TOTAL REVENUE	\$462.4	\$348.1	\$389.1	\$448.4	\$576.6	\$653.1	\$737.2	\$829.5	\$928.6	\$799.5	\$6,172.5
CLOSING CASH BALANCE	(\$5,374.0)	(\$5,352.8)	(\$4,963.7)	(\$4,515.3)	(\$3,938.7)	(\$3,285.5)	(\$2,548.4)	(\$1,718.8)	(\$790.3)	\$9.3	

2018 Adjusted Charge Per Capita	\$433
--	--------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

40
APPENDIX B.2
TABLE 3

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

FIRE SERVICES	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.0	(\$661.05)	(\$655.37)	(\$604.02)	(\$544.85)	(\$476.83)	(\$399.88)	(\$313.92)	(\$217.32)	(\$109.41)	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire Services (New Projects): Non Inflate	\$721.4	\$39.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$761.0
- Fire Services (New Projects): Inflated	\$721.4	\$40.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$761.7
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	139,080
REVENUE											
- DC Receipts: Inflated	\$78.0	\$81.7	\$85.9	\$90.8	\$96.3	\$101.4	\$106.1	\$111.9	\$117.8	\$115.4	\$985.3
INTEREST											
- Interest on Opening Balance	\$0.0	(\$36.4)	(\$36.0)	(\$33.2)	(\$30.0)	(\$26.2)	(\$22.0)	(\$17.3)	(\$12.0)	(\$6.0)	(\$219.0)
- Interest on In-year Transactions	(\$17.7)	\$0.7	\$1.5	\$1.6	\$1.7	\$1.8	\$1.9	\$2.0	\$2.1	\$2.0	(\$2.5)
TOTAL REVENUE	\$60.3	\$46.1	\$51.4	\$59.2	\$68.0	\$76.9	\$86.0	\$96.6	\$107.9	\$111.4	\$763.7
CLOSING CASH BALANCE	(\$661.0)	(\$655.4)	(\$604.0)	(\$544.8)	(\$476.8)	(\$399.9)	(\$313.9)	(\$217.3)	(\$109.4)	\$2.0	

2018 Adjusted Charge Per Square Metre \$6.44

Allocation of Capital Program

Residential Sector	89%
Non-Residential Sector	11%

Rates for 2018

Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

POLICE SERVICES

42
APPENDIX B.3
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
POLICE SERVICES

POLICE HEADQUARTERS - INNISFIL OFFICE Facility Name	# of Hectares / Square Feet										UNIT COST (\$/ha / sq.ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Land (ha)	0.50	0.50	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$1,300,000
Building (sq.ft.)	7,300	7,300	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	\$310
Excess Capacity			(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	\$310
Equipment (\$)	\$1,022,000	\$1,022,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$140
Total (\$000)	\$3,935.0	\$3,935.0	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Portable @ Innisfil Office	-	-	-	-	-	-	-	-	-	-	-	\$90
Storage Containers (3) @ Innisfil Office	960	960	-	-	-	-	-	-	-	-	-	\$22
Storage Containers	-	-	-	-	-	-	-	-	-	-	160	\$20
Sub-Station - Outlet Mall	369	369	369	369	369	369	369	-	-	-	-	\$240
Sub-Station - Cookstown Library	-	-	-	-	-	-	-	-	-	-	-	\$240
Dissette St. Temporary Location	1,478	-	-	-	-	-	-	-	-	-	-	\$240
Total (sq.ft.)	2,807	1,329	369	369	369	369	369	-	-	-	160	
Total South Simcoe (\$000)	\$464.8	\$110.1	\$88.6	\$88.6	\$88.6	\$88.6	\$88.6	\$88.6	\$0.0	\$0.0	\$3.2	
Innisfil Share @50%	\$232.4	\$55.0	\$44.3	\$44.3	\$44.3	\$44.3	\$44.3	\$44.3	\$0.0	\$0.0	\$1.6	

EQUIPMENT Facility Name	Total Value of & Equipment (\$)										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Radio Tower	2	2	2	2	2	2	2	2	2	2	4	\$92,000
Radio Tower	1	1	1	2	2	2	2	2	2	2	-	\$132,000
Generators	3	3	-	-	-	-	-	-	-	-	2	\$5,300
New Generator	1	1	1	1	1	1	1	1	1	1	1	\$27,000
Total South Simcoe (\$000)	\$358.9	\$358.9	\$343.0	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0	\$475.0	\$375.8	
Innisfil Share @50%	\$179.5	\$179.5	\$171.5	\$237.5	\$237.5	\$237.5	\$237.5	\$237.5	\$237.5	\$237.5	\$187.9	

43
APPENDIX B.3
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
POLICE SERVICES

PERSONAL POLICE EQUIPMENT Equipment Type	Total Value of Equipment (\$)										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Number of Officers	59	62	66	67	68	67	67	74	82	92	
Personal Police Equipment	\$236,000	\$248,000	\$264,000	\$268,000	\$272,000	\$268,000	\$268,000	\$296,000	\$328,000	\$368,000	\$4,000
Communications Equipment	\$961,700	\$1,010,600	\$1,075,800	\$1,092,100	\$1,108,400	\$1,092,100	\$1,092,100	\$1,206,200	\$1,336,600	\$1,499,600	\$16,300
Total South Simcoe (\$000)	\$1,197.7	\$1,258.6	\$1,339.8	\$1,360.1	\$1,380.4	\$1,360.1	\$1,360.1	\$1,502.2	\$1,664.6	\$1,867.6	
Innisfil Share @50%	\$598.9	\$629.3	\$669.9	\$680.1	\$690.2	\$680.1	\$680.1	\$751.1	\$832.3	\$933.8	

53.31%

VEHICLES Vehicle Type	Total # of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Paddy Wagons	1	1	1	1	1	1	1	1	1	1	\$50,000
Marine Unit - New Boat	1	1	1	1	1	1	1	1	1	1	\$277,000
Marine Unit - Personal Water Craft (2)	2	2	2	2	2	2	2	2	2	2	\$16,000
Mobile Command Post - Trailer	1	1	1	1	1	1	1	1	1	1	\$21,000
Court Services Car	3	3	3	3	3	3	3	3	3	3	\$31,000
Community Services Car	3	3	3	3	3	3	3	3	3	3	\$32,000
Snowmobiles (2)	2	2	2	2	2	2	2	2	2	2	\$15,000
Motorcycles	1	1	1	1	1	1	1	1	1	1	\$27,000
Bicycles	9	9	9	9	9	9	9	9	4	4	\$1,100
Chevy Tahoe	1	1	1	1	1	1	1	1	-	-	\$53,000
Chevy Savana	2	2	1	-	-	-	-	-	-	-	\$44,000
Honda Odyssey	1	1	1	1	-	-	-	-	-	-	\$42,000
Honda Pilot	2	3	3	1	-	-	-	-	-	-	\$42,000
Ford Escape	-	-	-	-	1	1	1	1	-	-	\$40,000
Honda Accord	-	-	-	-	3	3	3	3	-	-	\$41,000
Identification Unit - Van	-	-	-	1	1	1	1	1	1	1	\$40,000
Training Unit - Truck	-	-	-	-	-	-	1	1	1	1	\$40,000
3 Destination Cars	-	-	-	-	-	-	-	-	3	3	\$31,000
Senior Officers X 3	-	-	-	-	-	-	-	-	3	3	\$33,000
Staff Sergeant X 2 (on call and shared)	-	-	-	-	-	-	-	-	2	2	\$33,000
CIB X 2, Support Service Truck	-	-	-	-	-	-	-	-	3	3	\$31,000
Incident Command Post	-	-	-	1	1	1	1	1	1	1	\$150,000
Total (#)	29.0	30.0	29.0	28.0	30.0	30.0	31.0	31.0	32.0	32.0	
Total South Simcoe (\$000)	\$902.9	\$944.9	\$900.9	\$962.9	\$1,041.9	\$1,041.9	\$1,081.9	\$1,081.9	\$1,211.4	\$1,211.4	
Innisfil Share @50%	\$451.5	\$472.5	\$450.5	\$481.5	\$521.0	\$521.0	\$541.0	\$541.0	\$605.7	\$605.7	

44
APPENDIX B.3
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
POLICE SERVICES

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	<u>6,205</u>	<u>6,276</u>	<u>6,348</u>	<u>6,417</u>	<u>6,601</u>	<u>6,790</u>	<u>6,985</u>	<u>7,187</u>	<u>7,395</u>	<u>7,592</u>
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

INVENTORY SUMMARY (\$000)

Police Headquarters - Innisfil Office	\$3,935.0	\$3,935.0	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5
Buildings	\$232.4	\$55.0	\$44.3	\$44.3	\$44.3	\$44.3	\$44.3	\$0.0	\$0.0	\$1.6
Equipment	\$179.5	\$179.5	\$171.5	\$237.5	\$237.5	\$237.5	\$237.5	\$237.5	\$237.5	\$187.9
Personal Police Equipment	\$598.9	\$629.3	\$669.9	\$680.1	\$690.2	\$680.1	\$680.1	\$751.1	\$832.3	\$933.8
Vehicles	\$451.5	\$472.5	\$450.5	\$481.5	\$521.0	\$521.0	\$541.0	\$541.0	\$605.7	\$605.7
Total (\$000)	\$5,397.2	\$5,271.2	\$7,904.6	\$8,011.8	\$8,061.4	\$8,051.3	\$8,071.3	\$8,098.1	\$8,244.0	\$8,297.5

SERVICE LEVEL (\$/capita & employment)

Average
Service
Level

Police Headquarters - Innisfil Office	\$103.6	\$102.5	\$169.5	\$167.8	\$162.8	\$158.0	\$153.3	\$148.8	\$144.4	\$140.3	\$145.1
Buildings	\$6.1	\$1.4	\$1.1	\$1.1	\$1.1	\$1.1	\$1.0	\$0.0	\$0.0	\$0.0	\$1.3
Equipment	\$4.7	\$4.7	\$4.4	\$6.1	\$5.9	\$5.7	\$5.5	\$5.4	\$5.2	\$4.0	\$5.2
Personal Police Equipment	\$15.8	\$16.4	\$17.3	\$17.4	\$17.1	\$16.4	\$15.9	\$17.0	\$18.3	\$19.9	\$17.1
Vehicles	\$11.9	\$12.3	\$11.6	\$12.3	\$12.9	\$12.5	\$12.6	\$12.3	\$13.3	\$12.9	\$12.5
Total (\$/capita & employment)	\$142.06	\$137.37	\$203.95	\$204.67	\$199.80	\$193.65	\$188.39	\$183.44	\$181.25	\$177.18	\$181.18

TOWN OF INNISFIL
CALCULATION OF MAXIMUM ALLOWABLE
POLICE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$181.18
Net Population & Employment Growth 2018 - 2027	16,732
Maximum Allowable Funding Envelope	\$3,031,504
Less: Uncommitted Excess Capacity	\$0
Maximum Allowable Funding Envelope	\$3,031,504

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$8,297,477
Inventory Using Average Service Level	\$8,485,022
Excess Capacity	\$0
Excess Capacity:	Uncommitted

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		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2018-2027	Post 2027
3.0 POLICE SERVICES										
3.1 Recovery of SSPS Building Debt										
3.1.1 Principle Payment	2018	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.2 Principle Payment	2019	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.3 Principle Payment	2020	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.4 Principle Payment	2021	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.5 Principle Payment	2022	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.6 Principle Payment	2023	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.7 Principle Payment	2024	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.8 Principle Payment	2025	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.9 Principle Payment	2026	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.10 Principle Payment	2027	\$ 445,639	\$ -	\$ 445,639	\$ -	\$ -	\$ 445,639	\$ -	\$ 445,639	\$ -
Subtotal Recovery of SSPS Building Debt		\$ 1,642,639	\$ -	\$ 1,642,639	\$ -	\$ -	\$ 1,642,639	\$ -	\$ 1,642,639	\$ -

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		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2018-2027	Post 2027
3.0 POLICE SERVICES										
3.2 Vehicles & Equipment										
3.2.1 Outfitting for Officers (24)	Various	\$ 487,200	\$ 243,600	\$ 243,600	\$ -	\$ -	\$ 243,600	\$ -	\$ 243,600	\$ -
3.2.2 Truck/Vehicle Scales	2018	\$ 14,000	\$ 7,000	\$ 7,000	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ 3,500	\$ -
3.2.3 Truck/Vehicle Scales	2019	\$ 14,000	\$ 7,000	\$ 7,000	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ 3,500	\$ -
3.2.4 Tasers - Weapons	Various	\$ 12,000	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -
3.2.5 C 8's - Weapons	Various	\$ 16,800	\$ 8,400	\$ 8,400	\$ -	\$ -	\$ 8,400	\$ -	\$ 8,400	\$ -
3.2.6 Emergency Response Vehicle	2020	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
3.2.7 Paddy Wagon	2020	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
3.2.8 Furniture	Various	\$ 100,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.9 Intoxilyzer/ASD(s)	2018	\$ 35,379	\$ 17,690	\$ 17,690	\$ -	\$ -	\$ 17,690	\$ -	\$ 17,690	\$ -
3.2.10 All Terrain Vehicle and Trailer	2020	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
3.2.11 Tech Crime Devices	2019	\$ 20,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
3.2.12 Electronic Surveillance	2020	\$ 30,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
3.2.13 Canine Unit	2020	\$ 15,000	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -
3.2.14 Stationary Radar	Various	\$ 6,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ -	\$ 3,000	\$ -
3.2.15 Moving Radar	Various	\$ 11,000	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ 5,500	\$ -	\$ 5,500	\$ -
3.2.16 Screening Device	Various	\$ 12,000	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -
3.2.17 Radio Tower	2019	\$ 240,000	\$ 120,000	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
3.2.18 Radio Tower	2024	\$ 240,000	\$ 120,000	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
Subtotal Vehicles & Equipment		\$ 1,403,379	\$ 701,690	\$ 701,690	\$ 7,000	\$ -	\$ 694,690	\$ -	\$ 694,690	\$ -
3.3 Recovery of Negative Reserve Fund Balance										
3.3.1 Balance as at December 31, 2017	2018	\$ 140,379	\$ -	\$ 140,379	\$ -	\$ -	\$ 140,379	\$ -	\$ 140,379	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 140,379	\$ -	\$ 140,379	\$ -	\$ -	\$ 140,379	\$ -	\$ 140,379	\$ -
TOTAL POLICE SERVICES		\$ 3,186,397	\$ 701,690	\$ 2,484,707	\$ 7,000	\$ -	\$ 2,477,707	\$ -	\$ 2,477,707	\$ -

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$2,205,159
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		\$132
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$272,548
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		\$1.96

2018 - 2027 Net Funding Envelope	\$3,031,504
Reserve Fund Balance	
Balance as at December 31, 2017	(\$140,379)

47
APPENDIX B.3
TABLE 3

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

POLICE SERVICES	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.0	(\$149.5)	(\$267.5)	(\$343.6)	(\$312.9)	(\$239.1)	(\$140.5)	(\$137.2)	\$11.9	\$192.6	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Police Services (New Projects): Non Inflated	\$172.5	\$147.5	\$115.5	\$28.7	\$28.7	\$28.7	\$135.5	\$28.7	\$28.7	\$28.7	\$743.2
- SSPS Debenture Principal Payments ¹	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$396.6	\$1,461.9
- Police Services (New Projects): Inflated	\$290.9	\$268.8	\$238.5	\$148.8	\$149.4	\$150.1	\$271.0	\$151.3	\$152.0	\$430.9	\$2,251.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	16,746
REVENUE											
- DC Receipts: Inflated	\$212.8	\$224.0	\$235.8	\$248.9	\$284.6	\$300.1	\$316.7	\$334.5	\$353.0	\$290.8	\$2,801.2
INTEREST											
- Interest on Opening Balance	\$0.0	(\$8.2)	(\$14.7)	(\$18.9)	(\$17.2)	(\$13.2)	(\$7.7)	(\$7.5)	\$0.4	\$6.7	(\$80.3)
- Interest on In-year Transactions	(\$2.1)	(\$1.2)	(\$0.1)	\$1.8	\$2.4	\$2.6	\$0.8	\$3.2	\$3.5	(\$3.9)	\$7.0
- Interest Payments for SSPS Debenture ²	(\$69.3)	(\$63.7)	(\$58.6)	(\$52.2)	(\$46.6)	(\$40.9)	(\$35.5)	(\$29.7)	(\$24.3)	(\$38.5)	(\$459.2)
TOTAL REVENUE	\$141.3	\$150.9	\$162.4	\$179.6	\$223.2	\$248.7	\$274.3	\$300.4	\$332.7	\$255.2	\$2,268.6
CLOSING CASH BALANCE	(\$149.5)	(\$267.5)	(\$343.6)	(\$312.9)	(\$239.1)	(\$140.5)	(\$137.2)	\$11.9	\$192.6	\$16.8	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

2018 Adjusted Charge Per Capita	\$152
--	--------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

48
APPENDIX B.3
TABLE 3

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

POLICE SERVICES	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	(\$17.56)	(\$31.25)	(\$39.69)	(\$34.78)	(\$27.05)	(\$16.45)	(\$18.07)	(\$1.98)	\$17.72	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Police Services (New Projects): Non Inflat	\$21.3	\$18.2	\$14.3	\$3.5	\$3.5	\$3.5	\$16.7	\$3.5	\$3.5	\$3.5	\$91.9
- SSPS Debenture Principal Payments ¹	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$49.0	\$180.7
- Police Services (New Projects): Inflated	\$36.0	\$33.2	\$29.5	\$18.4	\$18.5	\$18.5	\$33.5	\$18.7	\$18.8	\$53.3	\$278.3
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	139,080
REVENUE											
- DC Receipts: Inflated	\$27.2	\$28.5	\$30.0	\$31.7	\$33.6	\$35.4	\$37.1	\$39.1	\$41.2	\$40.3	\$344.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$1.0)	(\$1.7)	(\$2.2)	(\$1.9)	(\$1.5)	(\$0.9)	(\$1.0)	(\$0.1)	\$0.6	(\$9.7)
- Interest on In-year Transactions	(\$0.2)	(\$0.1)	\$0.0	\$0.2	\$0.3	\$0.3	\$0.1	\$0.4	\$0.4	(\$0.4)	\$0.9
- Interest Payments for SSPS Debenture ²	(\$8.6)	(\$7.9)	(\$7.2)	(\$6.4)	(\$5.8)	(\$5.1)	(\$4.4)	(\$3.7)	(\$3.0)	(\$4.8)	(\$56.8)
TOTAL REVENUE	\$18.4	\$19.5	\$21.0	\$23.3	\$26.2	\$29.1	\$31.9	\$34.8	\$38.5	\$35.8	\$278.6
CLOSING CASH BALANCE	(\$17.6)	(\$31.3)	(\$39.7)	(\$34.8)	(\$27.1)	(\$16.5)	(\$18.1)	(\$2.0)	\$17.7	\$0.3	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

2018 Adjusted Charge Per Square Metre	\$2.25
--	---------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.4

PARKS AND RECREATION

50
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
INDOOR RECREATION

MAJOR FACILITIES Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Knock Community Centre (580980020)	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	\$190
Cookstown Theatre (580600063)	5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	\$0
Stroud Arena (580940004)	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	\$300
Innisfil Recreational Complex (580640233)	140,425	140,425	140,425	140,425	140,425	140,425	140,425	140,425	140,425	140,425	140,425	\$360
Excess Capacity	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	\$360
Town Hall (580640233)	41,268	41,268	41,268	41,268	41,268	41,268	41,268	41,268	41,268	41,268	41,268	\$0
Churchill Community Centre (580630157)	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	\$190
Lefroy Arena (580650407)	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	\$300
Cookstown Community Centre	-	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$500
Excess Capacity		(961)	(961)	(961)	(961)	(961)	(961)	(961)	(961)	(961)	(961)	\$500
Other Facilities												
Cookstown United Church	300	300	300	300	300	300	-	-	-	-	-	\$190
Country Concessions	125	125	125	125	125	125	-	-	-	-	-	\$190
Cookstown Public School Gym	611	611	611	611	611	611	-	-	-	-	-	\$190
Cookstown Public School Library	614	614	614	614	614	614	-	-	-	-	-	\$190
Killarney Beach Public School	618	618	618	618	618	618	-	-	-	-	-	\$190
Nantyr Shores High School Gym	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719	\$190
Sunnybrae Public School Gym	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	\$190
Holy Cross Separate School Gym	787	787	787	787	787	787	787	787	787	787	787	\$190
Grange Hall	450	450	450	450	450	450	450	450	450	450	450	\$190
Yujo Martial Arts	156	156	156	156	156	156	-	-	-	-	-	\$190
Rankin Residence (Folk Art Studio)	88	88	88	88	88	88	-	-	-	-	-	\$190
Alcona Glen School Gym	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$190
Lake Simcoe Public School	-	-	-	-	-	-	-	-	-	-	4,273	\$190
Goodfellow Public School	-	-	-	-	-	-	3,486	3,486	3,486	3,486	3,486	\$190
Total (sq.ft.)	256,632	259,071	259,071	259,071	259,071	259,071	260,045	260,045	260,045	260,045	264,318	
Total (\$000)	\$67,535.1	\$68,754.5	\$68,754.5	\$68,754.5	\$68,754.5	\$68,754.5	\$68,939.6	\$68,939.6	\$68,939.6	\$68,939.6	\$69,751.4	

51
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
INDOOR RECREATION

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Knock Community Centre (580980020)	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$1,300,000
Cookstown Theatre (580600063)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$0
Stroud Arena (580940004)	3.29	3.29	3.29	3.29	3.29	3.29	3.29	3.29	3.29	3.29	\$1,300,000
Innisfil Recreational Complex (580640233)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$1,300,000
Town Hall (580640233)	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	\$0
Churchill Community Centre (580630157)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$1,300,000
Lefroy Arena (580650407)	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	\$1,300,000
Total (ha)	10.52	10.52	10.52	10.52	10.52	10.52	10.52	10.52	10.52	10.52	
Total (\$000)	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Knock Community Centre (580980020)	\$11,900	\$12,700	\$12,700	\$13,200	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800
Stroud Arena (580940004)	\$279,000	\$281,000	\$281,000	\$287,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Innisfil Recreational Complex (580640233)	\$1,051,000	\$1,051,000	\$1,051,000	\$1,062,000	\$1,168,000	\$1,168,000	\$1,168,000	\$1,168,000	\$1,168,000	\$1,168,000
Churchill Community Centre (580630157)	\$82,000	\$82,000	\$82,000	\$84,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
Lefroy Arena (580650407)	\$179,000	\$181,000	\$181,000	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000
Alcona Glen School	\$19,000	\$20,000	\$20,000	\$21,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
Total (\$000)	\$1,621.9	\$1,627.7	\$1,627.7	\$1,651.2	\$1,760.8	\$1,760.8	\$1,760.8	\$1,760.8	\$1,760.8	\$1,760.8

