



# 2020 Development Charges Background Study

Municipality of Clarington

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Office Consolidation (October 15, 2020 D.C. Background Study and November 3, 2020 Addendum)

November 3, 2020

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## List of Acronyms and Abbreviations

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



# Development Charges Background Study



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

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

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

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

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

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

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





## 1.2 Summary of the Process

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

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

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

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

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

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

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



Process Steps	Dates
6. D.C. background study and proposed D.C. by-law available to public	October 15, 2020
7. Addendum to October 15, 2020 D.C. Background Study	November 3, 2020
8. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
9. Public Meeting of Council	November 30, 2020
10. Council considers adoption of D.C. background study and passage of by-law	December 14, 2020
11. Newspaper notice given of by-law passage	By 20 days after passage
12. Last day for by-law appeal	40 days after passage
13. Municipality makes available D.C. pamphlet	by 60 days after in force date

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

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

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



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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, the COVID-19 Economic Recovery Act, which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020 and received Royal Assent on July 21, 2020, however, the changes would not come into effect until proclaimed by the Lieutenant Governor. On September 18, 2020 the Province proclaimed the remaining amendments to the D.C.A. that were made through Bill 108 and Bill 197. The following provides a summary of the changes to the D.C.A. that are now in effect:

#### List of D.C. Eligible Services

- Under Bill 108 some services were to be included under the D.C.A. and some would be included under the Community Benefits Charge (C.B.C.) authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
  - Water supply services, including distribution and treatment services.
  - Wastewater services, including sewers and treatment services.
  - Storm water drainage and control services.
  - Services related to a highway.



- Electrical power services.
- Toronto-York subway extension, as defined in subsection 5.1 (1).
- Transit services other than the Toronto-York subway extension.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed.

### Classes of D.C. Services

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

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

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



- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

### 10% Statutory Deduction

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

### Statutory Exemptions

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

### Transition

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

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

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

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

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# Chapter 2

## Municipality of Clarington Current D.C. Policy



## 2. Current Municipality of Clarington D.C. Policy

### 2.1 By-law Enactment

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

### 2.2 Services Covered

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

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

### 2.3 Timing of D.C. Calculation and Payment

---

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

### 2.4 Indexing

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



Table 2-1  
Municipality of Clarington  
Current Development Charges

Service	Residential: Single/Semi- Detached Dwelling	Residential: Low Density Multiple	Residential: Apartment Building	Non- Residential (per sq.m of G.F.A.): Commercial/ Institutional	Non- Residential (per sq.m of G.F.A.): Industrial
General Government	\$428.29	\$331.11	\$204.90	\$2.46	\$2.46
Library Services	\$843.88	\$652.40	\$403.71	\$0.00	\$0.00
Emergency & Fire Services	\$911.03	\$704.31	\$435.84	\$5.19	\$5.19
Indoor Recreation	\$5,429.07	\$4,196.37	\$2,596.79	\$0.00	\$0.00
Park Development and Facility	\$1,725.87	\$1,334.25	\$825.66	\$0.00	\$0.00
Operations	\$883.81	\$683.26	\$422.81	\$5.05	\$5.05
Parking	\$45.37	\$35.08	\$21.71	\$0.26	\$0.26
Roads and Related	\$7,881.68	\$6,093.22	\$3,770.58	\$62.08	\$27.76
<b>Grand Total</b>	<b>\$18,149.00</b>	<b>\$14,030.00</b>	<b>\$8,682.00</b>	<b>\$75.04</b>	<b>\$40.72</b>

## 2.5 Redevelopment Credits

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

Additional redevelopment credits are available, including:

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





## 2.6 Exemptions

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

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O. Reg. 82/98, s.1) of the building; for industrial building
- additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3));
- buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3);
- residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).

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

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

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

- New industrial buildings on a vacant lot;



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



# Chapter 3

## Anticipated Development in the Municipality of Clarington



## 3. Anticipated Development in the Municipality of Clarington

### 3.1 Requirement of the Act

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

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

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

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

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

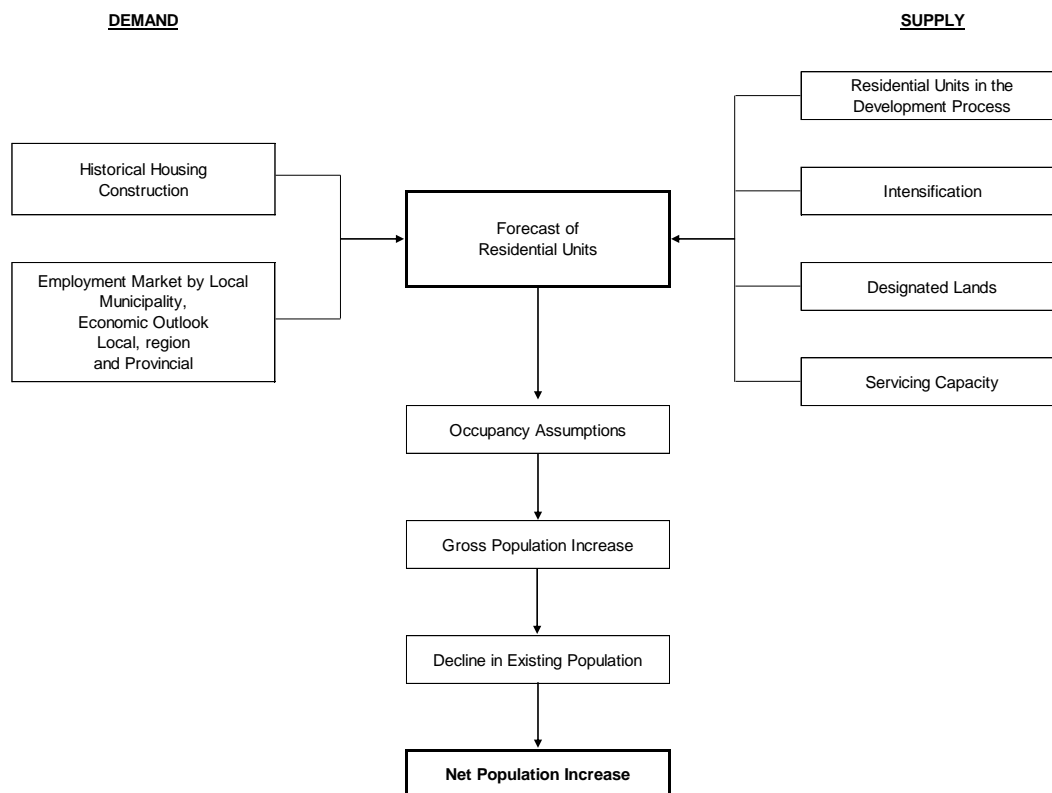


### 3.3 Summary of Growth Forecast

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

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

Figure 3-1  
Population and Household Forecast Model



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



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

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

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

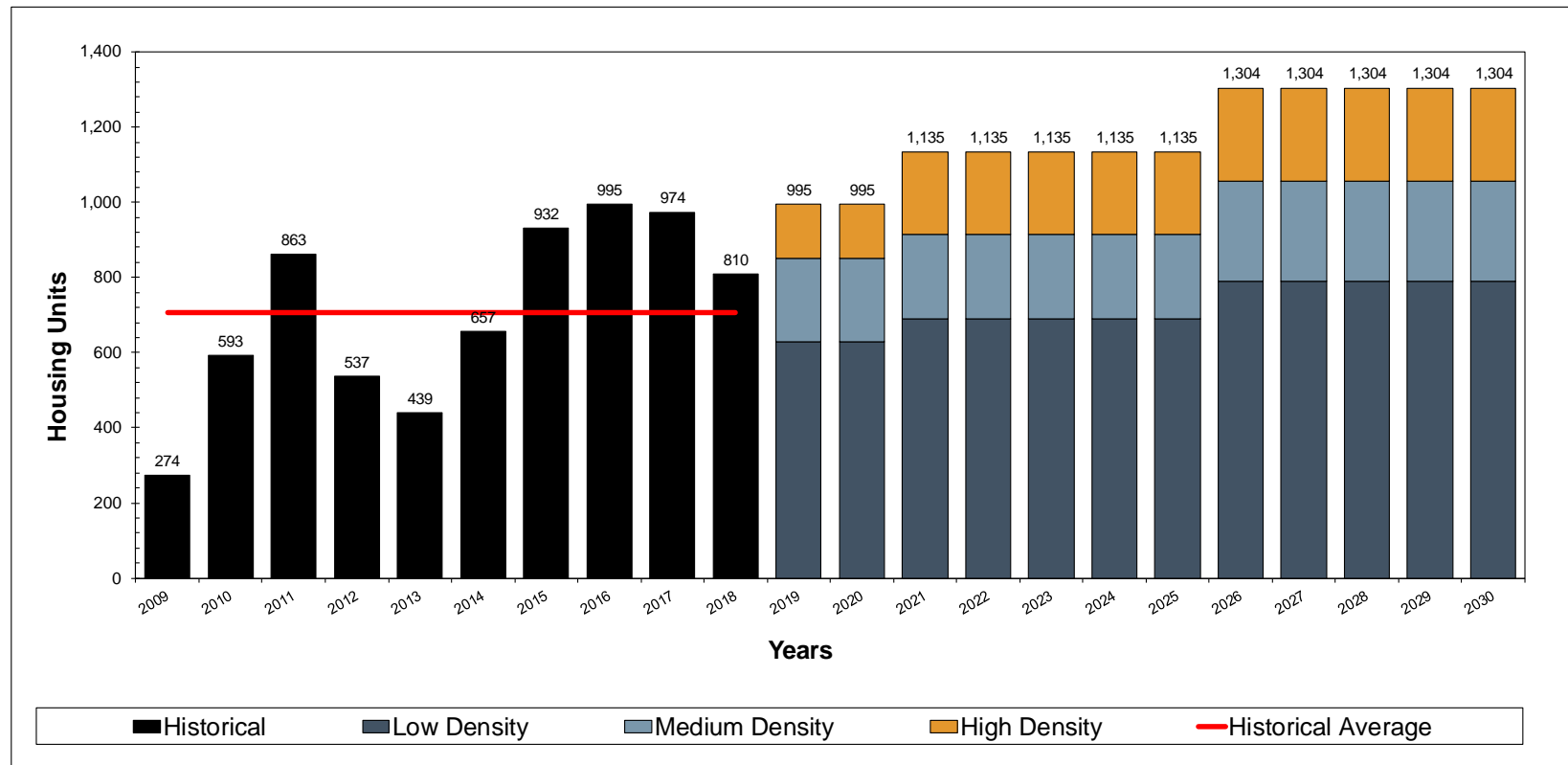
<sup>1</sup> Census undercount estimated at approximately 4.0%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2  
Municipality of Clarington  
Annual Housing Forecast



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

<sup>1</sup> Growth forecast represents calendar year.



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

1. Housing Unit Mix (Appendix A – Schedules 1 and 6)
  - The housing unit mix for the Municipality was derived from a detailed review of residential supply data for the Municipality (as per Schedule 6), and historical development activity (as per Schedule 7).
  - Based on the above indicators, the 10-year household growth forecast for the Municipality is comprised of a unit mix of 61% low density units (single detached and semi-detached), 20% medium density (multiples except apartments) and 19% high density (bachelor, 1-bedroom and 2-bedroom apartments).
2. Geographic Location of Residential Development (Appendix A – Schedule 2)
  - Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Municipality of Clarington.
  - In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2020 and 2031 by development location is summarized below.

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





### 3. Planning Period

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

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

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

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

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

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

<sup>[2]</sup> Includes bachelor, 1-bedroom and 2-or-more bedroom apartments.



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

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data<sup>[1]</sup> (place of work) for the Municipality of Clarington is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 660 primary (3%);
  - 2,950 work at home employment (13%);
  - 7,110 industrial (30%);
  - 7,880 commercial/population related (34%); and
  - 4,655 institutional (20%).
- The 2016 employment by usual place of work, including work at home, is 23,255. An additional 5,435 employees have been identified for the Municipality in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[2]</sup>
- Total employment, including work at home and N.F.P.O.W. for the Municipality is anticipated to reach approximately 39,480 by early-2030 and 40,460 by mid-2031. This represents an employment increase of approximately 8,710 for the 10-year forecast period and 9,690 for the longer-term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been

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<sup>[1]</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

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



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

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

- Total employment for the Municipality of Clarington (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 28,310 by early-2030 and 28,920 by mid-2031. <sup>[1]</sup> This represents an employment increase of approximately 6,450 and 7,060 over the 10-year and longer-term forecast periods, respectively.

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

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

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

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for Municipality of Clarington by area.

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



- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2020 and 2031 by development location is summarized below.