52
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

PARKETTES Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
10th Line Beach Park (580800272)	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$100,000
12th Line Park (740010043)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$100,000
Ashwood Avenue Park (580740125)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$100,000
Cookstown Gazebo (581410184)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$100,000
Ireton Street Park (580800301)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$100,000
Orm Membry Park (580530415)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$100,000
Pitt Street Park (580850037)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$100,000
Total (ha)	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	
Total (\$000)	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	

NEIGHBOURHOOD PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Alcona Park	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$100,000
Andrade Memorial Park (589950215)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$100,000
Anna Maria Park (740090084)	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$100,000
Aspen Street Park (740000050)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$100,000
Belle Ewart Park (580660025)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$100,000
Church Street Park (580650265)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$100,000
Circle Park (580530070)	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$100,000
Coral Woods Park (580630065)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$100,000
Crossroads Park (589940042)	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$100,000
Dempster Street Park (580960068)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$100,000
Fennell's Corner Park (580500029)	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	\$100,000
Hastings Avenue Park (580710181)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$100,000
Huron Court Park (589930002)	-	-	-	-	-	2.30	2.30	2.30	2.30	2.30	2.30	\$100,000
Kidd's Lane Park (TBD)	-	-	-	-	-	-	-	1.70	1.70	1.70	1.70	\$100,000
Knock Community Park (580980144)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$100,000
Lawrence Avenue Park (580950148)	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$100,000

53
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

NEIGHBOURHOOD PARKS Park Name Continued	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Linda Street Park (580850235)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$100,000
Nantyr Park (580690091)	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$100,000
Previn Court Park (580690412)	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	\$100,000
Saint John's Road Park (580690671)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$100,000
Meadows of Stroud Park (580930240)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$100,000
Trinity Street Park (740070043)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$100,000
Warrington Way Park (580750215)	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$100,000
Webster Boulevard Park (740110244)	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	\$100,000
Total (ha)	35.20	35.20	36.20	36.20	36.20	38.50	38.50	40.20	40.20	40.20	
Total (\$000)	\$3,520.0	\$3,520.0	\$3,620.0	\$3,620.0	\$3,620.0	\$3,850.0	\$3,850.0	\$4,020.0	\$4,020.0	\$4,020.0	

COMMUNITY PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Cookstown Fairground (580600290)	-	-	-	-	-	-	4.60	4.60	4.60	4.60	\$100,000
Excess Capacity							(1.13)	(1.13)	(1.13)	(1.13)	\$100,000
Innisfil Recreation Complex (580640233)	23.71	23.71	23.71	23.71	23.71	23.71	23.71	23.71	23.71	23.71	\$100,000
Lefroy Arena Park (580650407)	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$100,000
Stroud Arena Park (580940038)	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$100,000
Total (ha)	25.90	25.90	25.90	25.90	25.90	25.90	29.37	29.37	29.37	29.37	
Total (\$000)	\$2,590.0	\$2,590.0	\$2,590.0	\$2,590.0	\$2,590.0	\$2,590.0	\$2,937.3	\$2,937.3	\$2,937.3	\$2,937.3	

REGIONAL PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Centennial Park (580630176)	39.40	39.40	39.40	39.40	39.40	39.40	39.40	39.40	39.40	39.40	\$100,000
Cookstown Memorial Park (580600233)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$100,000
South Innisfil Arboretum (580530008)	20.10	20.10	20.10	20.10	20.10	20.10	20.10	20.10	20.10	20.10	\$100,000
Innisfil Beach Park (740030157)	27.60	27.60	27.60	27.60	27.60	27.60	27.60	27.60	27.60	27.60	\$100,000
Total (ha)	87.90	87.90	87.90	87.90	87.90	87.90	87.90	87.90	87.90	87.90	
Total (\$000)	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	

54
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

ROAD ENDS/LAKE ACCESS Park Name	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
20th Sideroad Roadend (580890001)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$20,000
Guest Road Roadend (580880001)	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$20,000
30th Side Road North Roadend (580870229)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$20,000
Alcina Avenue Roadend (580870108)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Algonquin Avenue Roadend (580870112)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$20,000
Irwin Street Roadend (580870183)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$20,000
Big Bay Point Roadend (580870002)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
30th Side Road South Roadend (580860001)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$20,000
13th Line Roadend (580850002)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$20,000
Mapleview Drive Roadend (580840002)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Lockhart Road Roadend (580810001)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$20,000
Purvis Street Access Point (580800246)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
9th Line Roadend (740060003)	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$20,000
Roberts Road (580760267)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
Eastern Avenue Roadend (580710116)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$20,000
Center Street Roadend (580710118)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$20,000
Northern Street Roadend (580710120)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$20,000
25th Sideroad Roadend (580710001)	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$20,000
Simcoe Street Access Point (580720355)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$20,000
7th Line Roadend (580720002)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Moyer Avenue Roadend (580700226)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Edgewood Avenue Roadend (580700029)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Woodgreen Avenue Roadend (580700057)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
Roslyn Avenue Roadend (580700129)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
Bayview Avenue Roadend (580700133)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000

55
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

ROAD ENDS/LAKE ACCESS Park Name Continued	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
6th Line Roadend (580700002)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Saint John's Road Roadend (580680071)	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$20,000
1421 Maple Road Access Point (580680117)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
1387 Maple Road Access Point (580680125)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Dudley Road Roadend (580680143)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Belle Aire Beach Road Roadend (589890280)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$20,000
Ewart Street Roadend (580670001)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$20,000
Frederick Street Roadend (580670277)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Little Cedar Avenue Roadend (580670183)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$20,000
Chapman Street Roadend (580670028)	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$20,000
Alfred Street Roadend (580670095)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
Robinson Street Roadend (580670246)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$20,000
Arnold Street Roadend (580670002)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Evans Place Roadend (580660032)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$20,000
Isabella Street Roadend (580660056)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Cumberland Street Roadend (580660124)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
Killarney Beach Road Roadend (580660002)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
3rd Line Roadend (580550002)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$20,000
2nd Line Roadend (580540002)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$20,000
Wood Street Roadend (580530153)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$20,000
North Shore Drive Roadend (580530319)	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$20,000
Lakeshore Boulevard Roadend (580530188)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$20,000
Shore Acres Drive Roadend (580530002)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
Lindy Road Roadend (580520130)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
Poplar Road Roadend (580520211)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
Gilford Road Roadend (580520208)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Total (ha)	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	
Total (\$000)	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	

56
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

OPEN SPACE Park Name	# of Hectares of Parkettes										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Bowman Street (580980225)	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$17,000
Forest Valley Drive (580620164)	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	\$17,000
Forest Valley Drive (580620197)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Innisfil Heights Crescent (580620089)	6.68	6.68	6.68	6.68	6.68	6.68	6.68	6.68	6.68	6.68	\$17,000
Thomas Street (580980061)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$17,000
Thomas Street (580980062)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$17,000
01st Line (580490015)	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	\$17,000
Evelyn Street (581420076 - part #1)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
Evelyn Street (581420076 - part #2)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$17,000
Riley Street (581420196)	-	-	-	-	-	-	-	0.08	0.08	0.08	\$17,000
Victoria Street West (581410171)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
10th Line (580930312)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Innisfil Beach Road (580640229)	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	\$17,000
Innisfil Beach Road (580940351)	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	\$17,000
Cairns Gate (580630104)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
John Street (580580042)	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$17,000
Yonge Street (580630159)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
13th Line (580840186)	20.23	20.23	20.23	20.23	20.23	20.23	20.23	20.23	20.23	20.23	\$17,000
30th Sideroad (580870018)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$17,000
East Street (580850141)	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$17,000
Kimberley Street (580850276)	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$17,000
Whitecap Drive (580890069)	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	\$17,000
Wilkinson Street (580900064)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$17,000
25th Sideroad (580790043)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$17,000
Henderson Drive (580810057)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$17,000
Ireton Street (580800197)	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	\$17,000
Oak Street (589980063)	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	\$17,000
9th Line (740060102)	-	-	-	-	-	0.17	0.17	0.17	0.17	0.17	\$17,000
Abram Court (580750484)	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$17,000
Abram Court (580751118)	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$17,000
Abram Court (580751119)	-	-	-	-	-	-	-	0.12	0.12	0.12	\$17,000
Abram Court (580751120)	-	-	-	-	-	-	-	0.05	0.05	0.05	\$17,000
Abram Court (580751121)	-	-	-	-	-	-	-	0.04	0.04	0.04	\$17,000
Abram Court (580751122)	-	-	-	-	-	-	-	0.05	0.05	0.05	\$17,000
Abram Court (580751123)	-	-	-	-	-	-	-	2.92	2.92	2.92	\$17,000
Alderslea Crescent (740030190)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000

57
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

OPEN SPACE Park Name Continued	# of Hectares of Parkettes										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Benson Street (580750957)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$17,000
Benson Street (580751177)	9.06	9.06	9.06	9.06	9.06	9.06	9.06	9.06	9.06	9.06	\$17,000
Benson Street (589940044)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
Chalmers Crescent (580940083)	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$17,000
Chappell Court (580760321)	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$17,000
Corrie Street (589950103)	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$17,000
Goodfellow Avenue (740040003)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$17,000
Goodfellow Avenue (740050080)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$17,000
Innisfil Beach Road (580750568)	-	-	-	-	0.15	0.15	0.15	0.15	0.15	0.15	\$17,000
Jans Boulevard (589940043)	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	\$17,000
Leslie Drive (580750088)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Leslie Drive (580750090)	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$17,000
Oriole Crescent (589940007)	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$17,000
Oriole Crescent (589940008)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$17,000
Oriole Crescent (589940111)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Reid Street (740050030)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$17,000
Reid Street (740050087)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Rose Lane (740060019)	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$17,000
Rose Lane (740080146)	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$17,000
Webster Boulevard (580750792)	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	\$17,000
Webster Boulevard (580750804)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Whitewood Crescent (580750960)	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	\$17,000
7th Line (580690820)	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	\$17,000
7th Line (740090085)	4.59	4.59	4.59	4.59	4.59	4.59	4.59	4.59	4.59	4.59	\$17,000
7th Line (740090096)	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	\$17,000
Adams Road (580720322)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$17,000
Booth Avenue (580690821)	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	\$17,000
Booth Avenue (580690980)	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	\$17,000
Ceresino Crescent (580741123)	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$17,000
Corm Street (580740723)	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$17,000
Dale Road (580741888)	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	\$17,000
Dale Road (580741889)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000

58
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

OPEN SPACE Park Name	# of Hectares of Parkettes										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Galloway Street (580741714)	-	-	-	-	-	-	-	0.56	0.56	0.56	\$17,000
Galloway Street (580741715)	-	-	-	-	-	-	-	0.05	0.05	0.05	\$17,000
Gibson Street (580741719)	-	-	-	-	-	-	-	0.20	0.20	0.20	\$17,000
Lilac Drive (580720443)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Lowrie Street (580740998)	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$17,000
Saint John's Road (580691012)	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$17,000
Saint Paul Road (580730060)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$17,000
Swan Street (580741001)	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	\$17,000
Webster Boulevard (580741482)	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	\$17,000
Webster Boulevard (740110250)	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	\$17,000
20th Sideroad (580650634)	-	-	-	-	-	-	-	-	0.51	0.51	\$17,000
20th Sideroad (580650636)	-	-	-	-	-	-	-	-	0.01	0.01	\$17,000
Barry Avenue (580660186)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Little Cedar Avenue (580670165)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Little Cedar Avenue (580670171)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
10th Line (580800215)	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$17,000
Guest Road (580890099)	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$17,000
Fennell's Corner (580500031)	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$17,000
Shore Acres Drive (580520324)	-	-	-	-	-	-	-	0.31	0.31	0.31	\$17,000
Total (ha)	83.88	83.88	83.88	83.88	84.03	84.20	84.20	88.58	89.10	89.10	
Total (\$000)	\$1,426.0	\$1,426.0	\$1,426.0	\$1,426.0	\$1,428.5	\$1,431.4	\$1,431.4	\$1,505.9	\$1,514.7	\$1,514.7	

LINEAR PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Trans Canada Trail (581420046)	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$17,000
Trans Canada Trail (581420004)	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	\$17,000
Trans Canada Trail (581420023)	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	\$17,000
Trans Canada Trail (581410184)	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$17,000
Trans Canada Trail (581410289)	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$17,000
Trans Canada Trail (581410113)	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$17,000
Trans Canada Trail (580990046)	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	\$17,000
Total (ha)	14.95	14.95	14.95	14.95	14.95	14.95	14.95	14.95	14.95	14.95	
Total (\$000)	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	

59
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARKLAND DEVELOPMENT

WALKWAYS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Cloverhill Crescent (580480099)	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$17,000
Sunnybrae Avenue (580930399)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$17,000
Lawrence Avenue (580950144)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
Dempster Avenue (580960052)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Benson Street (580750955)	-	-	-	-	-	-	-	-	-	-	0.02	\$17,000
Coleman Crescent (580750962)	-	-	-	-	-	-	0.02	0.02	0.02	0.02	0.02	\$17,000
Leslie Drive (589950132)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$17,000
Carrie Street (589950090)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$17,000
Gina Street (580740573)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
Mill Street (580740003)	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$17,000
Romina Court (580740435)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Westmount Avenue (580741271)	-	-	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Mcfadden Street (580741718)	-	-	-	-	-	-	-	0.02	0.02	0.02	0.02	\$17,000
Total (ha)	1.44	1.44	1.45	1.45	1.45	1.45	1.47	1.49	1.49	1.51		
Total (\$000)	\$24.5	\$24.5	\$24.7	\$24.7	\$24.7	\$24.7	\$25.0	\$25.3	\$25.3	\$25.7		

60
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

SOCCER PITCHES Park Name	# of Soccer Pitches										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Major											
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$320,000
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$320,000
Innisfil Recreation Complex (580640233)	-	4	4	4	4	4	4	4	4	4	\$404,000
Excess Capacity		(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	\$404,000
Previn Court Park (580690412)	1	1	1	1	1	1	1	1	1	1	\$320,000
Minor Unlighted											
Trinity Street Park (740070043)	1	1	1	1	1	1	1	1	1	1	\$101,000
Andrade Memorial Park (589950215)	1	1	1	1	1	1	1	1	1	1	\$101,000
Hastings Avenue Park (580710181)	1	1	1	1	1	1	1	1	1	1	\$101,000
Nantyr Park (580690091)	1	1	1	1	1	1	1	1	1	1	\$101,000
Saint John's Road Park (580690671)	1	1	1	1	1	1	1	1	1	1	\$101,000
Webster Boulevard Park (740110244)	1	1	1	1	1	1	1	1	1	1	\$101,000
Huron Court Park (589930002)	-	-	-	-	-	1	1	1	1	1	\$101,000
Mini											
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$34,000
Coral Woods Park (580630065)	1	1	1	1	1	1	1	1	1	1	\$34,000
Coral Woods Park (580630065)	1	1	1	1	1	1	1	1	1	1	\$34,000
Meadows of Stroud Park (580930240)	1	1	1	1	1	1	1	1	1	1	\$34,000
Total (#)	13	16	16	16	16	17	17	17	17	17	
Total (\$000)	\$1,702.0	\$2,907.0	\$2,907.0	\$2,907.0	\$2,907.0	\$3,008.0	\$3,008.0	\$3,008.0	\$3,008.0	\$3,008.0	

61
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

BASEBALL DIAMONDS Park Name	# of Baseball Diamonds										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unlit											
Dempster Street Park (580960068)	1	1	1	1	1	1	1	1	1	1	\$146,000
Pitt Street Park (580850037)	1	1	1	1	1	1	1	1	1	1	\$146,000
Church Street Park (580650265)	1	1	1	1	1	1	1	1	1	1	\$146,000
Knock Community Park (580980144)	1	1	1	1	1	1	1	1	1	1	\$146,000
Stroud Arena Park (580940038)	1	1	1	1	1	1	1	1	1	1	\$146,000
Innisfil Beach Park (740030157)	-	-	1	1	1	1	1	1	1	1	\$146,000
Nantyr Park (580690091)	1	1	1	1	1	1	1	1	1	1	\$146,000
Lit											
Fennell's Corner Park (580500029)	1	1	1	1	1	1	1	1	1	1	\$520,000
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$520,000
Innisfil Recreation Complex (580640233)		2	2	2	2	2	2	2	2	2	\$520,000
Excess Capacity		(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	\$520,000
Total (#)	8	9	10	10	10	10	10	10	10	10	
Total (\$000)	\$1,916.0	\$2,691.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	

TENNIS COURTS Park Name	# of Tennis Courts										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Innisfil Beach Park (740030157)	4	4	4	4	4	4	4	4	4	4	\$90,000
Crossroads Park (589940042)	1	1	1	1	1	1	1	1	1	1	\$90,000
Crossroads Park (589940042)	1	1	1	1	1	1	1	1	1	1	\$90,000
Total (#)	6	6	6	6	6	6	6	6	6	6	
Total (\$000)	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	

62
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

BASKETBALL COURTS Park Name	# of Basketball Courts										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$36,000
Centennial Park (580630176)	1	1	1	1	1	1	1	1	1	1	\$36,000
Huron Court Park (589930002)	-	-	-	-	-	1	1	1	1	1	\$36,000
Cookstown Fairground (580600290)	-	-	-	-	-	-	1	1	1	1	\$36,000
12th Line Park (740010043)	1	1	1	1	1	1	1	1	1	1	\$36,000
Belle Ewart Park (580660025)	1	1	1	1	1	1	1	1	1	1	\$36,000
Crossroads Park (589940042)	1	1	1	1	1	1	1	1	1	1	\$36,000
Hastings Avenue Park (580710181)	1	1	1	1	1	1	1	1	1	1	\$36,000
Total (#)	6	6	6	6	6	7	8	8	8	8	
Total (\$000)	\$216.0	\$216.0	\$216.0	\$216.0	\$216.0	\$252.0	\$288.0	\$288.0	\$288.0	\$288.0	

BEACH VOLLEYBALL COURTS Park Name	# of Volleyball Courts										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$30,000
Centennial Park (580630176)	1	1	1	1	1	1	1	1	1	1	\$30,000
Total (#)	2	2	2	2	2	2	2	2	2	2	
Total (\$000)	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	

PLAYGROUNDS Park Name	# of Play Equipment										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
10th Line Beach Park (580800272)	1	1	1	1	1	1	1	1	1	1	\$122,000
Anna Maria Park (740090084)	1	1	1	1	1	1	1	1	1	1	\$122,000
Aspen Street Park (740000050)	1	1	1	1	1	1	1	1	1	1	\$122,000
Belle Ewart Park (580660025)	1	1	1	1	1	1	1	1	1	1	\$122,000
Dempster Street Park (580960068)	1	1	1	1	1	1	1	1	1	1	\$122,000
Linda Street Park (580850235)	1	1	1	1	1	1	1	1	1	1	\$122,000
Church Street Park (580650265)	1	1	1	1	1	1	1	1	1	1	\$122,000
Coral Woods Park (580630065)	1	1	1	1	1	1	1	1	1	1	\$122,000
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$122,000
Kidd's Lane Park (TBD)	-	-	-	-	-	-	-	1	1	1	\$122,000
Nantyr Park (580690091)	1	1	1	1	1	1	1	1	1	1	\$122,000

63
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

PLAYGROUNDS Park Name	# of Play Equipment										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Andrade Memorial Park (589950215)	1	1	1	1	1	1	1	1	1	1	\$122,000
Stroud Arena Park (580940038)	1	1	1	1	1	1	1	1	1	1	\$122,000
Lawrence Avenue Park (580950148)	1	1	1	1	1	1	1	1	1	1	\$122,000
Coral Woods Park (580630065)	1	1	1	1	1	1	1	1	1	1	\$122,000
Ashwood Avenue Park (580740125)	1	1	1	1	1	1	1	1	1	1	\$122,000
12th Line Park (740010043)	1	1	1	1	1	1	1	1	1	1	\$122,000
Centennial Park (580630176)	1	1	1	1	1	1	1	1	1	1	\$122,000
Meadows of Stroud Park (580930240)	1	1	1	1	1	1	1	1	1	1	\$122,000
Orm Membry Park (580530415)	1	1	1	1	1	1	1	1	1	1	\$122,000
Fennell's Corner Park (580500029)	1	1	1	1	1	1	1	1	1	1	\$122,000
Ireton Street Park (580800301)	1	1	1	1	1	1	1	1	1	1	\$122,000
Previn Court Park (580690412)	1	1	1	1	1	1	1	1	1	1	\$122,000
Previn Court Park (580690412)	1	1	1	1	1	1	1	1	1	1	\$122,000
Webster Boulevard Park (740110244)	1	1	1	1	1	1	1	1	1	1	\$122,000
Cookstown Fairground (580600290)	-	-	-	-	-	-	1	1	1	1	\$122,000
Pitt Street Park (580850037)	1	1	1	1	1	1	1	1	1	1	\$122,000
Warrington Way Park (580750215)	-	-	1	1	1	1	1	1	1	1	\$122,000
Huron Court Park (589930002)	-	-	-	-	-	2	2	2	2	2	\$122,000
Total (#)	25	25	26	26	26	28	29	30	30	30	
Total (\$000)	\$3,050.0	\$3,050.0	\$3,172.0	\$3,172.0	\$3,172.0	\$3,416.0	\$3,538.0	\$3,660.0	\$3,660.0	\$3,660.0	

SKATE/BIKE PARKS Park Name	# of Skate/Bike Parks										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Stroud Arena Park (580940038)	1	1	1	1	1	1	1	1	1	1	\$234,000
Lefroy Arena Park (580650407)	1	1	1	1	1	1	1	1	1	1	\$234,000
Total (#)	2	2	2	2	2	2	2	2	2	2	
Total (\$000)	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	

64
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

BRIDGES Park Name	# of Linear Feet										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Steel											
Innisfil Beach Park (740030157)	43	43	43	43	43	43	43	43	43	43	\$2,200
Innisfil Beach Park (740030157)	43	43	43	43	43	43	43	43	43	43	\$2,200
Innisfil Beach Park (740030157)	20	20	20	20	20	20	20	20	20	20	\$2,200
Innisfil Beach Park (740030157)	16	16	16	16	16	16	16	16	16	16	\$2,200
Swan Street (580741001)	17	17	17	17	17	17	17	17	17	17	\$2,200
Wood											
Trans Canada Trail (581420023)	55	55	55	55	55	55	55	55	55	55	\$1,900
Trans Canada Trail (581420023)	69	69	69	69	69	69	69	69	69	69	\$1,900
Total (#)	263	263	263	263	263	263	263	263	263	263	
Total (\$000)	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	

PATHWAYS Park Name	# of Linear Metres										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Paved											
Cookstown Fairground (580600290)	-	-	-	-	-	-	290	290	290	290	\$120
Kidd's Lane Park (TBD)	-	-	-	-	-	-	-	285	285	285	\$120
Meadows of Stroud Park (580930240)	500	500	500	500	500	500	500	500	500	500	\$120
Coral Woods Park (580630065)	180	180	180	180	180	180	180	180	180	180	\$120
Linda Street Park (580850235)	180	180	180	180	180	180	180	180	180	180	\$120
Ireton Street Park (580800301)	50	50	50	50	50	50	50	50	50	50	\$120
10th Line Beach Park (580800272)	37	37	37	37	37	37	37	37	37	37	\$120
Huron Court Park (589930002)	-	-	-	-	-	405	405	405	405	405	\$120
Crossroads Park (589940042)	210	210	210	210	210	210	210	210	210	210	\$120
Warrington Way Park (580750215)	-	-	250	250	250	250	250	250	250	250	\$120
Webster Boulevard Park (740110244)	165	165	165	165	165	165	165	165	165	165	\$120
Ashwood Avenue Park (580740125)	110	110	110	110	110	110	110	110	110	110	\$120
Nantyr Park (580690091)	110	110	110	110	110	110	110	110	110	110	\$120
Previn Court Park (580690412)	640	640	640	640	640	640	640	640	640	640	\$120
Lefroy Arena Park (580650407)	30	30	30	30	30	30	30	30	30	30	\$120
Orm Membry Park (580530415)	50	50	50	50	50	50	50	50	50	50	\$120

65
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

PATHWAYS Park Name	# of Linear Metres										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Stone											
Cookstown Memorial Park (580600233)	15	15	15	15	15	15	15	15	15	15	\$46
Coral Woods Park (580630065)	25	25	25	25	25	25	25	25	25	25	\$46
10th Line Beach Park (580800272)	7	7	7	7	7	7	7	7	7	7	\$46
Webster Boulevard Park (740110244)	400	400	400	400	400	400	400	400	400	400	\$46
Anna Maria Park (740090084)	120	120	120	120	120	120	120	120	120	120	\$46
Nantyr Park (580690091)	30	30	30	30	30	30	30	30	30	30	\$46
Belle Ewart Park (580660025)	210	210	210	210	210	210	210	210	210	210	\$46
Church Street Park (580650265)	425	425	425	425	425	425	425	425	425	425	\$46
Orm Membry Park (580530415)	5	5	5	5	5	5	5	5	5	5	\$46
Woodchip											
10th Line Beach Park (580800272)	95	95	95	95	95	95	95	95	95	95	\$28
Total (#)	3,594	3,594	3,844	3,844	3,844	4,249	4,539	4,824	4,824	4,824	
Total (\$000)	\$331.0	\$331.0	\$361.0	\$361.0	\$361.0	\$409.6	\$444.4	\$478.6	\$478.6	\$478.6	

WATER PARKS/SPLASH PADS Pool Name	# of Waterplay Facilities										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Cookstown Fairground (580600290)	-	-	-	-	-	-	1	1	1	1	\$416,000
Total (#)	-	-	-	-	-	-	1	1	1	1	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$416.0	\$416.0	\$416.0	\$416.0	

66
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK FACILITIES

WALKWAYS (PAVED) Park Name	# of Linear Metres										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Cloverhill Crescent (580480099)	63	63	63	63	63	63	63	63	63	63	63	\$120
Sunnybrae Avenue (580930399)	140	140	140	140	140	140	140	140	140	140	140	\$120
Lawrence Avenue (580950144)	135	135	135	135	135	135	135	135	135	135	135	\$120
Dempster Avenue (580960052)	84	84	84	84	84	84	84	84	84	84	84	\$120
Benson Street (580750955)	34	34	34	34	34	34	34	34	34	34	34	\$120
Coleman Crescent (580750962)	41	41	41	41	41	41	41	41	41	41	41	\$120
Leslie Drive (589950132)	35	35	35	35	35	35	35	35	35	35	35	\$120
Carrie Street (589950090)	41	41	41	41	41	41	41	41	41	41	41	\$120
Gina Street (580740573)	61	61	61	61	61	61	61	61	61	61	61	\$120
Mill Street (580740003)	78	78	78	78	78	78	78	78	78	78	78	\$120
Romina Court (580740435)	39	39	39	39	39	39	39	39	39	39	39	\$120
Westmount Avenue (580741271)	40	40	40	40	40	40	40	40	40	40	40	\$120
Mcfadden Street (580741718)	44	44	44	44	44	44	44	44	44	44	44	\$120
Total (#)	835	835	835	835	835	835	835	835	835	835	835	
Total (\$000)	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	

TRAILS (STONE) Park Name	# of Linear Metres										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Trans Canada Trail (581420046)	153	153	153	153	153	153	153	153	153	153	153	\$46
Trans Canada Trail (581420004)	568	568	568	568	568	568	568	568	568	568	568	\$46
Trans Canada Trail (581420023)	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	\$46
Trans Canada Trail (581410184)	318	318	318	318	318	318	318	318	318	318	318	\$46
Trans Canada Trail (581410289)	88	88	88	88	88	88	88	88	88	88	88	\$46
Trans Canada Trail (581410112)	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	\$46
Trans Canada Trail (580990046)	3,321	3,321	3,321	3,321	3,321	3,321	3,321	3,321	3,321	3,321	3,321	\$46
Total (#)	7,228	7,228	7,228	7,228	7,228	7,228	7,228	7,228	7,228	7,228	7,228	
Total (\$000)	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	

67
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
OTHER PARK FACILITIES

SPECIAL FACILITIES Name	# of Facilities										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
30th Side Road North Dock	1	1	1	1	1	1	1	1	1	1	\$560,000
Innisfil Beach Park Dock	1	1	1	1	1	1	1	1	1	1	\$560,000
Isabella Street Dock	1	1	1	1	1	1	1	1	1	1	\$560,000
Picnic Tables	120	120	120	124	124	128	128	132	132	140	\$530
Electronic sign IRC complex	-	-	-	-	2	2	2	2	2	2	\$76,000
Gateway Sign	-	-	-	-	1	1	1	1	1	1	\$180,000
Total (#)	123	123	123	127	130	134	134	138	138	146	
Total (\$000)	\$1,743.6	\$1,743.6	\$1,743.6	\$1,745.7	\$2,077.7	\$2,079.8	\$2,079.8	\$2,082.0	\$2,082.0	\$2,086.2	

OTHER SPECIAL FACILITIES Name	# of Facilities										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Innisfil Beach Park											
Pavillion East	1	1	1	1	1	1	1	1	1	1	\$168,000
Pavillion West	1	1	1	1	1	1	1	1	1	1	\$84,000
Washrooms	2	2	2	2	2	3	3	3	4	4	\$280,000
Restaurant Concession	1	1	1	1	1	1	1	1	1	1	\$252,000
Storage Garage Compound	1	1	1	1	1	1	1	1	1	1	\$432,000
Boat Launch	1	1	1	1	1	1	1	1	1	1	\$135,000
Grand Stand	1	1	1	1	1	1	1	1	1	-	\$337,000
Gatehouse	1	1	1	1	1	1	1	1	1	1	\$252,000
Portable Bleachers	1	1	1	1	1	1	1	1	1	2	\$2,100
Excess Capacity										(1)	\$2,100
Centennial Park											
Pavillion	1	1	1	1	1	1	1	1	1	1	\$168,000
Washrooms	1	1	1	1	1	1	1	1	1	1	\$280,000
Storage Building	1	1	1	1	1	1	1	1	1	1	\$13,000
Gatehouse	1	1	1	1	1	1	1	1	1	1	\$34,000
Belle Ewart pavilion	-	-	-	-	1	1	1	1	1	1	\$95,000
Cookstown quanset hut	-	-	-	-	1	1	1	1	1	1	\$123,000
Cookstown concession	-	-	-	-	1	1	1	1	1	1	\$112,000
Cookstown gazebo	-	1	1	1	1	1	1	1	1	1	\$56,000
Total (#)	14	15	15	15	18	19	19	19	20	19	
Total (\$000)	\$2,717.1	\$2,773.1	\$2,773.1	\$2,773.1	\$3,103.1	\$3,383.1	\$3,383.1	\$3,383.1	\$3,663.1	\$3,326.1	

68
APPENDIX B.4
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
OTHER PARK FACILITIES

PARKING AREA FOR PARK FACILITIES Park Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Paved & Lit											
Previn Court Park (580690412)	12,916	12,916	12,916	12,916	12,916	12,916	12,916	12,916	12,916	12,916	\$17
Paved											
Innisfil Beach Park (740030157)	-	-	-	-	288,473	288,473	288,473	288,473	288,473	288,473	\$15
10th Line (580800215)	20,451	20,451	20,451	20,451	20,451	20,451	20,451	20,451	20,451	20,451	\$15
Guest Road (580890099)	13,993	13,993	13,993	13,993	13,993	13,993	13,993	13,993	13,993	13,993	\$15
Huron Court Park (589930002)	-	-	-	-	-	12,917	12,917	12,917	12,917	12,917	\$15
Shore Acres Drive (580520324)	-	-	-	-	-	-	-	-	28,578	28,578	\$15
Excess Capacity	-	-	-	-	-	-	-	-	(17,233)	(17,233)	\$15
Unpaved											
Innisfil Beach Park (740030157)	251,876	251,876	251,876	251,876	251,876	251,876	251,876	251,876	251,876	251,876	\$12
Centennial Park (580630176)	25,833	25,833	25,833	25,833	25,833	25,833	25,833	25,833	25,833	25,833	\$12
Fennell's Corner (580500031)	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	\$12
Dempster Street Park (580960068)	7,868	7,868	7,868	7,868	7,868	7,868	7,868	7,868	7,868	7,868	\$12
Belle Ewart Park (580660025)	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	\$12
Nantyr Park (580690091)	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	\$12
Saint John's Road Park (580690671)	19,375	19,375	19,375	19,375	19,375	19,375	19,375	19,375	19,375	19,375	\$12
Trans Canada Trail (580990046)	11,302	11,302	11,302	11,302	11,302	11,302	11,302	11,302	11,302	11,302	\$12
30th Side Road North Roadend (580870229)	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	\$12
12th Line Park (740010043)	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	\$12
Coral Woods Park (580630065)	6,458	6,458	6,458	6,458	6,458	6,458	6,458	6,458	6,458	6,458	\$12
South Innisfil Arboretum (580530008)	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	\$12
Total (sq.ft.)	428,196	428,196	428,196	428,196	716,669	729,586	729,586	729,586	740,931	740,931	
Total (\$000)	\$5,419.3	\$5,419.3	\$5,419.3	\$5,419.3	\$9,626.4	\$9,814.8	\$9,814.8	\$9,814.8	\$9,980.2	\$9,980.2	

PARKING METERS	# of Meters and Machines										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Innisfil Beach Park (740030157)	0	0	0	0	0	5	5	5	6	6	\$1,000
Shore Acres Drive Roadend (580530002)	0	0	0	0	0	0	0	0	1	1	\$1,000
Guest Road Roadend (580880001)	0	0	0	0	0	0	0	0	1	1	\$1,000
Total (#)	0	0	0	0	0	5	5	5	8	8	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.0	\$5.0	\$5.0	\$8.0	\$8.0	

69
APPENDIX B.4
TABLE 1

**TOWN OF INNISFIL
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$79,375.0	\$80,600.2	\$80,600.2	\$80,623.7	\$80,733.3	\$80,733.3	\$80,918.4	\$80,918.4	\$80,918.4	\$81,730.2
Parks	\$36,139.3	\$38,175.7	\$38,573.9	\$38,576.0	\$43,447.6	\$44,585.6	\$45,542.1	\$45,945.2	\$46,402.5	\$46,070.1
Total (\$000)	\$115,514.2	\$118,775.9	\$119,174.1	\$119,199.7	\$124,180.9	\$125,318.9	\$126,460.4	\$126,863.6	\$127,320.9	\$127,800.3

SERVICE LEVEL (\$/capita)											Average Service Level
Indoor Recreation	\$2,497.17	\$2,511.22	\$2,486.97	\$2,463.52	\$2,392.38	\$2,320.79	\$2,256.63	\$2,189.47	\$2,124.51	\$2,082.83	\$2,332.55
Parks	\$1,136.96	\$1,189.42	\$1,190.22	\$1,178.72	\$1,287.49	\$1,281.67	\$1,270.07	\$1,243.17	\$1,218.30	\$1,174.06	\$1,217.01
Total (\$/capita)	\$3,634.12	\$3,700.65	\$3,677.19	\$3,642.24	\$3,679.87	\$3,602.46	\$3,526.70	\$3,432.64	\$3,342.81	\$3,256.89	\$3,549.56

**TOWN OF INNISFIL
CALCULATION OF MAXIMUM ALLOWABLE
PARKS AND RECREATION**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$3,549.56
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$51,780,981
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$5,178,098
Discounted Maximum Allowable Funding Envelope	\$46,602,883

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$127,800,307
Inventory Using Average Service Level	\$139,284,734
Excess Capacity	\$0
Excess Capacity	Uncommitted

TOWN OF INNISFIL
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
4.0 PARKS AND RECREATION										
4.1 Committed Excess Capacity - Parks & Rec										
4.1.1 Active Innisfil Master Plan Implementation	2018	\$ 550,447	\$ -	\$ 550,447	\$ 275,223	\$ 27,522	\$ 247,701	\$ 247,701	\$ -	\$ -
Subtotal Committed Excess Capacity - Parks & Rec		\$ 550,447	\$ -	\$ 550,447	\$ 275,223	\$ 27,522	\$ 247,701	\$ 247,701	\$ -	\$ -
4.2 Recovery of IRC Debt¹										
4.2.1 Principle Payment	2018	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ 988,000	\$ -	\$ -
4.2.2 Principle Payment	2019	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.3 Principle Payment	2020	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.4 Principle Payment	2021	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.5 Principle Payment	2022	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.6 Principle Payment	2023	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.7 Principle Payment	2024	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.8 Principle Payment	2025	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.9 Principle Payment	2026	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.10 Principle Payment	2027	\$ 3,310,458	\$ -	\$ 3,310,458	\$ -	\$ -	\$ 3,310,458	\$ -	\$ 3,310,458	\$ -
Subtotal Recovery of IRC Debt ¹		\$ 12,202,458	\$ -	\$ 12,202,458	\$ -	\$ -	\$ 12,202,458	\$ 988,000	\$ 11,214,458	\$ -
4.3 Recovery of Cookstown CC Debt¹										
4.3.1 Principle Payment	2018	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ 38,446	\$ -	\$ -
4.3.2 Principle Payment	2019	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.3 Principle Payment	2020	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.4 Principle Payment	2021	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.5 Principle Payment	2022	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.6 Principle Payment	2023	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.7 Principle Payment	2024	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.8 Principle Payment	2025	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.9 Principle Payment	2026	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.10 Principle Payment	2027	\$ 128,818	\$ -	\$ 128,818	\$ -	\$ -	\$ 128,818	\$ -	\$ 128,818	\$ -
Subtotal Recovery of Cookstown CC Debt ¹		\$ 474,829	\$ -	\$ 474,829	\$ -	\$ -	\$ 474,829	\$ 38,446	\$ 436,383	\$ -
4.4 Recovery of Cookstown Park Debt¹										
4.4.1 Principle Payment	2018	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ 9,014	\$ -	\$ -
4.4.2 Principle Payment	2019	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.3 Principle Payment	2020	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.4 Principle Payment	2021	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.5 Principle Payment	2022	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.6 Principle Payment	2023	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.7 Principle Payment	2024	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.8 Principle Payment	2025	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.9 Principle Payment	2026	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.10 Principle Payment	2027	\$ 30,202	\$ -	\$ 30,202	\$ -	\$ -	\$ 30,202	\$ -	\$ 30,202	\$ -
Subtotal Recovery of Cookstown Park Debt ¹		\$ 111,327	\$ -	\$ 111,327	\$ -	\$ -	\$ 111,327	\$ 9,014	\$ 102,314	\$ -

TOWN OF INNISFIL
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
4.0 PARKS AND RECREATION										
4.5 Major Facilities										
4.5.1 Rizzardo Health & Wellness Hub	2018	\$ 2,200,000	\$ -	\$ 2,200,000	\$ -	\$ 220,000	\$ 1,980,000	\$ 1,980,000	\$ -	\$ -
4.5.2 Indoor Soccer Facility	2022	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ 400,000	\$ 3,600,000	\$ -	\$ 3,600,000	\$ -
Subtotal Major Facilities		\$ 6,200,000	\$ -	\$ 6,200,000	\$ -	\$ 620,000	\$ 5,580,000	\$ 1,980,000	\$ 3,600,000	\$ -
4.6 Park Development and Facilities										
4.6.1 Road Ends Program - Implement Parks & Recreation MP Recommendations	2018	\$ 132,000	\$ -	\$ 132,000	\$ 66,000	\$ 6,600	\$ 59,400	\$ 59,400	\$ -	\$ -
4.6.2 Town Campus - Walking Trails	2018	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ 102,375	\$ -	\$ -
4.6.3 Town Campus - Walking Trails	2019	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.4 Town Campus - Walking Trails	2020	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.5 Town Campus - Walking Trails	2021	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.6 Town Campus - Walking Trails	2022	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.7 Town Campus - Walking Trails	2023	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.8 IBP Children's Play Area - Exp (Water Play Area Alcona)	2018	\$ 542,447	\$ -	\$ 542,447	\$ -	\$ 54,245	\$ 488,202	\$ 488,202	\$ -	\$ -
4.6.9 Trail Program - Implement Trails Master Plan	2018	\$ 505,458	\$ -	\$ 505,458	\$ 252,729	\$ 25,273	\$ 227,456	\$ 227,456	\$ -	\$ -
4.6.10 Alcona Capital Parkette	2018	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ 47,706	\$ 87,294	\$ -
4.6.11 Innisville West - New Park	2019	\$ 1,375,000	\$ -	\$ 1,375,000	\$ -	\$ 137,500	\$ 1,237,500	\$ -	\$ 1,237,500	\$ -
4.6.12 Trail Program - Implement Trails Master Plan	2019	\$ 927,464	\$ -	\$ 927,464	\$ 463,732	\$ 46,373	\$ 417,359	\$ -	\$ 417,359	\$ -
4.6.13 Meadows of Stroud Park - Multipurpose Court and Improvements	2019	\$ 300,828	\$ -	\$ 300,828	\$ -	\$ 30,083	\$ 270,745	\$ -	\$ 270,745	\$ -
4.6.14 Innisfil Beach Park - Trail System Expansion and Fitness Equipment	2020	\$ 536,800	\$ -	\$ 536,800	\$ -	\$ 53,680	\$ 483,120	\$ -	\$ 483,120	\$ -
4.6.15 Town Square	2019	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -	\$ 500,000	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -
4.6.16 Operational Greenhouse	2019	\$ 336,813	\$ -	\$ 336,813	\$ 211,598	\$ 12,521	\$ 112,693	\$ -	\$ 112,693	\$ -
4.6.17 Sleeping Lion - New Park	2019	\$ 1,523,750	\$ -	\$ 1,523,750	\$ -	\$ 152,375	\$ 1,371,375	\$ -	\$ 1,371,375	\$ -
4.6.18 Innisfil Beach Park - New Pavilion	2020	\$ 610,000	\$ -	\$ 610,000	\$ -	\$ 61,000	\$ 549,000	\$ -	\$ 549,000	\$ -
4.6.19 Innisfil Beach Park - Hydro & Water Service Expansion	2020	\$ 264,000	\$ -	\$ 264,000	\$ -	\$ 26,400	\$ 237,600	\$ -	\$ 237,600	\$ -
4.6.20 Innisfil Beach Park- Docking System	2019	\$ 2,438,000	\$ -	\$ 2,438,000	\$ -	\$ 243,800	\$ 2,194,200	\$ -	\$ 2,194,200	\$ -
4.6.21 9th Line Park Splash Pad	2019	\$ 453,200	\$ -	\$ 453,200	\$ -	\$ 45,320	\$ 407,880	\$ -	\$ 407,880	\$ -
4.6.22 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2019	\$ 339,900	\$ -	\$ 339,900	\$ 169,950	\$ 16,995	\$ 152,955	\$ -	\$ 152,955	\$ -
4.6.23 Alcona Community Park (ORSI Subdivision)	2020	\$ 1,215,396	\$ -	\$ 1,215,396	\$ -	\$ 121,540	\$ 1,093,856	\$ -	\$ 1,093,856	\$ -
4.6.24 Trail Program - Implement Trails Master Plan	2020	\$ 937,792	\$ -	\$ 937,792	\$ 468,896	\$ 46,890	\$ 422,006	\$ -	\$ 422,006	\$ -
4.6.25 Innisfil Beach Park - Skating Rink or Path	2020	\$ 1,213,700	\$ -	\$ 1,213,700	\$ -	\$ 121,370	\$ 1,092,330	\$ -	\$ 1,092,330	\$ -
4.6.26 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2020	\$ 349,800	\$ -	\$ 349,800	\$ 174,900	\$ 17,490	\$ 157,410	\$ -	\$ 157,410	\$ -
4.6.27 Trinity Park - New Pedestrian Bridge & Update Pedstrian Pathway	2020	\$ 344,500	\$ -	\$ 344,500	\$ -	\$ 34,450	\$ 310,050	\$ -	\$ 310,050	\$ -
4.6.28 Alcona Downs 3 Phase 3 Parkette	2020	\$ 69,960	\$ -	\$ 69,960	\$ -	\$ 6,996	\$ 62,964	\$ -	\$ 62,964	\$ -
4.6.29 LSAMI P1 - Trail Connection to GO Station	2020	\$ 462,000	\$ -	\$ 462,000	\$ -	\$ 46,200	\$ 415,800	\$ -	\$ 415,800	\$ -
4.6.30 Innis Village Parkette	2021	\$ 251,856	\$ -	\$ 251,856	\$ -	\$ 25,186	\$ 226,670	\$ -	\$ 226,670	\$ -