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

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

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

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





# Chapter 4

## The Approach to the Calculation of the Charge



## 4. Approach to the Calculation of the Charge

### 4.1 Introduction

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

### 4.2 Services Potentially Involved

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

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

### 4.3 Increase in Need for Service

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



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

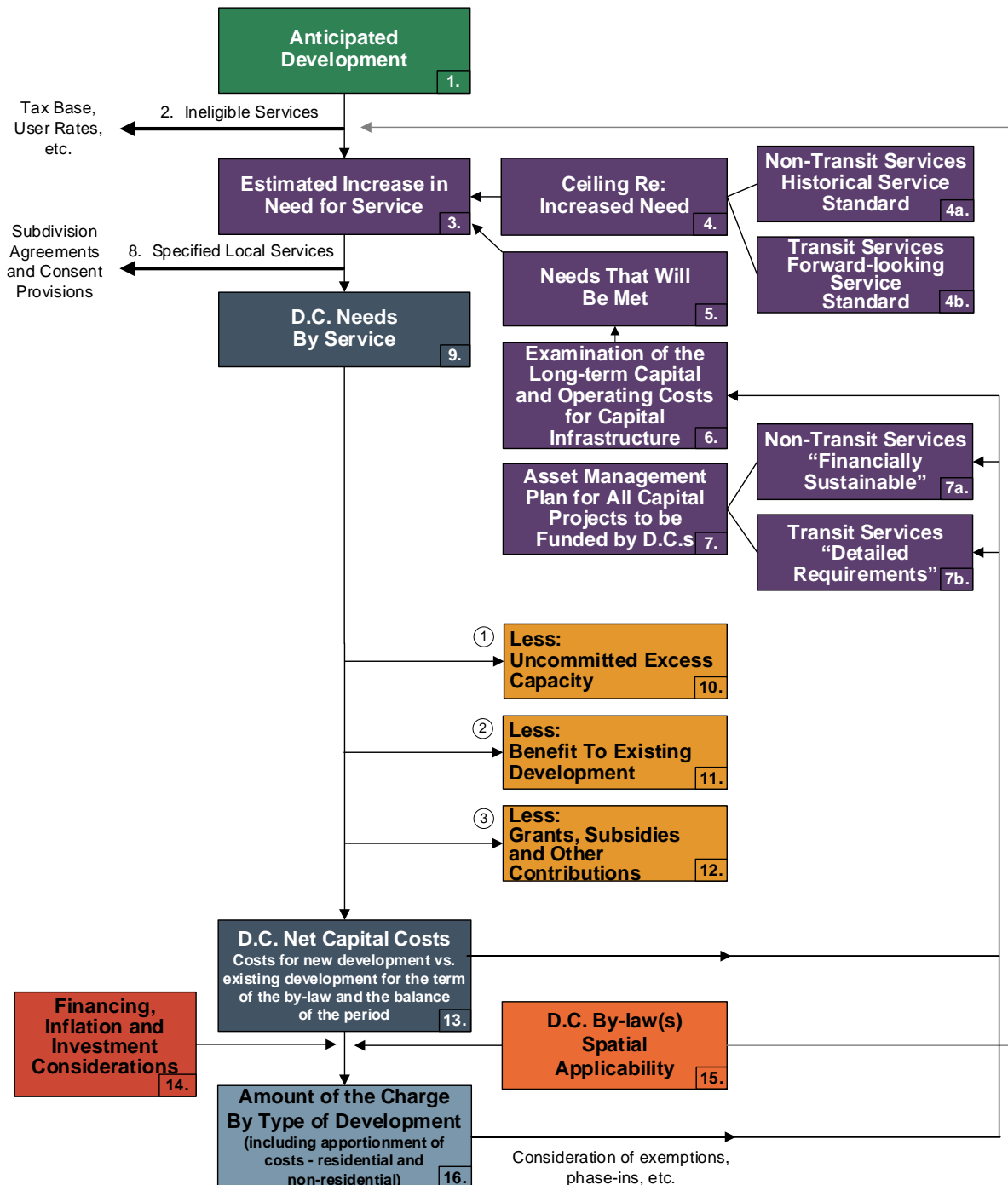






Table 4-1  
Categories of Municipal Services  
To Be Addressed as Part of the Calculation

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

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<sup>[1]</sup> with 7+ year lifetime

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



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



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
11. Waste Diversion Services	Ineligible Ineligible n/a n/a	11.1 Landfill collection, transfer vehicles and equipment 11.2 Landfills and other disposal facilities 11.3 Waste diversion facilities 11.4 Waste diversion vehicles and equipment <sup>[1]</sup>
12. Policing Services	n/a n/a n/a	12.1 Police detachments 12.2 Police rolling stock <sup>[1]</sup> 12.3 Small equipment and gear
13. Long-Term Care Services	n/a n/a	13.1 Long-Term Care space 13.2 Vehicles <sup>[1]</sup>
14. Child Care and early years services	n/a n/a	14.1 Childcare space 14.2 Vehicles <sup>[1]</sup>
15. Public Health	n/a n/a	15.1 Public Health department space 15.2 Public Health department vehicles <sup>[1]</sup>
16. Housing Services	n/a	16.1 Social Housing space
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space
18. Social Services	n/a	18.1 Social service space
19. Ambulance Services	n/a n/a	19.1 Ambulance station space 19.2 Vehicles <sup>[1]</sup>
20. Emergency Preparedness Services	No No	20.1 Emergency Preparedness Space 20.2 Equipment
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment
23. Other Transportation Services	Ineligible Ineligible Ineligible	23.1 Ferries 23.2 Airports (in the Regional Municipality of Waterloo) 23.2 Other



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

<sup>[1]</sup> with a 7+ year lifetime

<sup>[2]</sup> same percentage as service component to which it pertains

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



## 4.4 Local Service Policy

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

## 4.5 Capital Forecast

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

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

The capital costs include:

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

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



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

## 4.6 Treatment of Credits

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

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

## 4.7 Classes of Services

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

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

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

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



## 4.8 Eligible Debt and Committed Excess Capacity

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

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

## 4.9 Existing Reserve Funds

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

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

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

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



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

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

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

## 4.10 Deductions

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

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

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

### ***4.10.1 Reduction Required by Level of Service Ceiling***

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

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

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

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

#### ***4.10.2 Reduction for Uncommitted Excess Capacity***

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

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

#### ***4.10.3 Reduction for Benefit to Existing Development***

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



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

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

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

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



#### **4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions**

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

#### **4.11 Municipal-Wide vs. Area Rating**

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

#### **4.12 Allocation of Development**

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



# Chapter 5

## Development Charge Eligible Cost Analysis by Service



## 5. Development Charge Eligible Cost Analysis by Service

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

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

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

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

#### 5.1.1 Fire Protection Services

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

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

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



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

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

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

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

### **5.1.2 Parks and Recreation Services**

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

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

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



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

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

### **5.1.3 Library Services**

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

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



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

#### **5.1.4 Growth Studies**

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

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

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

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

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





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

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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

Prj. No	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
<b>2020-2029</b>												
<b>Intensification Guidelines</b>												
14A	Intensification Guidelines	Roads and Related Services	2022	67,900	-	6,790	61,110	-	-	61,110	50,110	11,000
14B	Intensification Guidelines	Fire Protection Services	2022	3,500	-	350	3,150	-	-	3,150	2,583	567
14C	Intensification Guidelines	Parks and Recreation Services	2022	42,100	-	4,210	37,890	-	-	37,890	37,890	-
14D	Intensification Guidelines	Library Services	2022	3,400	-	340	3,060	-	-	3,060	3,060	-
<b>Sub-total - Intensification Guidelines</b>			<b>2022</b>	<b>116,900</b>	<b>-</b>	<b>11,690</b>	<b>105,210</b>	<b>-</b>	<b>-</b>	<b>105,210</b>	<b>93,643</b>	<b>11,567</b>
<b>Municipal Secondary Plan 4</b>												
15A	Municipal Secondary Plan 4	Roads and Related Services	2022	237,600	-	23,760	213,840	-	-	213,840	175,349	38,491
15B	Municipal Secondary Plan 4	Fire Protection Services	2022	12,200	-	1,220	10,980	-	-	10,980	9,004	1,976
15C	Municipal Secondary Plan 4	Parks and Recreation Services	2022	147,200	-	14,720	132,480	-	-	132,480	132,480	-
15D	Municipal Secondary Plan 4	Library Services	2022	11,700	-	1,170	10,530	-	-	10,530	10,530	-
<b>Sub-total - Municipal Secondary Plan 4</b>			<b>2022</b>	<b>408,700</b>	<b>-</b>	<b>40,870</b>	<b>367,830</b>	<b>-</b>	<b>-</b>	<b>367,830</b>	<b>327,362</b>	<b>40,468</b>
<b>Courtyce Waterfront implementation Design</b>												
16A	Courtyce Waterfront implementation Design	Roads and Related Services	2022	145,300	-	14,530	130,770	111,402	-	19,368	15,882	3,486
16B	Courtyce Waterfront implementation Design	Fire Protection Services	2022	7,500	-	750	6,750	5,750	-	1,000	820	180
16C	Courtyce Waterfront implementation Design	Parks and Recreation Services	2022	90,000	-	9,000	81,000	69,003	-	11,997	11,997	-
16D	Courtyce Waterfront implementation Design	Library Services	2022	7,200	-	720	6,480	5,520	-	960	960	-
<b>Sub-total - Courtyce Waterfront implementation Design</b>			<b>2022</b>	<b>250,000</b>	<b>-</b>	<b>25,000</b>	<b>225,000</b>	<b>191,676</b>	<b>-</b>	<b>33,324</b>	<b>29,658</b>	<b>3,666</b>
<b>Landscape and amenities design guidelines</b>												
17A	Landscape and amenities design guidelines	Roads and Related Services	2023	43,600	-	4,360	39,240	10,900	-	28,340	23,239	5,101
17B	Landscape and amenities design guidelines	Fire Protection Services	2023	2,200	-	220	1,980	550	-	1,430	1,173	257
17C	Landscape and amenities design guidelines	Parks and Recreation Services	2023	27,000	-	2,700	24,300	6,750	-	17,550	17,550	-
17D	Landscape and amenities design guidelines	Library Services	2023	2,200	-	220	1,980	550	-	1,430	1,430	-
<b>Sub-total - Landscape and amenities design guidelines</b>			<b>2023</b>	<b>75,000</b>	<b>-</b>	<b>7,500</b>	<b>67,500</b>	<b>18,750</b>	<b>-</b>	<b>48,750</b>	<b>43,391</b>	<b>5,359</b>
<b>Municipal Secondary Plan 5</b>												
18A	Municipal Secondary Plan 5	Roads and Related Services	2023	237,600	-	23,760	213,840	-	-	213,840	175,349	38,491
18B	Municipal Secondary Plan 5	Fire Protection Services	2023	12,200	-	1,220	10,980	-	-	10,980	9,004	1,976
18C	Municipal Secondary Plan 5	Parks and Recreation Services	2023	147,200	-	14,720	132,480	-	-	132,480	132,480	-
18D	Municipal Secondary Plan 5	Library Services	2023	11,700	-	1,170	10,530	-	-	10,530	10,530	-
<b>Sub-total - Municipal Secondary Plan 5</b>			<b>2023</b>	<b>408,700</b>	<b>-</b>	<b>40,870</b>	<b>367,830</b>	<b>-</b>	<b>-</b>	<b>367,830</b>	<b>327,362</b>	<b>40,468</b>
<b>Heritage Study</b>												
19A	Heritage Study	Roads and Related Services	2023	87,200	-	8,720	78,480	66,856	-	11,624	9,531	2,092
19B	Heritage Study	Fire Protection Services	2023	4,500	-	450	4,050	3,450	-	600	492	108
19C	Heritage Study	Parks and Recreation Services	2023	54,000	-	5,400	48,600	41,402	-	7,198	7,198	-
19D	Heritage Study	Library Services	2023	4,300	-	430	3,870	3,297	-	573	573	-
<b>Sub-total - Heritage Study</b>			<b>2023</b>	<b>150,000</b>	<b>-</b>	<b>15,000</b>	<b>135,000</b>	<b>115,005</b>	<b>-</b>	<b>19,995</b>	<b>17,794</b>	<b>2,200</b>
<b>Service Review Study</b>												
20A	Service Review Study	Roads and Related Services	2023	29,100	-	2,910	26,190	7,275	-	18,915	15,510	3,405
20B	Service Review Study	Fire Protection Services	2023	1,500	-	150	1,350	375	-	975	800	176
20C	Service Review Study	Parks and Recreation Services	2023	18,000	-	1,800	16,200	4,500	-	11,700	11,700	-
20D	Service Review Study	Library Services	2023	1,400	-	140	1,260	350	-	910	910	-
<b>Sub-total - Service Review Study</b>			<b>2023</b>	<b>50,000</b>	<b>-</b>	<b>5,000</b>	<b>45,000</b>	<b>12,500</b>	<b>-</b>	<b>32,500</b>	<b>28,920</b>	<b>3,580</b>
<b>Commercial Policy Review</b>												
21A	Commercial Policy Review	Roads and Related Services	2023-2024	72,700	-	7,270	65,430	18,175	-	47,255	38,749	8,506
21B	Commercial Policy Review	Fire Protection Services	2023-2024	3,700	-	370	3,330	925	-	2,405	1,972	433
21C	Commercial Policy Review	Parks and Recreation Services	2023-2024	45,000	-	4,500	40,500	11,250	-	29,250	29,250	-
21D	Commercial Policy Review	Library Services	2023-2024	3,600	-	360	3,240	900	-	2,340	2,340	-
<b>Sub-total - Commercial Policy Review</b>			<b>2023-2024</b>	<b>125,000</b>	<b>-</b>	<b>12,500</b>	<b>112,500</b>	<b>31,250</b>	<b>-</b>	<b>81,250</b>	<b>72,311</b>	<b>8,939</b>