TOWN OF INNISFIL
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
4.0 PARKS AND RECREATION										
4.6 Park Development and Facilities										
4.6.31 Trail Program - Implement Trails Master Plan	2021	\$ 940,125	\$ -	\$ 940,125	\$ 470,063	\$ 47,006	\$ 423,056	\$ -	\$ 423,056	\$ -
4.6.32 Cookstown Library & Community Park Phase 3	2021	\$ 323,796	\$ -	\$ 323,796	\$ -	\$ 32,380	\$ 291,416	\$ -	\$ 291,416	\$ -
4.6.33 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2021	\$ 359,700	\$ -	\$ 359,700	\$ 179,850	\$ 17,985	\$ 161,865	\$ -	\$ 161,865	\$ -
4.6.34 Implement Campus Node Master Plan- Phase 1	2021	\$ 984,795	\$ -	\$ 984,795	\$ -	\$ 98,480	\$ 886,316	\$ -	\$ 886,316	\$ -
4.6.35 Implement Innisfil Beach Park Master Plan- Phase 1	2021	\$ 1,231,700	\$ -	\$ 1,231,700	\$ -	\$ 123,170	\$ 1,108,530	\$ -	\$ 1,108,530	\$ -
4.6.36 LSAMI P3- New Park	2022	\$ 526,500	\$ -	\$ 526,500	\$ -	\$ 52,650	\$ 473,850	\$ -	\$ 473,850	\$ -
4.6.37 Sleeping Lion - New Parkette (no. 3)	2022	\$ 686,475	\$ -	\$ 686,475	\$ -	\$ 68,648	\$ 617,828	\$ -	\$ 617,828	\$ -
4.6.38 LSAMI P4 - New Park	2022	\$ 780,000	\$ -	\$ 780,000	\$ -	\$ 78,000	\$ 702,000	\$ -	\$ 702,000	\$ -
4.6.39 Trail Program - Implement Trails Master Plan	2022	\$ 974,625	\$ -	\$ 974,625	\$ 487,313	\$ 48,731	\$ 438,581	\$ -	\$ 438,581	\$ -
4.6.40 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2022	\$ 372,900	\$ -	\$ 372,900	\$ 186,450	\$ 18,645	\$ 167,805	\$ -	\$ 167,805	\$ -
4.6.41 Alcona Downs 4 Parkette	2022	\$ 223,740	\$ -	\$ 223,740	\$ -	\$ 22,374	\$ 201,366	\$ -	\$ 201,366	\$ -
4.6.42 Trail Program - Implement Trails Master Plan	2023	\$ 1,000,500	\$ -	\$ 1,000,500	\$ 500,250	\$ 50,025	\$ 450,225	\$ -	\$ 450,225	\$ -
4.6.43 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2023	\$ 382,800	\$ -	\$ 382,800	\$ 191,400	\$ 19,140	\$ 172,260	\$ -	\$ 172,260	\$ -
4.6.44 Cookstown - Southwest Parkette 1 (VSDI)	2023	\$ 38,280	\$ -	\$ 38,280	\$ -	\$ 3,828	\$ 34,452	\$ -	\$ 34,452	\$ -
4.6.45 Cookstown - Southwest Parkette 2 (VSDI)	2023	\$ 38,280	\$ -	\$ 38,280	\$ -	\$ 3,828	\$ 34,452	\$ -	\$ 34,452	\$ -
4.6.46 Giford Parkette (Shore Acres)	2023	\$ 191,400	\$ -	\$ 191,400	\$ -	\$ 19,140	\$ 172,260	\$ -	\$ 172,260	\$ -
4.6.47 Big Bay Point Quarry - New Park	2024	\$ 2,047,500	\$ -	\$ 2,047,500	\$ -	\$ 204,750	\$ 1,842,750	\$ -	\$ 1,842,750	\$ -
4.6.48 25th Sideroad & Big Bay Point - New Community Space	2024	\$ 2,681,400	\$ -	\$ 2,681,400	\$ -	\$ 268,140	\$ 2,413,260	\$ -	\$ 2,413,260	\$ -
4.6.49 Trail Program - Implement Trails Master Plan	2024	\$ 1,026,375	\$ -	\$ 1,026,375	\$ 513,188	\$ 51,319	\$ 461,869	\$ -	\$ 461,869	\$ -
4.6.50 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2024	\$ 392,700	\$ -	\$ 392,700	\$ 196,350	\$ 19,635	\$ 176,715	\$ -	\$ 176,715	\$ -
4.6.51 Implement Campus Node Master Plan- Phase 2	2024	\$ 1,008,525	\$ -	\$ 1,008,525	\$ -	\$ 100,853	\$ 907,673	\$ -	\$ 907,673	\$ -
4.6.52 Implement Innisfil Beach Park Master Plan- Phase 2	2024	\$ 1,344,700	\$ -	\$ 1,344,700	\$ -	\$ 134,470	\$ 1,210,230	\$ -	\$ 1,210,230	\$ -
4.6.53 Add 4 additional Baseball fields to Sports Complex	2025	\$ 5,510,400	\$ -	\$ 5,510,400	\$ -	\$ 551,040	\$ 4,959,360	\$ -	\$ 1,569,637	\$ 3,389,723
4.6.54 Trail Program - Implement Trails Master Plan	2025	\$ 1,060,875	\$ -	\$ 1,060,875	\$ 530,438	\$ 53,044	\$ 477,394	\$ -	\$ -	\$ 477,394
4.6.55 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2025	\$ 405,900	\$ -	\$ 405,900	\$ 202,950	\$ 20,295	\$ 182,655	\$ -	\$ -	\$ 182,655
4.6.56 Alfred Street Parkette (Kirsh Lands)	2025	\$ 40,656	\$ -	\$ 40,656	\$ -	\$ 4,066	\$ 36,590	\$ -	\$ -	\$ 36,590
4.6.57 Belle Ewart Lakeview Estates Parkette (Ballymore)	2025	\$ 40,656	\$ -	\$ 40,656	\$ -	\$ 4,066	\$ 36,590	\$ -	\$ -	\$ 36,590
4.6.58 Giford Park (Innis Green)	2025	\$ 1,402,200	\$ -	\$ 1,402,200	\$ -	\$ 140,220	\$ 1,261,980	\$ -	\$ -	\$ 1,261,980
4.6.59 Sandy Cove Park 1 (Parkbridge Golf Course Lands)	2025	\$ 203,016	\$ -	\$ 203,016	\$ -	\$ 20,302	\$ 182,714	\$ -	\$ -	\$ 182,714
4.6.60 Sandy Cove Park 4 (Teromi Lands)	2025	\$ 284,196	\$ -	\$ 284,196	\$ -	\$ 28,420	\$ 255,776	\$ -	\$ -	\$ 255,776
4.6.61 Trail Program - Implement Trails Master Plan	2026	\$ 1,095,375	\$ -	\$ 1,095,375	\$ -	\$ 109,538	\$ 985,838	\$ -	\$ -	\$ 985,838
4.6.62 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2026	\$ 419,100	\$ -	\$ 419,100	\$ 209,550	\$ 20,955	\$ 188,595	\$ -	\$ -	\$ 188,595
4.6.63 Leonard's Beach Secondary Plan - Alcona North Neighbourhood Park	2027	\$ 2,164,500	\$ -	\$ 2,164,500	\$ -	\$ 216,450	\$ 1,948,050	\$ -	\$ -	\$ 1,948,050
4.6.64 Trail Program - Implement Trails Master Plan	2027	\$ 1,121,250	\$ -	\$ 1,121,250	\$ 560,625	\$ 56,063	\$ 504,563	\$ -	\$ -	\$ 504,563
4.6.65 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2027	\$ 429,000	\$ -	\$ 429,000	\$ 214,500	\$ 21,450	\$ 193,050	\$ -	\$ -	\$ 193,050
4.6.66 Alcona South Expansion Parkette 1	2027	\$ 214,500	\$ -	\$ 214,500	\$ -	\$ 21,450	\$ 193,050	\$ -	\$ -	\$ 193,050
4.6.67 Alcona South Expansion NP 1	2027	\$ 2,223,000	\$ -	\$ 2,223,000	\$ -	\$ 222,300	\$ 2,000,700	\$ -	\$ -	\$ 2,000,700
4.6.68 Sandy Cove Park 2 (Parkbridge Johnson Lands)	2027	\$ 2,203,500	\$ -	\$ 2,203,500	\$ -	\$ 220,350	\$ 1,983,150	\$ -	\$ -	\$ 1,983,150
4.6.69 Implement Innisfil Beach Park Master Plan- Phase 3	2027	\$ 1,469,000	\$ -	\$ 1,469,000	\$ -	\$ 146,900	\$ 1,322,100	\$ -	\$ -	\$ 1,322,100
4.6.70 Implement Campus Node Master Plan- Phase 3	2027	\$ 1,101,750	\$ -	\$ 1,101,750	\$ -	\$ 110,175	\$ 991,575	\$ -	\$ -	\$ 991,575
Subtotal Park Development and Facilities		\$ 60,591,354	\$ -	\$ 60,591,354	\$ 6,933,230	\$ 5,365,812	\$ 48,292,311	\$ 925,140	\$ 31,233,079	\$ 16,134,093

TOWN OF INNISFIL
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
4.0 PARKS AND RECREATION										
4.7 Equipment										
4.7.1 Mooring Bouys - 20 units	2019	\$ 37,000	\$ -	\$ 37,000	\$ 18,500	\$ 1,850	\$ 16,650	\$ -	\$ 16,650	\$ -
Subtotal Equipment		\$ 37,000	\$ -	\$ 37,000	\$ 18,500	\$ 1,850	\$ 16,650	\$ -	\$ 16,650	\$ -
TOTAL PARKS AND RECREATION		\$ 80,167,415	\$ -	\$ 80,167,415	\$ 7,226,954	\$ 6,015,185	\$ 66,925,277	\$ 4,188,300	\$ 46,602,883	\$ 16,134,093

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	100%	\$46,602,883
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		\$2,783
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		\$0.00

2018 - 2027 Net Funding Envelope	\$46,602,883
Reserve Fund Balance	
Balance as at December 31, 2017	\$4,188,300

74
APPENDIX B.4
TABLE 3

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

PARKS AND RECREATION	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$2,678.11	(\$5,445.24)	(\$7,636.27)	(\$7,846.37)	(\$10,784.16)	(\$7,636.08)	(\$10,897.20)	(\$7,691.47)	(\$2,044.04)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Indoor Recreation (New Projects): Non Inflated	\$87.3	\$10,783.7	\$4,926.5	\$3,200.2	\$6,303.8	\$966.0	\$7,012.5	\$1,569.6	\$0.0	\$0.0	\$34,849.7
- IRC Debenture Principal Payments ¹	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$3,310.5	\$12,202.5
- Cookstown CC Debenture Principal Payments ¹	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$128.8	\$474.8
- Cookstown Park Debenture Principal Payments ¹	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$30.2	\$111.3
- Indoor Recreation (New Projects): Inflated	\$1,122.8	\$12,034.9	\$6,161.0	\$4,431.6	\$7,858.9	\$2,102.0	\$8,932.7	\$2,838.5	\$1,035.5	\$3,469.5	\$49,987.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	16,746
REVENUE											
- DC Receipts: Inflated	\$4,345.6	\$4,575.0	\$4,815.0	\$5,082.6	\$5,812.6	\$6,127.6	\$6,466.9	\$6,831.5	\$7,208.2	\$5,939.0	\$57,204.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$93.7	(\$299.5)	(\$420.0)	(\$431.6)	(\$593.1)	(\$420.0)	(\$599.3)	(\$423.0)	(\$112.4)	(\$3,205.2)
- Interest on In-year Transactions	\$56.4	(\$205.1)	(\$37.0)	\$11.4	(\$56.3)	\$70.4	(\$67.8)	\$69.9	\$108.0	\$43.2	(\$6.9)
- Interest Payments for IRC Debenture ²	(\$578.6)	(\$531.4)	(\$489.5)	(\$435.6)	(\$388.6)	(\$341.5)	(\$296.0)	(\$248.2)	(\$202.4)	(\$321.3)	(\$3,833.1)
- Interest Payments for Cookstown CC Debenture ²	(\$22.5)	(\$20.7)	(\$19.0)	(\$16.9)	(\$15.1)	(\$13.3)	(\$11.5)	(\$9.7)	(\$7.9)	(\$12.5)	(\$149.2)
- Interest Payments for Cookstown Park Debenture ²	(\$5.3)	(\$4.8)	(\$4.5)	(\$4.0)	(\$3.5)	(\$3.1)	(\$2.7)	(\$2.3)	(\$1.8)	(\$2.9)	(\$35.0)
TOTAL REVENUE	\$3,800.9	\$3,911.5	\$3,970.0	\$4,221.5	\$4,921.1	\$5,250.1	\$5,671.5	\$6,044.2	\$6,682.9	\$5,536.0	\$50,009.7
CLOSING CASH BALANCE	\$2,678.1	(\$5,445.2)	(\$7,636.3)	(\$7,846.4)	(\$10,784.2)	(\$7,636.1)	(\$10,897.2)	(\$7,691.5)	(\$2,044.0)	\$22.5	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

2018 Adjusted Charge Per Capita	\$3,104
--	----------------

Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2018	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5

PUBLIC WORKS

76
APPENDIX B.5
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Shop	12,264	12,264	12,264	12,264	12,264	12,264	12,264	-	-	-	\$310
Winter Storage Shed	512	512	512	512	512	512	512	-	-	-	\$90
Sand Dome	9,500	9,500	9,500	9,500	9,500	9,500	9,500	-	-	-	\$60
Coverall	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,250	3,250	3,250	\$44
Salt/Patch Coverall	3,108	3,108	3,108	3,108	3,108	3,108	3,108	2,880	2,880	2,880	\$44
Operations Centre (including Fleet Shop)								32,775	32,775	32,775	\$235
Excess Capacity								(16,885)	(16,885)	(16,885)	\$235
Salt Management Facility								60,000	60,000	60,000	\$100
Excess Capacity								(22,212)	(22,212)	(22,212)	\$100
Total (#)	28,434	28,434	28,434	28,434	28,434	28,434	28,434	59,808	59,808	59,808	
Total (\$000)	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$7,782.8	\$7,782.8	\$7,782.8	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Roads Depot Yard	0.94	0.94	0.94	0.94	0.94	0.94	0.94	-	-	-	\$700,000
Gravel Pit	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	-	\$300,000
Operations Center								2.30	2.30	2.30	\$40,000
Salt Management Facility								23.50	23.50	23.50	\$40,000
Total (ha)	8.94	8.94	8.94	8.94	8.94	8.94	8.94	33.80	33.80	25.80	
Total (\$000)	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,432.0	\$3,432.0	\$1,032.0	

77
APPENDIX B.5
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

PAVED SURFACE Facility Name	# of Square Metres										UNIT COST (\$/sq.m.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Parking Lots/Asphalt Surfaces	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	25,600	25,600	\$200
Total (ha)	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	25,600	25,600	
Total (\$000)	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$5,120.0	\$5,120.0	

FURNITURE AND EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total Roads Depot Yard	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000	\$0	\$0	\$0
Fuel Systems	\$269,000	\$277,000	\$277,000	\$285,000	\$285,000	\$285,000	\$285,000	\$387,000	\$387,000	\$398,000
Winter Liquid Storage System	\$27,000	\$28,000	\$28,000	\$29,000	\$29,000	\$29,000	\$29,000	\$0	\$0	\$0
Towers - Churchill	\$149,000	\$153,000	\$153,000	\$158,000	\$158,000	\$158,000	\$158,000	\$162,000	\$167,000	\$172,000
Operations Centre (including Fleet Shop)								\$385,000	\$385,000	\$385,000
Salt Management Facility								\$120,000	\$120,000	\$120,000
Total (\$000)	\$874.0	\$887.0	\$887.0	\$901.0	\$901.0	\$901.0	\$901.0	\$1,054.0	\$1,059.0	\$1,075.0

78
APPENDIX B.5
TABLE 1

**TOWN OF INNISFIL
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	<u>6,205</u>	<u>6,276</u>	<u>6,348</u>	<u>6,417</u>	<u>6,601</u>	<u>6,790</u>	<u>6,985</u>	<u>7,187</u>	<u>7,395</u>	<u>7,592</u>
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

INVENTORY SUMMARY (\$000)

Buildings	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$7,782.8	\$7,782.8	\$7,782.8
Land	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,432.0	\$3,432.0	\$1,032.0
Paved Surface	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$5,120.0	\$5,120.0
Furniture And Equipment	\$874.0	\$887.0	\$887.0	\$901.0	\$901.0	\$901.0	\$901.0	\$1,054.0	\$1,059.0	\$1,075.0
Total (\$000)	\$10,505.9	\$10,518.9	\$10,518.9	\$10,532.9	\$10,532.9	\$10,532.9	\$10,532.9	\$14,153.8	\$17,393.8	\$15,009.8

SERVICE LEVEL (\$/pop & emp)											Average Service Level
Buildings	\$123.42	\$122.20	\$120.98	\$119.79	\$116.21	\$112.78	\$109.44	\$176.30	\$171.11	\$166.18	\$133.84
Land	\$80.49	\$79.69	\$78.90	\$78.12	\$75.79	\$73.55	\$71.38	\$77.74	\$75.46	\$22.04	\$71.32
Paved Surface	\$49.62	\$49.12	\$48.64	\$48.16	\$46.72	\$45.34	\$44.00	\$42.70	\$112.57	\$109.33	\$59.62
Furniture And Equipment	\$23.01	\$23.12	\$22.89	\$23.02	\$22.33	\$21.67	\$21.03	\$23.88	\$23.28	\$22.95	\$22.72
Total (\$/pop & emp)	\$276.54	\$274.13	\$271.41	\$269.08	\$261.06	\$253.33	\$245.85	\$320.62	\$382.42	\$320.50	\$287.49

**TOWN OF INNISFIL
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$287.49
Net Population & Employment Growth 2018 - 2027	16,732
Maximum Allowable Funding Envelope	\$4,810,283
Less: Uncommitted Excess Capacity	\$1,546,028
Discounted Maximum Allowable Funding Envelope	\$3,264,254

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$15,009,760
Inventory Using Average Service Level	\$13,463,732
Excess Capacity	\$1,546,028
Excess Capacity	Uncommitted

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	2018-2027	Post 2027
5.0 PUBLIC WORKS										
5.1 Buildings and Land										
5.1.1 Salt Management Facility - Outstanding Debt	2018	\$ 2,221,196	\$ -	\$ 2,221,196	\$ -	\$ -	\$ 2,221,196	\$ -	\$ 1,069,677	\$ 1,151,519
5.1.2 Operations Centre - Outstanding Debt	2018	\$ 3,967,889	\$ -	\$ 3,967,889	\$ -	\$ -	\$ 3,967,889	\$ -	\$ 1,910,844	\$ 2,057,045
5.1.3 Operations Centre - Security Fencing	2019	\$ 94,000	\$ -	\$ 94,000	\$ 47,000	\$ -	\$ 47,000	\$ -	\$ -	\$ 47,000
Subtotal Buildings and Land		\$ 6,283,085	\$ -	\$ 6,283,085	\$ 47,000	\$ -	\$ 6,236,085	\$ -	\$ 2,980,520	\$ 3,255,565
5.2 Recovery of Negative Reserve Fund Balance										
5.2.1 Balance as at December 31, 2017	2018	\$ 283,734	\$ -	\$ 283,734	\$ -	\$ -	\$ 283,734	\$ -	\$ 283,734	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 283,734	\$ -	\$ 283,734	\$ -	\$ -	\$ 283,734	\$ -	\$ 283,734	\$ -
TOTAL PUBLIC WORKS		\$ 6,566,819	\$ -	\$ 6,566,819	\$ 47,000	\$ -	\$ 6,519,819	\$ -	\$ 3,264,254	\$ 3,255,565

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$2,905,186
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		\$173
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$359,068
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		\$2.58

2018 - 2027 Net Funding Envelope	\$3,264,254
Reserve Fund Balance Balance as at December 31, 2017	(\$283,734)

80
APPENDIX B.6
TABLE 3

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

PUBLIC WORKS	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	(\$2,690.19)	(\$2,530.76)	(\$2,346.39)	(\$2,133.86)	(\$1,860.61)	(\$1,551.16)	(\$1,201.90)	(\$808.91)	(\$368.96)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$2,905.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,905.2
- Public Works: Inflated	\$2,905.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,905.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	16,746
REVENUE											
- DC Receipts: Inflated	\$287.0	\$302.1	\$318.0	\$335.7	\$383.9	\$404.7	\$427.1	\$451.2	\$476.1	\$392.2	\$3,778.0
INTEREST											
- Interest on Opening Balance	\$0.0	(\$148.0)	(\$139.2)	(\$129.1)	(\$117.4)	(\$102.3)	(\$85.3)	(\$66.1)	(\$44.5)	(\$20.3)	(\$852.1)
- Interest on In-year Transactions	(\$72.0)	\$5.3	\$5.6	\$5.9	\$6.7	\$7.1	\$7.5	\$7.9	\$8.3	\$6.9	(\$10.9)
TOTAL REVENUE	\$215.0	\$159.4	\$184.4	\$212.5	\$273.3	\$309.4	\$349.3	\$393.0	\$439.9	\$378.8	\$2,915.0
CLOSING CASH BALANCE	(\$2,690.2)	(\$2,530.8)	(\$2,346.4)	(\$2,133.9)	(\$1,860.6)	(\$1,551.2)	(\$1,201.9)	(\$808.9)	(\$369.0)	\$9.8	

2018 Adjusted Charge Per Capita	\$205
--	--------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

81
APPENDIX B.6
TABLE 3

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

PUBLIC WORKS	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	(\$331.03)	(\$309.86)	(\$285.49)	(\$257.44)	(\$225.20)	(\$188.74)	(\$147.94)	(\$102.15)	(\$50.99)	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$359.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$359.1
- Public Works: Inflated	\$359.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$359.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	139,080
REVENUE											
- DC Receipts: Inflated	\$36.9	\$38.7	\$40.7	\$43.0	\$45.6	\$48.0	\$50.3	\$53.0	\$55.8	\$54.6	\$466.6
INTEREST											
- Interest on Opening Balance	\$0.0	(\$18.2)	(\$17.0)	(\$15.7)	(\$14.2)	(\$12.4)	(\$10.4)	(\$8.1)	(\$5.6)	(\$2.8)	(\$104.4)
- Interest on In-year Transactions	(\$8.9)	\$0.7	\$0.7	\$0.8	\$0.8	\$0.8	\$0.9	\$0.9	\$1.0	\$1.0	(\$1.3)
TOTAL REVENUE	\$28.0	\$21.2	\$24.4	\$28.1	\$32.2	\$36.5	\$40.8	\$45.8	\$51.2	\$52.8	\$360.8
CLOSING CASH BALANCE	(\$331.0)	(\$309.9)	(\$285.5)	(\$257.4)	(\$225.2)	(\$188.7)	(\$147.9)	(\$102.2)	(\$51.0)	\$1.8	

2018 Adjusted Charge Per Square Metre	\$3.05
--	---------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6

MUNICIPAL FLEET

83
APPENDIX B.6
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
MUNICIPAL FLEET

BY-LAW Vehical Details	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 07-56 Ford Ranger	1	1	1	1	1	1	1	1	-	-	\$40,000
Unit 11-136 Ford Escape	-	-	-	1	1	1	1	1	1	1	\$37,000
Unit 15-56 Chevrolet Equinox	-	-	-	-	-	-	-	-	1	1	\$37,000
Total (#)	1	1	1	2	2	2	2	3	2	2	
Total (\$000)	\$40.0	\$40.0	\$40.0	\$77.0	\$77.0	\$77.0	\$77.0	\$114.0	\$74.0	\$74.0	

BUILDING SERVICES Vehical Details	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 12-98 Ford Escape	-	-	-	1	1	1	1	1	1	1	\$37,000
Unit 11-135 Ford Escape	-	-	-	1	1	1	1	1	1	1	\$37,000
Unit 09-61 Ford Ranger	-	1	1	1	1	1	1	1	1	1	\$40,000
Unit 08-50 Ford Ranger	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 07-59 Ford Ranger	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 99-60 Ford Ranger	1	1	-	-	-	-	-	-	-	-	\$40,000
Unit 99-61 Ford Ranger	1	1	1	-	-	-	-	-	-	-	\$40,000
Unit 96-50 Ford F150	1	1	-	-	-	-	-	-	-	-	\$40,000
Unit 15-58 Chevrolet Equinox			-	-	-	-	-	1	1	1	\$37,000
Unit 15-60 Chevrolet equinox			-	-	-	-	-	1	1	1	\$37,000
15-63 Ford F150			-	-	-	-	-	1	1	1	\$40,000
Total (#)	5	6	4	5	5	5	5	8	8	8	
Total (\$000)	\$200.0	\$240.0	\$160.0	\$194.0	\$194.0	\$194.0	\$194.0	\$308.0	\$308.0	\$308.0	

ECDB VEHICLES & EQUIPMENT	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 16-83 Chevrolet Traverse	-	-	-	-	-	-	-	-	1	1	\$40,000
Unit 12-153 Trailer	-	-	-	-	1	1	1	1	1	1	\$18,000
Total (#)	-	-	-	-	1	1	1	1	2	2	\$0
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$18.0	\$18.0	\$18.0	\$18.0	\$58.0	\$58.0	\$0

84
APPENDIX B.6
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
MUNICIPAL FLEET

PARKS Vehical Details	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 04-01 Kubota RTV 900	1	1	1	1	1	1	1	-	-	-	\$38,500
Unit 92-15 GMC 3500	1	1	-	-	-	-	-	-	-	-	\$75,000
Unit 97-24 GMC Van	1	1	1	1	1	1	1	1	-	-	\$45,000
Unit 96-25 Ford F150	1	1	1	-	-	-	-	-	-	-	\$40,000
Unit 00-29 GMC Van	1	1	1	1	1	-	-	-	-	-	\$45,000
Unit 04-38 2004 Ford F250	1	1	1	1	1						\$60,000
Unit 97-40 Ford F150	1	1	1	1	1	1	1	1	-	-	\$40,000
Unit 97-41 GMC 1500	1	1	1	1	1	1	1	1	-	-	\$40,000
Unit 86-42 GMC 3500	-	-	-	-	-	-	-	-	-	-	\$75,000
Unit 06-43 Dodge Ram 2500	1	1	1	1	1	1	1	1	1	-	\$60,000
Unit 89-44 Ford F550	1	1	-	-	-	-	-	-	-	-	\$75,000
Unit 04-45 Ford F550	-	1	1	1	1	1	-	-	-	-	\$75,000
Unit 07-46 Dodge Ram 1500	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 03-47 Kubota Tractor	1	1	1	1	1	1	-	-	-	-	\$50,000
Unit 07-49 Toro Grounds Master 7210	1	1	1	1	1	1	1	1	-	-	\$90,000
Unit 96-52 Ford Econoline	1	1	-	-	-	-	-	-	-	-	\$45,000
Unit 72-66 Zamboni Ice Resurfacer	1	1	1	1	1	1	1	-	-	-	\$100,000
Unit 97-73 Trailer	1	1	1	1	1	1	1	1	1	-	\$15,000
Unit 05-82 Madvac	1	1	1	1	1	1	1	1	-	-	\$55,000
Unit 06-83 Ford F150	-	-	-	-	-	-	-	-	-	-	\$40,000
Unit 06-84 Kubota Zero Turn	1	1	1	1	1	1	1	-	-	-	\$25,000
Unit 06-85 Kubota Zero Turn	1	1	1	1	1	1	1	-	-	-	\$25,000
Unit 06-86 John Deere Zero Turn	1	1	1	1	1	-					\$25,000
Unit 07-90 Massie Zero Turn	1	1	1	1	1	-	-	-	-	-	\$25,000
Unit 07-91 Massie Zero Turn	1	1	1	1	1						\$25,000
Unit 07-93 Ford Water Truck	1	1	1	1	1	1	1	1	1	1	\$90,000
Unit 99-04 Kubota Tractor	1	1	1	1	1	1	1	1	-	-	\$50,000
Unit 99-75 Land Pride Wide Area Cutter	1	1	1	1	1	1	1	1	-	-	\$25,000
Unit 06-127 Bannerman Ball Diamond Groomer	1	1	1	1	1	1	1	1	1	-	\$7,500
Unit 99-65 Olympia Ice Resurfacer	1	1	1	1	1	1	1	-	-	-	\$100,000
Unit 08-67 SkyJack Scissor Lift	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 07-95 Zamboni Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$100,000
Unit 07-65 Zamboni Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$100,000
Unit 07-96 Zamboni Ice resurfacer	1	1	1	1	1	1	1	1	1	1	\$100,000
Unit 03-64 Olympia Ice Resurfacer	1	1	1	1	1	1	-	-	-	-	\$100,000
Unit 08-97B Industrial Spray Cart	1	1	1	1	1	1	1	1	1	1	\$25,000
Unit 09-15 Ford F250	-	1	1	1	1	1	1	1	1	1	\$60,000
Unit 09-24 Ford F250	-	1	1	1	1	1	1	1	1	1	\$60,000
Unit 09-40 Ford F150	-	1	1	1	1	1	1	1	1	1	\$40,000
Unit 06-43 Dodge Ram 2500	1	1	1	1	1	1	1	1	1	-	\$60,000
Unit 09-108 Ford 450	-	1	1	1	1	1	1	1	1	1	\$75,000
Unit 11-138 Zamboni Ice Resurfacer	-	-	-	1	1	1	1	1	1	1	\$100,000
Unit 10-124 Ford F250	-	-	1	1	1	1	1	1	1	1	\$60,000

85
APPENDIX B.6
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
MUNICIPAL FLEET

PARKS Vehical Details Continued	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 12-29 Dodge Ram 1500	-	-	-	-	1	1	1	1	1	1	\$40,000
Unit 12-150 Ford F450 W/Haul-All & Fassi Crane	-	-	-	-	1	1	1	1	1	1	\$140,000
Unit 12-151 Dodge Ram 1500	-	-	-	-	1	1	1	1	1	1	\$40,000
Unit 14-154 Trailer	-	-	-	-	-	-	1	1	1	1	\$20,000
Unit 11- 119 Toro Grounds Master 7210	-	-	-	1	1	1	1	1	1	1	\$50,000
Unit 10-118 Toro Grounds Master 4700D	-	-	1	1	1	1	1	1	1	1	\$85,000
Unit 11-125 Toro Workman HDX-D	-	-	-	1	1	1	1	1	1	1	\$40,000
Unit 09-105 Toro Z-Master	-	1	1	1	1	1	1	1	1	1	\$25,000
Unit 09-106 Toro Z-Master	-	1	1	1	1	1	1	1	1	1	\$25,000
Unit 09-107 Trailer	-	1	1	1	1	1	1	1	1	1	\$20,000
Unit 09 - 110 Toro Grounds Master 7210	-	1	1	1	1	1	1	1	1	1	\$50,000
Unit 09-111 Toro Workman HDX-D	-	1	1	1	1	1	1	1	1	1	\$20,000
Unit 09-112 Kubota B3030	-	1	1	1	1	1	1	1	1	1	\$40,000
Unit 09-113 Trailer	-	1	1	1	1	1	1	1	1	1	\$10,000
Unit 10-116 Toro Grounds Master 7210	-	-	1	1	1	1	1	1	1	1	\$50,000
Unit 10-117 Toro Grounds Master 7210	-	-	1	1	1	1	1	1	1	1	\$50,000
Unit 11-123 Toro Grounds Master 7210	-	-	-	1	1	1	1	1	1	1	\$50,000
Unit 10-120 Turfco CR10	-	-	1	1	1	1	1	1	1	1	\$35,000
Unit 10-121 John Deere 400X	-	-	1	1	1	1	1	1	1	1	\$45,000
Unit 10-122 Redexim Aerator	-	-	1	1	1	1	1	1	1	1	\$30,000
Unit 11-139 Verti-Cut VC-220	-	-	-	1	1	1	1	1	1	1	\$35,000
Unit 12-140 Jacobsen HR9016	-	-	-	1	1	1	1	1	1	1	\$130,000
Unit 12-141 Jacobsen Turfcut 628D	-	-	-	-	-	1	1	1	1	1	\$30,000
Unit 14-155 Ford F250	-	-	-	-	-	-	1	1	1	1	\$60,000
Unit 15-38 Chevrolet Silverado 2500	-	-	-	-	-	-	-	1	1	1	\$65,000
Unit 16-43 Chevrolet Silverado 2500	-	-	-	-	-	-	-	-	1	1	\$65,000
Unit 17-46 Ford F150	-	-	-	-	-	-	-	-	-	1	\$40,000
Unit 17-93 Ford F550	-	-	-	-	-	-	-	-	-	1	\$75,000
Unit 13-47 Kubota M7040	-	-	-	-	-	1	1	1	1	1	\$60,000
Unit 13-99 Kubota L5740	-	-	-	-	-	1	1	1	1	1	\$55,000
Unit 14-148 Yamaha Viking YX70ME	-	-	-	-	-	-	1	1	1	1	\$25,000
Unit 14-156 Toro Grounds Master 7210	-	-	-	-	-	-	1	1	1	1	\$35,000
Unit 14-82 Madvac LN50T	-	-	-	-	-	-	1	1	1	1	\$90,000
Unit 15-157 Kubota RTV-X11120D	-	-	-	-	-	-	-	1	1	1	\$20,000
Unit 16-41 Jacobsen HR600	-	-	-	-	-	-	-	-	1	1	\$75,000
Unit 16-42 Jacobsen HR600	-	-	-	-	-	-	-	-	1	1	\$75,000
Unit 16-44 Madvac LR50	-	-	-	-	-	-	-	-	1	1	\$90,000
Unit 16-49 Jacobsen HR9016T	-	-	-	-	-	-	-	-	1	1	\$130,000
Unit 16-66 Jacobsen HR600	-	-	-	-	-	-	-	-	1	1	\$75,000

86
APPENDIX B.6
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
MUNICIPAL FLEET

PARKS Vehical Details Continued	# of Vehicles										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Unit 17-201 Trailer	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Unit 17-2-2 Trailer	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Unit 17-203 Trailer	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Unit 17-127 Reist Ball Diamond Groomer	-	-	-	-	-	-	-	-	-	-	1	\$7,500
Unit 10-143 Landpride 315-587M	-	-	1	1	1	1	1	1	1	1	1	\$17,000
Unit 09-110A Rahn Ball Diamond Groomer	-	2	2	2	2	2	2	2	2	2	2	\$5,000
Unit ??-??? Zamboni Ice Edger	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Unit ??-??? Zamboni Ice Edger	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Unit ??-??? Zamboni Ice Edger	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Unit ??-??? Boss Plow	3	3	3	3	3	3	3	3	3	3	3	\$10,000
Unit ??-??? Lely Spreader	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Unit ??-??? SAF Holland Tiller	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Post Hole Auger	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Push Mowers	3	3	3	5	5	5	12	12	12	12	12	\$1,000
Stihl Trimmers	7	7	7	7	7	7	12	12	27	27	27	\$500
Stihl Chainsaws	3	3	3	3	3	3	4	4	13	13	13	\$1,000
Stihl Pole Saw	-	-	-	1	1	1	1	1	5	5	5	\$1,000
Stihl Back Pack Blower	1	1	1	2	2	2	3	4	8	8	8	\$750
Stihl Hand Held Leaf Blower	1	1	1	2	2	2	2	2	3	3	3	\$300
Stihl Hedge Trimmers	1	1	1	1	1	1	1	1	5	5	5	\$450
Push Snow Blowers	1	1	1	1	1	1	2	2	6	6	6	\$2,000
Push Aerator	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Push Sod Edge Cutter	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Push Trimmer	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Total (#)	63	77	82	92	95	93	110	108	148	150		
Total (\$000)	\$1,908.5	\$2,418.5	\$2,595.5	\$2,964.6	\$3,184.6	\$3,149.6	\$3,167.8	\$2,965.1	\$3,163.7	\$3,173.7		

87
APPENDIX B.6
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
MUNICIPAL FLEET

ROADS Vehical Details	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 85-02 Champion 730A	1	-	-	-	-	-	-	-	-	-	\$400,000
Unit 09-02 Volvo G960	-	1	1	1	1	1	1	1	1	1	\$415,000
Unit 00-03 Champion 730A	1	1	1	1	1	1	1	1	-	-	\$415,000
Unit 95-04 Ford L9000	1	-	-	-	-	-	-	-	-	-	\$270,000
Unit 09-04 International Workstar 7400	-	1	1	1	1	1	1	1	1	1	\$275,000
Unit 99-05 International 20S	1	1	1	1	1	1	1	-	-	-	\$310,000
Unit 10-130 International Workstar 7600	-	-	1	1	1	1	1	1	1	1	\$310,000
Unit 03-06 GMC 1500	1	1	1	1	1	1	1	-	-	-	\$40,000
Unit 87-08 International S1900	1	-	-	-	-	-	-	-	-	-	\$275,000
Unit 08-08 Sterling L9500	1	1	1	1	1	-	-	-	-	-	\$275,000
Unit 99-09 Ford F150	1	1	-	-	-	-	-	-	-	-	\$40,000
Unit 10-09 Ford F150	-	-	1	1	1	1	1	1	1	1	\$40,000
Unit 02-10 Trackless MT5	1	1	1	1	1	1	-	-	-	-	\$160,000
Unit 12-10 Trackless MT6	-	-	-	-	1	1	1	1	1	1	\$160,000
Unit 08-11 Float	1	1	1	1	1	1	1	1	1	1	\$25,000
Unit 99-12 International 2674	1	1	1	1	1	-	-	-	-	-	\$275,000
Unit 10-128 International Workstar 7600	-	-	1	1	1	1	1	1	1	1	\$310,000
Unit 01-13 Thompson Steamer	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 07-14 Seppi AVS 175	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 05-16 Ford Econoline	1	1	1	1	1	1	1	1	-	-	\$50,000
Unit 04-17 Ford F350	1	1	1	1	1	1	-	-	-	-	\$85,000
Unit 07-18 Trailer	1	1	1	1	1	1	1	1	1	1	\$5,000
Unit 96-19 Ford L9000	1	1	1	1	1	-	-	-	-	-	\$215,000
Unit 08-19 Sterling L8500	-	1	1	1	1	1	1	1	1	1	\$275,000
Unit 04-20 Sterling L8500	1	1	1	1	1	1	1	-	-	-	\$275,000
Unit 04-21 Sterling L8500	1	1	1	1	1	1	1	1	1	1	\$310,000
Unit 05-22 Kubota M5700	1	1	1	1	1	1	1	1	-	-	\$75,000
Unit 03-23 Freightliner FL80	1	1	1	1	1	1	1	1	-	-	\$275,000
Unit 00-28 Volvo W664	1	1	1	1	1	1	1	1	1	-	\$310,000
Unit 02-30 Ford F250	1	1	1	1	-	-	-	-	-	-	\$60,000
Unit 11-30 Dodge Ram 2500	-	-	-	1	1	1	1	1	1	1	\$60,000
Unit 06-31 JCB 271	1	1	1	1	1	-	-	-	-	-	\$200,000
Unit 12-31 Caterpillar 430E	-	-	-	-	1	1	1	1	1	1	\$160,000
Unit 06-32 Case Loader 621DXT	1	1	1	1	1	1	1	1	1	-	\$240,000
Unit 04-33 Ford F450	1	1	1	1	1	1	1	1	-	-	\$140,000
Unit 92-34 Float	1	1	1	1	1	1	1	1	1	1	\$50,000

88
APPENDIX B.6
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
MUNICIPAL FLEET

ROADS Vehical Details Continued	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 06-35 Ford F150	1	1	1	1	-	-	-	-	-	-	\$52,000
Unit 12-35 Dodge Ram 1500	-	-	-	-	1	1	1	1	1	1	\$40,000
Unit 95-36 Thompson Steamer	1	1	1	1	1	1	1	1	1	-	\$20,000
Unit 00-37 GMC 3500	1	1	1	1	-	-	-	-	-	-	\$85,000
Unit 10-37 Ford F450	-	-	1	1	1	1	1	1	1	1	\$90,000
Unit 04-39 Ford F350	1	1	1	1	1	-	-	-	-	-	\$65,000
Unit 12-39 Dodge Ram 2500	-	1	1	1	1	1	1	1	1	1	\$65,000
Unit 03-48 Freightliner FL60	1	1	1	1	1	1	1	-	-	-	\$230,000
Unit 06-80 Trackless MT5	1	1	1	1	1	1	1	1	-	-	\$160,000
Unit 06-81 Bandit M250	1	1	1	1	1	1	1	1	1	1	\$60,000
Unit 06-88 Freightliner M2-112	1	1	1	1	1	1	1	1	1	1	\$310,000
Unit 06-89 Freightliner M2-112	1	1	1	1	1	1	1	1	1	1	\$310,000
Unit 07-92 Freightliner SC-8000	1	1	1	1	1	1	1	1	1	-	\$280,000
Unit 08-100 Magnum 2860	1	1	1	1	1	1	1	1	1	1	\$41,000
Unit 08-101 Thompson Steamer	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 08-102 Sterling L9500	1	1	1	1	1	1	1	1	1	1	\$505,000
Unit 09-109 Ford F450	-	1	1	1	1	1	1	1	1	1	\$90,000
Unit 10-129 International Workstar 7600	-	-	1	1	1	1	1	1	1	1	\$310,000
Unit 09-131 Trackless MT6	-	1	1	1	1	1	1	1	1	1	\$160,000
Unit 10-132 Dodge Ram 2500	-	-	1	1	1	1	1	1	1	1	\$65,000
Unit 13-06 Ford F150	-	-	-	-	-	1	1	1	1	1	\$40,000
Unit 10-17 Ford F450	-	-	1	1	1	1	1	1	1	1	\$110,000
Unit 13-45 Ford F450	-	-	-	-	-	1	1	1	1	1	\$110,000
Unit 15-16 Chevrolet Silerado 1500	-	-	-	-	-	-	-	1	1	1	\$65,000
Unit 16-146 Ford F150	-	-	-	-	-	-	-	-	1	1	\$40,000
Unit 16-33 Ford F550	-	-	-	-	-	-	-	-	1	1	\$160,000
Unit 16-90 Chevrolet Silverado 2500	-	-	-	-	-	-	-	-	1	1	\$65,000
Unit 16-91 Chevrolet Equinox	-	-	-	-	-	-	-	-	1	1	\$35,000
Unit 17-204 Mitsubishi RVR	-	-	-	-	-	-	-	-	-	1	\$35,000
Unit 13-05 Freightliner 114SD	-	-	-	-	1	1	1	1	1	1	\$310,000
Unit 14-12 Mack GU713	-	-	-	-	-	1	1	1	1	1	\$310,000
Unit 14-20 Western Star 4700SB	-	-	-	-	-	1	1	1	1	1	\$275,000
Unit 14-48 Freightliner 108SD	-	-	-	-	-	-	1	1	1	1	\$240,000
Unit 15-23 Western Star 4700SB	-	-	-	-	-	-	-	1	1	1	\$310,000
Unit 16-149 Western Star 4700SB	-	-	-	-	-	-	-	-	1	1	\$310,000
Unit 16-28 Western Star 4700SB	-	-	-	-	-	-	-	-	1	1	\$310,000

89
APPENDIX B.6
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
MUNICIPAL FLEET

ROADS Vehical Details Continued	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 16-92 Freightliner M2-106	-	-	-	-	-	-	-	-	1	1	\$310,000
Unit 17-21 Western Star 4700SB	-	-	-	-	-	-	-	-	-	1	\$310,000
Unit 17-88 Western Star 4700SB	-	-	-	-	-	-	-	-	-	1	\$275,000
Unit 13-22 New Holland TV6070	-	-	-	-	-	1	1	1	1	1	\$160,000
Unit 15-32 John Deere 544K	-	-	-	-	-	-	-	1	1	1	\$226,000
Unit 16-03 Gradall XL3100V	-	-	-	-	-	-	-	-	1	1	\$452,000
Unit 16-86 Caterpillar 289D	-	-	-	-	-	-	-	-	1	1	\$105,000
Unit 15-80 MacLean MV1210	-	-	-	-	-	-	-	1	1	1	\$160,000
Unit 17-205 Trackless MT7	-	-	-	-	-	-	-	-	-	1	\$160,000
Unit 10-114 Portable Traffic Light	-	-	1	1	1	1	1	1	1	1	\$12,000
Unit 10-115 Portable Traffic Light	-	-	1	1	1	1	1	1	1	1	\$12,000
Unit 11-134 Portable Solar Sign Board	-	-	-	1	1	1	1	1	1	1	\$25,000
Unit 15-158 Trailer	-	-	-	-	-	-	-	1	1	1	\$8,000
Unit 16-73 Trailer	-	-	-	-	-	-	-	-	1	1	\$8,000
Unit 12-142 Falcon Hot Patcher	-	-	-	-	-	1	1	1	1	1	\$35,000
Unit 15-145 Falcon Hot Patcher	-	-	-	-	-	-	-	1	1	1	\$35,000
Unit ??-??? Portable Radar Trailer	-	-	-	-	-	-	-	-	1	1	\$12,000
Unit ??-??? Portable Radar Trailer	-	-	-	-	-	-	-	-	1	1	\$12,000
Unit 09-103 Thompson Water Pump		1	1	1	1	1	1	1	1	1	\$45,000
Unit 10-07 New Holland 6739	-	-	1	1	1	1	1	1	1	1	\$12,000
Unit 13-22A Alamo MV24	1	1	1	1	1	1	1	1	1	1	\$15,000
Unit 04-80B Trackless BFB	1	1	1	1	1	1	1	1	1	1	\$35,000
Unit 17-200 Madvac LS100	-	-	-	-	-	-	-	-	1	1	\$155,000
Unit ??-??? Boss Plow	2	2	2	2	2	2	2	2	2	2	\$10,000
Chainsaws Gas	9	9	9	9	9	9	9	9	9	9	\$1,000
Concrete Saw Gas	1	1	1	1	1	2	2	2	4	4	\$6,000
Arc Welder Fixed	1	1	1	1	1	1	1	1	2	2	\$3,000
Oxy/Acet Torch Portable	2	2	2	2	2	2	2	2	3	3	\$1,000
Generator Gas	1	1	1	1	1	1	1	2	2	2	\$60,000
Plate Tamper	1	1	1	1	1	1	1	1	1	1	\$46,000
Unit 17-206 Ford F550	-	-	-	-	-	-	-	-	-	1	\$135,000
Excess Capacity									(875,000)	(940,000)	
Total (#)	59	63	72	74	75	77	76	79	90	91	
Total (\$000)	\$7,149.0	\$7,529.0	\$8,760.0	\$8,845.0	\$9,318.0	\$9,224.0	\$9,219.0	\$9,228.0	\$9,228.0	\$9,228.0	