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

Prj. No	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
<b>2020-2029</b>												
<b>Industrial Employment Lands Policy review</b>												
22A	Industrial Employment Lands Policy review	Roads and Related Services	2023-2024	87,200	-	8,720	78,480	21,800	-	56,680	46,478	10,202
22B	Industrial Employment Lands Policy review	Fire Protection Services	2023-2024	4,500	-	450	4,050	1,125	-	2,925	2,399	527
22C	Industrial Employment Lands Policy review	Parks and Recreation Services	2023-2024	54,000	-	5,400	48,600	13,500	-	35,100	35,100	-
22D	Industrial Employment Lands Policy review	Library Services	2023-2024	4,300	-	430	3,870	1,075	-	2,795	2,795	-
	<b>Sub-total - Industrial Employment Lands Policy review</b>		<b>2023-2024</b>	<b>150,000</b>	<b>-</b>	<b>15,000</b>	<b>135,000</b>	<b>37,500</b>	<b>-</b>	<b>97,500</b>	<b>86,771</b>	<b>10,729</b>
<b>Official Plan Review</b>												
23A	Official Plan Review	Roads and Related Services	2024	465,000	-	46,500	418,500	232,500	-	186,000	152,520	33,480
23B	Official Plan Review	Fire Protection Services	2024	23,800	-	2,380	21,420	11,900	-	9,520	7,806	1,714
23C	Official Plan Review	Parks and Recreation Services	2024	288,100	-	28,810	259,290	144,050	-	115,240	115,240	-
23D	Official Plan Review	Library Services	2024	23,000	-	2,300	20,700	11,500	-	9,200	9,200	-
	<b>Sub-total - Official Plan Review</b>		<b>2024</b>	<b>799,900</b>	<b>-</b>	<b>79,990</b>	<b>719,910</b>	<b>399,950</b>	<b>-</b>	<b>319,960</b>	<b>284,766</b>	<b>35,194</b>
<b>Municipal Secondary Plan Updates (MCR)</b>												
24A	Municipal Secondary Plan Updates (MCR)	Roads and Related Services	2024	203,400	-	20,340	183,060	-	-	183,060	150,109	32,951
24B	Municipal Secondary Plan Updates (MCR)	Fire Protection Services	2024	10,400	-	1,040	9,360	-	-	9,360	7,675	1,685
24C	Municipal Secondary Plan Updates (MCR)	Parks and Recreation Services	2024	126,100	-	12,610	113,490	-	-	113,490	113,490	-
24D	Municipal Secondary Plan Updates (MCR)	Library Services	2024	10,100	-	1,010	9,090	-	-	9,090	9,090	-
	<b>Sub-total - Municipal Secondary Plan Updates (MCR)</b>		<b>2024</b>	<b>350,000</b>	<b>-</b>	<b>35,000</b>	<b>315,000</b>	<b>-</b>	<b>-</b>	<b>315,000</b>	<b>280,364</b>	<b>34,636</b>
<b>Municipal Secondary Plan Implementation - Block plans (MCR)</b>												
25A	Municipal Secondary Plan Implementation - Block plans (MCR)	Roads and Related Services	2024	174,400	-	17,440	156,960	-	-	156,960	128,707	28,253
25B	Municipal Secondary Plan Implementation - Block plans (MCR)	Fire Protection Services	2024	8,900	-	890	8,010	-	-	8,010	6,568	1,442
25C	Municipal Secondary Plan Implementation - Block plans (MCR)	Parks and Recreation Services	2024	108,100	-	10,810	97,290	-	-	97,290	97,290	-
25D	Municipal Secondary Plan Implementation - Block plans (MCR)	Library Services	2024	8,600	-	860	7,740	-	-	7,740	7,740	-
	<b>Sub-total - Municipal Secondary Plan Implementation - Block plans (MCR)</b>		<b>2024</b>	<b>300,000</b>	<b>-</b>	<b>30,000</b>	<b>270,000</b>	<b>-</b>	<b>-</b>	<b>270,000</b>	<b>240,305</b>	<b>29,695</b>
<b>Development Charges Background Study</b>												
26A	Development Charges Background Study	Roads and Related Services	2019-2020	54,300	-	-	54,300	-	-	54,300	44,526	9,774
26B	Development Charges Background Study	Fire Protection Services	2019-2020	2,800	-	-	2,800	-	-	2,800	2,296	504
26C	Development Charges Background Study	Parks and Recreation Services	2019-2020	33,600	-	-	33,600	-	-	33,600	33,600	-
26D	Development Charges Background Study	Library Services	2019-2020	2,700	-	-	2,700	-	-	2,700	2,700	-
	<b>Sub-total - Development Charges Background Study</b>		<b>2019-2020</b>	<b>93,400</b>	<b>-</b>	<b>-</b>	<b>93,400</b>	<b>-</b>	<b>-</b>	<b>93,400</b>	<b>83,122</b>	<b>10,278</b>
<b>On-going DC Consulting and Legal Advice</b>												
27A	On-going DC Consulting and Legal Advice	Roads and Related Services	2024	67,900	-	-	67,900	-	-	67,900	55,678	12,222
27B	On-going DC Consulting and Legal Advice	Fire Protection Services	2024	3,500	-	-	3,500	-	-	3,500	2,870	630
27C	On-going DC Consulting and Legal Advice	Parks and Recreation Services	2024	42,100	-	-	42,100	-	-	42,100	42,100	-
27D	On-going DC Consulting and Legal Advice	Library Services	2024	3,400	-	-	3,400	-	-	3,400	3,400	-
	<b>Sub-total - On-going DC Consulting and Legal Advice</b>		<b>2024</b>	<b>116,900</b>	<b>-</b>	<b>-</b>	<b>116,900</b>	<b>-</b>	<b>-</b>	<b>116,900</b>	<b>104,048</b>	<b>12,852</b>
	Reserve Fund Balance						(382,761)			(382,761)	(340,658)	(42,103)
	<b>Total</b>			<b>6,003,900</b>	<b>-</b>	<b>570,020</b>	<b>5,051,119</b>	<b>1,459,881</b>	<b>-</b>	<b>3,591,238</b>	<b>3,196,208</b>	<b>395,030</b>



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

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### 5.2.1 Services Related to a Highway

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

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

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

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



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

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



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

Prj .No	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2020-2031							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non- Residential Share 17%
	Road	From	To									
<b>Road Works</b>												
39	Baseline Rd.	Trulls Rd.	Reg. Rd. 34 (Courtice Rd.)	2020	2,463,898	-	2,463,898	945,020		1,518,878	1,260,669	258,209
40	George Reynolds Dr.	Courtice Rd.	Harry Gay Dr.	2020	2,439,499	-	2,439,499	-		2,439,499	2,024,784	414,715
41	Lake Rd. (Through Existing GFL Site)	Bennett Rd.	250m West of Bennett Rd.	2020	1,512,666	-	1,512,666	-	348,000	1,164,666	966,673	197,993
42	Longworth Ave. (Road Oversizing)	West Bowmanville Boundary	Green Rd.	2020	689,219	-	689,219	-		689,219	572,051	117,167
43	Rudell Rd.	Grady Dr.	CPR	2020	1,521,372	-	1,521,372	-		1,521,372	1,262,739	258,633
44	Conc. Rd. 3	500m East of Middle Rd.	Liberty St.	2021	1,131,721	-	1,131,721	327,748		803,974	667,298	136,676
45	Conc. Rd. 3	Liberty St.	90m W. of Jollow Dr.	2021	1,283,828	-	1,283,828	347,338		936,490	777,287	159,203
46	Darlington Blvd.	Highway 2	Foxhunt Trail	2021	2,265,924	-	2,265,924	538,710		1,727,214	1,433,588	293,626
47	Green Rd.	Ross Wright	Future Longworth Avenue	2021	514,419	-	514,419	12,481		501,938	416,608	85,329
48	Lambs Rd.	CPR Tracks	Conc. Rd. 3	2021	451,491	-	451,491	332,504		118,987	98,759	20,228
49	Maple Grove Rd.	Hwy 2	Future Longworth Ave	2021	383,768	-	383,768	282,628		101,139	83,946	17,194
50	Middle Rd.	890m N of Conc 3	Taunton Rd.	2021	1,498,951	-	1,498,951	1,103,914		395,038	327,881	67,156
51	Bennett Rd.	South Service Rd.	South End (East Beach Rd.)	2022	1,756,744	-	1,756,744	243,804		1,512,940	1,255,740	257,200
52	Conc. Rd. 3	200m East of Reg. Rd. 57	100m West of Middle Rd.	2022	1,783,319	-	1,783,319	661,886		1,121,432	930,789	190,643
53	Hancock Rd.	Nash Rd.	0.65km North	2022	1,308,832	-	1,308,832	38,730		1,270,102	1,054,185	215,917
54	Hancock Rd.	275m South of Nash. Rd.	Nash Rd.	2022	543,699	-	543,699	126,691		417,008	346,117	70,891
55	Lambs Rd.	Highway 2	Concession St. E	2022	4,629,770	-	4,629,770	163,844		4,465,926	3,706,718	759,207
56	Longworth Ave. (Road Oversizing)	Bowmanville Creek	Green Rd.	2022	2,527,135	-	2,527,135	-		2,527,135	2,097,522	429,613
57	Nash Rd.	50m East of Harry Gay Dr.	Hancock Rd.	2022	1,011,422	-	1,011,422	187,935		823,487	683,495	139,993
58	Port Darlington Rd.	Port Darlington East Beach	East Shore Drive	2022	1,505,603	-	1,505,603	-		1,505,603	1,249,650	255,952
59	Baseline Rd.	Haines Ct.	Haines St.	2023	1,356,387	-	1,356,387	600,171		756,216	627,659	128,557
60	Baseline Rd.	Haines St.	Lambs Rd.	2023	1,382,584	-	1,382,584	255,286		1,127,298	935,657	191,641
61	Lambs Rd.	300mm North of Baseline Rd.	Highway 2	2023	1,152,153	-	1,152,153	393,520		758,633	629,666	128,966
62	Queen St. Extension	St. George St.	Frank St.	2023	719,084	-	719,084	-		719,084	596,840	122,244
63	Trulls Rd.	230m South of Yorkville Dr.	Reg. Rd. 22	2023	2,374,768	-	2,374,768	432,707		1,942,061	1,611,910	330,150
64	Trulls Rd.	Bloor St. (Reg. Rd. 22)	Baseline Rd.	2023	6,241,615	-	6,241,615	1,797,196		4,444,419	3,688,868	755,551
65	Conc. Rd. 3	Mearns Ave.	Reg. Rd. 42	2023	1,498,951	-	1,498,951	1,103,914		395,038	327,881	67,156
66	East Shore Dr.	Port Darlington Rd.	Lake Rd.	2023	1,457,520	-	1,457,520	318,728		1,138,792	945,197	193,595
67	Maple Grove Rd.	Baseline Rd.	Bloor St.	2023	880,408	-	880,408	648,383		232,025	192,581	39,444
68	Prince William Blvd.	Pethick St.	Reg. Rd. 57	2024	1,129,295	-	1,129,295	-		1,129,295	937,315	191,980
69	Arthur St.	CPR Level Crossing	1.13km N. of CPR	2024	2,236,086	-	2,236,086	1,135,694		1,100,392	913,325	187,067
70	Concession St. E.	Soper Creek Dr.	Lambs Rd.	2024	1,930,435	-	1,930,435	599,758		1,330,677	1,104,462	226,215
71	Haines St.	Baseline Rd.	Reg. Highway 2	2024	3,155,102	-	3,155,102	55,386		3,099,716	2,572,764	526,952
72	Holt Rd.	Reg. Highway 2	Future Longworth Ave.	2025	948,597	-	948,597	188,648		759,949	630,758	129,191
73	Longworth Ave.	Holt Rd.	Maple Grove Rd.	2025	3,062,447	-	3,062,447	-		3,062,447	2,541,831	520,616
74	Longworth Ave.	Maple Grove Rd.	West Bowmanville Boundary	2025	1,485,515	-	1,485,515	-		1,485,515	1,232,978	252,538
75	Nash Rd. (Future Clarington Blvd.)	South 90 degree Curve	North 90 degree Curve	2025	2,023,381	-	2,023,381	21,211		2,002,170	1,661,801	340,369
76	Old Scuggog Rd.	Conc. Rd. 4	Taunton Rd.	2025	952,647	-	952,647	701,584		251,063	208,383	42,681
77	Pebblestone Rd.	Reg. Rd. 55 (Townline Rd.)	Tooley Rd.	2025	555,334	-	555,334	408,980		146,354	121,474	24,880
78	Pebblestone Rd.	Trulls Rd.	Reg. Rd. 34 (Courtice Rd.)	2025	370,223	-	370,223	272,653		97,570	80,983	16,587
79	Lambs Rd.	Highway 401	Baseline Rd.	2026	1,646,140	-	1,646,140	39,940		1,606,200	1,333,146	273,054
80	Prestonvale Rd.	CPR Level Crossing	262m S. Southfield Ave.	2026	3,559,778	-	3,559,778	345,023		3,214,756	2,668,247	546,508
81	Simpson Ave. Extension	King St.	Future Church St.	2026	505,624	-	505,624	-		505,624	419,668	85,956
82	Arthur St.	1.13 km North CPR Level Crossing	Conc. Rd. 3	2027	1,018,200	-	1,018,200	508,547		509,652	423,012	86,641
83	Baseline Rd.	170m East of Darlington Creek	Holt Rd.	2027	5,057,010	-	5,057,010	286,546		4,770,464	3,959,485	810,979
84	Energy Drive	410m East of Osborne Rd.	Crango Rd.	2027	1,677,870	-	1,677,870	-		1,677,870	1,392,632	285,238
85	Green Rd.	Future Longworth Ave.	670 m North of Longworth Ave.	2027	2,297,737	-	2,297,737	55,749		2,241,989	1,860,851	381,138