90
APPENDIX B.6
TABLE 1

**TOWN OF INNISFIL
CALCULATION OF SERVICE LEVELS
MUNICIPAL FLEET**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	6,205	6,276	6,348	6,417	6,601	6,790	6,985	7,187	7,395	7,592
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

INVENTORY SUMMARY (\$000)

By-Law	\$40.0	\$40.0	\$40.0	\$77.0	\$77.0	\$77.0	\$77.0	\$114.0	\$74.0	\$74.0
Building Services	\$200.0	\$240.0	\$160.0	\$194.0	\$194.0	\$194.0	\$194.0	\$308.0	\$308.0	\$308.0
ECDB	\$0.0	\$0.0	\$0.0	\$0.0	\$18.0	\$18.0	\$18.0	\$18.0	\$58.0	\$58.0
Parks	\$1,908.5	\$2,418.5	\$2,595.5	\$2,964.6	\$3,184.6	\$3,149.6	\$3,167.8	\$2,965.1	\$3,163.7	\$3,173.7
Roads	\$7,149.0	\$7,529.0	\$8,760.0	\$8,845.0	\$9,318.0	\$9,224.0	\$9,219.0	\$9,228.0	\$9,228.0	\$9,228.0
Total (\$000)	\$9,297.5	\$10,227.5	\$11,555.5	\$12,080.6	\$12,791.6	\$12,662.6	\$12,675.8	\$12,633.1	\$12,831.7	\$12,841.7

**Average
Service
Level**

SERVICE LEVEL (\$/pop & emp)

By-Law	\$1.05	\$1.04	\$1.03	\$1.97	\$1.91	\$1.85	\$1.80	\$2.58	\$1.63	\$1.58	\$1.64
Building Services	\$5.26	\$6.25	\$4.13	\$4.96	\$4.81	\$4.67	\$4.53	\$6.98	\$6.77	\$6.58	\$5.49
ECDB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.45	\$0.43	\$0.42	\$0.41	\$1.28	\$1.24	\$0.42
Parks	\$50.24	\$63.03	\$66.97	\$75.73	\$78.93	\$75.75	\$73.94	\$67.17	\$69.56	\$67.77	\$68.91
Roads	\$188.18	\$196.21	\$226.02	\$225.96	\$230.95	\$221.85	\$215.18	\$209.04	\$202.89	\$197.04	\$211.33
Total (\$/pop & emp)	\$244.73	\$266.54	\$298.15	\$308.62	\$317.04	\$304.56	\$295.87	\$286.17	\$282.12	\$274.21	\$287.80

**TOWN OF INNISFIL
CALCULATION OF MAXIMUM ALLOWABLE
MUNICIPAL FLEET**

10-Year Funding Envelope Calculation

10 Year Average Service Level 2008 - 2017	\$287.80
Net Population & Employment Growth 2018 - 2041	16,732
Maximum Allowable Funding Envelope	\$4,815,470
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$481,547
Discounted Maximum Allowable Funding Envelope	\$4,333,923

Excess Capacity Calculation

Total Value of Inventory in 2017	\$12,841,650
Inventory Using Average Service Level	\$13,478,250
Excess Capacity	\$0
Excess Capacity	Uncommitted

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	2018-2027	Post 2027
6.0 MUNICIPAL FLEET										
6.1 Committed Excess Capacity - Fleet										
6.1.1 Boom Mower	2018	\$ 92,283	\$ -	\$ 92,283	\$ -	\$ 9,228	\$ 83,055	\$ -	\$ 83,055	\$ -
6.1.2 Snow Blower Tractor Attachment	2018	\$ 39,279	\$ -	\$ 39,279	\$ -	\$ 3,928	\$ 35,351	\$ -	\$ 35,351	\$ -
6.1.3 Additional Street Sweeper (Mechanical)	2018	\$ 321,240	\$ -	\$ 321,240	\$ -	\$ 32,124	\$ 289,116	\$ -	\$ 289,116	\$ -
6.1.4 Sidewalk Machine	2018	\$ 152,504	\$ -	\$ 152,504	\$ -	\$ 15,250	\$ 137,253	\$ -	\$ 137,253	\$ -
6.1.5 Skid Steer Track Machine	2018	\$ 97,771	\$ -	\$ 97,771	\$ -	\$ 9,777	\$ 87,994	\$ -	\$ 87,994	\$ -
6.1.6 Hot Box	2018	\$ 30,324	\$ -	\$ 30,324	\$ -	\$ 3,032	\$ 27,292	\$ -	\$ 27,292	\$ -
6.1.7 New UTV Workman	2018	\$ 15,608	\$ -	\$ 15,608	\$ -	\$ 1,561	\$ 14,047	\$ -	\$ 14,047	\$ -
6.1.8 Sidewalk Vacuum Unit IBR	2018	\$ 98,010	\$ -	\$ 98,010	\$ -	\$ 9,801	\$ 88,209	\$ -	\$ 88,209	\$ -
6.1.9 1 Zero Turn Mower	2018	\$ 30,793	\$ -	\$ 30,793	\$ -	\$ 3,079	\$ 27,713	\$ -	\$ 27,713	\$ -
6.1.10 3/4 Ton Service Truck	2018	\$ 54,276	\$ -	\$ 54,276	\$ -	\$ 5,428	\$ 48,848	\$ -	\$ 48,848	\$ -
6.1.11 Sports Turf Vacuum & De-Thatcher	2018	\$ 10,792	\$ -	\$ 10,792	\$ -	\$ -	\$ 10,792	\$ -	\$ 10,792	\$ -
6.1.12 New Litter Collector for IRC	2018	\$ 70,514	\$ -	\$ 70,514	\$ -	\$ 7,051	\$ 63,463	\$ -	\$ 63,463	\$ -
6.1.13 Additional Tandem Axle Plow/Dump	2018	\$ 306,470	\$ -	\$ 306,470	\$ -	\$ 30,647	\$ 275,823	\$ -	\$ 275,823	\$ -
6.1.14 Additional Tandem Axle 2	2018	\$ 306,571	\$ -	\$ 306,571	\$ -	\$ 30,657	\$ 275,914	\$ -	\$ 275,914	\$ -
6.1.15 Utility Vehicle Rental buy out	2018	\$ 13,854	\$ -	\$ 13,854	\$ -	\$ 1,385	\$ 12,469	\$ -	\$ 12,469	\$ -
6.1.16 New 11 ft Rotary Mower	2018	\$ 68,150	\$ -	\$ 68,150	\$ -	\$ 6,815	\$ 61,335	\$ -	\$ 61,335	\$ -
6.1.17 New 11 ft Rotary Mower	2018	\$ 68,150	\$ -	\$ 68,150	\$ -	\$ 6,815	\$ 61,335	\$ -	\$ 61,335	\$ -
6.1.18 New 11 ft Rotary Mower	2018	\$ 68,150	\$ -	\$ 68,150	\$ -	\$ 6,815	\$ 61,335	\$ -	\$ 61,335	\$ -
6.1.19 Outfit Storm Water Technologist	2018	\$ 26,467	\$ -	\$ 26,467	\$ -	\$ 2,647	\$ 23,820	\$ -	\$ 23,820	\$ -
6.1.20 Mobile Fleet Service Truck	2018	\$ 135,000	\$ -	\$ 135,000	\$ -	\$ 13,500	\$ 121,500	\$ -	\$ 121,500	\$ -
6.1.21 Tandem Axle - Primary Unit	2018	\$ 304,615	\$ -	\$ 304,615	\$ -	\$ 30,462	\$ 274,154	\$ -	\$ 274,154	\$ -
6.1.22 Manager of Operations Vehicle	2018	\$ 33,820	\$ -	\$ 33,820	\$ -	\$ 3,382	\$ 30,438	\$ -	\$ 30,438	\$ -
6.1.23 Three (3) 20 ft Equipment Trailers/Floats	2018	\$ 24,219	\$ -	\$ 24,219	\$ -	\$ 2,422	\$ 21,797	\$ -	\$ 21,797	\$ -
6.1.24 3/4 Ton Pick-up	2018	\$ 53,583	\$ -	\$ 53,583	\$ -	\$ 5,358	\$ 48,225	\$ -	\$ 48,225	\$ -
6.1.25 Service Trailer	2018	\$ 16,575	\$ -	\$ 16,575	\$ -	\$ 1,657	\$ 14,917	\$ -	\$ 14,917	\$ -
Subtotal Committed Excess Capacity - Fleet		\$ 2,439,018	\$ -	\$ 2,439,018	\$ -	\$ 242,823	\$ 2,196,195	\$ -	\$ 2,196,195	\$ -

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	2018-2027	Post 2027
6.0 MUNICIPAL FLEET										
6.2 Town-wide Fleet										
6.2.1 Service Truck with Dump	2018	\$ 79,000	\$ -	\$ 79,000	\$ -	\$ 7,900	\$ 71,100	\$ -	\$ 71,100	\$ -
6.2.2 New 1/2 Ton Pick-Up	2018	\$ 22,423	\$ -	\$ 22,423	\$ -	\$ 2,242	\$ 20,181	\$ -	\$ 20,181	\$ -
6.2.3 New Vehicle	2018	\$ 22,111	\$ -	\$ 22,111	\$ -	\$ 2,211	\$ 19,900	\$ -	\$ 19,900	\$ -
6.2.4 Three Ton Plow/Dump Combination	2018	\$ 247,000	\$ -	\$ 247,000	\$ -	\$ 24,700	\$ 222,300	\$ -	\$ 222,300	\$ -
6.2.5 Road Widener	2018	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ 2,400	\$ 21,600	\$ -	\$ 21,600	\$ -
6.2.6 Brush Chipper	2018	\$ 53,200	\$ -	\$ 53,200	\$ -	\$ 5,320	\$ 47,880	\$ -	\$ 47,880	\$ -
6.2.7 Tandem Axle Plow/Dump	2018	\$ 365,000	\$ -	\$ 365,000	\$ -	\$ 36,500	\$ 328,500	\$ -	\$ 328,500	\$ -
6.2.8 Operations Fork Lift	2018	\$ 67,371	\$ -	\$ 67,371	\$ -	\$ 6,737	\$ 60,634	\$ -	\$ 60,634	\$ -
6.2.9 Operations Tractor	2018	\$ 98,000	\$ -	\$ 98,000	\$ -	\$ 9,800	\$ 88,200	\$ -	\$ 88,200	\$ -
6.2.10 Operations Supervisors Vehicle - Parks & Facilities	2018	\$ 56,200	\$ -	\$ 56,200	\$ -	\$ 5,620	\$ 50,580	\$ -	\$ 50,580	\$ -
6.2.11 Outfit 2018 SLC Buildings	2018	\$ 29,700	\$ -	\$ 29,700	\$ -	\$ 2,970	\$ 26,730	\$ -	\$ 26,730	\$ -
6.2.12 New 1 Ton Dump Truck	2019	\$ 73,000	\$ -	\$ 73,000	\$ -	\$ 7,300	\$ 65,700	\$ -	\$ 65,700	\$ -
6.2.13 New Wide Area Mower	2019	\$ 117,000	\$ -	\$ 117,000	\$ -	\$ 11,700	\$ 105,300	\$ -	\$ 105,300	\$ -
6.2.14 Additional Loader	2020	\$ 233,000	\$ -	\$ 233,000	\$ -	\$ 23,300	\$ 209,700	\$ -	\$ 209,700	\$ -
6.2.15 Additional Tandem Axle Plow/Dump	2021	\$ 386,000	\$ -	\$ 386,000	\$ -	\$ 38,600	\$ 347,400	\$ -	\$ 347,400	\$ -
6.2.16 Additional Sidewalk Machine	2021	\$ 188,000	\$ -	\$ 188,000	\$ -	\$ 18,800	\$ 169,200	\$ -	\$ 169,200	\$ -
6.2.17 Additional 1 ton Service truck	2022	\$ 70,000	\$ -	\$ 70,000	\$ -	\$ 7,000	\$ 63,000	\$ -	\$ 63,000	\$ -
6.2.18 Mini Excavator	2020	\$ 101,000	\$ -	\$ 101,000	\$ -	\$ 10,100	\$ 90,900	\$ -	\$ 75,877	\$ 15,023
6.2.19 Gradall Attachments	2021	\$ 57,000	\$ -	\$ 57,000	\$ -	\$ 5,700	\$ 51,300	\$ -	\$ -	\$ 51,300
6.2.20 Portable Traffic Light - 1 set	2020	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ -	\$ 36,000
6.2.21 Asphalt Roller	2022	\$ 41,000	\$ -	\$ 41,000	\$ -	\$ 4,100	\$ 36,900	\$ -	\$ -	\$ 36,900
6.2.22 Operations Supervisors Vehicles - Roads	2019	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 5,500	\$ 49,500	\$ -	\$ -	\$ 49,500
6.2.23 Operations Trailer Mounted Pumps	2019	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ 9,000	\$ 81,000	\$ -	\$ -	\$ 81,000
6.2.24 MUT Snow Plow Truck	2021	\$ 74,000	\$ -	\$ 74,000	\$ -	\$ 7,400	\$ 66,600	\$ -	\$ -	\$ 66,600
6.2.25 Operations Stump Grinder	2023	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ -	\$ -	\$ 40,500
6.2.26 Vacuum Sidewalk Sweeper	2023	\$ 105,000	\$ -	\$ 105,000	\$ -	\$ 10,500	\$ 94,500	\$ -	\$ -	\$ 94,500
6.2.27 Additional Hot Box Patcher	2023	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ -	\$ 36,000
6.2.28 MUT Snow Plow Truck	2024	\$ 73,000	\$ -	\$ 73,000	\$ -	\$ 7,300	\$ 65,700	\$ -	\$ -	\$ 65,700
6.2.29 Street Flusher	2024	\$ 265,000	\$ -	\$ 265,000	\$ -	\$ 26,500	\$ 238,500	\$ -	\$ -	\$ 238,500
6.2.30 Additional Single Axle Combination unit	2026	\$ 335,000	\$ -	\$ 335,000	\$ -	\$ 33,500	\$ 301,500	\$ -	\$ -	\$ 301,500

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	2018-2027	Post 2027
6.0 MUNICIPAL FLEET										
6.2 Town-wide Fleet										
6.2.31 Additional One Ton Dump Truck	2021	\$ 82,000	\$ -	\$ 82,000	\$ -	\$ 8,200	\$ 73,800	\$ -	\$ -	\$ 73,800
6.2.32 Additional 1 Ton Dump Truck / Water Truck	2026	\$ 87,000	\$ -	\$ 87,000	\$ -	\$ 8,700	\$ 78,300	\$ -	\$ -	\$ 78,300
6.2.33 Purchase One(1) 20ft Equipment Trailer/Float	2022	\$ 14,000	\$ -	\$ 14,000	\$ -	\$ 1,400	\$ 12,600	\$ -	\$ -	\$ 12,600
6.2.34 Purchase Two (2) Zero Turns	2022	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ 2,400	\$ 21,600	\$ -	\$ -	\$ 21,600
6.2.35 Purchase One(1) 20ft Equipment Trailer/Float	2027	\$ 13,000	\$ -	\$ 13,000	\$ -	\$ 1,300	\$ 11,700	\$ -	\$ -	\$ 11,700
6.2.36 Additional Zero Turn Mower	2027	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ 2,400	\$ 21,600	\$ -	\$ -	\$ 21,600
6.2.37 Additional One Ton 4WD Crew Cab	2022	\$ 69,000	\$ -	\$ 69,000	\$ -	\$ 6,900	\$ 62,100	\$ -	\$ -	\$ 62,100
6.2.38 Additional One Ton 4WD Crew Cab	2027	\$ 68,000	\$ -	\$ 68,000	\$ -	\$ 6,800	\$ 61,200	\$ -	\$ -	\$ 61,200
6.2.39 Purchase New Utility Vehicle for Town Campus	2021	\$ 23,000	\$ -	\$ 23,000	\$ -	\$ 2,300	\$ 20,700	\$ -	\$ -	\$ 20,700
6.2.40 Additional 11' Mower	2022	\$ 69,000	\$ -	\$ 69,000	\$ -	\$ 6,900	\$ 62,100	\$ -	\$ -	\$ 62,100
6.2.41 Additional 11' Mower	2027	\$ 69,000	\$ -	\$ 69,000	\$ -	\$ 6,900	\$ 62,100	\$ -	\$ -	\$ 62,100
6.2.42 Additional Slope Mower	2020	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ -	\$ -	\$ 31,500
6.2.43 Operations Fleet Electric Charging Station	2019	\$ 33,000	\$ -	\$ 33,000	\$ -	\$ 3,300	\$ 29,700	\$ -	\$ -	\$ 29,700
6.2.44 Storm Water Pick-up	2024	\$ 59,000	\$ -	\$ 59,000	\$ -	\$ 5,900	\$ 53,100	\$ -	\$ -	\$ 53,100
Subtotal Town-wide Fleet		\$ 4,121,006	\$ -	\$ 4,121,006	\$ -	\$ 412,101	\$ 3,708,905	\$ -	\$ 1,993,782	\$ 1,715,123
6.3 Recovery of Negative Reserve Fund Balance										
6.3.1 Balance as at December 31, 2017	2018	\$ 143,945	\$ -	\$ 143,945	\$ -	\$ -	\$ 143,945	\$ -	\$ 143,945	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 143,945	\$ -	\$ 143,945	\$ -	\$ -	\$ 143,945	\$ -	\$ 143,945	\$ -
TOTAL MUNICIPAL FLEET		\$ 6,703,969	\$ -	\$ 6,703,969	\$ -	\$ 654,923	\$ 6,049,046	\$ -	\$ 4,333,923	\$ 1,715,123

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$3,857,191
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		\$230
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$476,731
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		\$3.43

2018 - 2027 Net Funding Envelope	\$4,333,923
Reserve Fund Balance Balance as at December 31, 2017	(\$143,945)

94
APPENDIX B.7
TABLE 3

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

MUNICIPAL FLEET	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	(\$2,633.06)	(\$2,536.87)	(\$2,525.64)	(\$2,718.30)	(\$2,422.75)	(\$2,021.71)	(\$1,569.01)	(\$1,059.66)	(\$489.43)	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- Municipal Fleet: Non Inflated	\$2,935.0	\$152.2	\$254.2	\$459.8	\$56.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,857.2
- Municipal Fleet: Inflated	\$2,935.0	\$155.2	\$264.4	\$487.9	\$60.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,903.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	16,746
REVENUE											
- DC Receipts: Inflated	\$372.4	\$392.1	\$412.6	\$435.6	\$498.1	\$525.1	\$554.2	\$585.4	\$617.7	\$508.9	\$4,902.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$144.8)	(\$139.5)	(\$138.9)	(\$149.5)	(\$133.3)	(\$111.2)	(\$86.3)	(\$58.3)	(\$26.9)	(\$988.7)
- Interest on In-year Transactions	(\$70.5)	\$4.1	\$2.6	(\$1.4)	\$7.7	\$9.2	\$9.7	\$10.2	\$10.8	\$8.9	(\$8.7)
TOTAL REVENUE	\$301.9	\$251.4	\$275.7	\$295.3	\$356.2	\$401.0	\$452.7	\$509.3	\$570.2	\$490.9	\$3,904.7
CLOSING CASH BALANCE	(\$2,633.1)	(\$2,536.9)	(\$2,525.6)	(\$2,718.3)	(\$2,422.7)	(\$2,021.7)	(\$1,569.0)	(\$1,059.7)	(\$489.4)	\$1.5	

2018 Adjusted Charge Per Capita	\$266
--	--------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

95
APPENDIX B.7
TABLE 3

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

MUNICIPAL FLEET	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	(\$323.41)	(\$309.64)	(\$306.20)	(\$327.67)	(\$293.09)	(\$245.82)	(\$192.99)	(\$133.61)	(\$67.29)	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Municipal Fleet: Non Inflated	\$362.8	\$18.8	\$31.4	\$56.8	\$6.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$476.7
- Municipal Fleet: Inflated	\$362.8	\$19.2	\$32.7	\$60.3	\$7.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$482.4
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	139,080
REVENUE											
- DC Receipts: Inflated	\$48.0	\$50.2	\$52.8	\$55.8	\$59.2	\$62.3	\$65.2	\$68.8	\$72.4	\$70.9	\$605.6
INTEREST											
- Interest on Opening Balance	\$0.0	(\$17.8)	(\$17.0)	(\$16.8)	(\$18.0)	(\$16.1)	(\$13.5)	(\$10.6)	(\$7.3)	(\$3.7)	(\$121.0)
- Interest on In-year Transactions	(\$8.7)	\$0.5	\$0.4	(\$0.1)	\$0.9	\$1.1	\$1.1	\$1.2	\$1.3	\$1.2	(\$1.0)
TOTAL REVENUE	\$39.3	\$33.0	\$36.1	\$38.8	\$42.1	\$47.3	\$52.8	\$59.4	\$66.3	\$68.4	\$483.6
CLOSING CASH BALANCE	(\$323.4)	(\$309.6)	(\$306.2)	(\$327.7)	(\$293.1)	(\$245.8)	(\$193.0)	(\$133.6)	(\$67.3)	\$1.2	

2018 Adjusted Charge Per Square Metre	\$3.96
--	---------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

GENERAL GOVERNMENT

APPENDIX B.7
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	2018-2027	Post 2027
7.0 GENERAL GOVERNMENT										
7.1 Fire Services Studies										
7.1.1 Fire Master Plan	2022	\$ 90,000	\$ -	\$ 90,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
7.1.2 Fire Master Plan	2027	\$ 90,000	\$ -	\$ 90,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
Subtotal Fire Services Studies		\$ 180,000	\$ -	\$ 180,000	\$ 90,000	\$ 9,000	\$ 81,000	\$ -	\$ 81,000	\$ -
7.2 Library Services Studies										
7.2.1 Organizational Review	2022	\$ 36,000	\$ -	\$ 36,000	\$ 18,000	\$ 1,800	\$ 16,200	\$ -	\$ 16,200	\$ -
7.2.2 Updated Needs Assessment Study	2021	\$ 37,000	\$ -	\$ 37,000	\$ 18,500	\$ 1,850	\$ 16,650	\$ -	\$ 16,650	\$ -
7.2.3 Master Plan	2023	\$ 52,000	\$ -	\$ 52,000	\$ 26,000	\$ 2,600	\$ 23,400	\$ -	\$ 23,400	\$ -
7.2.4 Strategic Plan	2022	\$ 53,000	\$ -	\$ 53,000	\$ 26,500	\$ 2,650	\$ 23,850	\$ -	\$ 23,850	\$ -
7.2.5 Strategic Plan	2027	\$ 53,000	\$ -	\$ 53,000	\$ 26,500	\$ 2,650	\$ 23,850	\$ -	\$ 23,850	\$ -
Subtotal Library Services Studies		\$ 231,000	\$ -	\$ 231,000	\$ 115,500	\$ 11,550	\$ 103,950	\$ -	\$ 103,950	\$ -
7.3 Finance Studies										
7.3.1 Development Charges Study	2022	\$ 110,000	\$ -	\$ 110,000	\$ -	\$ 11,000	\$ 99,000	\$ -	\$ 99,000	\$ -
7.3.2 Development Charges Study	2027	\$ 110,000	\$ -	\$ 110,000	\$ -	\$ 11,000	\$ 99,000	\$ -	\$ 99,000	\$ -
Subtotal Finance Studies		\$ 220,000	\$ -	\$ 220,000	\$ -	\$ 22,000	\$ 198,000	\$ -	\$ 198,000	\$ -