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

Prj No	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost		
	2020-2031									Total	Residential Share 83%	Non- Residential Share 17%
	Road	From	To									
85	Green Rd.	Future Longworth Ave.	670 m North of Longworth Ave.	2027	2,297,737	-	2,297,737	55,749		2,241,989	1,860,851	381,138
86	Lambs Rd.	Concession St. E	CPR Tracks	2027	3,806,699	-	3,806,699	522,388		3,284,311	2,725,978	558,333
87	Stevens Rd.	Reg. Rd. 57	East End	2027	766,489	-	766,489	44,985		721,504	598,848	122,656
88	Baseline Rd.	Prestonvale Rd.	Trulls Rd.	2028	3,621,633	-	3,621,633	220,198		3,401,435	2,823,191	578,244
89	Osbourne Rd.	Energy Dr.	Megawatt Dr.	2028	994,543	-	994,543	116,404		878,139	728,856	149,284
90	Baseline Rd.	Reg. Rd. 34 (Courtice Rd.)	Hancock Road	2029	2,547,039	-	2,547,039	150,182		2,396,857	1,989,391	407,466
91	Conc. Rd. 3	Reg. Rd. 17	Arthur St.	2029	1,459,090	-	1,459,090	428,376		1,030,714	855,493	175,221
92	Crago Rd.	Osbourne Rd.	South Service Rd.	2029	5,315,661	-	5,315,661	401,190		4,914,471	4,079,011	835,460
93	Bennett Rd.	Highway 401	Reg. Highway 2	2030	1,858,462	-	1,858,462	545,628		1,312,834	1,089,652	223,182
94	Concession St. E.	Lambs Rd.	Providence Rd.	2030	2,846,451	-	2,846,451	498,815		2,347,636	1,948,538	399,098
95	Green Rd. Widening	Baseline Rd.	Reg. Highway 2	2030	1,461,983	-	1,461,983	-		1,461,983	1,213,446	248,537
96	Green Rd.	Baseline Rd.	South End	2030	2,366,327	-	2,366,327	567,446		1,798,881	1,493,071	305,810
97	Lambs Rd.	Port Darlington Rd.	Lake Rd.	2030	1,057,049	-	1,057,049	12,852		1,044,197	866,684	177,514
98	Mearns Ave.	Conc. Rd. 3	300m North Conc. Rd. 3	2030	1,028,838	-	1,028,838	57,162		971,676	806,491	165,185
99	Toronto St.	Mill St.	CNR Level Crossing	2030	3,823,847	-	3,823,847	185,276		3,638,571	3,020,014	618,557
100	Baseline Rd.	Lambs Rd.	Bennett Rd.	2031	1,788,454	-	1,788,454	-		1,788,454	1,484,416	304,037
101	Bennett Rd.	Hwy 2	Conc. St. East	2031	4,537,040	-	4,537,040	-		4,537,040	3,765,743	771,297
102	Holt Rd.	Baseline Rd.	300m South of Baseline Rd.	2031	900,628	-	900,628	55,514		845,114	701,444	143,669
103	Holt Rd.	Baseline Rd.	Bloor St.	2031	5,621,532	-	5,621,532	134,977		5,486,555	4,553,840	932,714
104	Holt Rd.	Bloor St.	Reg. Highway 2	2031	2,043,132	-	2,043,132	124,027		1,919,105	1,592,857	326,248
105	Trulls Rd.	Billett Gate	Pebblestone Rd.	2031	3,669,521	-	3,669,521	183,273		3,486,248	2,893,586	592,662
<b>Sidewalk &amp; Cycling Facility Works</b>												
106	Bloor St. Sidewalk	Townline Rd. S	210m E of Townline Rd.	2020	47,299	-	47,299	-		47,299	39,258	8,041
107	Bloor St./Reg. Rd. 22 Sidewalk	Prestonvale Rd.	65m E of Prestonvale Rd.	2020	38,033	-	38,033	-		38,033	31,567	6,466
108	Highway 2 Sidewalk	271m East of Clarington Blvd.	Reg. Rd. 57	2020	192,676	-	192,676	74,168		118,508	98,362	20,146
109	Manvers Road (East Side Sidewalk)	Mill St.	Remi Court	2020	76,579	-	76,579	-		76,579	63,561	13,018
110	North St. Sidewalk	George St.	Remi Court	2020	39,416	-	39,416	-		39,416	32,715	6,701
111	Prestonvale Rd. Sidewalk	Bloor St.	230m N of Bloor St.	2020	51,803	-	51,803	-		51,803	42,997	8,807
112	Prestonvale Rd. Sidewalk	230m N of Bloor St.	Meadowglade Rd.	2020	37,163	-	37,163	-		37,163	30,846	6,318
113	Reg. Rd. 57 (West Side MUP)	Aspen Springs Dr.	Hwy 2	2020	286,707	-	286,707	-		286,707	237,967	48,740
114	Reg. Rd. 57 (West Side MUP)	Highway 2	Stevens Rd.	2020	157,982	-	157,982	-		157,982	131,125	26,857
115	Reg. Rd. 57 Sidewalk East Side	CPR	Hwy 2	2020	56,308	-	56,308	-		56,308	46,736	9,572
116	Reg. Rd. 57 Sidewalk East Side	Hwy 2	Stevens Rd.	2020	60,813	-	60,813	-		60,813	50,475	10,338
117	Trulls Rd. Sidewalk	Strathallan Dr.	Highway 2	2020	54,056	-	54,056	-		54,056	44,866	9,189
118	Liberty St. Sidewalk	Bons Ave.	Concession Rd. 3	2021	374,342	-	374,342	-		374,342	310,704	63,638
119	Reg. Rd. 57 Sidewalk East Side	140m N of Baseline Rd.	Waverly Rd.	2021	40,542	-	40,542	-		40,542	33,650	6,892
120	Regional Rd. 34 Sidewalk	Nash Rd.	North Urban Boundary	2021	1,183,581	-	1,183,581	-		1,183,581	982,372	201,209
121	Regional Rd. 17 Sidewalk East Side	Remi Ct.	375m N of CPR	2021	130,635	-	130,635	-		130,635	108,427	22,208
122	Regional Rd. 17 Sidewalk West Side	Remi Ct.	375m N of CPR	2021	131,761	-	131,761	-		131,761	109,362	22,399
123	Reg. Rd. 57 (West Side MUP)	Baseline Rd.	Prestonway Dr.	2021	496,179	-	496,179	-		496,179	411,829	84,350
124	Reg. Rd. 57 (West Side MUP)	Prestonway Dr.	Aspen Springs Dr.	2021	275,005	-	275,005	104,502		170,503	141,518	28,986
125	Tooley Rd. Sidewalk	265m N of Nash Rd.	Adelaide Ave.	2021	169,609	-	169,609	-		169,609	140,775	28,834
126	Hancock Rd.	Highway 2	275m South of Nash. Rd.	2022	363,332	-	363,332	-		363,332	301,565	61,766
127	Highway 2 Sidewalk	35/115 GO Parking Lot	Rudell Rd.	2022	217,349	-	217,349	-		217,349	180,400	36,949
128	Highway 2 Sidewalk	Newcastle Fire Hall	Rudell Rd.	2022	96,850	-	96,850	-		96,850	80,385	16,464
129	Regional Highway 2	Police Station (2046 Maple Grove Rd.)	170m West of Maple Grove Rd.	2022	38,289	-	38,289	-		38,289	31,780	6,509
130	Regional Highway 2	170m West of Maple Grove Rd.	Boswell Dr.	2022	357,827	-	357,827	-		357,827	296,996	60,831
131	Frank St.	Future Queen St.	Prince St.	2023	28,154	-	28,154	-		28,154	23,368	4,786
132	Lambs Rd.	Baseline Rd.	300m North of Baseline Rd.	2023	67,570	-	67,570	-		67,570	56,083	11,487



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

Prj .No	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2020-2031							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non- Residential Share 17%
	Road	From	To									
133	Rudell Rd. Sidewalk	Sunset Blvd.	Hart Blvd.	2023	141,503	-	141,503	-	-	141,503	117,448	24,056
134	Courtyce Rd. Sidewalk	Stagemaster Cr.	Bloor St.	2024	254,513	-	254,513	-	-	254,513	211,245	43,267
135	Coutice Rd. (Regional Road 34)	Bloor St.	CPR/Future GO Station	2024	1,971,916	-	1,971,916	-	-	1,971,916	1,636,690	335,226
136	Reg. Rd. 57 Sidewalk East Side	Stevens Rd.	Nash Rd.	2024	1,453,327	-	1,453,327	-	-	1,453,327	1,206,262	247,066
137	Reg. Rd. 57 (West Side MUP)	Stevens Rd.	Nash Rd.	2024	772,354	-	772,354	-	-	772,354	641,054	131,300
138	Trulls Rd. Sidewalk	Sandringham Dr.	Strathallan Dr.	2024	70,948	-	70,948	-	-	70,948	58,887	12,061
139	West Scuggow Lane Sidewalk	Mill Ln (south leg)	Bons Ave.	2024	126,130	-	126,130	-	-	126,130	104,688	21,442
140	West Townline Rd. Sidewalk	Dudley Court	South Regional Urban Limit	2024	264,241	-	264,241	-	-	264,241	219,320	44,921
141	Bloor St. (North Side Sidewalk)	Courtyce Rd.	Hancock Rd.	2025	193,700	-	193,700	-	-	193,700	160,771	32,929
142	Bloor St. Sidewalk	210m E of Townline Rd.	415m Easterly	2025	46,173	-	46,173	-	-	46,173	38,323	7,849
143	Bloor St./Reg. Rd. 22 Sidewalk	65m E of Prestonvale Rd.	Courtyce Rd.	2025	585,117	-	585,117	-	-	585,117	485,647	99,470
144	Bloor St. (South Side Sidewalk)	Trulls Rd.	Courtyce Rd.	2025	897,319	-	897,319	-	-	897,319	744,775	152,544
145	Bloor St. (South Side Sidewalk)	Robinson Creek	Trulls Rd.	2025	180,186	-	180,186	-	-	180,186	149,554	30,632
146	Bloor St. (North Side MUP)	Prestonvale Rd.	Robinson Creek	2025	320,116	-	320,116	-	-	320,116	265,696	54,420
147	Bloor St./Reg. Rd. 22 MUP	Townline Rd.	Prestonvale Rd.	2025	620,224	-	620,224	-	-	620,224	514,786	105,438
148	Bloor St./Reg. Rd. 22 MUP	Trulls Rd.	Courtyce Rd.	2025	1,024,372	-	1,024,372	-	-	1,024,372	850,229	174,143
149	Nash Rd.	Green Rd.	Future Clarington Blvd.	2025	284,759	-	284,759	-	-	284,759	236,350	48,409
150	Reg. Rd. 57 Sidewalk East Side	Hartwell Ave.	CPR	2025	123,878	-	123,878	-	-	123,878	102,819	21,059
151	Scuggow St. Sidewalk	King St.	Rehder Ave.	2025	141,896	-	141,896	-	-	141,896	117,774	24,122
152	Highway 2 Sidewalk	Soper Creek	Bennett Rd.	2026	333,794	-	333,794	-	-	333,794	277,049	56,745
153	Regional Rd. 17 Sidewalk East Side	375m N of CPR	Conc. Rd. 3	2027	229,737	-	229,737	-	-	229,737	190,682	39,055
154	Regional Rd. 17 Sidewalk West Side	375m N of CPR	Conc. Rd. 3	2027	229,737	-	229,737	-	-	229,737	190,682	39,055
155	Nash Rd. (Cycling Lanes)	Solina Rd.	Maple Grove Rd.	2028	2,372,992	-	2,372,992	-	-	2,372,992	1,969,583	403,409
156	Highway 2 Sidewalk on South Side	East End of Plaza	Hancock Road (Realigned)	2029	120,049	-	120,049	-	-	120,049	99,641	20,408
157	Baseline Rd.	Green Rd.	Spicer Sq.	2030	608,522	-	608,522	-	-	608,522	505,073	103,449
158	Baseline Rd.	Regional Rd. 57	Spry Ave.	2030	246,334	-	246,334	94,823	-	151,511	125,754	25,757
159	Baseline Rd.	Spicer Sq.	Regional Rd. 57	2030	122,875	-	122,875	47,299	-	75,576	62,728	12,848
160	Baseline Rd. (South Side Cycling Facility)	Spry Ave.	Liberty St.	2030	1,042,971	-	1,042,971	-	-	1,042,971	865,666	177,305
161	Courtyce Rd. MUP	Highway 2	South End of Plaza	2030	73,140	-	73,140	-	-	73,140	60,706	12,434
162	Courtyce Rd. MUP	South End of Plaza	South Urban Boundary	2030	204,874	-	204,874	-	-	204,874	170,046	34,829
163	Courtyce Road (East Side Sidewalk)	Sandringham Dr.	Bloor St.	2030	1,792,651	-	1,792,651	-	-	1,792,651	1,487,900	304,751
164	Highway 2 (North Side Cycling Facility)	Courtyce Rd.	Future Transit Hub	2030	160,605	-	160,605	-	-	160,605	133,302	27,303
165	Liberty St. Sidewalk	Conc. Rd. 3	North Urban Boundary	2030	527,044	-	527,044	-	-	527,044	437,446	89,597
166	Baseline Rd.	Liberty St.	Haines St.	2031	1,475,545	-	1,475,545	-	-	1,475,545	1,224,702	250,843
167	Baseline Rd.	Haines St.	Lambs Rd.	2031	242,823	-	242,823	-	-	242,823	201,544	41,280
<b>Street Lighting Works</b>												
168	Reg. Rd. 57 Streetlighting	CPR	Baseline Rd.	2021	413,028	-	413,028	-	-	413,028	342,813	70,215
169	Highway 2	Boswell Dr.	Courtyce Rd.	2022	446,283	-	446,283	-	-	446,283	370,415	75,868
170	Hancock Rd.	Highway 2	275m South of Nash. Rd.	2022	35,833	-	35,833	-	-	35,833	29,741	6,092
171	Highway 2 Streetlighting	East of Firehall	35/115 GO Parking Lot	2022	125,123	-	125,123	-	-	125,123	103,852	21,271
172	Highway 2 Streetlighting	Soper Creek	Bennett Rd.	2023	360,063	-	360,063	-	-	360,063	298,853	61,211
173	Reg. Rd. 57 Streetlighting	Highway 2	Nash Rd.	2024	379,500	-	379,500	-	-	379,500	314,985	64,515
174	Courtyce Rd. Streetlighting	Stagemaster Cr.	Bloor St.	2024	274,542	-	274,542	-	-	274,542	227,870	46,672
175	Coutice Rd. (Regional Road 34)	Bloor St.	Highway 401 Interchange	2024	506,567	-	506,567	-	-	506,567	420,450	86,116
176	Regional Rd. 17 Streetlighting	Remi Ct.	375m N of CPR	2024	142,130	-	142,130	-	-	142,130	117,968	24,162
177	Courtyce Road Streetlighting	Sandringham Dr.	Stagemaster Cr.	2024	29,318	-	29,318	-	-	29,318	24,334	4,984
178	Bloor St. (Streetlighting)	Courtyce Rd.	Hancock Rd.	2025	208,944	-	208,944	-	-	208,944	173,423	35,520
179	Bloor St./Reg. Rd. 22 Streetlighting	Prestonvale Rd.	Courtyce Rd.	2025	437,324	-	437,324	-	-	437,324	362,979	74,345
180	Regional Rd. 17 Streetlighting	375m N of CPR	Conc. Rd. 3	2027	247,817	-	247,817	-	-	247,817	205,688	42,129