APPENDIX B.7
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	2018-2027	Post 2027
7.0 GENERAL GOVERNMENT										
7.4 Planning Studies										
7.4.1 Our Place Official Plan Implementation	2018	\$ 90,000	\$ -	\$ 90,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ 40,500	\$ -	\$ -
7.4.2 Municipal Comprehensive Review	2018	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ 22,500	\$ -	\$ -
7.4.3 Town-Wide Urban Design and Place Making Implementation	2019	\$ 83,000	\$ -	\$ 83,000	\$ 41,500	\$ 4,150	\$ 37,350	\$ 37,350	\$ -	\$ -
7.4.4 Zoning By-Law Update/Town-Wide Development Permit Study	2020	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
7.4.5 Zoning By-Law Update/Town-Wide Development Permit Study	2021	\$ 68,000	\$ -	\$ 68,000	\$ 34,000	\$ 3,400	\$ 30,600	\$ -	\$ 30,600	\$ -
7.4.6 Our Place Official Plan Update	2023	\$ 43,000	\$ -	\$ 43,000	\$ 21,500	\$ 2,150	\$ 19,350	\$ -	\$ 19,350	\$ -
7.4.7 Our Place Official Plan Update	2024	\$ 42,000	\$ -	\$ 42,000	\$ 21,000	\$ 2,100	\$ 18,900	\$ -	\$ 18,900	\$ -
7.4.8 Innisfil Beach Road Development Permit Study	2022	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ 13,300	\$ 119,700	\$ -	\$ 119,700	\$ -
7.4.9 Our Place Official Plan Implementation	2019	\$ 19,000	\$ -	\$ 19,000	\$ 9,500	\$ 950	\$ 8,550	\$ 8,550	\$ -	\$ -
7.4.10 Intensification and Infill Study and Guidelines	2020	\$ 52,000	\$ -	\$ 52,000	\$ -	\$ 5,200	\$ 46,800	\$ 46,800	\$ -	\$ -
7.4.11 Intensification and Infill Study and Guidelines	2021	\$ 37,000	\$ -	\$ 37,000	\$ -	\$ 3,700	\$ 33,300	\$ -	\$ 33,300	\$ -
7.4.12 Climate Change Adaptation Strategy and Implementation	2019	\$ 97,000	\$ -	\$ 97,000	\$ 48,500	\$ 4,850	\$ 43,650	\$ -	\$ 43,650	\$ -
7.4.13 Affordable Housing Strategy and Community Improvement Plan	2021	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
7.4.14 Community Hubs Implementation Plan	2021	\$ 46,000	\$ -	\$ 46,000	\$ 23,000	\$ 2,300	\$ 20,700	\$ -	\$ 20,700	\$ -
7.4.15 Alcona Neighbourhoods Action and Implementation Plan	2024	\$ 42,000	\$ -	\$ 42,000	\$ 21,000	\$ 2,100	\$ 18,900	\$ -	\$ 18,900	\$ -
7.4.16 Alcona Neighbourhoods Action and Implementation Plan	2025	\$ 33,000	\$ -	\$ 33,000	\$ 16,500	\$ 1,650	\$ 14,850	\$ -	\$ 14,850	\$ -
7.4.17 Town-Wide Parking Study	2026	\$ 51,000	\$ -	\$ 51,000	\$ 25,500	\$ 2,550	\$ 22,950	\$ -	\$ 22,950	\$ -
7.4.18 Municipal Comprehensive Review	2026	\$ 43,000	\$ -	\$ 43,000	\$ 21,500	\$ 2,150	\$ 19,350	\$ -	\$ 19,350	\$ -
7.4.19 Place Making Destinations Master Plan and Implementation	2020	\$ 85,000	\$ -	\$ 85,000	\$ 42,500	\$ 4,250	\$ 38,250	\$ (28,149)	\$ 66,399	\$ -
7.4.20 Lefroy Visioning and Implementation	2024	\$ 42,000	\$ -	\$ 42,000	\$ 21,000	\$ 2,100	\$ 18,900	\$ -	\$ 18,900	\$ -
7.4.21 Lefroy Visioning and Implementation	2025	\$ 41,000	\$ -	\$ 41,000	\$ 20,500	\$ 2,050	\$ 18,450	\$ -	\$ 18,450	\$ -
7.4.22 Town-Wide Zoning By-Law/Development Permit System Update	2025	\$ 102,000	\$ -	\$ 102,000	\$ 51,000	\$ 5,100	\$ 45,900	\$ -	\$ 45,900	\$ -
7.4.23 Town-Wide Zoning By-Law/Development Permit System Update	2026	\$ 79,000	\$ -	\$ 79,000	\$ 39,500	\$ 3,950	\$ 35,550	\$ -	\$ 35,550	\$ -
7.4.24 Commercial Policy Review/Retail Market Analysis	2022	\$ 53,000	\$ -	\$ 53,000	\$ 26,500	\$ 2,650	\$ 23,850	\$ -	\$ 23,850	\$ -
7.4.25 Place Making Community Improvement Plan	2021	\$ 9,000	\$ -	\$ 9,000	\$ 4,500	\$ 450	\$ 4,050	\$ -	\$ 4,050	\$ -
7.4.26 Place Making Community Improvement Plan	2022	\$ 36,000	\$ -	\$ 36,000	\$ 18,000	\$ 1,800	\$ 16,200	\$ -	\$ 16,200	\$ -
7.4.27 Provincial Policy Update Implementation	2020	\$ 33,000	\$ -	\$ 33,000	\$ 16,500	\$ 1,650	\$ 14,850	\$ -	\$ 14,850	\$ -
7.4.28 Innisfil Heights Employment Area Policy Review	2022	\$ 31,000	\$ -	\$ 31,000	\$ -	\$ 3,100	\$ 27,900	\$ -	\$ 27,900	\$ -
7.4.29 Employment Lands Policy Review	2026	\$ 95,000	\$ -	\$ 95,000	\$ 47,500	\$ 4,750	\$ 42,750	\$ -	\$ 42,750	\$ -
7.4.30 Sustainable Development Guidelines and Implementation	2019	\$ 34,000	\$ -	\$ 34,000	\$ 17,000	\$ 1,700	\$ 15,300	\$ 15,300	\$ -	\$ -
7.4.31 Trails and Active Transportation Policy Review and Implementation	2022	\$ 44,000	\$ -	\$ 44,000	\$ 22,000	\$ 2,200	\$ 19,800	\$ -	\$ 19,800	\$ -
7.4.32 Town-Wide Neighbourhood Plan Study and Implementation	2023	\$ 69,000	\$ -	\$ 69,000	\$ 34,500	\$ 3,450	\$ 31,050	\$ -	\$ 31,050	\$ -
7.4.33 Place Making Design and Policy Implementation Review	2027	\$ 42,000	\$ -	\$ 42,000	\$ 21,000	\$ 2,100	\$ 18,900	\$ -	\$ 18,900	\$ -
7.4.34 Place Making Design and Policy Implementation Review	2023	\$ 35,000	\$ -	\$ 35,000	\$ 17,500	\$ 1,750	\$ 15,750	\$ -	\$ 15,750	\$ -
7.4.35 Our Shore Management - Phase 2	2023	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
7.4.36 Trails and Active Transportation Policy Review and Implementation	2024	\$ 33,000	\$ -	\$ 33,000	\$ 16,500	\$ 1,650	\$ 14,850	\$ -	\$ 14,850	\$ -
Subtotal Planning Studies		\$ 2,002,000	\$ -	\$ 2,002,000	\$ 874,500	\$ 112,750	\$ 1,014,750	\$ 187,851	\$ 826,899	\$ -

APPENDIX B.7
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	2018-2027	Post 2027
7.0 GENERAL GOVERNMENT										
7.5 Parks and Recreation Studies										
7.5.1 Parks Master Plan	2020	\$ 97,520	\$ -	\$ 97,520	\$ 48,760	\$ 4,876	\$ 43,884	\$ -	\$ 43,884	\$ -
7.5.2 Parks Master Plan	2025	\$ 113,160	\$ -	\$ 113,160	\$ 56,580	\$ 5,658	\$ 50,922	\$ -	\$ 50,922	\$ -
Subtotal Parks and Recreation Studies		\$ 210,680	\$ -	\$ 210,680	\$ 105,340	\$ 10,534	\$ 94,806	\$ -	\$ 94,806	\$ -
7.6 Demand-Responsive Transit Program										
7.6.1 Demand-Responsive Transit Study	2018	\$ 225,000	\$ -	\$ 225,000	\$ 146,652	\$ 7,835	\$ 70,513	\$ 70,513	\$ -	\$ -
7.6.2 Demand-Responsive Transit Implementation	various	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 3,258,933	\$ 174,107	\$ 1,566,960	\$ 313,392	\$ 1,253,568	\$ -
Subtotal Demand-Responsive Transit Program		\$ 5,225,000	\$ -	\$ 5,225,000	\$ 3,405,585	\$ 181,941	\$ 1,637,473	\$ 383,905	\$ 1,253,568	\$ -
7.7 Other Studies										
7.7.1 Update Town Engineering Standards	Various	\$ 150,000	\$ -	\$ 150,000	\$ 75,000	\$ 7,500	\$ 67,500	\$ 20,250	\$ 47,250	\$ -
Subtotal Other Studies		\$ 150,000	\$ -	\$ 150,000	\$ 75,000	\$ 7,500	\$ 67,500	\$ 20,250	\$ 47,250	\$ -
TOTAL GENERAL GOVERNMENT		\$ 8,218,680	\$ -	\$ 8,218,680	\$ 4,665,925	\$ 355,275	\$ 3,197,479	\$ 592,006	\$ 2,605,473	\$ -

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$2,318,871
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		\$138
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$286,602
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		\$2.06

Reserve Fund Balance	
Balance as at December 31, 2017	\$592,006

100
APPENDIX B.8
TABLE 2

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

GENERAL GOVERNMENT	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$80.21	\$131.03	\$114.32	\$101.92	(\$138.89)	(\$113.91)	(\$31.14)	\$7.73	\$70.47	
2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$115.8	\$154.6	\$227.1	\$229.5	\$460.2	\$219.5	\$179.5	\$231.6	\$223.1	\$278.0	\$2,318.9
- General Government: Inflated	\$115.8	\$157.7	\$236.3	\$243.6	\$498.1	\$242.3	\$202.1	\$266.0	\$261.4	\$332.2	\$2,555.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	16,746
REVENUE											
- DC Receipts: Inflated	\$194.6	\$204.9	\$215.6	\$227.6	\$260.3	\$274.4	\$289.6	\$305.9	\$322.8	\$266.0	\$2,561.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$2.8	\$4.6	\$4.0	\$3.6	(\$7.6)	(\$6.3)	(\$1.7)	\$0.3	\$2.5	\$2.1
- Interest on In-year Transactions	\$1.4	\$0.8	(\$0.6)	(\$0.4)	(\$6.5)	\$0.6	\$1.5	\$0.7	\$1.1	(\$1.8)	(\$3.3)
TOTAL REVENUE	\$196.0	\$208.5	\$219.6	\$231.2	\$257.3	\$267.3	\$284.9	\$304.9	\$324.1	\$266.6	\$2,560.5
CLOSING CASH BALANCE	\$80.2	\$131.0	\$114.3	\$101.9	(\$138.9)	(\$113.9)	(\$31.1)	\$7.7	\$70.5	\$4.9	

2018 Adjusted Charge Per Capita	\$139
--	--------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

101
APPENDIX B.8
TABLE 2

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

GENERAL GOVERNMENT	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL
OPENING CASH BALANCE	\$0.00	\$10.98	\$18.29	\$17.28	\$16.96	(\$13.96)	(\$12.04)	(\$3.42)	(\$0.43)	\$5.24	
2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$14.3	\$19.1	\$28.1	\$28.4	\$56.9	\$27.1	\$22.2	\$28.6	\$27.6	\$34.4	\$286.6
- General Government: Inflated	\$14.3	\$19.5	\$29.2	\$30.1	\$61.6	\$30.0	\$25.0	\$32.9	\$32.3	\$41.1	\$315.9
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	139,080
REVENUE											
- DC Receipts: Inflated	\$25.1	\$26.3	\$27.6	\$29.2	\$30.9	\$32.6	\$34.1	\$36.0	\$37.9	\$37.1	\$316.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.4	\$0.6	\$0.6	\$0.6	(\$0.8)	(\$0.7)	(\$0.2)	(\$0.0)	\$0.2	\$0.8
- Interest on In-year Transactions	\$0.2	\$0.1	(\$0.0)	(\$0.0)	(\$0.8)	\$0.0	\$0.2	\$0.1	\$0.1	(\$0.1)	(\$0.4)
TOTAL REVENUE	\$25.3	\$26.8	\$28.2	\$29.8	\$30.7	\$31.9	\$33.6	\$35.9	\$38.0	\$37.2	\$317.2
CLOSING CASH BALANCE	\$11.0	\$18.3	\$17.3	\$17.0	(\$14.0)	(\$12.0)	(\$3.4)	(\$0.4)	\$5.2	\$1.4	

2018 Adjusted Charge Per Square Metre	\$2.07
--	---------------

Allocation of Capital Program	
Residential Sector	89%
Non-Residential Sector	11%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C

ENGINEERING INFRASTRUCTURE ROADS AND RELATED TECHNICAL APPENDIX

103
APPENDIX C
TABLE 1

TOWN OF INNISFIL
INVENTORY OF CAPITAL ASSETS
ROADS AND RELATED

ROADS Type of Road	# of Centreline Kilometres										UNIT COST (\$/km)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Arterial Road	63.8	63.8	63.8	64.6	66.1	31.7	31.7	7.4	7.4	7.4	\$ 3,045,000
Industrial Road	6.9	6.9	6.9	6.9	6.9	0.9	0.9	0.9	0.9	0.9	\$ 3,024,000
Major Collector Road	56.0	56.0	57.4	57.4	57.4	32.9	32.9	36.0	36.0	36.0	\$ 3,003,000
Minor Collector Road	16.9	16.9	16.9	16.9	16.9	215.5	216.5	233.3	233.9	233.9	\$ 2,692,000
Local Roads - Not Included as Direct Developer Funded											
Total (km)	143.6	143.6	145.0	145.8	147.3	281.0	282.0	277.6	278.2	278.2	
Total (\$000)	\$ 428,799.4	\$ 428,799.4	\$ 433,003.6	\$ 435,439.6	\$ 440,007.1	\$ 778,094.5	\$ 780,975.0	\$ 761,534.0	\$ 763,068.5	\$ 763,068.5	

BRIDGES & CULVERTS Description	# of Bridges & Culverts										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Bridges	15	15	15	15	15	15	17	17	17	17	\$ 629,000
Culverts	15	15	15	15	15	15	23	23	23	23	\$ 633,000
Total (#)	30	30	30	30	30	30	40	40	40	40	
Total (\$000)	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 25,252.0	\$ 25,252.0	\$ 25,252.0	\$ 25,252.0	

SIGNALS & CROSSINGS Description	# of Signals and Crossings										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Streetlights	84	84	84	85	86	164	164	162	162	162	\$2,500
Signalized Intersections	2	2	5	10	16	18	18	18	10	11	\$400,000
Pedestrian Crossings	3	3	3	3	3	3	5	5	5	5	\$350,000
Total (#)	89	89	92	98	105	185	187	185	177	178	
Total (\$000)	\$ 2,059.0	\$ 2,059.0	\$ 3,261.1	\$ 5,262.2	\$ 7,664.4	\$ 8,659.0	\$ 9,360.6	\$ 9,354.2	\$ 6,155.0	\$ 6,555.0	

104
APPENDIX C
TABLE 1

TOWN OF INNISFIL
CALCULATION OF SERVICE LEVELS
ROADS AND RELATED

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	<u>6,205</u>	<u>6,276</u>	<u>6,348</u>	<u>6,417</u>	<u>6,601</u>	<u>6,790</u>	<u>6,985</u>	<u>7,187</u>	<u>7,395</u>	<u>7,592</u>
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

INVENTORY SUMMARY (\$000)

Roads	\$ 428,799.4	\$ 428,799.4	\$ 433,003.6	\$ 435,439.6	\$ 440,007.1	\$ 778,094.5	\$ 780,975.0	\$ 761,534.0	\$ 763,068.5	\$ 763,068.5
Bridges & Culverts	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 25,252.0	\$ 25,252.0	\$ 25,252.0	\$ 25,252.0
Signals & Crossings	\$ 2,059.0	\$ 2,059.0	\$ 3,261.1	\$ 5,262.2	\$ 7,664.4	\$ 8,659.0	\$ 9,360.6	\$ 9,354.2	\$ 6,155.0	\$ 6,555.0
Total (\$000)	\$ 449,788.4	\$ 449,788.4	\$ 455,194.7	\$ 459,631.8	\$ 466,601.5	\$ 805,683.5	\$ 815,587.5	\$ 796,140.2	\$ 794,475.5	\$ 794,875.5

Average
Service
Level

SERVICE LEVEL (\$/pop & emp)

Roads	\$ 11,286.87	\$ 11,174.80	\$ 11,172.27	\$ 11,124.04	\$ 10,905.57	\$ 18,714.54	\$ 18,228.76	\$ 17,250.74	\$ 16,777.00	\$ 16,293.74	\$ 14,292.83
Bridges & Culverts	\$ 498.28	\$ 493.33	\$ 488.43	\$ 483.60	\$ 469.18	\$ 455.30	\$ 589.41	\$ 572.02	\$ 555.20	\$ 539.20	\$ 514.39
Signals & Crossings	\$ 54.20	\$ 53.66	\$ 84.14	\$ 134.43	\$ 189.96	\$ 208.26	\$ 218.49	\$ 211.90	\$ 135.33	\$ 139.97	\$ 143.03
Total (\$/pop & emp)	\$ 11,839.34	\$ 11,721.79	\$ 11,744.84	\$ 11,742.08	\$ 11,564.71	\$ 19,378.11	\$ 19,036.66	\$ 18,034.66	\$ 17,467.53	\$ 16,972.91	\$ 14,950.26

TOWN OF INNISFIL
CALCULATION OF MAXIMUM ALLOWABLE
ROADS AND RELATED

24-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$ 14,950.26
Net Population & Employment Growth 2018 - 2041	40,917
Maximum Allowable Funding Envelope	\$ 611,719,788
Less: Uncommitted Excess Capacity	\$94,724,885
Discounted Maximum Allowable Funding Envelope	\$ 516,994,904

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$794,875,461
Inventory Using Average Service Level	\$700,150,576
Excess Capacity	\$94,724,885
Uncommitted Excess Capacity:	Uncommitted