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

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



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

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### **5.3.1 Stormwater Management Services**

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

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





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

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



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

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

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

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

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

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

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

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



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

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

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



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

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



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

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

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

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

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

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



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

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

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

**Industrial (per sq.m) Comparison**

**Commercial/Institutional (per sq.m) Comparison**

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

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



# Chapter 7

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





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

### 7.1 Introduction

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

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

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

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

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

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

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



## 7.2 D.C. By-law Structure

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**It is recommended that:**

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

## 7.3 D.C. By-law Rules

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

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

### **7.3.1 *Payment in any Particular Case***

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

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



### **7.3.2 Determination of the Amount of the Charge**

The following conventions be adopted:

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

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

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

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

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

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

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



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

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

### **7.3.4 Exemptions (full or partial)**

#### **Statutory exemptions**

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

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

#### **Non-statutory exemptions**

##### Municipal-Wide D.C. By-law

###### Full Exemption

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



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

#### 50% Exemption

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

#### Area-Specific D.C. By-law

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

#### **7.3.5 Phase in Provision(s)**

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



### **7.3.6 Timing of Collection**

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

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

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

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

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

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

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



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

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

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

### **7.3.7 Indexing**

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

### **7.3.8 D.C. Spatial Applicability**

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



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

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

## **7.4 Other D.C. By-law Provisions**

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### ***7.4.1 Categories of Services for Reserve Fund and Credit Purposes***

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

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

### ***7.4.2 By-law In-force Date***

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

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

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





## 7.5 Other Recommendations

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**It is recommended that Council:**

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

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

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

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



# Chapter 8

## Asset Management Plan



## 8. Asset Management Plan

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

**The A.M.P. shall,**

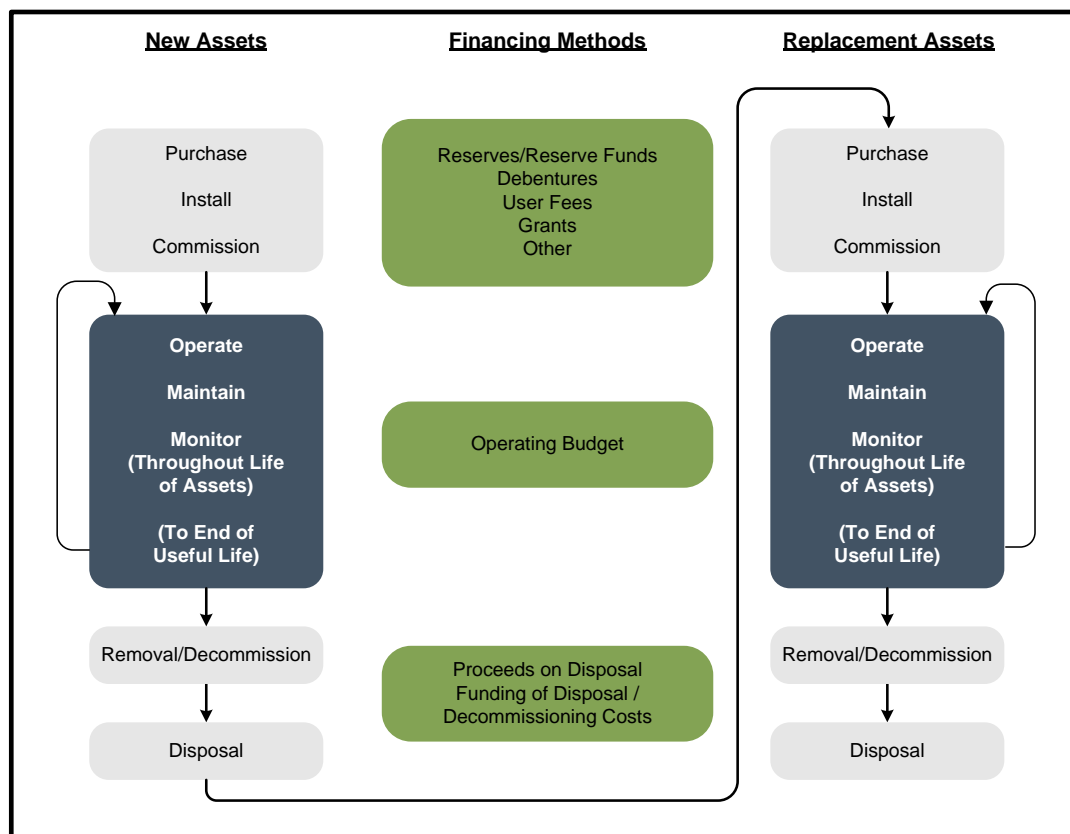
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

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



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

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



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

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

<sup>[1]</sup> Non-growth-related component of projects.

<sup>[2]</sup> Interim debt financing for post period benefit.

<sup>[3]</sup> All infrastructure costs included in area-specific by-laws have been included.

<sup>[4]</sup> As per Sch. 10 of FIR.



# Chapter 9

## By-Law Implementation



## 9. By-law Implementation

### 9.1 Public Consultation Process

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#### **9.1.1 Introduction**

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

#### **9.1.2 Public Meeting of Council**

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

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

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

#### **9.1.3 Other Consultation Activity**

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





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

## **9.2 Anticipated Impact of the Charge on Development**

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

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



## 9.3 Implementation Requirements

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### 9.3.1 Introduction

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

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

The sections which follow overview the requirements in each case.

### 9.3.2 Notice of Passage

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

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

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

### 9.3.3 By-law Pamphlet

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

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



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

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

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

### **9.3.4 Appeals**

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

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

### **9.3.5 Complaints**

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

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

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



### **9.3.6 Credits**

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

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

### **9.3.7 Front-Ending Agreements**

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

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

### **9.3.8 Severance and Subdivision Agreement Conditions**

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

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



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

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

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

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



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



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

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

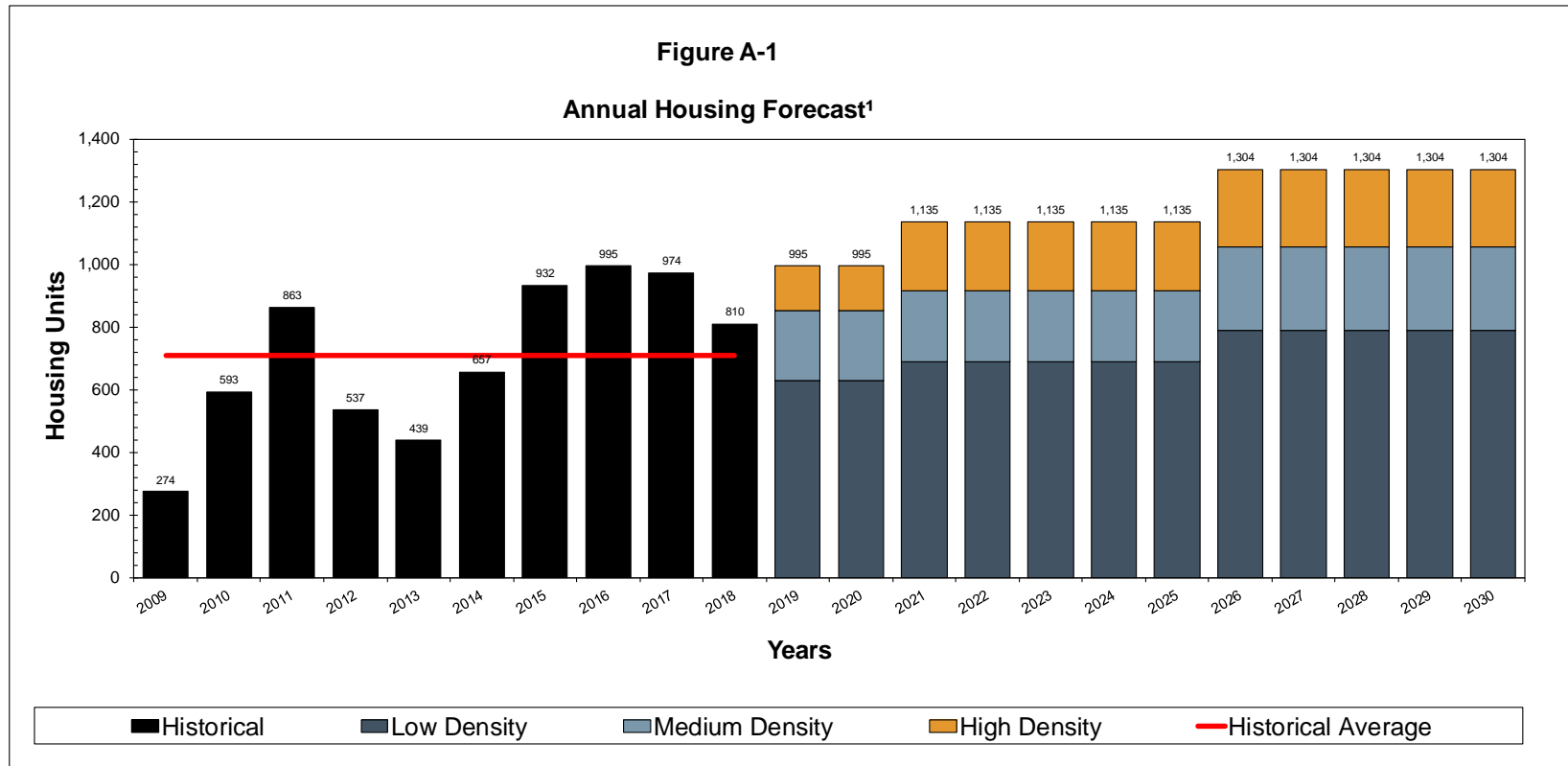
Derived from Municipality of Clarington Official Plan (2018) and data from municipal staff regarding servicing and land supply, by Watson & Associates Economists Ltd., 2020

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

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.