TOWN OF INNISFIL
2018 DEVELOPMENT CHARGES REVIEW
ROADS AND RELATED GROWTH-RELATED CAPITAL PROGRAM

ROADS AND RELATED	Improvement Section		Improvement Type	Timing ¹	Costs				
	From	To			Total Gross Cost	Benefit to Existing	Net DC Recoverable	Post Period Growth	
Roads Infrastructure									
1	Big Bay Point Road	20th Sideroad	25th Sideroad / 13th Line	Reconstruction	Medium	\$ 6,399,880	10% \$ 639,988	\$ 5,759,892	
2	Big Bay Point Road	25th Sideroad / 13th Line	Friday Drive	Reconstruction	Long	\$ 11,874,476	10% \$ 1,187,448	\$ -	\$ 10,687,028
3	Big Bay Point Road	Friday Drive	Lake Simcoe	Reconstruction	Long	\$ 11,874,476	40% \$ 4,749,790	\$ -	\$ 7,124,685
4	Big Bay Point Road	20th Sideroad	West St	Paved Shoulders	Long	\$ 1,763,440	40% \$ 705,376	\$ -	\$ 1,058,064
5	13th Line	Big Bay Point Road / 25th Sideroad	Friday Drive	Reconstruction	Short	\$ 1,927,675	10% \$ 192,767	\$ 1,734,907	
6	13th Line	Friday Drive	Lake Simcoe	Paved Shoulders	Short	\$ 408,914	80% \$ 327,131	\$ 81,783	
7	Lockhart Road	20th Sideroad	Lake Simcoe	Reconstruction / Active Transportati	Short	\$ 9,176,202	30% \$ 2,752,860	\$ 6,423,341	
8	9th Line	25th Sideroad	Leonard Street	Paved Shoulders	Short	\$ 204,457	45% \$ 92,006	\$ 112,451	
9	10th Line	west extent of boundary of Sandy Cove settlement area	25th Sideroad	Urbanization	Short	\$ 7,560,045	10% \$ 756,005	\$ 6,804,041	
10	10th Line	25th Sideroad	Purvis St	Urbanization	Short	\$ 8,579,342	10% \$ 857,934	\$ 7,721,408	
11	10th Line	20th Sideroad	west extent of boundary of Sandy Cove settlement area	Reconstruction	Short	\$ 5,269,561	10% \$ 526,956	\$ 4,742,605	
12	25th Sideroad	Big Bay Point Rd	Mapleview Dr	Reconstruction	Short	\$ 4,462,464	40% \$ 1,784,985	\$ 2,677,478	
13	25th Sideroad	Mapleview Dr	Innisfil Beach Road	Urbanization	Long	\$ 50,646,127	10% \$ 5,064,613	\$ -	\$ 45,581,515
14	6th Line	Bridge Expansion over Railway		New Structure	Short	\$ 3,996,835	0% \$ -	\$ 3,996,835	
15	GO Station Integration				Short	\$ 2,000,000	10% \$ 200,000	\$ 1,800,000	
16	6th Line Interchange EA & Supporting Infrastructure Design & Construction				Short	\$ 1,177,500	0% \$ -	\$ 1,177,500	
17	6th Line	20 Sideroad	Angus St	Widening	Short	\$ 12,294,530	0% \$ -	\$ 12,294,530	
18	6th Line	Angus St	St Johns Road	Urbanization	Short	\$ 6,761,992	40% \$ 2,704,797	\$ 4,057,195	
19	Killarney Beach Road	Yonge Street	20th Sideroad	Reconstruction	Short	\$ 6,317,902	10% \$ 631,790	\$ 5,686,112	
20	Killarney Beach Road	Yonge Street	20th Sideroad	Paved Shoulders	Short	\$ 792,270	80% \$ 633,816	\$ 158,454	
21	20th Sideroad	Big Bay Point Road	9th Line	Reconstruction	Medium	\$ 11,159,665	75% \$ 8,369,749	\$ 2,789,916	
22	20th Sideroad	Big Bay Point Road	9th Line	Paved Shoulders	Medium	\$ 1,405,641	80% \$ 1,124,513	\$ 281,128	
23	20th Sideroad	3rd Line	Innisfil / Bradford Boundary	Paved Shoulders	Long	\$ 1,328,969	80% \$ 1,063,176	\$ 265,794	
24	Killarney Beach Road / 4th Line	John Street	Yonge Street	Urbanization	Medium	\$ 10,108,287	10% \$ 1,010,829	\$ 9,097,458	
25	Killarney Beach Road	20th Sideroad	Ewart Street	Urbanization	Long	\$ 11,233,064	10% \$ 1,123,306	\$ 10,109,758	
26	Killarney Beach Road	Ewart St (20th in the Trails)	Lake Simcoe	Paved Shoulders	Medium	\$ 127,786	80% \$ 102,228	\$ 25,557	
27	Willard Ave	Leslie Drive	Innisfil Beach Road	Urbanization	Long	\$ 7,285,811	10% \$ 728,581	\$ -	\$ 6,557,229
28	Adullam Ave (EA)	Lebanon Drive	Innisfil Beach Road	Urbanization	Short	\$ 400,000	10% \$ 40,000	\$ 360,000	
29	Adullam Ave (Construction)	Lebanon Drive	Innisfil Beach Road	Urbanization	Medium	\$ 5,721,093	10% \$ 572,109	\$ 5,148,984	
30	6th Line	County Road 27	County Road 53 / 5th Sideroad	Reconstruction	Long	\$ 12,051,824	40% \$ 4,820,730	\$ 7,231,094	
31	6th Line	County Road 53 / 5th Sideroad	20 Sideroad	Reconstruction	Long	\$ 35,377,935	40% \$ 14,151,174	\$ 21,226,761	
32	6th Line	County Road 53 / 5th Sideroad	20th Sideroad	Paved Shoulders	Long	\$ 2,325,697	80% \$ 1,860,557	\$ 465,139	
33	7th Line	10 Sideroad	Yonge Street	Reconstruction	Short	\$ 5,850,389	75% \$ 4,387,792	\$ 1,462,597	
34	7th Line	Yonge Street	20 Sideroad	Reconstruction	Medium	\$ 5,769,849	75% \$ 4,327,387	\$ 1,442,462	
35	7th Line	20th Sideroad	Webster Blvd	Urbanization	Short	\$ 12,609,463	10% \$ 1,260,946	\$ 11,348,517	
36	7th Line	Webster Blvd	St Johns Road	Urbanization	Short	\$ 14,075,359	10% \$ 1,407,536	\$ 12,667,823	
37	Webster Blvd North Extension 20th Sideroad (bypass) with Grade Separation	Existing north limit of Webster Blvd	20th Sideroad	New Construction	Medium	\$ 3,249,112	0% \$ -	\$ 3,249,112	
38	Innisfil Beach Road	20th Sideroad	South of Innisfil Beach Rd	New Construction	Medium	\$ 44,294,397	0% \$ -	\$ 44,294,397	
39	Innisfil Beach Road	20th Sideroad	25th Sideroad	Reconstruction	Long	\$ 520,221	10% \$ 52,022	\$ 468,199	
40	6th Line	County Road 53 / 5th Sideroad	20 Sideroad	Widening	Long	\$ 36,081,209	40% \$ 14,432,484	\$ -	\$ 21,648,725
41	Belle Aire Beach Road	20th Sideroad	Railway tracks	Urbanization	Long	\$ 8,528,377	10% \$ 852,838	\$ -	\$ 7,675,539
42	Belle Aire Beach Road	Willow Street	Maple Road	Urbanization	Long	\$ 6,591,713	10% \$ 659,171	\$ -	\$ 5,932,542
43	Ewart Street	Killarney Beach Road	300 metres north of Killarney Beach Road	Urbanization	Long	\$ 4,097,988	10% \$ 409,799	\$ -	\$ 3,688,189
44	Ewart Street	300 metres north of Killarney Beach Road	Lake Simcoe	Paved Shoulders	Long	\$ 383,357	40% \$ 153,343	\$ -	\$ 230,014
45	9th Line	Yonge Street	20 Sideroad	Reconstruction	Long	\$ 5,942,918	40% \$ 2,377,167	\$ 3,565,751	
46	9th Line	20 Sideroad	25th Sideroad	Urbanization	Long	\$ 20,705,420	10% \$ 2,070,542	\$ 18,634,878	
47	Mapleview Drive	25th Sideroad	20th Sideroad	Reconstruction	Long	\$ 6,163,688	75% \$ 4,622,766	\$ -	\$ 1,540,922
48	St. John's Road	Innisfil Beach Road	Nantyr Drive	Urbanization	Long	\$ 27,225,367	10% \$ 2,722,537	\$ -	\$ 24,502,830
49	Highway 89 / Shore Acres	Yonge Street	20 Sideroad	Paved Shoulders	Long	\$ 792,270	80% \$ 633,816	\$ 158,454	
Subtotal Roads Infrastructure						\$ 454,894,953	\$ 99,145,359	\$ 219,522,311	\$ 136,227,283

TOWN OF INNISFIL
2018 DEVELOPMENT CHARGES REVIEW
ROADS AND RELATED GROWTH-RELATED CAPITAL PROGRAM

ROADS AND RELATED	Improvement Section		Improvement Type	Timing ¹	Costs					
	From	To			Total Gross Cost	Benefit to Existing	Net DC Recoverable	Post Period Growth		
Multi-Use Trails and Bike Lanes										
50	13th Line	Big Bay Point Road / 25th Sideroad	Friday Drive	Multi-use trail	Short	\$ 146,356	80%	\$ 117,085	\$ 29,271	
51	25th Sideroad	Big Bay Point Rd	Innisfil Beach Road	Multi-use trail	Short	\$ 1,589,012	40%	\$ 635,605	\$ 953,407	
52	7th Line	Yonge Street	St Johns Road	Multi-use trail	Short	\$ 1,275,391	45%	\$ 573,926	\$ 701,465	
53	Webster Blvd	Existing north limit of Webster Blvd	6th Line	Bike lanes	Short	\$ 1,573,288	45%	\$ 707,980	\$ 865,308	
54	Jans Blvd	North extent of Jans Blvd	Webster Blvd	Bike lanes	Short	\$ 322,726	45%	\$ 145,227	\$ 177,499	
55	6th Line	20th Sideroad	St Johns Road	Multi-use trail	Short	\$ 648,150	45%	\$ 291,667	\$ 356,482	
56	20th Sideroad	9th Line	5th Line	Multi-use trail	Medium	\$ 585,425	0%	\$ -	\$ 585,425	
57	20th Sideroad	5th Line	3rd Line	Multi-use trail	Medium	\$ 1,149,943	45%	\$ 517,474	\$ 632,469	
58	6th Line	County Road 53 / 5th Sideroad	20th Sideroad	Multi-use trail	Long	\$ 1,902,633	80%	\$ 1,522,106	\$ 380,527	
59	GO - LSAMI Trail	6th Line	Belle Aire Beach Road	Multi-use trail	Short	\$ 371,315	10%	\$ 37,132	\$ 334,184	
60	Innisfil Beach Road Multi Use Trail Town's contribution			Multi-use trail	Short	\$ 500,000	50%	\$ 250,000	\$ 250,000	
Subtotal Multi-Use Trails and Bike Lanes						\$ 10,064,238		\$ 4,798,201	\$ 5,266,037	\$ -
Signalization										
61	25th Sideroad & Big Bay Point Road / 13th Line			Signalization: Roundabout	Short	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
62	25th Sideroad & 9th Line			Signalization: Roundabout	Short	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
63	20th Sideroad & Lockhart Rd.			Signalization: Roundabout	Medium	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
64	20th Sideroad & 9th Line			Signalization: Roundabout	Medium	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
65	20th Sideroad & 5th Line			Signalization: Roundabout	Medium	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
Subtotal Signalization						\$ 5,744,240		\$ 574,424	\$ 5,169,816	\$ -
(1) Timing for Roads Projects:		Short: 2018 to 2023 Medium: 2024 to 2031 Long: 2032 to 2041								
Engineering-Related Studies and Other										
66	20th Sideroad (bypass) with Grade Separation			Studies	2019	\$ 732,021	0%	\$ -	\$ 732,021	
67	Education Programs for walking and cycling			Studies	2019	\$ 244,007	50%	\$ 122,004	\$ 122,004	
68	Education Programs for roundabout			Studies	2019	\$ 122,004	0%	\$ -	\$ 122,004	
69	Implement Envision: rating System for Sustainable Infrastructure			Studies	2019	\$ 100,000	50%	\$ 50,000	\$ 50,000	
70	Highway 89 East-west Link Improvement	West of Cookstown	East to Cookstown	Studies	2020	\$ 265,225	0%	\$ -	\$ 265,225	
71	Transportation Planning Studies (TMP)			Studies	2022	\$ 488,014	50%	\$ 244,007	\$ 244,007	
72	Transportation Planning Studies (TMP)			Studies	2026	\$ 488,014	50%	\$ 244,007	\$ 244,007	
73	Sustainability Development Guideliens and Implementation			Studies	2019	\$ 244,007	50%	\$ 122,004	\$ 122,004	
74	Stormwater Management Master Plan			Studies	2021	\$ 191,400	50%	\$ 95,700	\$ 95,700	
75	Stormwater Management Master Plan			Studies	2026	\$ 191,400	50%	\$ 95,700	\$ 95,700	
76	Town Campus Drainage Improvements (Operational Facility)			Studies	2018	\$ 25,000	30%	\$ 7,500	\$ 17,500	
77	Town wide EcoMobility Hub study			Studies	2019	\$ 488,014	50%	\$ 244,007	\$ 244,007	
78	Selected site EcoMobility Hub construction			Other Improvements	2024	\$ 2,928,084	50%	\$ 1,464,042	\$ 1,464,042	
79	Bike-share program			Other Improvements	2024	\$ 128,104	50%	\$ 64,052	\$ 64,052	
80	Zoning by-law study to consider reduced minimum parking standards and the addition of Electric Vehicle parking space and carpool parking space requirements			Studies	2024	\$ 244,007	0%	\$ -	\$ 244,007	
Subtotal Engineering-Related Studies and Other						\$ 6,879,300		\$ 2,753,022	\$ 4,126,278	\$ -
TOTAL ROADS AND RELATED						\$ 477,582,732		\$ 107,271,006	\$ 234,084,443	\$ 136,227,283

107
APPENDIX C
TABLE 3

**TOWN OF INNISFIL
2018 DEVELOPMENT CHARGES STUDY
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
TOWN-WIDE ROADS AND RELATED**

Ultimate Growth in Population in New Units	38,459	85%
Ultimate Employment Growth	6,614	15%
Population plus Employment Growth	45,073	
Ultimate Growth in Square Meters	452,540	

	Growth-Related Capital Forecast						Residential Share		Non-Residential Share	
	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)	%	\$000	%	\$000
	ROADS AND RELATED									
Roads Infrastructure	\$ 454,895.0	\$ -	\$ -	\$ 99,145.4	\$ 136,227.3	\$ 219,522.3	85%	\$ 186,594.0	15%	\$ 32,928.3
Multi-Use Trails and Bike Lanes	\$ 10,064.2	\$ -	\$ -	\$ 4,798.2	\$ -	\$ 5,266.0	85%	\$ 4,476.1	15%	\$ 789.9
Signalization	\$ 5,744.2	\$ -	\$ -	\$ 574.4	\$ -	\$ 5,169.8	85%	\$ 4,394.3	15%	\$ 775.5
Engineering-Related Studies and Other	\$ 6,879.3	\$ -	\$ -	\$ 2,753.0	\$ -	\$ 4,126.3	85%	\$ 3,507.3	15%	\$ 618.9
Recovery of Past Commitments ¹	\$ 385.0	\$ -	\$ -	\$ -	\$ -	\$ 385.0	85%	\$ 327.3	15%	\$ 57.8
Committed Excess Capacity (Available Reserve Fund)	\$ (5,717.1)	\$ -	\$ -	\$ -	\$ -	\$ (5,717.1)	85%	\$ (4,859.5)	15%	\$ (857.6)
Subtotal Roads and Related	\$ 472,250.6	\$ -	\$ -	\$ 107,271.0	\$ 136,227.3	\$ 228,752.3		\$ 194,439.5		\$ 34,312.9
Unadjusted Development Charge Per Capita (\$)								\$5,056		
Unadjusted Development Charge Per Sq. M. (\$)										\$75.82

Note 1: Recovery of completed projects funded through ARS. This includes Webster & 7th Line traffic signals (\$385,000).

Unadjusted Residential Charges	Charge Per Capita	Charge By Unit Type ²				Non-Residential Charge per Square Metre
		Single & Semi-Detached	Rows & Other Multiples	Apartments		
				2 Bedrooms & Larger	Bachelor & 1 Bedroom	
Roads and Related	\$5,056	\$16,280	\$14,106	\$9,606	\$7,331	\$75.82

(2) Based on Persons Per Unit Of:

3.22 2.79 1.90 1.45

APPENDIX C
TABLE 4

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

ROADS AND RELATED: RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
OPENING CASH BALANCE (\$000)	-	(828.5)	(7,438.6)	(13,253.6)	(19,032.7)	(24,245.7)	(29,237.4)	(30,405.7)	(29,451.5)	(28,310.9)	(29,207.7)	(29,811.8)	(30,107.5)
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS													
Roads And Related: Residential: Non Inflated	\$8,380.4	\$14,081.0	\$13,123.2	\$12,979.1	\$13,105.2	\$12,897.8	\$9,624.7	\$8,118.4	\$8,407.2	\$8,118.4	\$8,118.4	\$8,118.4	\$8,118.4
Roads And Related: Residential: Inflated	\$8,380.4	\$14,362.6	\$13,653.4	\$13,773.5	\$14,185.5	\$14,240.2	\$10,839.0	\$9,325.5	\$9,850.3	\$9,702.3	\$9,896.3	\$10,094.2	\$10,296.1
NEW RESIDENTIAL DEVELOPMENT													
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	1,650	1,697	1,741
REVENUE													
- DC Receipts: Inflated	\$7,574.0	\$7,973.8	\$8,392.2	\$8,858.6	\$10,130.8	\$10,679.9	\$11,271.2	\$11,906.8	\$12,563.3	\$10,351.2	\$10,881.4	\$11,415.1	\$11,945.3
INTEREST													
- Interest on Opening Balance	\$0.0	(\$45.6)	(\$409.1)	(\$729.0)	(\$1,046.8)	(\$1,333.5)	(\$1,608.1)	(\$1,672.3)	(\$1,619.8)	(\$1,557.1)	(\$1,606.4)	(\$1,639.6)	(\$1,655.9)
- Interest on In-year Transactions	(\$22.2)	(\$175.7)	(\$144.7)	(\$135.2)	(\$111.5)	(\$97.9)	\$7.6	\$45.2	\$47.5	\$11.4	\$17.2	\$23.1	\$28.9
TOTAL REVENUE	\$7,551.8	\$7,752.5	\$7,838.4	\$7,994.5	\$8,972.5	\$9,248.5	\$9,670.7	\$10,279.7	\$10,990.9	\$8,805.5	\$9,292.2	\$9,798.6	\$10,318.2
CLOSING CASH BALANCE	(\$828.5)	(\$7,438.6)	(\$13,253.6)	(\$19,032.7)	(\$24,245.7)	(\$29,237.4)	(\$30,405.7)	(\$29,451.5)	(\$28,310.9)	(\$29,207.7)	(\$29,811.8)	(\$30,107.5)	(\$30,085.4)

ROADS AND RELATED: RESIDENTIAL	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(30,085.4)	(29,651.0)	(28,086.4)	(26,112.7)	(23,703.2)	(20,783.5)	(17,359.4)	(14,866.5)	(11,905.7)	(8,473.1)	(4,497.4)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS												
Roads And Related: Residential: Non Inflated	\$8,118.4	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$194,439.5
Roads And Related: Residential: Inflated	\$10,502.0	\$7,010.4	\$7,150.7	\$7,293.7	\$7,439.5	\$7,588.3	\$7,740.1	\$7,894.9	\$8,052.8	\$8,213.9	\$8,378.1	\$235,863.8
NEW RESIDENTIAL DEVELOPMENT												
- Population Growth in New Units	1,794	1,422	1,457	1,491	1,530	1,563	1,412	1,444	1,472	1,504	1,536	38,459
REVENUE												
- DC Receipts: Inflated	\$12,555.2	\$10,150.8	\$10,608.6	\$11,073.3	\$11,590.2	\$12,077.0	\$11,128.5	\$11,608.3	\$12,070.0	\$12,579.1	\$13,103.7	\$262,488.3
INTEREST												
- Interest on Opening Balance	(\$1,654.7)	(\$1,630.8)	(\$1,544.8)	(\$1,436.2)	(\$1,303.7)	(\$1,143.1)	(\$954.8)	(\$817.7)	(\$654.8)	(\$466.0)	(\$247.4)	(\$26,777.1)
- Interest on In-year Transactions	\$35.9	\$55.0	\$60.5	\$66.1	\$72.6	\$78.6	\$59.3	\$65.0	\$70.3	\$76.4	\$82.7	\$216.1
TOTAL REVENUE	\$10,936.4	\$8,575.0	\$9,124.4	\$9,703.2	\$10,359.2	\$11,012.5	\$10,233.0	\$10,855.6	\$11,485.5	\$12,189.5	\$12,939.0	\$235,927.3
CLOSING CASH BALANCE	(\$29,651.0)	(\$28,086.4)	(\$26,112.7)	(\$23,703.2)	(\$20,783.5)	(\$17,359.4)	(\$14,866.5)	(\$11,905.7)	(\$8,473.1)	(\$4,497.4)	\$63.5	

2018 Adjusted Charge Per Capita	\$ 5,410
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	85.0%
Non-Residential Sector	15.0%
Rates for 2018	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C
TABLE 5TOWN OF INNISFIL
ROADS AND RELATED
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

ROAD AND RELATED: NON-RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
OPENING CASH BALANCE (\$000)	\$0	(\$437)	(\$1,932)	(\$3,322)	(\$4,743)	(\$6,240)	(\$7,758)	(\$8,678)	(\$9,293)	(\$9,956)	(\$10,662)	(\$11,364)	(\$12,061)
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS													
Road And Related: Non-Residential: Non: Inflated	\$1,478.9	\$2,484.9	\$2,315.9	\$2,290.4	\$2,312.7	\$2,276.1	\$1,698.5	\$1,432.7	\$1,483.6	\$1,432.7	\$1,432.7	\$1,432.7	\$1,432.7
Road And Related: Non-Residential: Inflated	\$1,478.9	\$2,534.6	\$2,409.4	\$2,430.6	\$2,503.3	\$2,513.0	\$1,912.8	\$1,645.7	\$1,738.3	\$1,712.2	\$1,746.4	\$1,781.3	\$1,817.0
NEW RESIDENTIAL DEVELOPMENT													
- New Building GFA - square metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	15,410	15,830	16,330
REVENUE													
- DC Receipts: Inflated	\$1,053.2	\$1,103.5	\$1,160.0	\$1,225.7	\$1,300.1	\$1,369.3	\$1,432.9	\$1,511.5	\$1,590.6	\$1,558.0	\$1,633.7	\$1,711.8	\$1,801.2
INTEREST													
- Interest on Opening Balance	\$0.0	(\$24.1)	(\$106.3)	(\$182.7)	(\$260.8)	(\$343.2)	(\$426.7)	(\$477.3)	(\$511.1)	(\$547.6)	(\$586.4)	(\$625.0)	(\$663.3)
- Interest on In-year Transactions	(\$11.7)	(\$39.4)	(\$34.4)	(\$33.1)	(\$33.1)	(\$31.5)	(\$13.2)	(\$3.7)	(\$4.1)	(\$4.2)	(\$3.1)	(\$1.9)	(\$0.4)
TOTAL REVENUE	\$1,041.5	\$1,040.1	\$1,019.4	\$1,009.9	\$1,006.2	\$994.7	\$993.0	\$1,030.5	\$1,075.4	\$1,006.2	\$1,044.2	\$1,084.9	\$1,137.4
CLOSING CASH BALANCE	(\$437.4)	(\$1,931.9)	(\$3,321.9)	(\$4,742.7)	(\$6,239.8)	(\$7,758.1)	(\$8,677.9)	(\$9,293.1)	(\$9,955.9)	(\$10,661.9)	(\$11,364.1)	(\$12,060.6)	(\$12,740.2)

ROAD AND RELATED: NON-RESIDENTIAL	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$12,740.2)	(\$13,405.8)	(\$12,756.1)	(\$11,935.7)	(\$10,930.4)	(\$9,715.0)	(\$8,279.1)	(\$7,071.5)	(\$5,656.5)	(\$4,028.2)	(\$2,152.6)	
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS												
Road And Related: Non-Residential: Non: Inflated	\$1,432.7	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$34,312.9
Road And Related: Non-Residential: Inflated	\$1,853.3	\$1,237.1	\$1,261.9	\$1,287.1	\$1,312.9	\$1,339.1	\$1,365.9	\$1,393.2	\$1,421.1	\$1,449.5	\$1,478.5	\$41,623.0
NEW RESIDENTIAL DEVELOPMENT												
- New Building GFA - square metres	16,780	22,660	23,560	24,460	25,440	26,370	23,680	24,500	25,240	26,110	27,090	452,540
REVENUE												
- DC Receipts: Inflated	\$1,887.8	\$2,600.3	\$2,757.7	\$2,920.3	\$3,098.1	\$3,275.5	\$3,000.2	\$3,166.2	\$3,327.1	\$3,510.6	\$3,715.2	\$51,710.5
INTEREST												
- Interest on Opening Balance	(\$700.7)	(\$737.3)	(\$701.6)	(\$656.5)	(\$601.2)	(\$534.3)	(\$455.4)	(\$388.9)	(\$311.1)	(\$221.6)	(\$118.4)	(\$10,181.4)
- Interest on In-year Transactions	\$0.6	\$23.9	\$26.2	\$28.6	\$31.2	\$33.9	\$28.6	\$31.0	\$33.4	\$36.1	\$39.1	\$98.8
TOTAL REVENUE	\$1,187.7	\$1,886.8	\$2,082.3	\$2,292.4	\$2,528.2	\$2,775.1	\$2,573.4	\$2,808.3	\$3,049.3	\$3,325.1	\$3,635.9	\$41,627.9
CLOSING CASH BALANCE	(\$13,405.8)	(\$12,756.1)	(\$11,935.7)	(\$10,930.4)	(\$9,715.0)	(\$8,279.1)	(\$7,071.5)	(\$5,656.5)	(\$4,028.2)	(\$2,152.6)	\$4.9	

2018 Adjusted Charge Per Square Meter

\$86.97

Allocation of Capital Program

Residential Sector	85.0%
Non-Residential Sector	15.0%

Rates for 2018

Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%