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

<sup>1</sup> Growth forecast represents calendar year.



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

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

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

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

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



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

			Population
Mid 2016 Population			92,013
Occupants of New Housing Units, Mid 2016 to Early 2020	<i>Units (2)</i>	3,276	
	<i>multiplied by P.P.U. (3)</i>	2,768	
	<i>gross population increase</i>	9,071	9,071
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2020	<i>Units</i>	66	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	72	72
Decline in Housing Unit Occupancy, Mid 2016 to Early 2020	<i>Units (4)</i>	32,835	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.057	
	<i>total decline in population</i>	-1,867	-1,867
Population Estimate to Early 2020			99,289
<i>Net Population Increase, Mid 2016 to Early 2020</i>			<i>7,276</i>

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

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

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

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

<sup>1</sup> Based on 2016 Census custom database

<sup>2</sup> Based on Building permit/completion activity

(4) 2016 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



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

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

(1) Early 2020 Population based on:

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

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

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

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

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

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

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

(6) Includes townhouses and apartments in duplexes.

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

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



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

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

(1) Early 2020 Population based on:

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

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

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

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

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

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

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

(6) Includes townhouses and apartments in duplexes.

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

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



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

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

(1) Early 2020 Population based on:

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

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

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

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

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

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

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

(6) Includes townhouses and apartments in duplexes.

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

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



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

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

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

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



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

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

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

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.





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

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

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

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



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

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

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

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



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

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

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

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



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

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

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

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



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

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

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

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

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

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

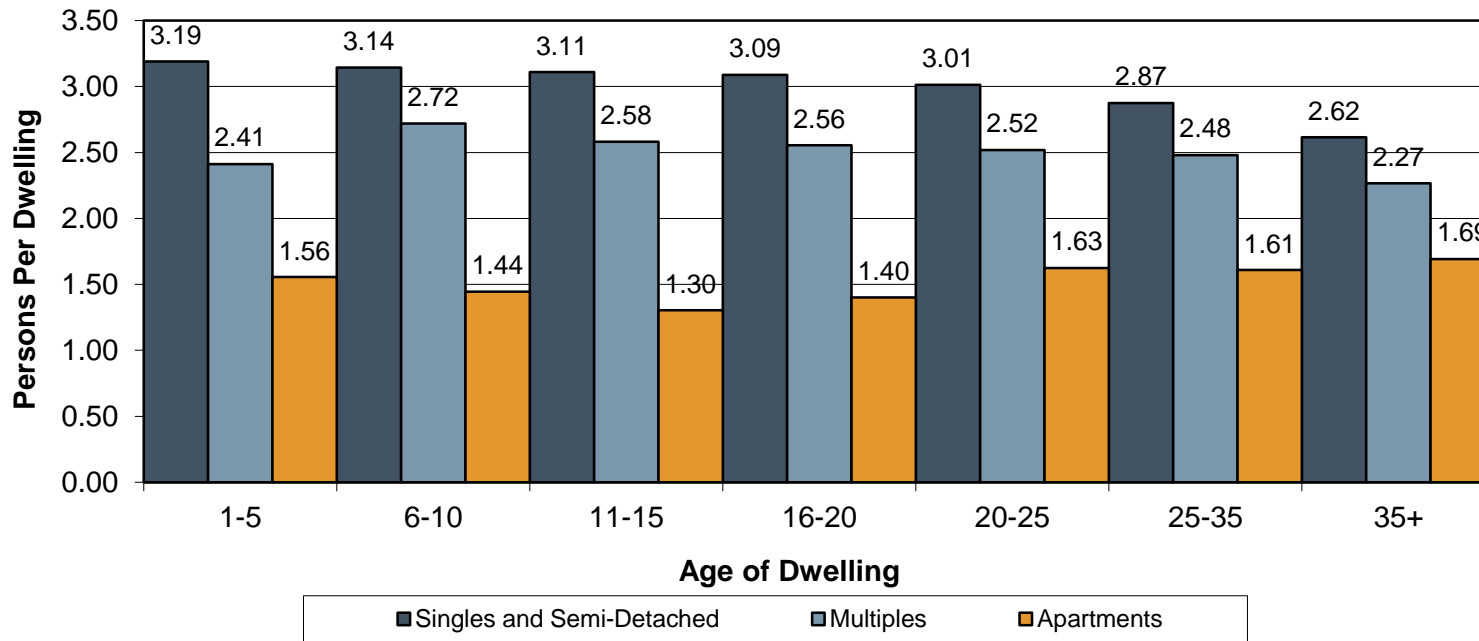
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

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



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



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



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

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

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

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



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

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

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

<sup>1</sup> Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	325
Institutional	700

\*Reflects Early 2020 to Mid 2031 forecast period.

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





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

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

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

<sup>1</sup> Square feet per employee assumptions:

Industrial	1,300
Commercial	325
Institutional	700

<sup>2</sup> Employment Increase does not include No Fixed Place of Work.

\*Reflects Early 2020 to Mid 2031 forecast period.



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

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

Source: Statistics Canada Publication, 64-001-XIB

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



# Appendix B

## Historical Level of Service Calculations



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

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

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

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

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



Service: Fire Vehicles  
 Unit Measure: No. of vehicles

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

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

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

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



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

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

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

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

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



Service: Roads  
 Unit Measure: km of roadways

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

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

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

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



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

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

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

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

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





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

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

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

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

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



Service: Parkland Development  
 Unit Measure: Hectares of Parkland

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

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

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

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



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

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

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

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

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



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

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

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

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

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



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

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



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

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



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

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



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

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





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

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



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

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



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

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

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

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

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



Service: Operations Facilities  
 Unit Measure: No. of vehicles

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

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

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



Service: Indoor Recreation Facilities  
 Unit Measure: ft<sup>2</sup> of building area

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

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

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

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



Service: Library Facilities  
 Unit Measure: ft² of building area

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

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

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

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



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

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

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

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

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



# Appendix C

## Long Term Capital and Operating Cost Examination





## Appendix C: Long-Term Capital and Operating Cost Examination

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

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

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



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

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



# Appendix D

## Local Service Policy



# Appendix D: Local Service Policy

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

## 1. Roads and Related

### a. Roads:

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

### b. Secondary Plans:

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



c. Traffic Signals and Intersection Improvements:

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

d. Streetlights and Sidewalks:

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

e. Noise Abatement Measures

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

f. Street Tree Planting

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

g. Land Acquisition for Road Allowances

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



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

- If through the Secondary Plan Process, or other similar development approval process or study, it is determined that enhancements, such as bike lanes, median landscaping, landscape strips, decorative lighting, or other similar works, are deemed necessary for a road, or road segment, that is within, or related to, a plan of subdivision or within the area to which a plan relates, the capital of providing such works are deemed a local service and a direct developer responsibility under s.59 of the D.C.A.; and
- If these types of works are required on a road, or road segment, that the Municipality requires to be sized beyond the local collector standard of 10 metres, the Municipality will be responsible for the oversizing cost of the road structure only, not all or a share of any enhancements.

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

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

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

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

### 3. Parkland Development

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



sanitary sewer and water should be stubbed at the property line along the park frontage.

The Municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the Planning Act provisions. All of these costs are deemed a direct responsibility of the owner and have not been included in the development charge calculation.

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



# Appendix E

## Proposed Municipal-wide D.C. By-law





## THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

### BY-LAW NO. 2020-0XX

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

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

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

#### **Part 1 — Interpretation**

##### **Definitions**

1. In this by-law,

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

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

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

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

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



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

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

"Council" means Council of the Municipality;

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

"service" means a service designated by section 10;

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

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

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

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

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



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

## References

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

## Word Usage

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

## Schedules

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

Schedule 1 —Municipal-Wide Development Charges

Schedule 2A — Clarington Energy Business Park

Schedule 2B — Clarington Science Park

Schedule 3A — Revitalization Area — Newcastle Village

Schedule 3B — Revitalization Area — Orono

Schedule 3C — Revitalization Area — Bowmanville

Schedule 3D — Revitalization Area — Courtice

## Severability

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



## **Part 2 — Development Charges**

### **Designated Services and Classes**

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

### **Rules**

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





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

### **Imposition of Development Charges**

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

### **Basis of Calculation**

15. Development charges for all services shall be calculated,



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

### **Amount**

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

### **Timing of Calculation**

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



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

### **Timing of Payment**

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



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

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

### **Method of Payment**

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

### **Unpaid Charges**

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

### **Indexing**

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

## **Part 3 - Exemptions**

### **Specific Users**

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



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

### **Specific Properties**

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

### **Existing Residential**

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



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

## New Residential

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

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



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

25. (1) In this section,

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

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

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

(2) Land, buildings or structures used, designed or intended for agricultural purposes or for agri-tourism are exempt from development charges.

(3) Farm bunkhouses are exempt from development charges provided there is an existing dwelling unit on the same lot.

## Places of Worship

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



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

### **Garden Suites**

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

### **Temporary Buildings**

28. (1) In this section,  
  
"temporary building" means a building or structure constructed, erected or placed on land for a continuous period not exceeding twelve months and includes an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding 12 months; and  
  
"sales office" means a building or structure constructed, erected or placed on land to be used exclusively by a realtor, builder, developer or contractor on a temporary basis for the sale, display and marketing of residential lots and dwellings within a draft approved subdivision or condominium plan.
- (2) Temporary buildings and sales offices are exempt from development charges.
- (3) If a temporary building remains for a continuous period exceeding 12 months, it shall be deemed not to be, or ever to have been, a temporary building, and the development charges thereby become payable.





## Existing Industrial Development

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

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

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



the development charge that would otherwise be payable multiplied by the fraction determined as follows:

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

### **New Industrial Development**

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

### **Purpose Built Rental Housing Development**

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



## **Affordable Housing Development**

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

## **Small Business Expansion**

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



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

#### **Part 4 - Redevelopment**

##### **Demolition and Conversion Credits**

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



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

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

### **Brownfield Credit**

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



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

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

### **Expropriated Land Credit**

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

### **Relocation of Heritage Buildings**

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

### **Occupancy During Construction**

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



## **Part 5 - General**

### **Cancelled Permits**

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

### **Onus**

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

### **Interest**

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

### **Front-Ending Agreements**

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

### **Effective Date**

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

### **Expiry**

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

### **Repeal**

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



PASSED this 14<sup>th</sup> day of December 2020.

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Adrian Foster, Mayor

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C. Anne Greentree, Municipal Clerk





## SCHEDULE 1

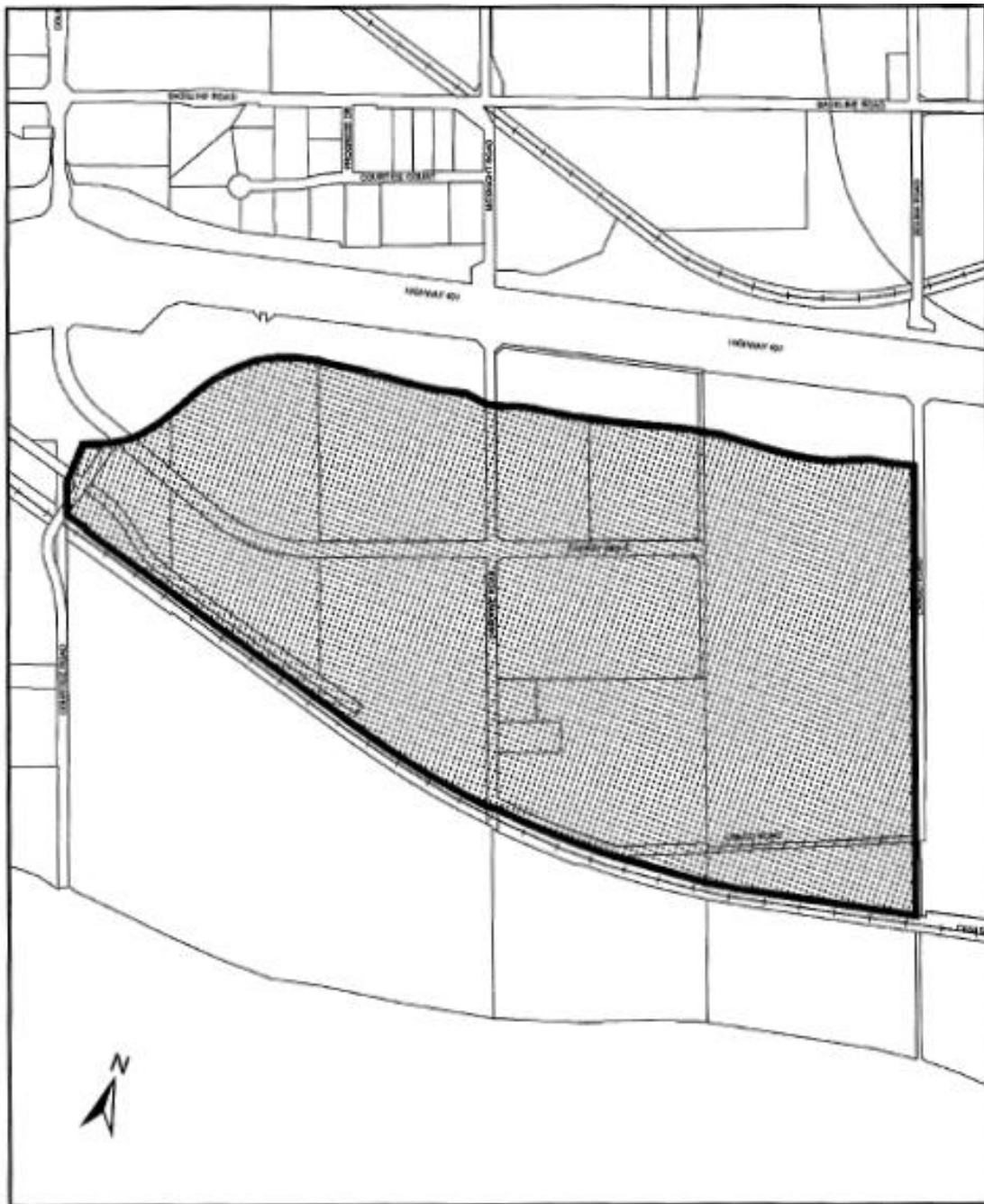
### SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES

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

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

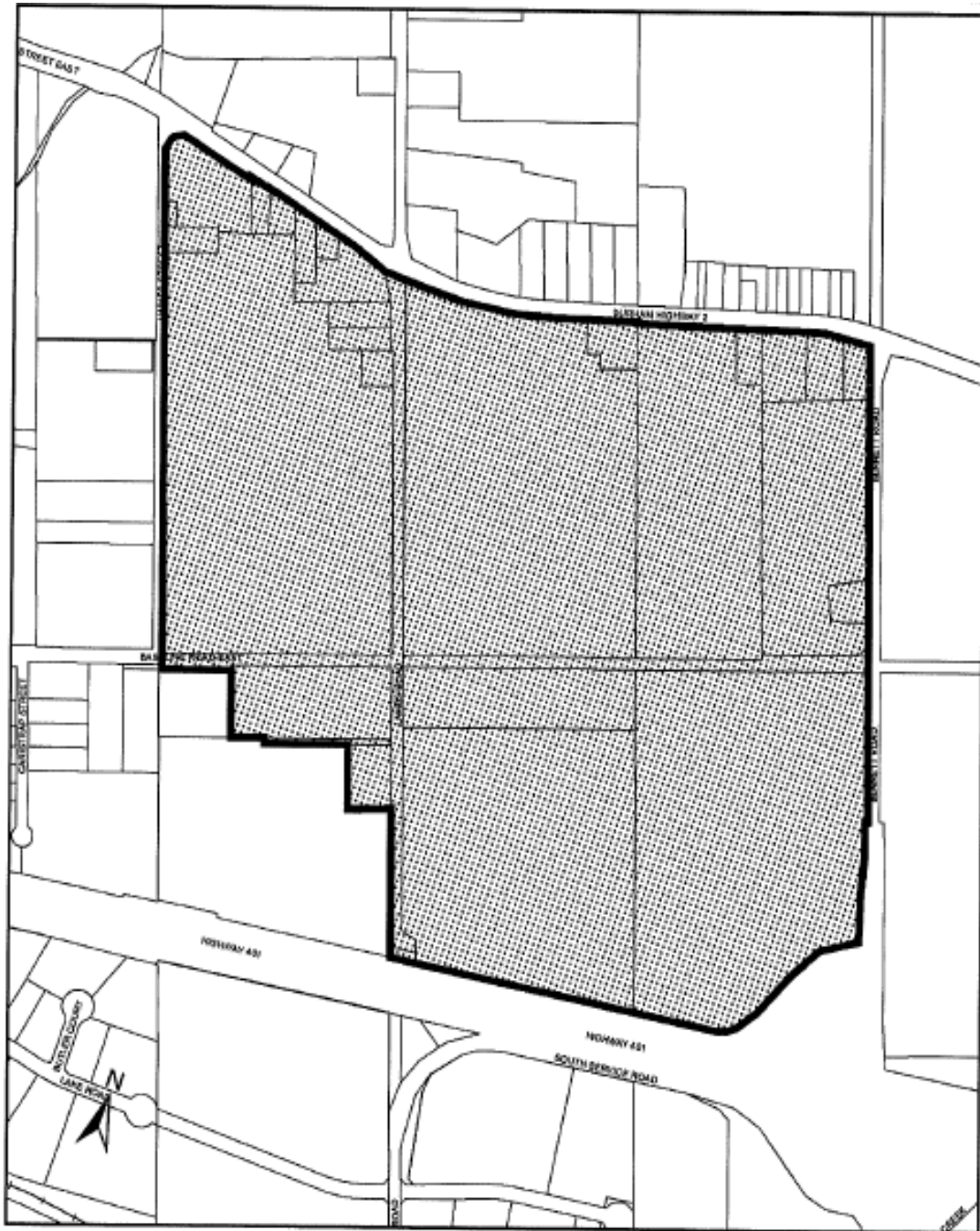


## Schedule 2A — Clarington Energy Business Park



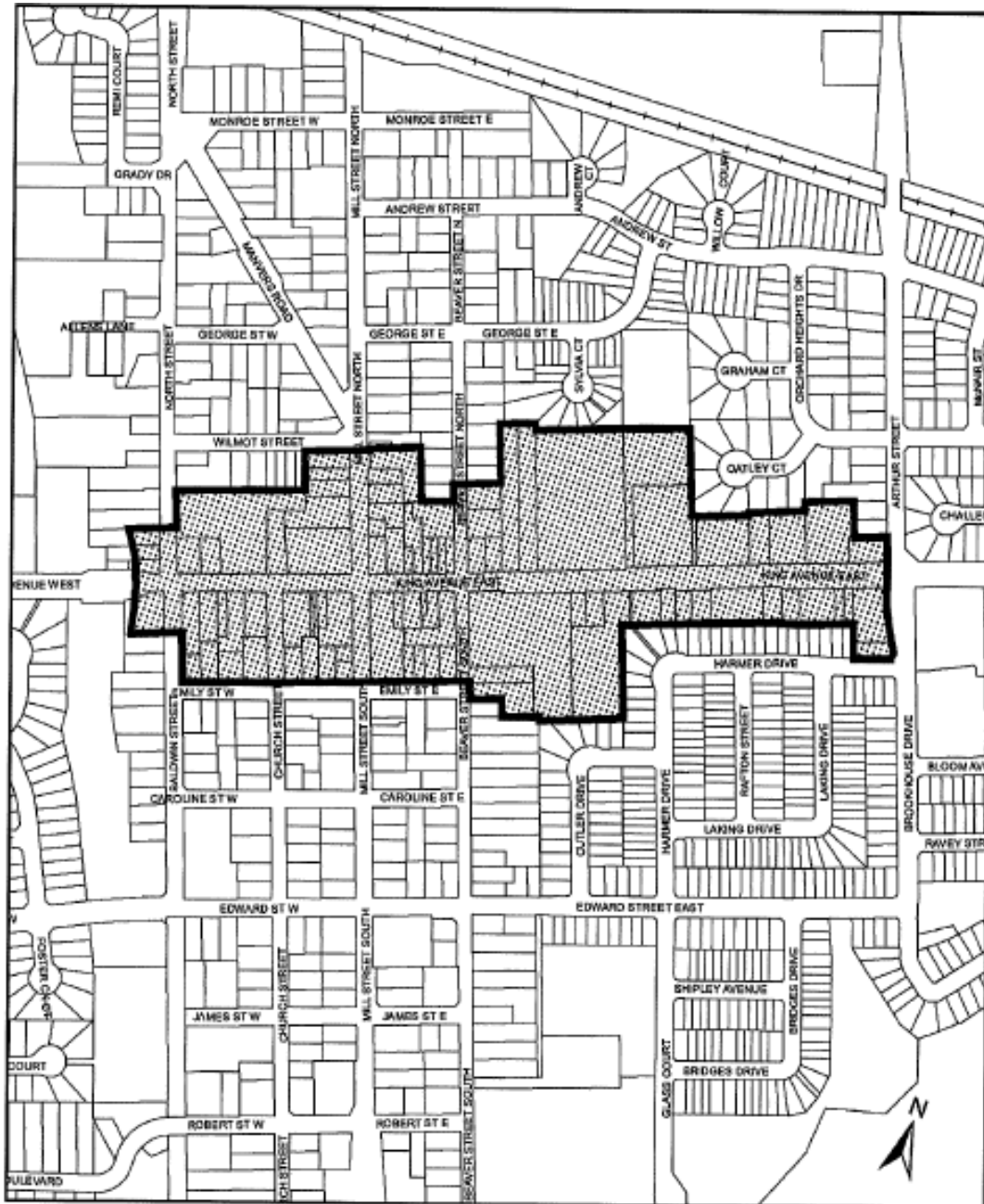


## Schedule 2B — Clarington Science Park



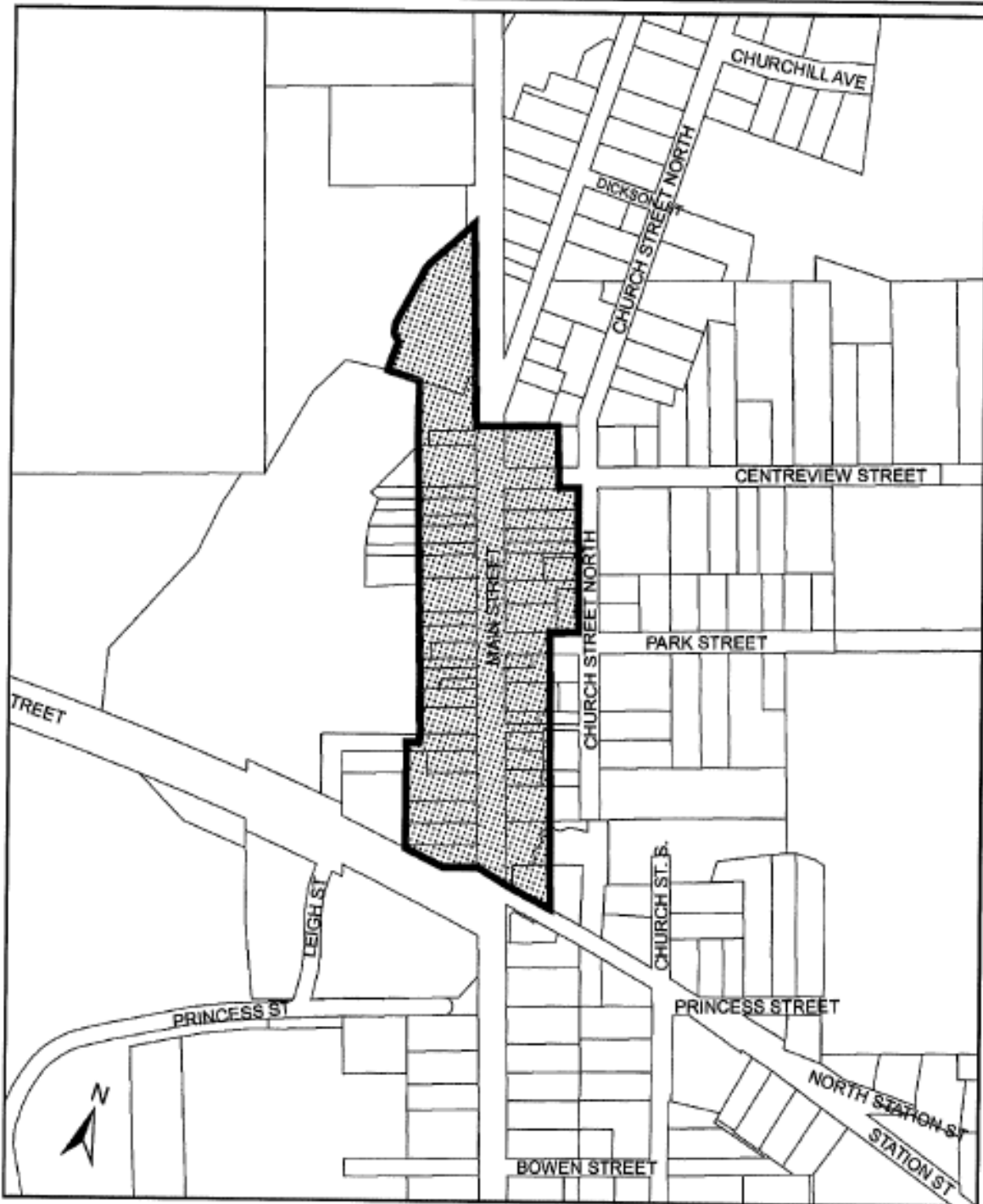


### Schedule 3A — Revitalization Area — Newcastle Village



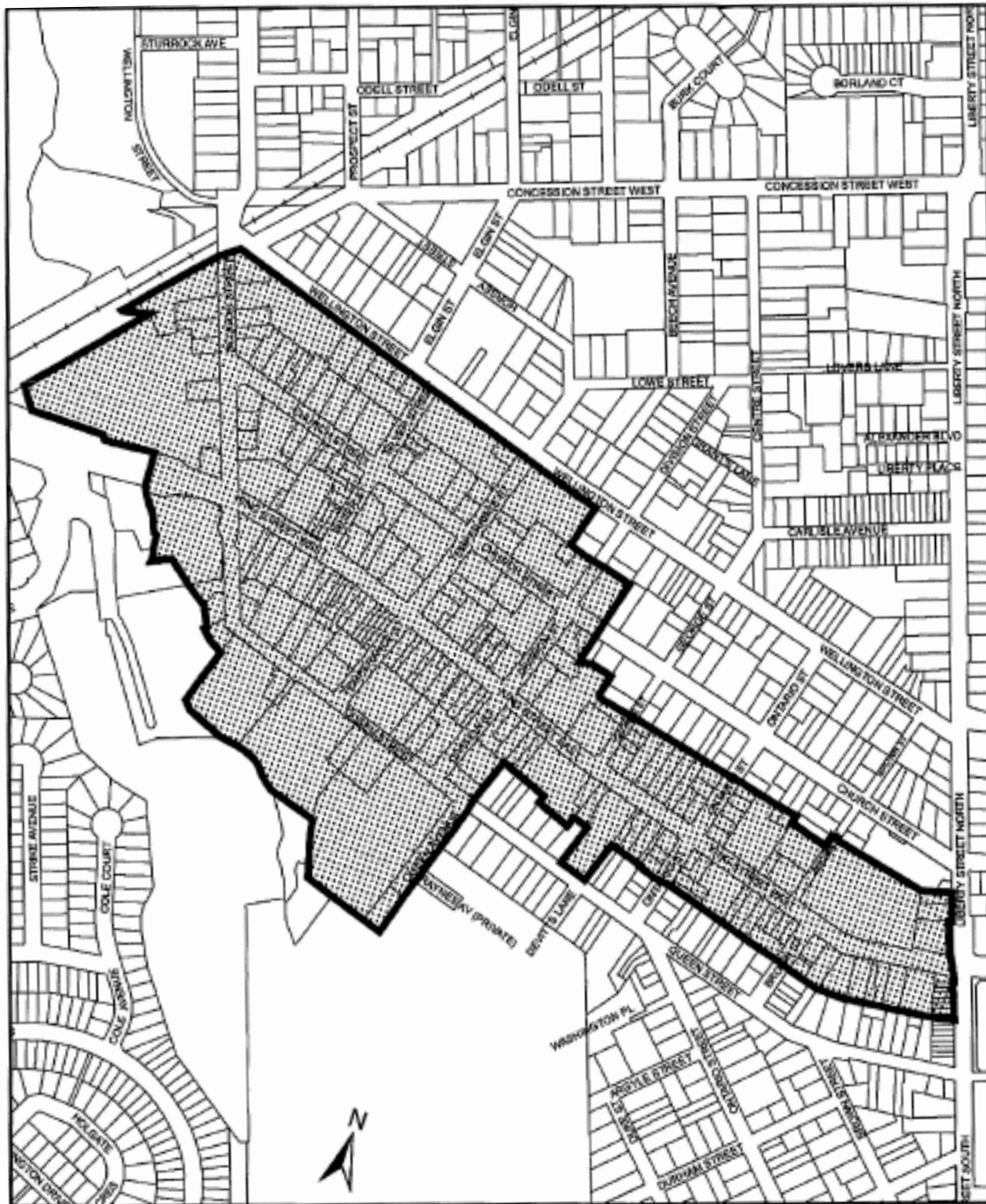


### Schedule 3B — Revitalization Area — Orono



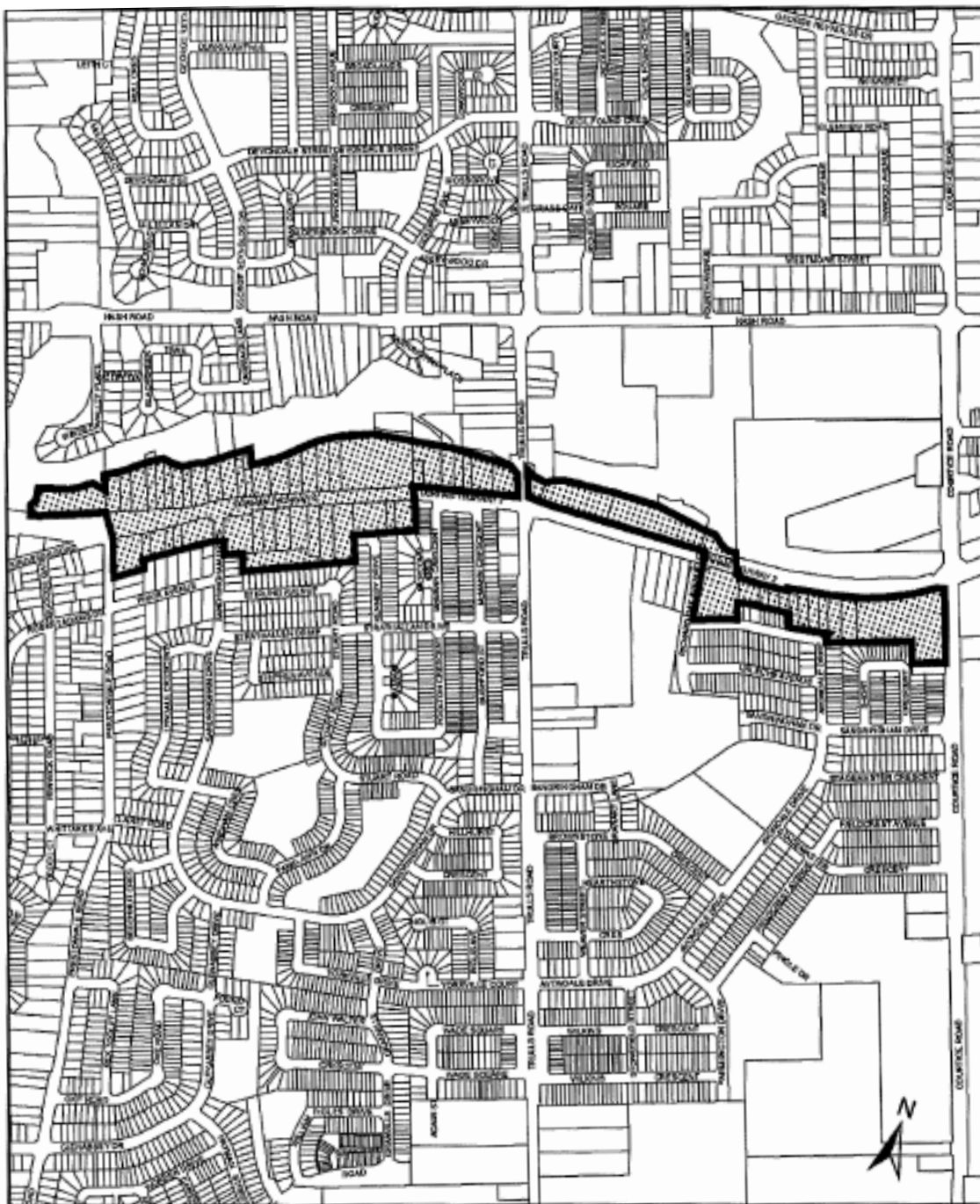


### Schedule 3C — Revitalization Area — Bowmanville





### Schedule 3D — Revitalization Area — Courtice





# Appendix F

## Proposed Area-Specific D.C. By-law





## THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

### BY-LAW NO. 2020-0XX

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

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

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

#### **Part 1 — Interpretation**

##### **Definitions**

1. In this by-law,

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

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

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

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

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



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

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

"Council" means Council of the Municipality;

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

"service" means a service designated by section 10;

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



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

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

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

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

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

## References

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

## Word Usage

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

## Schedules

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



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

### **Severability**

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

### **Part 2 — Development Charges**

#### **Designated Services**

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

#### **Rules**

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





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

### **Imposition of Development Charges**

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



## **Basis of Calculation**

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

## **Amount**

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

## **Timing of Calculation**

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



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

### **Timing of Payment**

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



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

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

### **Method of Payment**

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

### **Unpaid Charges**

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

### **Indexing**

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



## **Part 3 - Exemptions**

### **Specific Users**

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

### **Existing Residential**

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

### **New Residential**

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



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



## Existing Industrial Development

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

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

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



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

#### **Part 4 - Redevelopment**

##### **Demolition and Conversion Credits**

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





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

## **Part 5 - General**

### **Cancelled Permits**

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

### **Onus**

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

### **Interest**

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

### **Front-Ending Agreements**

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

### **Effective Date**

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

### **Expiry**

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



PASSED this 14th day of December 2020.

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Adrian Foster, Mayor

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C. Anne Greentree, Municipal Clerk



## SCHEDULE 1

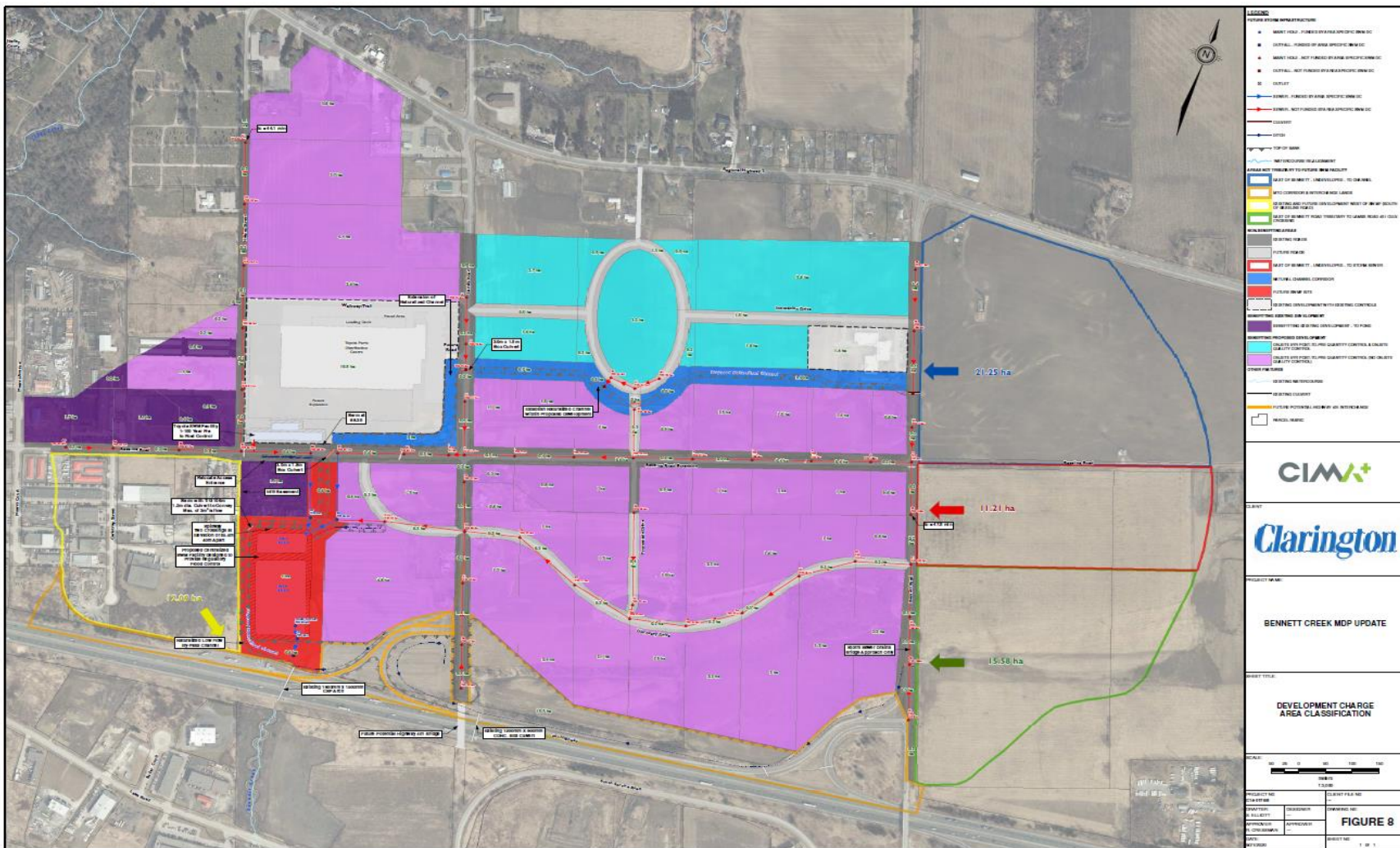
### CLARINGTON TECHNOLOGY PARK AREA-SPECIFIC DEVELOPMENT CHARGES

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

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



## SCHEDULE 2 CLARINGTON TECHNOLOGY PARK DEVELOPMENT CHARGE AREA CLASSIFICATION





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

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

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

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

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